

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

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Thursday, March 26, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

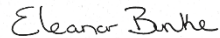
Re: 2745 Banks Street

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 demolish a Contributing rated structure located in the Mid City, partial control, 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



2745 Banks Street Appeal Summary

Appeal of the New Orleans HDLC denial of demolition.

Contributing rated historic, single shotgun structure located in Mid City, local historic district.

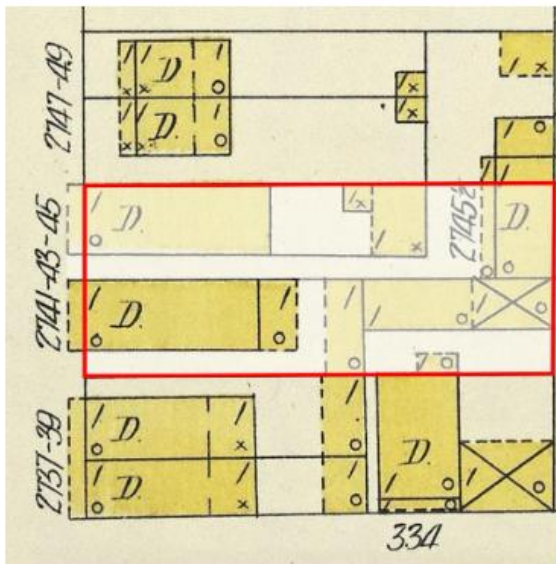
Building is an excellent candidate for rehabilitation.

State and federal tax credits are available to offset renovation costs.

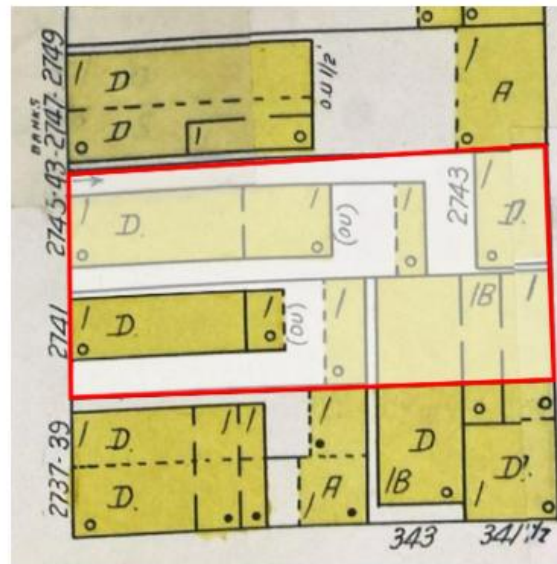
Blighted and vacant housing stock provides a perfect opportunity to develop affordable housing while maintaining the character and quality of New Orleans' historic neighborhoods.



Sanborn Map:



1908



1950

HDLC Guidelines:

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. When reviewing demolition applications at properties located within a Historic District or at a Landmark site, the HDLC uses the following criteria in its evaluations:

- **The historic or architectural significance of the building or structure as designated by its "rating":** Contributing
- **The importance of the building or structure to the tout ensemble of the area:** FEMA survey research indicated that the building was constructed between 1900-1910, within the period of significance for the Mid-City local historic district. The single-shotgun building is one of the original structures on the block's street face that is a mixture of historic buildings and new construction. The neighboring building was demolished after 1950, creating a large greenspace when the parcels were combined.
- **The alternatives to demolition that have been explored by the applicant:** None. Future redevelopment proposes a new two-family residential building.

- **The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material or detail:** The original porch has been removed, potentially during a stalled renovation in 2007. However, the building facade retains most of its original architectural elements including, its drop-lap siding, door transom, window and door trim, and the fish-scale shingles and decorative trim at its gable. It would be likely to reproduce this detailing with new construction.
- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** The building retains its original massing & form and stands in contrast to its Non-Contributing neighbors constructed between in 2014. This building is the last single shotgun structure on the block's streetscape that was originally a mix of single and double shotguns.
- **The condition of the building or structure:** On February 10, 2026, the HDLC performed an interior & exterior visual inspection, and the single-shotgun building appeared to be in overall fair condition. The building has a pier and beam foundation supporting a wood-framed wall and roof structure. The floor joists appear to be in good condition, but the masonry brick piers are in poor condition and will require reconstruction. The piers within the crawl space appear to have been poorly reconstructed after Hurricane Katrina. The building has a noticeable lean to the left-side where new piers appear to be sinking and the front chain wall exhibits cracking.

The wood drop-lap siding on the front facade appears to be in good condition, while the side elevation's weatherboards show some signs of deterioration. The rear addition constructed after 1950 has been demolished, leaving portions of the interior portions of the interior framing exposed to the exterior. The windows are not original.

At the interior, the walls and ceiling showed evidence of water damage and mold, likely associated with moisture exposure since the building envelope was not sealed after the demolition of the rear addition.

Staff Recommendations:

Overall, there is no evidence to suggest the building is beyond rehabilitation, and therefore HDLC Staff recommended denial of demolition to grade.

