



April 19, 2026

Clerk of Council
City Hall
1300 Perdido Street
Room 1E09
New Orleans, LA 70112

**New Orleans Historic District
Landmark Commission**
1300 Perdido Street
Room 7W03
New Orleans, LA 70112

APPEAL Request
RE: 2745 Banks Street
Reference Code: ULRYL4

On Wednesday, March 11, 2026, the New Orleans Historic District Landmarks Commission **denied** Jane Place Neighborhood Sustainability Initiative's application to demolish the structure on 2745 Banks Street. The denial was based on the condition of the property and the false narrative that Jane Place had no plans for the property. The letter from the HDLC is Attachment A.

Jane Place develops and stewards permanently affordable rental housing at the intersection of permanently affordable rental housing, neighborhood revitalization, housing preservation, housing quality, climate resiliency, and household financial stability. When we purchased 2745 Banks Street in December 2025 in "as is condition" from the previous owner of 3-years it was with the intention of utilizing the large 52' x 100' lot to build a double with 2-bedroom, 1-bathroom units with off-street parking. The project could not start immediately because we are currently in predevelopment with two projects: 1) a mixed-use building with an office and 3-apartments and 2) a 12-apartment project. So, for the short-term we wanted to demolish the existing building, remove the concrete, and turn the lot into fenced green space. We applied for the demolition application within a month of purchasing the property. It was clearly written on the authorization form that a new double would be constructed on the lot.

Jane Place has been and will continue to be strong supporters of historic preservation. Currently, 4 of the 6 buildings that we own were historic renovations. The issue with this structure is that it is only 8% of a 52' x 100' lot in Mid City. We know historic tax credits. We know renovation costs and the unanticipated surprises that can pop up once drywall is removed. We know new construction costs. We also know that construction costs are rising every day. Most importantly, we know that low- and moderate-income working New Orleanians deserve quality affordable housing in neighborhoods close to their jobs. And that need far outweighs the existing supply. When we saw an opportunity to purchase a property around the corner and down the street from many of our existing properties, when we had cash in hand, we did not want to let the property be lost to the affordable market.

The structure that we want to demolish is 3 empty (stripped) rooms that total 30' x 14' or 420 sq ft, smaller than the city's size requirement for a 1-bedroom apartment --- **no kitchen, no bathroom, no running water with holes in the ceiling, floors, and walls** --- but deemed in

“overall fair condition” by the HDLC whose report is attached with highlighted portions. Please see Attachment B. I could not find a definition for “Fair Condition” among the HDLC’s documents online, so I went to 3 other parties for definitions/context: Fannie Mae, New Orleans Healthy Homes Ordinance, and New Orleans Department of Code Enforcement.

According to Fannie Mae, a property in “fair” condition features obvious deferred maintenance and needs some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence. But properties in “poor” condition have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity. The improvements need substantial repairs and rehabilitation, including many or most major components. Based on Fannie Mae’s definitions, this property is in poor condition, not livable and all the major components need to be replaced.

Right here at home, the purpose of our Healthy Homes Ordinance is to protect the health, safety and welfare of the public by ensuring persons who reside in Orleans Parish occupy safe and habitable dwellings. In full disclosure, Jane Place was 100% in support of the Healthy Homes Ordinance. It identifies 12 minimum standards that all rental housing in Orleans must meet. This property meets 1 of the 12 standards: no visible rodent activity. Fire/smoke detectors, carbon monoxide detectors, working bathrooms and kitchens with hot and cold water, working appliances, heating and cooling systems, working electricity, no cracks or holes in walls or floors, and roofs windows and doors seal properly are the other requirements. Is it possible that years of Preservationist not caring about what owners did or did not do inside their properties help to lead us to need the Healthy Homes Ordinance?

