

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, June 15, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 700 Webster St, 6101 Constance St.

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's denial of the application for retention of demolition involving more than 25% of the historic materials on the primary façade of a Contributing-rated residential building in the Uptown Local Historic District.

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

Sincerely,



Yvette Jett
Principal Architectural Historian

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Permit Number: 26-15792-HDLC

Owner: 700 Webster Street LLC

Applicant: Eric McCutcheon

Description: Applicant is requesting retention of the demolition of more than 25% of historic materials at the façade of a Contributing-rated residential building in the Uptown Local Historic District.

HDLC Decision: Deny the application for retention of demolition of more than 25% of the historic materials on the primary facade. The Commission moved that the primary façade must be restored to its appearance prior to the removal of the double-hung windows, pair of entry doors, and transom.

The Commission further raised concern that the unpermitted significant widening of the window openings, without review and approval, could indicate serious extant structural concerns. As no modification details have been provided or reviewed, there is no way of understanding what, if any, necessary structural modifications have been installed to carry the load of the building above the windows. Without this information, portions of the building could be at risk of failure. If the original material cannot be reinstalled, the new doors and windows must match the existing in size, shape, configuration, type, operation, materials, muntin pattern, dimension, profiles, relief, and detailing. The proposed door and window specifications and installation details are to be submitted to the HDLC for review and approval prior to purchase and installation.

Staff Recommendation: Staff respectfully request that the City Council uphold the decision of the Historic District Landmarks Commission to deny the retention of involving more than 25% of the historic materials on the primary façade and require that the owner restore the façade to its previous condition.

The historic or architectural significance of the building as designated by its “rating”: Contributing. 700 Webster St is a raised bungalow constructed between 1920-30, within the period of significance for the Uptown local historic district. The building is a raised basement, wood framed building that sits on masonry and concrete chain walls without a concrete slab in the basement level.

HDLC Guidelines:

DEMOLITION

The demolition of all or portions of historic resources within a local Historic District or Landmark site are considered drastic actions, since they alter the character of the area. Once historic resources or buildings that contribute to the heritage of the community are destroyed, it is generally impossible to reproduce their design, texture, materials, details and their special character and interest in the neighborhood.

As a result, the HDLC rarely considers the demolition of Significant or Contributing buildings or structures within a local Historic District or on a Landmark site to be an appropriate option.

When possible, demolition shall be avoided.

DEMOLITION

Demolition means any of the following actions occurring within a five-year period to a building in a historic district:

1. The structural removal, obscuration, or increase in height of any exterior wall altering more than 50% of the total exterior structure, or the restructuring of more than 50% of the structure's exterior wall area;
2. The removal, alteration, or obscuration of more than 50% of the existing roof structure measured in plan view;
3. The removal, alteration, or obscuration of more than 25% of the historic materials, as determined by HDLC staff, on the primary façade; or
4. The raising of an existing building to create habitable space that complies with the ceiling height requirements set forth in Sec. 26-196.

Exterior Wall means the structural assembly of any wall dividing the exterior of a building from the interior, including structural members, windows, and doors but excluding weatherboards.

Obscuration means concealing, hiding, encapsulating, or covering a building's exterior walls, existing roof structure, or historic materials on the primary façade in whole or in significant part with new or replacement elements.

Primary Façade means the front or principal face of a building that can be distinguished from the other faces by its elaborate architectural details, including but not limited to, porches, columns, cladding, doors, windows, trim, cornices, soffits, fascia, railings, and shutters.

Section 12, Pages 23-24 of the Guidelines for New Construction, Additions and **Demolition** states that the demolition of all or portions of historic resources within a local Historic District or Landmark site are considered drastic actions, since they alter the character of the area. Once historic resources or buildings that contribute to the heritage of the community are destroyed, it is generally impossible to

reproduce their design, texture, materials, details and their special character and interest in the neighborhood.



