

---

**FW: Emailing: Permit 25-20764-DEMO (DEMO-RSFD) Documents**

---

**From** Clerk of Council <clerkofcouncil@nola.gov>

**Date** Thu 8/14/2025 12:17 PM

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

 1 attachment (32 MB)

Permit 25-20764-DEMO (DEMO-RSFD) Documents.zip;

-----Original Message-----

**From:** Cynthia Davis <ccross@nola.gov>

**Sent:** Thursday, August 14, 2025 10:49 AM

**To:** Clerk of Council <clerkofcouncil@nola.gov>

**Cc:** Adam J. Swensek <adam.swensek@nola.gov>; Anita B. Curran <abcurran@nola.gov>; Permit Info <permitinfo@nola.gov>; Hannah E Rowe <Hannah.Rowe@nola.gov>; Denise M. Russ <dmruss@nola.gov>; Aisha R. Collier <arcollier@nola.gov>

**Subject:** Emailing: Permit 25-20764-DEMO (DEMO-RSFD) Documents

The Department of Safety & Permits has received all the required documents which are submitted in the attached zip file. Therefore, I'm requesting that this property be placed on the next available City Council's agenda. Email me a copy of the City Council Electronic Signed Motion. If you have any questions, feel free to contact me.

Your message is ready to be sent with the following file or link attachments:

Permit 25-20764-DEMO (DEMO-RSFD) Documents

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



Construction/Development  
Related Permit



Date 07/09/2025

Tracking Number \_\_\_\_\_

## DEMOLITION REQUEST APPLICATION

## SUPPLEMENT A

### APPLICANT INFORMATION

Property Address: 2100 St. Andrew St

Applicant Identity:     Owner     Lessee     Contractor     Architect  
Mark all that apply     Other

Applicant Name Tommy Bourgeois    Applicant Contact Number 504-919-3046

Applicant Email: tabourgeois@durhc.com

Why do you wish to demolish the existing structure?

### Strategic Demolition issued by City of New Orleans

Cost of Demolition: \$ 43,665.00

Yes  No  Do you plan to rebuild on the site? If yes, what do you plan to build? \_\_\_\_\_

How long will the lot remain vacant? \_\_\_\_\_

Yes  No  Is there a redevelopment plan for the lot?

Yes  No  Does the proposed structure meet zoning requirements? If you are uncertain, please check here.

Yes  No  Is this property in the Neighborhood Conservation District?

Yes  No  Is this property in a Historical District?

Yes  No  Is this property in the Vieux Carre (French Quarter)?

What is your plan for maintaining the lot in the period between demolition and redevelopment?

### Not Required by Contractor.

If lot is to be left vacant, what type of fence is proposed? None

What is your plan for keeping lot free of trash and weeds? None

(If additional space is needed, please attach additional sheets.)

### REQUIRED ATTACHMENTS (FOR DEMOLITION REQUESTS THAT REQUIRE A NEIGHBORHOOD CONSERVATION DISTRICT COMMITTEE HEARING ONLY)

Not Applicable

- Completed permit application checklist, including a building permit application, valuation of work, and the number of residential units to be demolished
- Four color photographs of the structure to be demolished (front, rear, left, and right sides) labeled with the municipal address of the property and the view shown.
- Copy of Sanborn Map, with subject property indicated.
- Recorded Act of Sale (if the property has recently changed ownership).
- Damage Assessment from the Department of Safety and Permits.
- Future plans (if available) including site plans and exterior elevations.
- Completed Demolition Request—Letter of Intent form

Additional Requirements \_\_\_\_\_

I certify that I have the authority of the current property owner(s) to apply for the work proposed.

Applicant Signature

Date 07/09/2025



Application Date: 7/9/2025  
Permit Number: 25-20764-DEMO

---

## DEMOLITION REQUIREMENTS

---

Property Address: **2100 Saint Andrew St Apt B**

Council District: **B**

Applicant Identity: **No Owner | No Lessee | No Contractor | No Architect | No Engineer**

Other identity:

Applicant Name **Debbie Champagne**

Applicant Contact Number **(504) 739-2570**

Applicant Email: **dhchampagne@durrhc.com**

Applicant Address: **817 Hickory Ave, Harahan, LA 70123**

Owner Name: **R2H Properties LLC**

Approximate Time Owned: **N/A**

Reason for Demolition: **Strategic Demo for city of New Orleans**

Number of Residential Units to be Demolished (if applicable):

Cost of Demolition: **\$43,665.00**

Redevelopment Plan for Lot: **No**

If redevelopment is planned, estimated time to complete:

Proposed use:

If no immediate redevelopment is planned, estimated time to remain vacant:

Proposed redevelopment meets zoning requirements:

