

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Monday, April 20, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

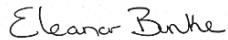
Re: 823-25 Atlantic Avenue

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's denial of an application to retain the removal of ridge tiles at the above referenced building in full control, Algiers Point, local historic district.

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,



Eleanor Burke
Deputy Director



823-25 Atlantic Avenue Appeal Summary

Applicant replaced the roof without a Certificate of Appropriateness following Hurricane Ida in August of 2021.

Staff approved retention of the roof but owner was cited by HDLC for not salvaging and reinstalling the historic ridge tiles.

Applicant owns multiple income generating properties, so there is no demonstrated economic hardship



August 2019



January 2026

823-25 Atlantic Avenue is a contributing rated property located in the Algiers Point local historic district. In the wake of Hurricane Ida, the HDLC issued a bulletin to property owners advising them of a suspension of the HDLC Roofing Design Guidelines for a period of one year following the storm. (See bulletin below). The property owner was cited in February of 2026 for replacing the roof without a Certificate of Appropriateness and removing the historic ridge tiles. The Staff was able to approve the

ROOF FEATURES

Roof features are decorative and sometimes functional elements that help define the profile of a roof against the skyline and should complement the building's style. Historic rooftop features include ridge caps, cresting, finials, roof vents, flashing, gutters, downspouts, chimneys, dormers, bell towers, turrets and monitors. More recent additions include skylights, mechanical and television equipment and solar panels.

Ridge tiles, cresting and finials can be found on a variety of building types and styles in New Orleans, and more specifically on sloped slate, terra cotta, asbestos and asphalt roofs. They are visually important features, accentuating the changes in roof slopes, and the HDLC encourages their retention. Most prevalent are those made from terra cotta, in either overlapping barrel forms or in an English-V mortared between joints. In addition, ceramic and cast iron versions are also still extant. Ridge caps are typically located along a top ridge or hip of a roof, and cover the intersection where two roof slopes meet. Cresting is similarly located to ridge caps, but its location tends to be limited to the upper portions of a roof. Finials are often found at the end of a gable roof form or dormer.

Ridge Tile, Cresting and Finial Review	
Install ridge tiles, cresting or finials S C N	HDLC Staff review.
Remove ridge tiles, cresting or finials S C N	Commission appeal. HDLC Staff review.
Remove ridge tiles, cresting or finials for the installation of an appropriate standing seam metal roof S C N	Commission review. HDLC Staff review.

roof installation due to the Hurricane Ida exemption but requested that the owner reinstall ridge tiles as they are an important feature of the historic shotgun. The ridge tiles can be placed directly over the existing asphalt, fiberglass roof shingles and will not impact the integrity of the roof. **To be clear, the existing shingles would not need to be removed or modified in order to install the ridge tiles.** The property owner elected to appeal to the Commission to retain their removal. At their meeting of April 8, 2026, the Commission voted to deny the retention of the permanent removal of the ridge tiles.

Given that the ridge tiles were removed without a Certificate of Appropriateness, could be purchased and installed at a minimal expense and the building is an income producing investment property, the HDLC respectfully requests that the City Council uphold the HDLC decision.



Historic ridge tiles



11 Results

Parcel Results

[Click to Show Photos](#)

Columns

Parcel ID	Tax Bill Number	Owner	Property Address	Map
3722-SGALVEZST	614359915	JACOBS-LEVY DARLENE	3722 S GALVEZ ST	Map
1114-ARABELLAST	615104306	LEVY DARLENE J	1114 ARABELLA ST	Map
1123-ROYALST	208101307	LEVY DARLENE J	1123 ROYAL ST	Map
224-SWHITEST	105202817	LEVY DARLENE J	224 S WHITE ST	Map
2528-MARENGOST	614330607	LEVY DARLENE J	2528 MARENGO ST	Map
3101-SLIBERTYST	412301503	LEVY DARLENE J	3101 S LIBERTY ST	Map
5151-CANALBL	206300812	LEVY DARLENE J	5151 CANAL BL	Map
637-MARIGNYST	38W101006	LEVY DARLENE J	637 MARIGNY ST	Map
707-STCHARLESAV	103104108	LEVY DARLENE J	707 ST CHARLES AV	Map
823-PIETYST	39W113424	LEVY DARLENE J	823 PIETY ST	Map
919-ATLANTICAV	513205804	LEVY DARLENE J	919 ATLANTIC AV	Map

Additional info regarding the staff report may be found here:

<https://sites.google.com/view/no-cmm-040826/new-retention-applications/823-825-atlantic-ave>

The video of the hearing may be found here.

 [Gov-04-08 NOHDL Meeting.mp4](#)

Hurricane Ida Repairs in HDLC Historic Districts

The staff of the HDLC is here to assist you while you secure and repair your home following Hurricane Ida. We understand that many do not have power or internet access and that securing homes is of the utmost urgency.

Roofs

We understand that many roofs will require replacement and that materials are limited. If possible, please select a roofing brand and color from the attached list. If these are not available, there is a one-year suspension of the HDLC required roof brands and colors. Make sure to save and submit your receipt with the date of purchase and the roof can be approved by the Staff.

Chimneys

If your chimney has been damaged, please call us for an inspection prior to removal. If you have already removed the chimney, please let us know so that we may document the loss as a Hurricane Ida-related loss.

Windows

The HDLC staff encourages the repair and replacement of all windows to match the existing. Window glass panes can be replaced without any approval from the HDLC. If you require new windows, please submit an application online or call us at 658-7040 so that we can assist you with installing the correct windows.

Siding

The HDLC approves the replacement of wood weatherboards with new wood or SMOOTH finish Hardi Plank siding that matches the existing exposure.

Other Items

All repair work that matches the existing condition can be approved at the staff level. Please call us at 658-7040 or email us at hdlcstaff@nola.gov so that we may help you get the approvals you need.

If you have internet access, you can apply online for a permit at <https://onestopapp.nola.gov>. The HDLC can issue over the counter approvals in 1-2 business days. All of our Design Guidelines and Rules, Policies and Procedures can be found at <https://www.nola.gov/hdlic>.