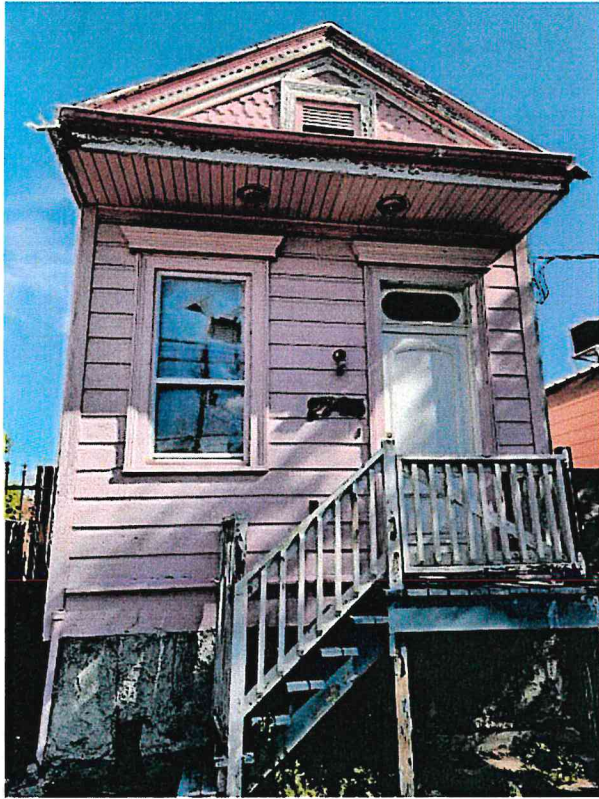
Also here in New Orleans, the Department of Code Enforcement classifies structures as either Good, Poor, or Blighted. “Fair” is not a classification. Based on Code Enforcement classifications, this structure would be classified as Poor or possibly Blighted.

Jane Place is humbly requesting that City Council approve our demolition application so that we can continue to do our work as a community land trust that develops and stewards the permanently affordable rental housing so desperately needed by New Orleans residents. Thank you.

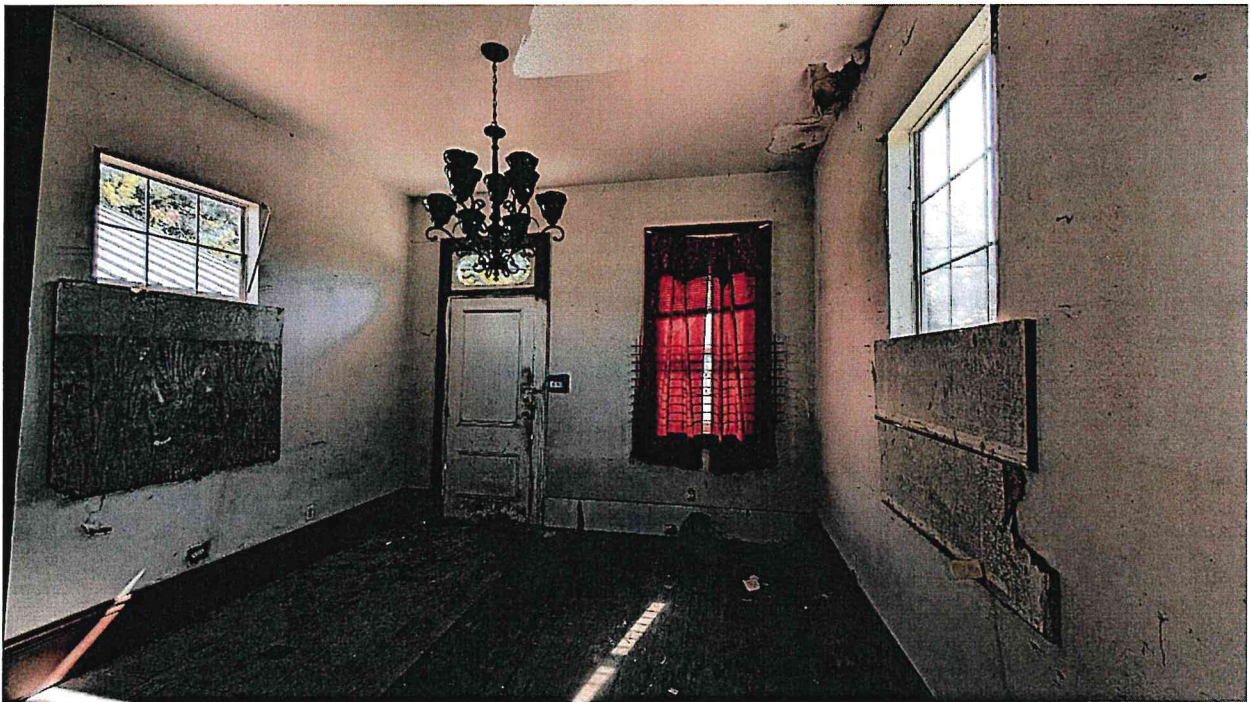
The following photos detail: 1) the condition of the front of the building; 2) the interior condition by room; 3) the rear of the building; and 4) perspectives of the size of the lot.