Property is in a National Register Historic District: **Yes**

Property is in a Historic District and Landmarks Commission District: **No**

Property is in the Vieux Carré: **No**

Plan for maintaining lot: **No Plan**

If lot is to be vacant, type of fence:

Plan for keeping lot free of trash and weeds:

---

## REQUIRED ATTACHMENTS

---

- Application fee for properties requiring City Council approval paid
- Signed demolition permit application
- Signed building permit application
- If applicant is not owner, proof of authorization for an agent to sign on behalf of the owner
- Four color photos labeled as follows, providing a full view of:

- Front of structure to be demolished (with the municipal address listed on the photo)
  - Left of the structure to be demolished (with the municipal address listed on the photo)
  - Rear of structure to be demolished (with the municipal address listed on the photo)
  - Right of structure to be demolished (with the municipal address listed on the photo)
- Copy of the Assessor's Aerial Map, with the subject property indicated
- 
- If re-development is planned, redevelopment site and exterior elevation plan (can be hand drawn)
- Cost estimate from a licensed contractor
- A photo indicating the posting of notice for the demolition application on or near the property
- A photo of the notice itself, indicating:
  - The municipal address on the property to demolished
  - Contact information for the district City Council office
- If City-initiated, a copy of the notice the City mailed to the owner providing that the City intends to request demolition of their property



Construction/Development  
Related Permit



Date 07/09/2025

Tracking Number \_\_\_\_\_

## BUILDING PERMIT APPLICATION

## MASTER APPLICATION

Property Address: 2100 St. Andrew St

Apt./Ste. Number: \_\_\_\_\_

Type of Building:

<input type="radio"/> Residential (Single Family)	<input checked="" type="radio"/> Residential (Two Family)	<input type="radio"/> Residential (Half of Party Wall Double)	<input type="radio"/> Residential (Accessory Use)
<input type="radio"/> Commercial (Multi-Family)	<input type="radio"/> Commercial (Business Use)	<input checked="" type="radio"/> Commercial (Mixed Use)	<input type="radio"/> Commercial (Accessory Use)

### APPLICANT INFORMATION

Applicant Identity:  Owner  Lessee  Contractor  Architect  Engineer  
 Mark all that apply  Other

Name Tommy Bourgeois

Address 817 Hickory Ave City Harahan State LA Zip 70123

Phone 504-919-3046 Email tabourgeois@durrhc.com

### SCOPE OF WORK/PROPOSAL

Description of proposed work (Please include thorough details or provide attachments.)

**Strategic Demolition issued by City of New Orleans.**

Will the exterior of the building be altered in any way?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Will a driveway be installed?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Was this structure built before 1978? If yes, Supp G "Lead Based Paint Removal Form" is required.	<input type="radio"/> Yes <input checked="" type="radio"/> No	Will any portion of the sidewalk be repaired? If yes, Supp L "Sidewalk Repair Form" is required.	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is the impervious surface area on the site where work will be performed > 5,000 sq ft?	<input type="radio"/> Yes <input checked="" type="radio"/> No	Will a dumpster be placed in the street? If yes, Supp J "Dumpster/Construction Zone Form" is required.	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is the total area of the site where you will be working > 1 acre?	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Will this project have a total square footage of more the 40,000sf?	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Will any electrical work be done under this scope of work?	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Will any A/C or gas line work be done under this scope of work?	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Will signage be affected (altered, added, changed)? If yes, Supplement H "Sign Permit Application" is required.	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Is this application for a Federal Housing Unit?	<input type="radio"/> Yes <input checked="" type="radio"/> No		

Estimate cost/value of proposed work \$ 43,665 \*Attach quote, contract, or other documentation of estimate.

Area of existing structure 2631 ft<sup>2</sup> Area affected 2400 ft<sup>2</sup> New Area added \_\_\_\_\_ ft<sup>2</sup> Number of Floors 1

Foundation Type:  Slab  Pier Sprinklers:  Yes  No Building Condition:  Good  Average  N/A

Existing Use vacated residence Proposed Use vacant lot

### BUILDING INFORMATION

ICC Construction Type:  
 Not Applicable  
 Site Built  
 Modular  
 Manufactured

	Number of Existing Meters	Number of New Meters
Electrical Meters		
Gas Meters		



Construction/Development  
Related Permit



Date \_\_\_\_\_  
Tracking Number \_\_\_\_\_

### BUILDING PERMIT APPLICATION

### MASTER APPLICATION

RESIDENTIAL BUILDING INFORMATION (Single Family and Two Family) NOT APPLICABLE

Dwelling Area \_\_\_\_\_ ft<sup>2</sup> Garage Area \_\_\_\_\_ ft<sup>2</sup> Number of Bedrooms \_\_\_\_\_ Number of Bathrooms \_\_\_\_\_ Central A/C and Heat?  Yes  No

