

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

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Wednesday, May 13, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

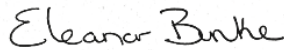
Re: 1537-39 Euterpe Street

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's no action vote regarding an appeal of ARC recommendations for the renovation of a Contributing rated, two-story, multi-family residential building including infilling the rear galleries.

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



Permit Number: 25-39068-HDLC

Owner: HMP Properties, LLC

Applicant: Zach Smith Consulting and Design

Description: Appeal of ARC recommendation regarding an application for the renovation of a Contributing rated, multi family, residential building including infilling rear galleries.

ARC Recommendation: Deferred for revision.

HDLC Decision: No action



1537 Euterpe Street

ENCLOSING PORCHES, GALLERIES AND BALCONIES

Porches, galleries and balconies were meant to be open exterior spaces. Property owners often desire to enclose these spaces, particularly those that access service wings, to prevent the need to go outside when traveling between rooms. These transitional spaces are an essential element of a building's type. As a result, enclosing these spaces, particularly where visible from the street, is a radical alteration to a building and its visual perception from the public right-of-way.

The HDLC does not permit enclosing of any porch, gallery or balcony that is visible from the public right-of-way.

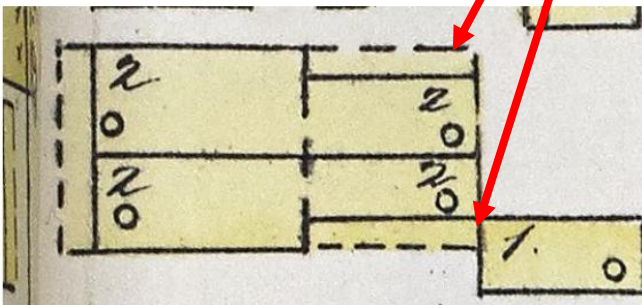
1537-39 Euterpe Street is a Contributing rated building located in the Lower Garden District, full control, local historic district. The Applicant seeks to enclose the historic, rear service wing balconies to capture additional square footage. The HDLC *Design Guidelines* expressly prohibit the enclosure of galleries, balconies and porches. At their third review of the project on March 25, 2026, the ARC voted to defer the matter for revision and reiterated that infilling the rear area, where balconies historically existed, was not appropriate. The ARC recommended trying different options with the floor plan to maintain the existing footprint and that the proposed may have too much program for the building envelope. The ARC also stated that the stucco at the proposed addition is not an appropriate material for this building.

The applicant appealed the ARC recommendations to the full Commission. At its meeting of May 6, 2026, the Commission reviewed the proposal and the applicant's testimony. A motion by Greg Hackenberg to deny the appeal failed to pass 5-4. A second motion by Ross Karson to approve the appeal failed 5-4 resulting in no action being taken on the application.

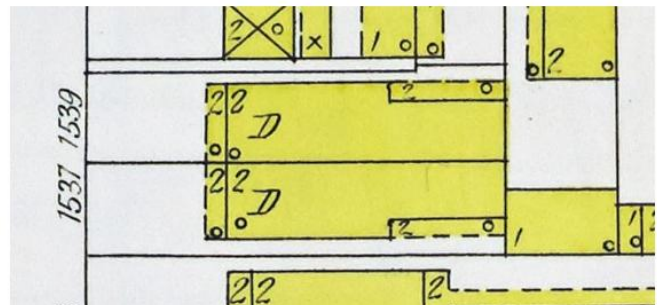


Historic rear service wing balconies

Sanborn Maps:



1885

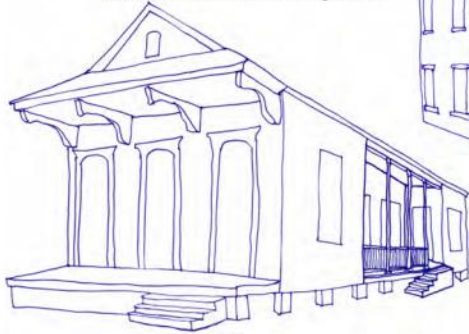


1909

SECONDARY FAÇADE PORCHES, GALLERIES AND BALCONIES

Service Wing Balcony

A balcony can act as an outdoor corridor, particularly in a townhouse, connecting the rooms of the main house to the smaller service wing rooms.



Side Gallery

A side gallery is a narrow covered side porch that acts as an exterior corridor.

Current Drawings:



Existing



Existing



Proposed



Proposed

The full Staff Report may be found here: <https://sites.google.com/view/no-cmm-050626/new-work-applications/1537-1539-euterpe-st>

A link to the meeting video may be found here: https://nolagov-my.sharepoint.com/:v:/g/personal/lfperkins_cityofno_com/IQDEaBZ7usrfSJqnxKnV3r3oASFy-VDuEvDullu_xt-Uzvw