At their meeting of March 8, 2026 the Commission voted 6-1 to deny the application for demolition and encouraged the applicant to reconsider the redevelopment of historic structures as affordable housing rather than demolishing them.

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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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- 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



From: MaryNell Nolan-Wheatley <mnolanwheatley@prcno.org>
Sent: Tuesday, March 10, 2026 2:14 PM
To: Wendy Cargile <wcargile@nola.gov>
Cc: Kristin Palmer <kpalmer@prcno.org>
Subject: NO HDLC: 2745 Banks St. demolition (PRC Comments)

Good afternoon, Commissioners,

The Preservation Resource Center is opposed to the demolition of 2745 Banks St., an early 20th century single-shotgun in the Mid-City Historic District. The HDLC staff inspection found that the building is in fair condition overall and that there is no evidence to suggest the building is beyond rehabilitation.

Small historic vernacular homes are naturally occurring affordable housing units. Reusing this house is the most sustainable way to return this building to commerce and would serve to keep historic building materials out of the landfill. PRC is also concerned that the demolition request application indicates there are currently no redevelopment plans for the lot.

In addition to being in a local district, the building is located in a National Register district, making it eligible for Louisiana Historic Tax Credits, which would allow Jane Place to recoup 25% of renovation costs. Once this building is demolished, any chance of using Historic Tax Credits to make a restoration feasible will be gone.

This could be a great small, affordable home, which aligns with the mission work of Jane Place. We hope that they will reconsider this demolition, preserve this housing, and secure the building envelope swiftly.

We respectfully ask the commission to follow the recommendation of the HDLC staff and deny this demolition application.

Thank you for your time with this.
MaryNell.

MaryNell Nolan-Wheatley

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Additional information, photos and public comment may be found in the staff report:
<https://sites.google.com/view/nocmm031126/new-demolition-applications/2745-banks-st>

Audio of the hearing may be found here: <https://nola.gov/next/hdlc/meetings/>

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 reviewing demolition applications at properties located within a Full Control Historic District or at a Landmark site, the HDLC uses the following criteria in its evaluations:

- a. The historic or architectural significance of the building or structure as designated by its “rating”;
- b. The importance of the building or structure to the tout ensemble of the area;
- c. The alternatives to demolition that have been evaluated and explored by the applicant;
- d. The special character and aesthetic interest that the building or structure adds to the local Historic District or Landmark site;
- e. The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material or detail;
- f. The condition of the building or structure;
- g. The future utilization of the site; and
- h. The proposed mitigation measures such as, but not limited to, fencing, landscaping and maintenance contracts.

If the proposed demolition involves only a portion of a building or structure or if there are multiple buildings on a site, demolition applications must include a site plan that clearly shows the area proposed for demolition. The application should include details for the stabilization and protection of the remaining portion of a building or structure for partial demolition proposals. The HDLC may also require photographs or drawings of the existing building or structure as part of the application. If the applicant believes the building is structurally unsound or a hazard, they are encouraged to provide documentation of the unsound conditions prepared by a licensed structural engineer or architect. The only instances in which the HDLC Staff can approve demolition applications are when:

- The HDLC’s Building Inspector indicates the building, monument or structure is in a state of imminent danger of collapse; or
- It is a Non-Contributing building or structure which is less than 1,000 square feet in area and its demolition is approved by the Executive Director of the HDLC.

All demolition Applications that do not meet the criteria for Staff review will be considered by the Commission at a public hearing. After initial review, the Commission typically requires demolition applications to lie over for 30 days. This allows further investigation by Staff and the Building Inspector, particularly as to the historic importance and current condition of the resource, and provides an opportunity for public comment.

If the Commission votes in favor of a proposed demolition, a Certificate of Appropriateness (CofA) will be issued for the work after all conditions of the Commission’s approval have been met. No work may begin on a proposed demolition until a CofA has been issued by the Staff and the applicant has obtained all other necessary permits from the applicable City agencies including the Department of Safety and Permits.

HDLC DEMOLITION JURISDICTION

The HDLC’s demolition jurisdiction varies depending whether the property is located within a Partial Control Historic District or a Full Control Historic District. (Refer to HDLC District Jurisdiction, Guidelines Introduction, Page 01-4.)

- **Partial Control Historic Districts:** In Partial Control Districts in which the HDLC’s jurisdiction is limited to demolition review, the review criteria shall be limited to criteria a through f. The design of any proposed redevelopment will not be considered.
- **Full Control Historic Districts:** In Full Control Historic Districts, the HDLC has jurisdiction over the demolition and retains jurisdiction over alterations or new construction visible from a public way. The Commission strongly encourages the submission of redevelopment plans concurrently with Demolition Applications for all properties in Full Control Historic Districts.



The Isidore Newman House, constructed in 1890, designed by Thomas Sully, was demolished in 1972. Its demolition galvanized the organization of what is now known as the St. Charles Avenue Association, and the push for preservation ordinances to protect historic districts.