MULTIFAMILY AND COMMERCIAL BUILDING INFORMATION NOT APPLICABLE

Total Number of Residential Units \_\_\_\_\_ Efficiency Units \_\_\_\_\_ 1 Bedroom \_\_\_\_\_ 2 Bedroom \_\_\_\_\_ 3+ Bedrooms \_\_\_\_\_

Number of Elevators \_\_\_\_\_ Number of A/C Units \_\_\_\_\_ Number of Boilers \_\_\_\_\_ Number of Escalators \_\_\_\_\_

OWNER INFORMATION  SAME AS APPLICANT

Name \_\_\_\_\_ Company \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

CONTRACTOR INFORMATION  SAME AS APPLICANT

Name \_\_\_\_\_ Company \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_ State Lic. # \_\_\_\_\_ Exp. \_\_\_\_\_

ARCHITECT INFORMATION  SAME AS APPLICANT

Name \_\_\_\_\_ Company \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_ License Number \_\_\_\_\_

ENGINEER INFORMATION  SAME AS APPLICANT

Name \_\_\_\_\_ Company \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_ License Number \_\_\_\_\_

### FEES

- Permit Fee: \$60 + (\$5 per \$1000 of work to be performed)
- Plan review Fee: (\$1 per \$1000 of work to be performed)
- VCC/HDLC Surcharge: (50% of total fee, calculated using the above)

### ACKNOWLEDGMENTS

I certify that the above information is true and correct to the best of my knowledge. I understand that the City of New Orleans is authorized to suspend or revoke a permit or license issued under the provisions of its Municipal Code whenever a permit or license is issued in error or on the basis of incorrect, inaccurate or any false statement or misrepresentation, or in violation of any ordinance or regulation or any of the provisions of the City of New Orleans Municipal Code, the Comprehensive Zoning Ordinance, the International Construction Code or International Fire Code as adopted by the City of New Orleans. Fines and penalties for misrepresentation of material facts will be assessed in accordance with City of New Orleans ordinances and State of Louisiana Revised Statutes. I understand that any change in the scope or cost of the work must be reported to the Department of Safety and Permits and additional permits may be required.

I certify that I have the authority of the current property owner(s) to apply for the work proposed.

Applicant Signature \_\_\_\_\_

Date 7/8/25

THE DEPARTMENT OF CODE ENFORCEMENT  
**CITY OF NEW ORLEANS**

LATOYA CANTRELL  
MAYOR

ANTHONY T. DAVIS  
DIRECTOR

PROPERTY ADDRESS: **2100 St. Andrew St.**

**ABATEMENT PLAN**

This demolition is being executed by the City of New Orleans. Pursuant to the Code of the City of New Orleans chapter 26, abatement by the City will be performed at the owner's expense until the owner presents proof of abatement and payment of all fees associated with the City's administrative action, including but not limited to sale of the property at sheriff auction and satisfaction of all liens.

**Anthony T. Davis, Director**  
The Department of Code Enforcement  
**(504) 658-4346**

1340 POYDRAS STREET | SUITE 1000 | NEW ORLEANS, LOUISIANA 70112  
PHONE 504-658-4200 | FAX 504-658-4238



City of New Orleans  
Department of Code Enforcement

**Strategic Demolition for Economic Recovery**

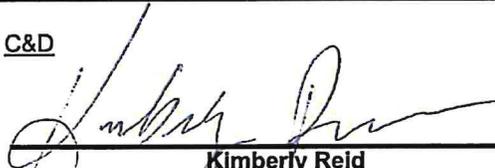
Durr Heavy Construction, LLC  
Bid Proposal NO: 338

**Property Address** 2100 St. Andrew St  
**Work Order** 142  
**NTP Date** 1/17/2025  
**Bid Tab Desc (See Tab 2)** Slab on Grade 6-in thick or less : 3 or more stories , > 2,000 sf (RACM)

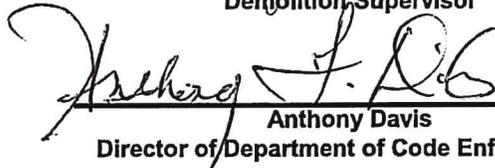
Item	Quantity	Units	Unit Price	Cost
Main Building	2631	SF	\$ 15.00	\$ 39,465.00
Lot Size	2400	SF		
Sand Fill	2400.00	SF	\$ 1.75	\$ 4,200.00
<b>TOTAL AUTHORIZED WORK ORDER</b>				
				\$ 43,665.00