Wood Rot



Front Room



Floor is sinking – piers are sinking



Middle Room





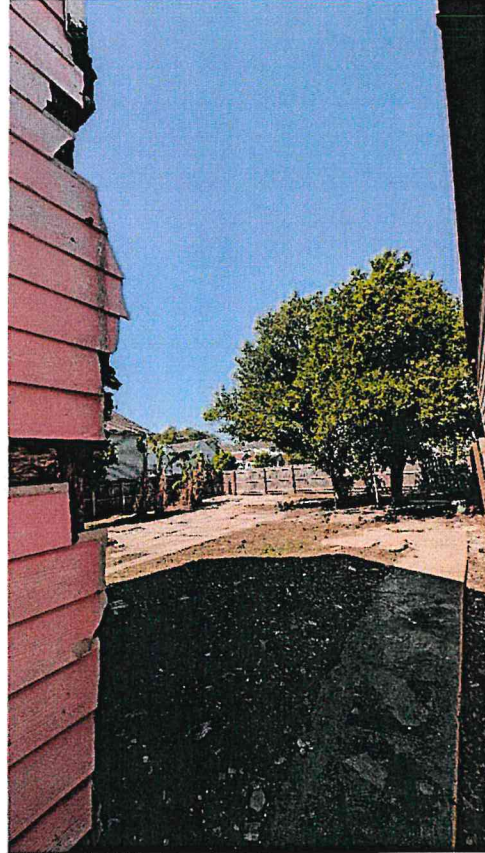
Rear Room



Termite Damage and Wood Rot



Fiber Cement Siding



The Lot from Rear Fence



Thank you,

Veronica M. Reed

Veronica M. Reed
Executive Director
Jane Place Neighborhood Sustainability Initiative

Attachment A

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

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Friday, March 13, 2026

Louisiana Demolition, Inc.
5750 Old Gentilly Rd
New Orleans, LA 70126

Re: 2745 Banks St
Reference Code: ULRYL4

Dear Louisiana Demolition Inc:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting of Wednesday, March 11, 2026, concerning your application for the following work: Demolition of a Contributing rated one-story, single-family residential building to grade.

At that time the Commission voted to:
Deny the application for demolition to grade.

If you wish to appeal the Commission's decision to the City Council, you may submit a written request for appeal to both the HDLC and the Clerk of Council at clerkofcouncil@nola.gov. Alternatively, written requests may be delivered to the Clerk of Council, City Hall, Room 1E09, New Orleans, LA 70112. **All requests must be submitted within ten (10) calendar days of the Commission meeting.** Please be sure to include a copy of this letter with your request.

Should you have any questions concerning this matter, feel free to contact me at (504) 658-7043 or Chad.Spurlin@nola.gov.

Sincerely,



Chad Spurlin
Historic Preservation Plan Reviewer

Approved__BB__ Bryan Block, Executive Director

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PHONE 504.658.7051
WWW.NOLA.GOV



Jane Place Neighborhood Sustainability Initiative, Inc.
200 S. Broad St, Ste 204
New Orleans, LA 70119

Attachment B

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

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE DIRECTOR

2745 Bank St. Demolition Request Inspection Results

- An exterior and interior visual inspection of the structure took place on February 10, 2026.

Building description:

- The single-shotgun house appeared to be in overall **fair condition**.
- The structure had a pier and beam foundation, wood framed superstructure with wood weatherboards.
- The asphalt shingle roof appeared to be in fair condition. The roof ridge appeared to have a slight bow.

