

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

LaToya Cantrell  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
EXECUTIVE DIRECTOR

Monday, December 15, 2025

Honorable City Council  
1300 Perdido Street  
New Orleans, LA 70112

Re: 1120 Jena 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 for demolition to grade of a contributing-rated, single-family residential building to grade, located 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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**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 estimates that the single shotgun building at 1120 Jena St was constructed from 1885-95 but does not appear on the Sanborn Map until 1909. Sanborn research indicates that the front porch was modified some time before 1951. A non-historic rear addition and garage side addition was constructed before 1985.
- **The alternatives to demolition that have been explored by the applicant:** None
- **The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material or detail:** It would not be cost prohibitive to recreate a building of this size or massing, but replication of this building typology today would be unlikely. Its sister single shotgun at 1116 Jena St was demolished between 1975-85.
- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** Shotguns are the most prevalent building type in the Uptown Historic District. The majority of the 1100 block of Jena Street is one-story double shotguns slightly setback from the street.
- **The condition of the building or structure:** An exterior and interior inspection was conducted on November 19, 2025. The vacant single-story building appeared to be in very good structural condition. The building was plumb and level and did not have outward signs of wood destroying insects. As per the inspector's report, "Only minimal finishing work would be required to restore the building to a habitable state."

**Staff Recommendation:** The Staff finds that very minimal effort and cost would be required to bring the building to a habitable condition. At their hearing on December 3, 2025, the Commission reviewed the inspection report and applicants' testimony, and voted to deny the proposal for demolition. Continued demolition of historic structures for speculative new construction erodes the architectural character and quality of the Uptown local historic district, as such, the HDLC respectfully requests a denial of this appeal.

Additional information and photos may be found in the staff report:

<https://sites.google.com/view/no-cmm-120325/new-demolition-applications/1120-jena-st>

Video of the hearing may be found here:

[https://cityofno.granicus.com/MediaPlayer.php?view\\_id=34&clip\\_id=5252](https://cityofno.granicus.com/MediaPlayer.php?view_id=34&clip_id=5252)