Strategic Demolition C&D

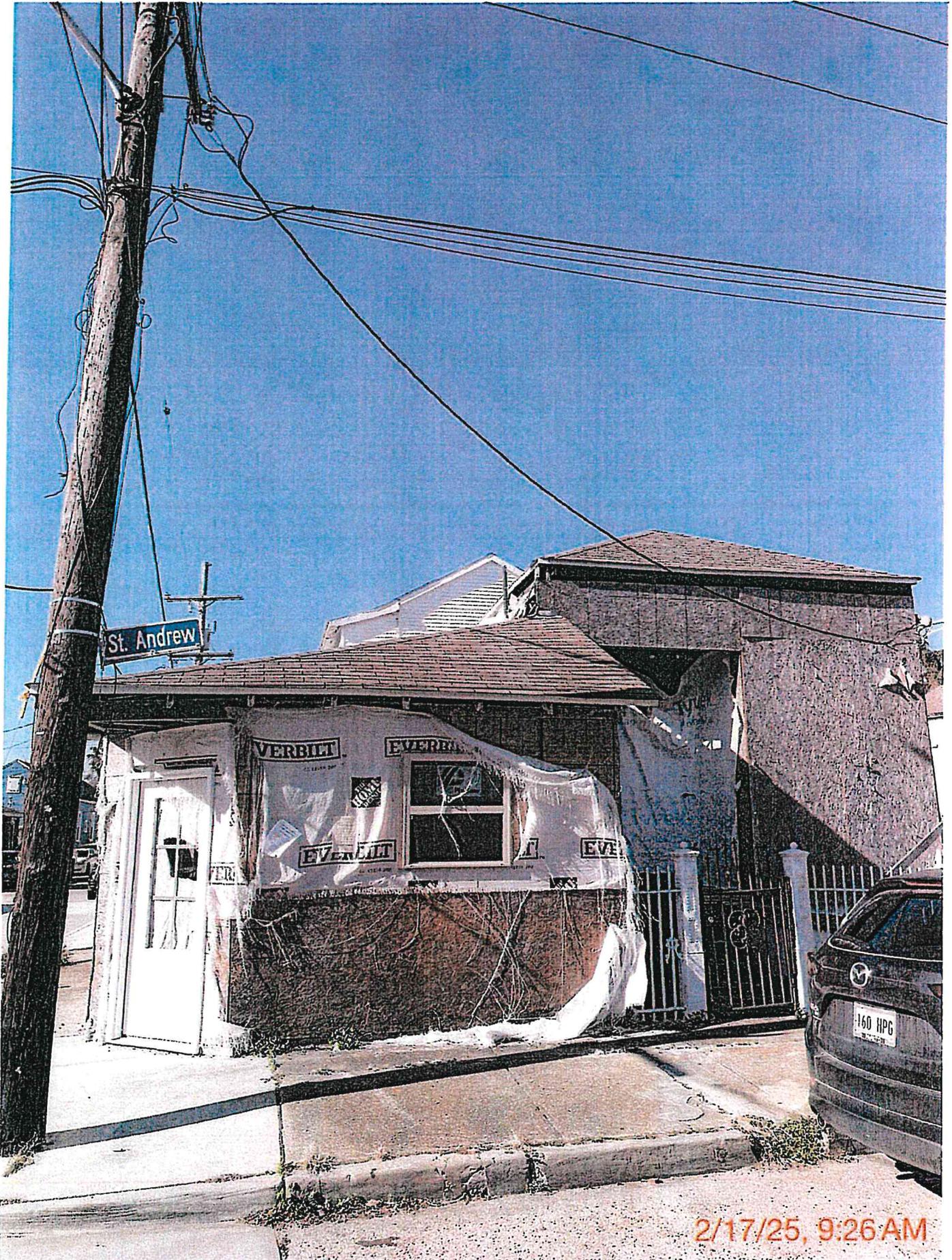
Authorized:

  
\_\_\_\_\_  
Kimberly Reid  
Demolition Supervisor

Authorized:

  
\_\_\_\_\_  
Anthony Davis  
Director of Department of Code Enforcement

1/17/2025  
\_\_\_\_\_  
Date



St. Andrew

VERBILT

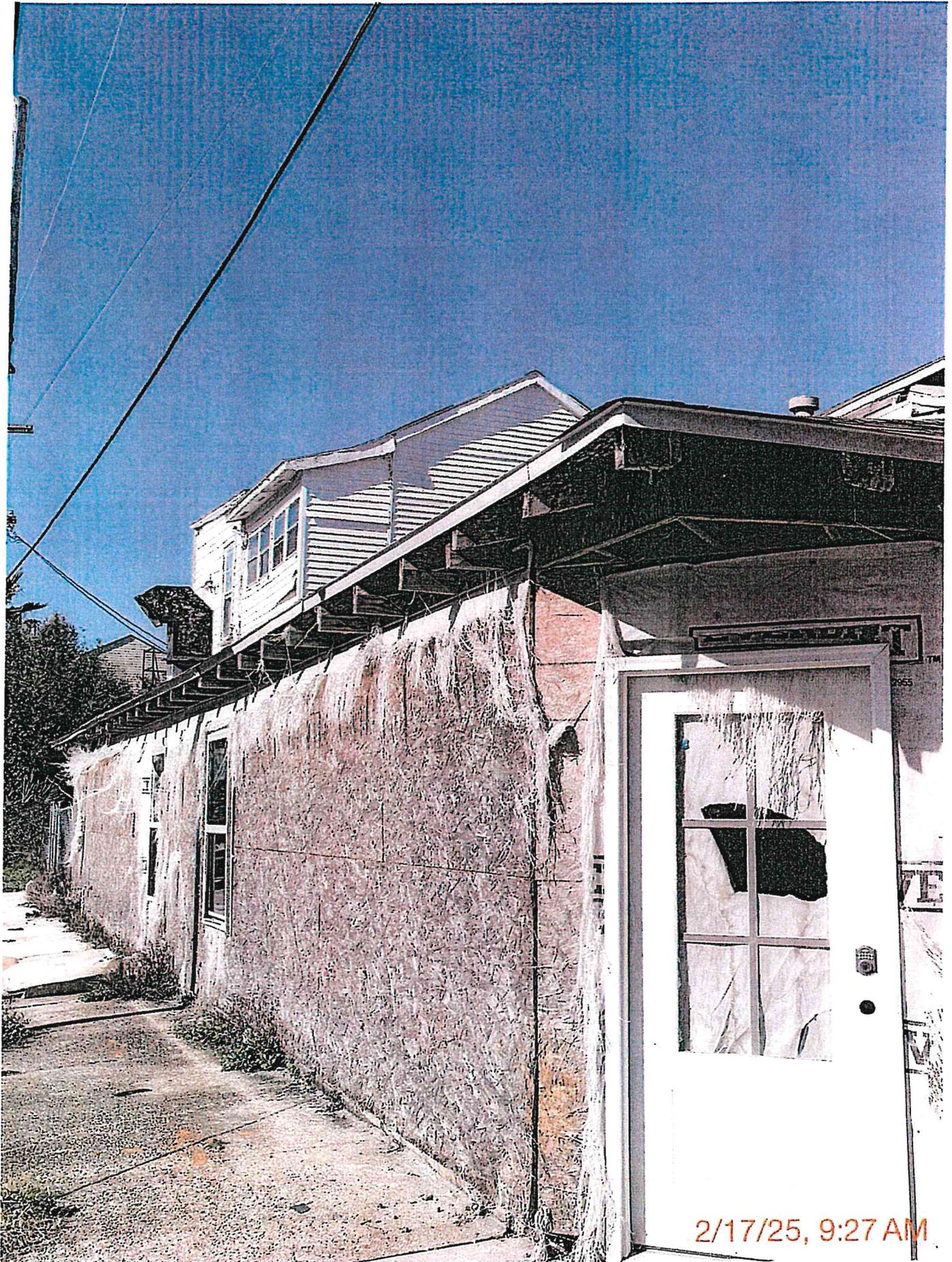
EVERBILT

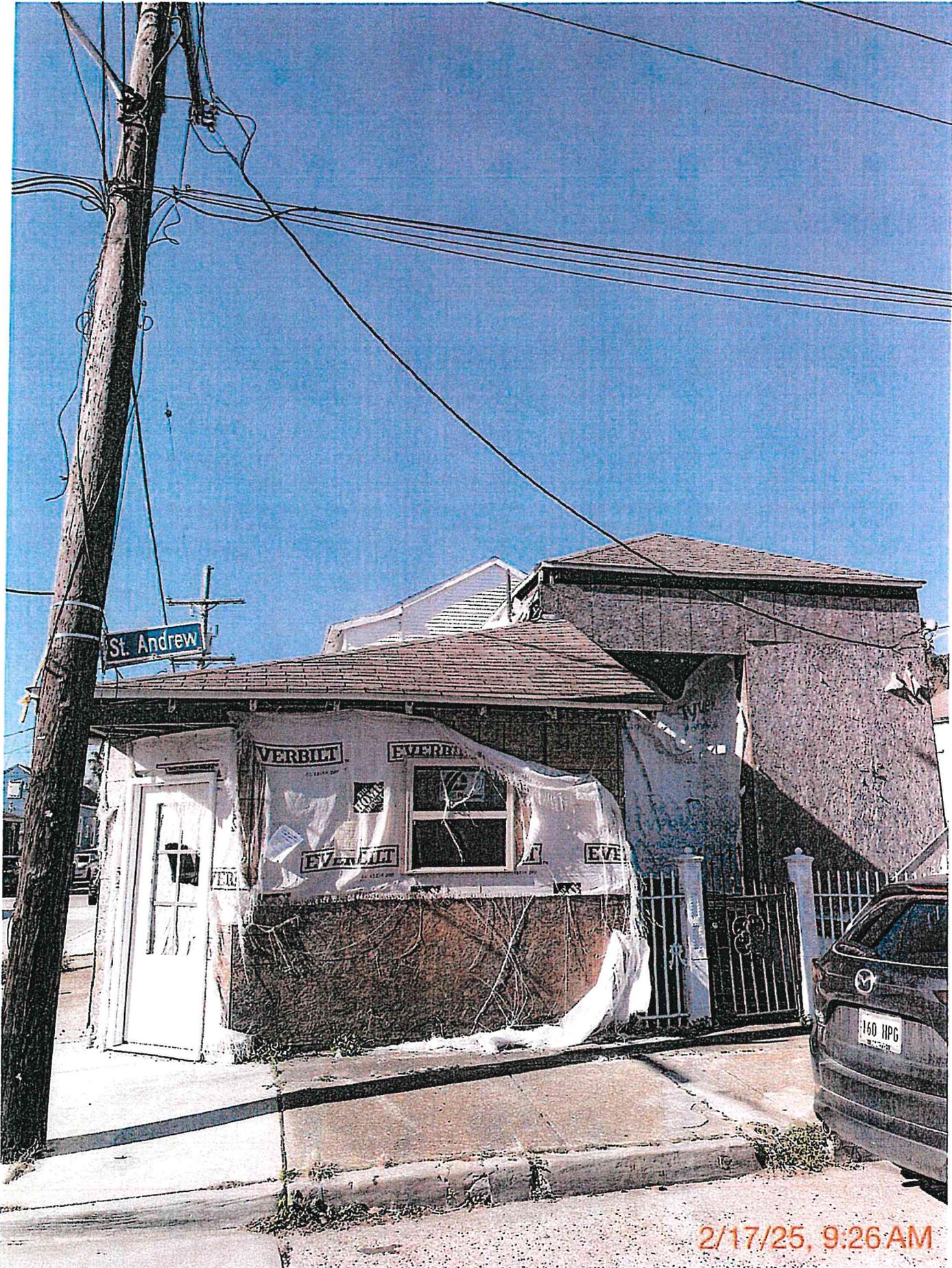
EVERBILT

EVERBILT