May 22, 2025

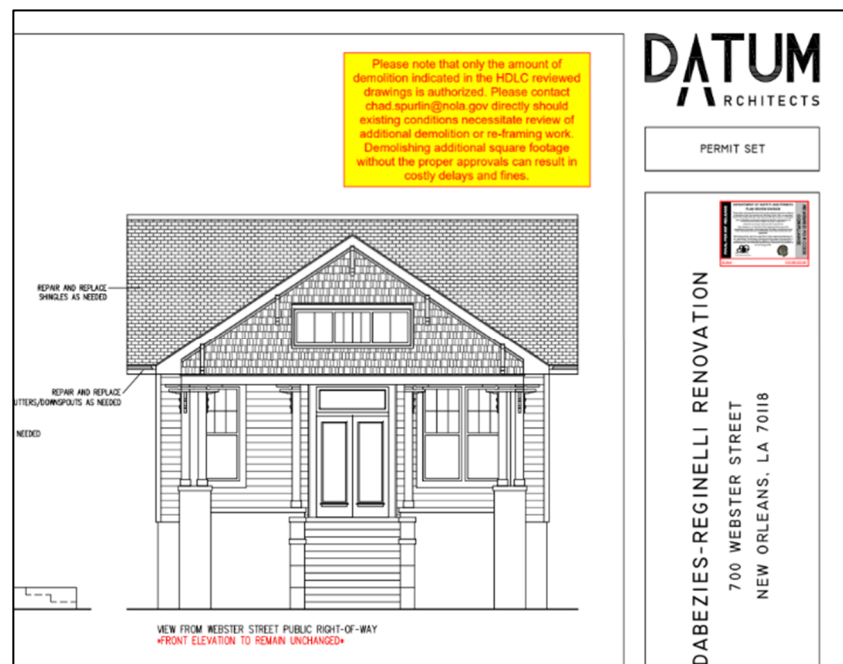


May 20, 2026

Case History:

On May 20, 2025, an application was submitted for demolition to grade of this building. On June 4, 2025, the Commission voted to deny the application for demolition to grade because the structure was in good condition and much of the original character-defining exterior architectural details were extant. Those architectural details include knee-brace brackets and shake shingles at the front gable, eclectic column capitals, 6-over-1 lite double-hung wood windows and a pair of wood entry doors with a transom above.

The building changed ownership and renovation drawings were submitted. HDLC Staff approved of the modifications to the exterior because they were within the allowable limits for demolition set by the Design Guidelines. **Note that, while exterior wall area to be removed was evaluated, primary facade calculations were not performed because the drawings clearly noted that "no changes to the primary facade are proposed."**



Drawings approved by DSP and reviewed by the HDLC, 2025. Indicating "Front elevation to remain unchanged"

A site inspection on May 20, 2026 showed that work in deviation of permits had occurred at the property. The owner submitted an application requesting retention the removal of more than 25% of historic materials from the front facade.

- **6/3/26: Commission denies the retention application.**
- **05/20/26: HDLC inspector visited the site and placed a Stop Work Order. Violation for work in deviation of a CofA, 26-04791-VIONO created.**
- **05/19/26: An outside complaint was received for unpermitted work to the front facade.**
- **11/17/25: The Department of Safety & Permits approved a revised set of drawings. Those drawings also noted that the front elevation to remain unchanged.**
- **10/28/25: HDLC Staff reviewed the drawings and determined that Commission approval was not required. The drawings noted that no changes to the primary facade are proposed.**
- **10/24/25: Application submitted for the renovation of the building.**
- **09/02/25: Change of ownership.**
- **06/04/25: The Commission voted to deny the application for demolition to grade based on the condition of the structure today and because much of the original character-defining exterior architectural details remain and the building continues to contribute its type, style, massing and roof form to the surrounding local historic district.**
- **05/20/25: Application received to demolish the building to grade.**
- **08/29/22: Permit issued for the renovation of the building.**

Commission Action

At the June 3, 2026 hearing, the Commission voted to deny the application for retention of more than 25% of the historic materials at the façade of the building, thereby requiring that the owner restore the façade to its previous condition. The motion was made by Commissioner Tim Lupin; his motion was seconded by Commissioner Ross Karsen. The motion passed unanimously.



Previous



Current

Link to 41 pages of Public Comment: https://drive.google.com/file/d/1tuL2mv_x1JMbFUIY64X6-IA9vZHglkEK/view

The full Staff Report may be found here: <https://sites.google.com/view/no-cmm-060326/new-retention-applications/700-webster-st-6101-constance-st>

A link to the meeting video may be found here:

<https://www.youtube.com/live/zmRlVDg68bs?si=nleuTC5FmkK-Gle>