Exterior:

- The front façade retains many of its original architectural elements, including:
 - Original wood drop-lap siding
 - Original window and door trim, including the original transom
 - Original fish-scale shingles and decorative trim on the gable
- The wood drop-lap siding on the front façade appeared to be in good condition.
- The weatherboards on the side elevations appeared to be in fair condition and showed signs of deterioration.
- On the rear of the property, a later-added rear addition had been removed, leaving portions of the interior framing exposed to the exterior.
- The rear sill, portions of interior framing and interior tongue and groove beaded wood paneling exhibited deterioration, due to prolonged exposure to the outside elements.
- **The chain wall at the front façade exhibited cracking. The brick piers in the crawl space beneath the residence are deteriorating and appear to have been poorly constructed during later interventions particularly after Hurricane Katrina.**
- **The masonry brick piers will require reconstruction. A portion of the residence is supported by a combination of brick piers and various sizes of wood members. The residence will require re-leveling.**
- **The floor joists appeared to be in good condition.**
- **Building has a noticeable lean to the left-side where new piers appear to be sinking.**

Interior:

- The interior of the building does not retain the original windows but retains the original wood trim and door transoms.
- **Some areas of the original wood tongue-and-groove floorboards were missing, while the remaining boards may be salvaged and refinished.**
- The left-side elevation of the second room revealed portions of newer framing installed during later interventions.

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

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE DIRECTOR

- The walls and ceiling showed evidence of water intrusion, including water lines and mold, likely associated with prolonged moisture exposure.
- The third room at the rear of the property is open to the exterior, with gaps observed between the original wood beaded tongue and groove wall paneling and floorboards, as well as between the interior walls and sheetrock, resulting from the prior removal of the later rear addition.

Overall, there is no evidence to suggest that the building's structure is beyond rehabilitation. Many of the structural piers will need to be rebuilt or replaced, and the building will require re-leveling. The interior should be gutted to remove mold and mildew, and the roof framing should be exposed to assess its condition. Some of the flooring is in fair to poor condition, while select areas may be salvaged and refinished. The residence retains many of its original architectural elements, including decorative wood trim and tongue-and-groove beadboard paneling, which should be preserved. Rehabilitation is not expected to be unusually hazardous or difficult. Based on this assessment, the building is not considered a suitable candidate for demolition.

HDLC Inspector Haley Klundt





Fw: HDLC Commission Appeal - 2745 Banks - ULRYL4

From Clerk of Council <clerkofcouncil@nola.gov>

Date Fri 3/20/2026 3:48 PM

To Denise Mills <dmills@nola.gov>; Cecil C. Hartzog <cchartzog@nola.gov>; Naomi R. Mark <nrmark@nola.gov>; Denise M. Russ <dmruss@nola.gov>

 3 attachments (2 MB)

2745 Banks Appeal Request - ULRYL4 - April2026.pdf; 2745 Banks_CMM Result NO - Attachment A.pdf; 2745 Banks St Demolition Request Inspection Results - Attachment B.pdf;

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From: Veronica Reed <veronica@jpnsi.org>

Sent: Friday, March 20, 2026 3:36:30 PM

To: Clerk of Council <clerkofcouncil@nola.gov>; Eleanor S. Burke <esburke@nola.gov>; Chad R Spurlin <Chad.Spurlin@nola.gov>

Cc: Sam Bailey <louisianademo@yahoo.com>

Subject: HDLC Commission Appeal - 2745 Banks - ULRYL4

Clerk of Council and HDLC,

Attached to this email please find the Appeal Request for 2745 Banks Street, Reference Code ULRYL4 and two attachments.

1. HDLC Commission Vote Results Letter
2. HDLC Inspection Results Report

This Appeal Request is being submitted within 10 calendar days of the Commission meeting held on March 11, 2026.

Thank you.

Veronica M. Reed
Executive Director
Jane Place Neighborhood Sustainability Initiative
713.385.7716 mobile
<https://www.jpnsi.org>