160 HPG

2/17/25, 9:26 AM





St. Andrew

EVERBILT

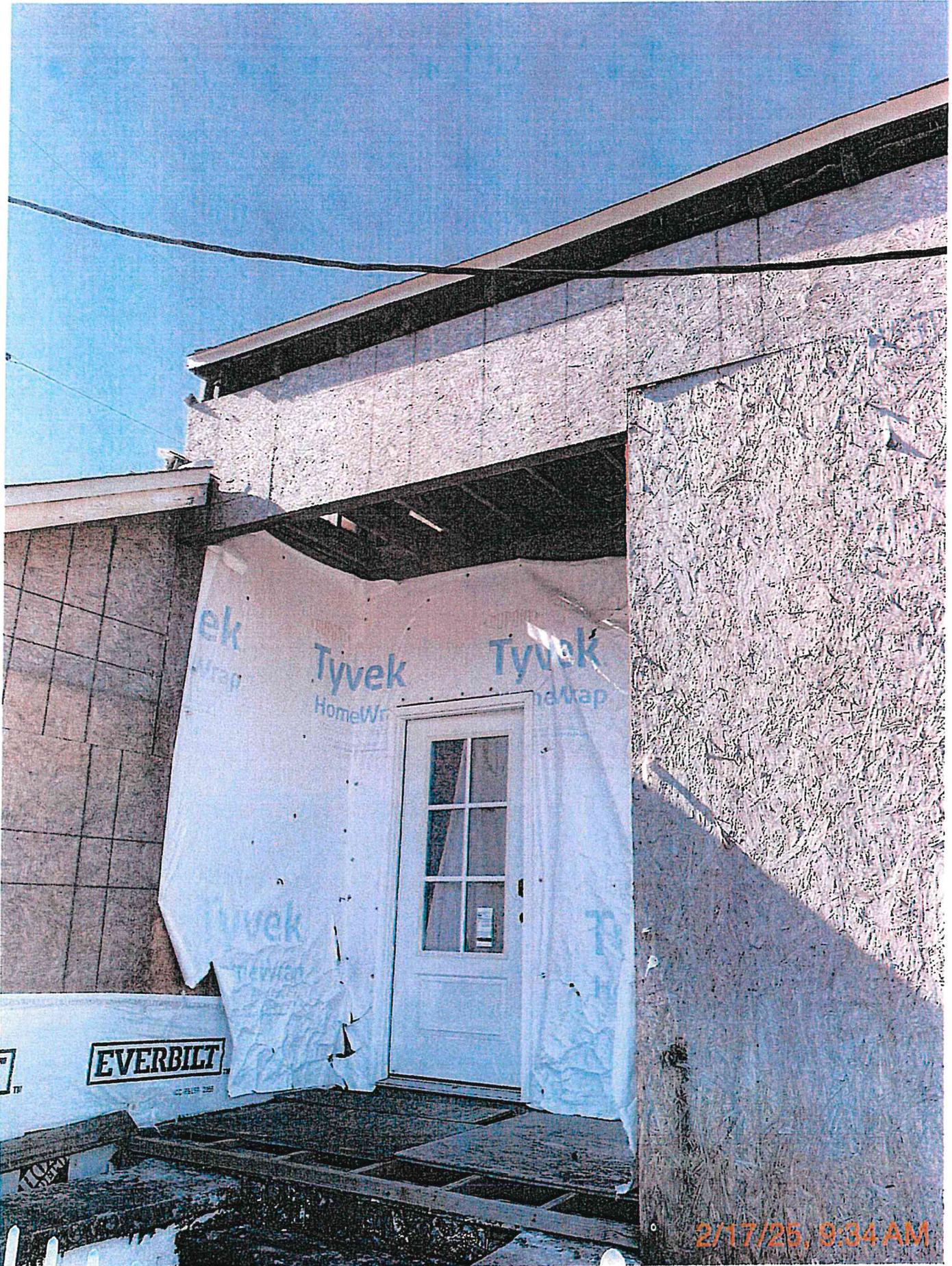
EVERBILT

EVERBILT

EVERBILT

