

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



**TO: CLERK OF COUNCIL**  
**CC: COUNCILMEMBER LESLI HARRIS, DISTRICT B**  
**FROM: ANITA CURRAN, COUNCIL RESEARCH OFFICER**   
**DATE: JANUARY 9, 2026**  
**SUBJECT: DEMOLITION APPLICATION REPORT – 2119 LOUISIANA AVENUE**

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Pursuant to City Code § 26-5, please find below for inclusion on the consent agenda for the City Council’s January 27, 2026 meeting, 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 January 8, 2026:<sup>1</sup>

Property Address: 2119 Louisiana Ave.

Application No.: 25-36276-DEMO

Owner/Applicant: Robinson Property Investors LLC/Henry Robinson III (owner/contractor)

Request: Demolition to grade of commercial property

The Council must act on the demolition application within 45 days of receipt; failing to do so is deemed a denial of the application.<sup>2</sup> **The date of the last regular meeting at which the Council can consider this demolition application is February 12, 2026.**

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

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<sup>1</sup> 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).

<sup>2</sup> Id. § 26-6(b).

<sup>3</sup> 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).<sup>4</sup>

**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:**

Per administrative hearing judgment issued on March 10, 2025, the property, having been found guilty of multiple violations of the Minimum Property Maintenance Code, was deemed a blight and public nuisance and ordered demolished. (See Case No. 23-04944-MPM).

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<sup>4</sup> 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):**

The HDLC staff provided the following report, including the request that the Council stipulate that the iconic signage be donated for preservation.

**City Council HDLC Demolition Review**

**1/8/2026**

**2119 Louisiana Ave.**

2119 Louisiana Avenue is a contributing-rated building in the Central City National Register Historic District.

The HDLC strongly objects to demolition of this structure; if the demolition is allowed, the HDLC respectfully requests that the Council include a proviso that the signage be donated for preservation.

Located in the Central City Historic District (Period of significance – 1830 – 1930)

Built ca. 1940, this structure is a Historic Black-owned neighborhood bar with iconic neon signage; first opened in 1957 as Turk's Lounge. In 1960, the Madrona, "New Orleans' Finest Cocktail Lounge and After-Dark Rendezvous" opened. Became The Sandpiper Lounge in 1968 and was an important stop along secondline routes. The Golden Comanches Black Masking Indians started their Mardi Gras mornings at the Sandpiper.

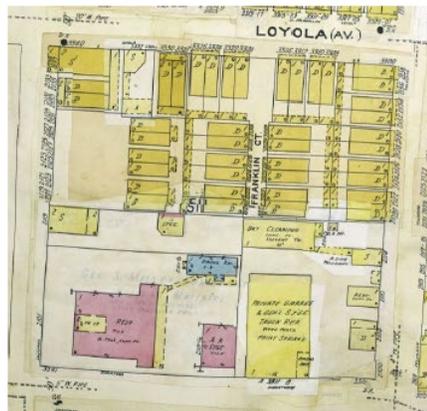
The loss of this quintessential and classic New Orleans bar cannot be overstated.



Baby Let Me Hold Your Hand, Sandpiper Lounge, Louisiana Avenue, 2019. Kasimu Harris  
<https://64parishes.org/the-vanishing-black-bars-of-new-orleans>



The Sandpiper/New Orleans Funk, 2009  
<https://crescentcitysoul.blogspot.com/2009/12/sandpipernew-orleans-funk.html>



Sanborn Fire Insurance Map, 1950

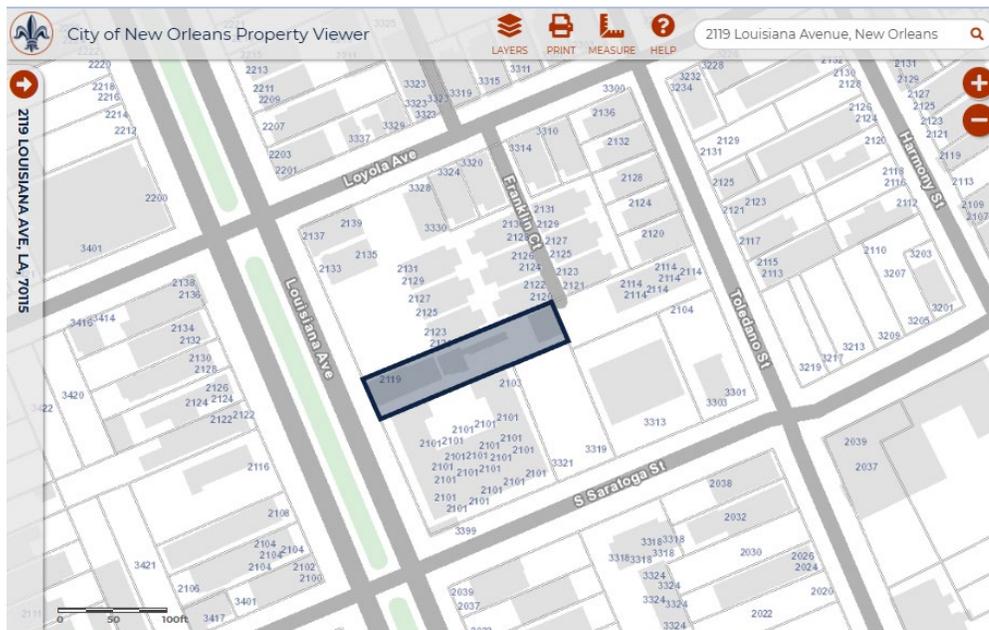


The Sandpiper Lounge, 2024. Jordan Hirsch.  
<https://www.jordan-hirsch.com/>

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

The commercial structure fronts Louisiana Ave. and is bounded by Loyola Ave., Toledano St., and S. Saratoga St. in the Central City Historic District. The zoning district is HU-MU, Historic Urban Mixed-Use, which “is intended for areas of mixed-use development that are close to residential neighborhoods [and] that are compatible with adjacent or nearby land uses and pedestrian-oriented in character.”<sup>5</sup>

The HDLC *objects* to the demolition of this structure because it is a contributing-rated building built during the period of significance for this historic district, and as an Historic Black-owned neighborhood bar, is an important stop along second line routes.



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

The property owner did not indicate how long the site will remain vacant before redevelopment; however, the owner intends to install a fence and landscaping.

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

The property owner intends to build a new building similar to the existing structure; however, no redevelopment plans have been filed with the City.

<sup>5</sup> New Orleans, La., Comprehensive Zoning Ordinance, art. 12.1.C, <http://czo.nola.gov/Article-12#12-1-C>