

**NEW ORLEANS CITY COUNCIL
COUNCIL RESEARCH
INTEROFFICE MEMORANDUM**



TO: CLERK OF COUNCIL
CC: COUNCILMEMBER LESLI D. HARRIS, DISTRICT B
FROM: ANITA CURRAN, COUNCIL RESEARCH OFFICER 
DATE: SEPTEMBER 4, 2025
SUBJECT: DEMOLITION APPLICATION REPORT – 2105 THIRD STREET

Pursuant to City Code § 26-5, please find below for inclusion on the City Council’s September 11, 2025 meeting agenda, the Council Research Office Report regarding the following application for demolition of a structure in a National Register Historic District (Central City), which the Council received at its meeting on August 21, 2025:¹

Property Address: 2105 Third St.
Application No.: 25-22728-DEMO
Owner/Applicant: Melvina Robertson/Nadia Gainer (contractor)
Request: Demolition to grade of multi-family dwelling structure

The Council must act on the demolition application within 45 days of receipt (October 5, 2025); failing to do so is deemed a denial of the application.² **The date of the last regular meeting at which the Council can consider this demolition application is September 25, 2025.**

Council action by motion approving the demolition must “expressly authorize the department of safety and permits to issue a demolition permit.”³ The motion may include reasonable conditions needed to protect the public welfare in relation to the preservation of the Historic District’s

¹ Any demolition of a structure within National Register Historic Districts, not expressly exempt by law, must be first reviewed and approved by the City Council at a public hearing. New Orleans, La., City Code § 26-4(a). Prior to such hearing, the Council Research Office reviews the demolition application and provides Council with a written report examining the application based upon enumerated criteria. Id. § 26-5(d).

² Id. § 26-6(b).

³ Id. § 26-6(a).

overall integrity (e.g., requiring demolition/redevelopment to be completed within a reasonable timeframe; requiring deconstruction or salvage of historic elements).⁴

COUNCIL RESEARCH OFFICE REPORT

1. The current condition of the structure as evidenced by application photographs:

FRONT OF STRUCTURE



REAR OF STRUCTURE



LEFT OF STRUCTURE



RIGHT OF STRUCTURE



2. The reason for the demolition request and the cause for the current conditions, if known:

The property was adjudicated blighted and a public nuisance and was ordered demolished (Case # 24-08182-MPM).

⁴ New Orleans, La., City Code § 26-6(c).

3. The architectural and historical significance of the structure, working in consultation with Historic District Landmarks Commission (HDLC):

City Council HDLC Demolition Review

8/26/2025

2105 – 2107 Third St

2105 -2107 Third Street is a contributing-rated building in the Central City National Historic District.

The HDLC objects to the demolition of this structure.

Located in the Central City Historic District

- Period of significance – 1830 - 1930

- Built 1915 – 1925

- Shotgun Fourplex: retains original massing, form, and Craftsman architectural detailing including exposed rafter tails, decorative vergeboard, sidelights, milk glass dormer window



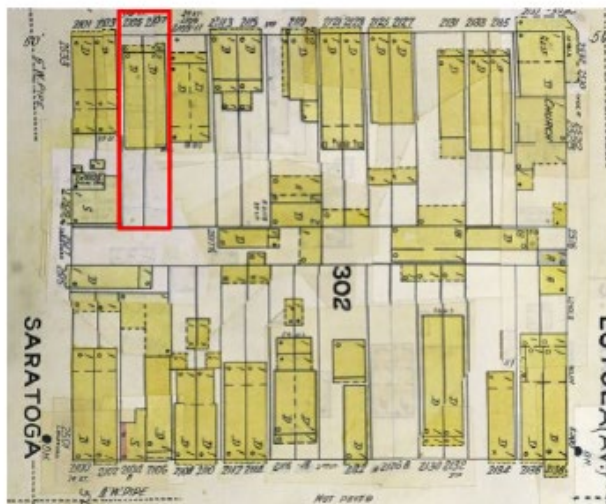
Photo submitted with
Demolition application, 2025



Google Image, December 2018



FEMA Survey Image, 2009

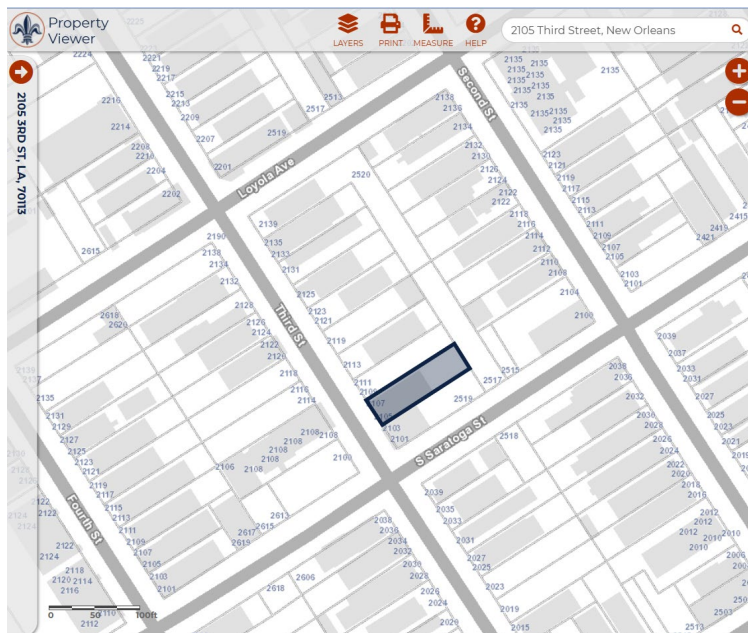


Sanborn Fire Insurance Map, 1950

4. The neighborhood context of the structure and the overall effect demolition will have on the area.

The residential structure is a shotgun fourplex that fronts Third St. and is bounded by S. Saratoga St., Loyola Ave., and Second St. in the Central City Historic District. The zoning district is HU-RMI, Historic Urban Multi-Family Residential, which “is intended to provide for low to medium residential densities appropriate for a variety of housing types such as single-family, two-family, townhouse and lower density multi-family dwellings.”⁵

The HDLC *objects* to the demolition of this structure because it was built during the period of significance for this historic district (1830-1930) and retains its original massing, form and Craftsman architectural detailing.



5. The proposed length of time the site is anticipated to remain undeveloped if demolition is granted.

The proposed use is a vacant lot to be maintained monthly.

6. The proposed plans for redevelopment and if redevelopment is permitted by the Comprehensive Zoning Ordinance, or if additional entitlements will be needed.

No redevelopment plan submitted.

⁵ New Orleans, La., Comprehensive Zoning Ordinance, art. 11.1.D, <http://czo.nola.gov/Article-11#11-1-D>.