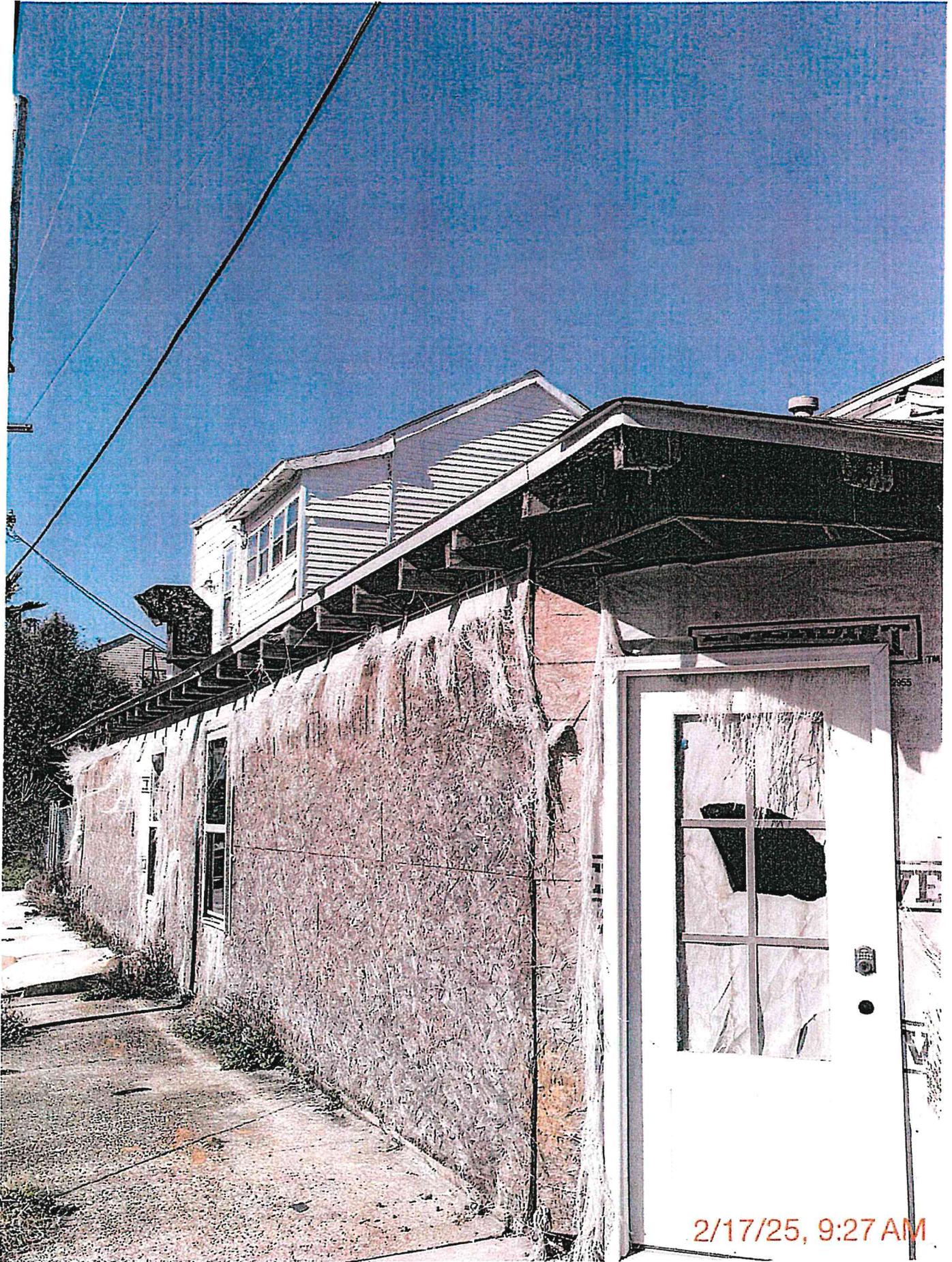
160 HPG

2/17/25, 9:26 AM

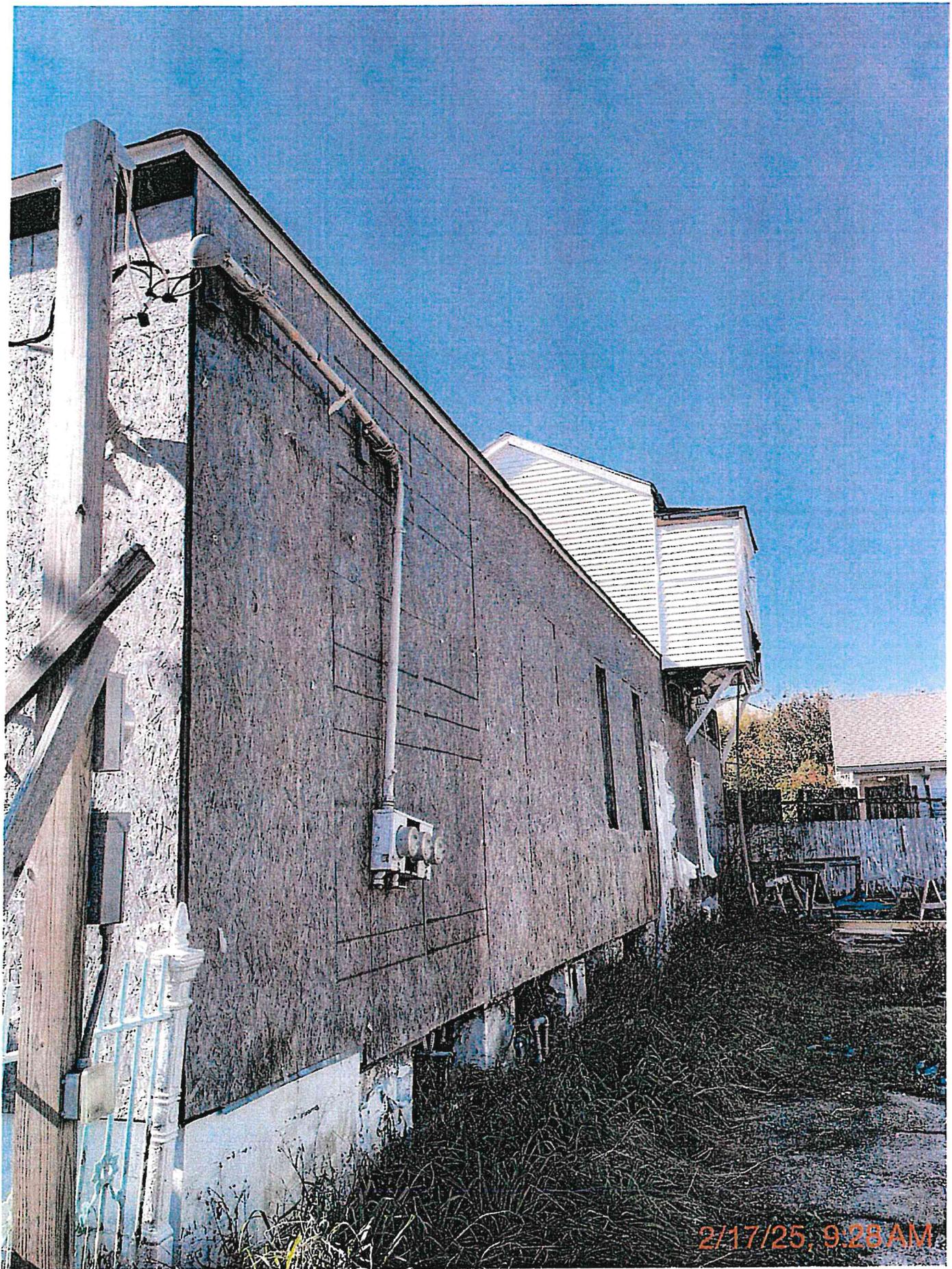


EVERBILT

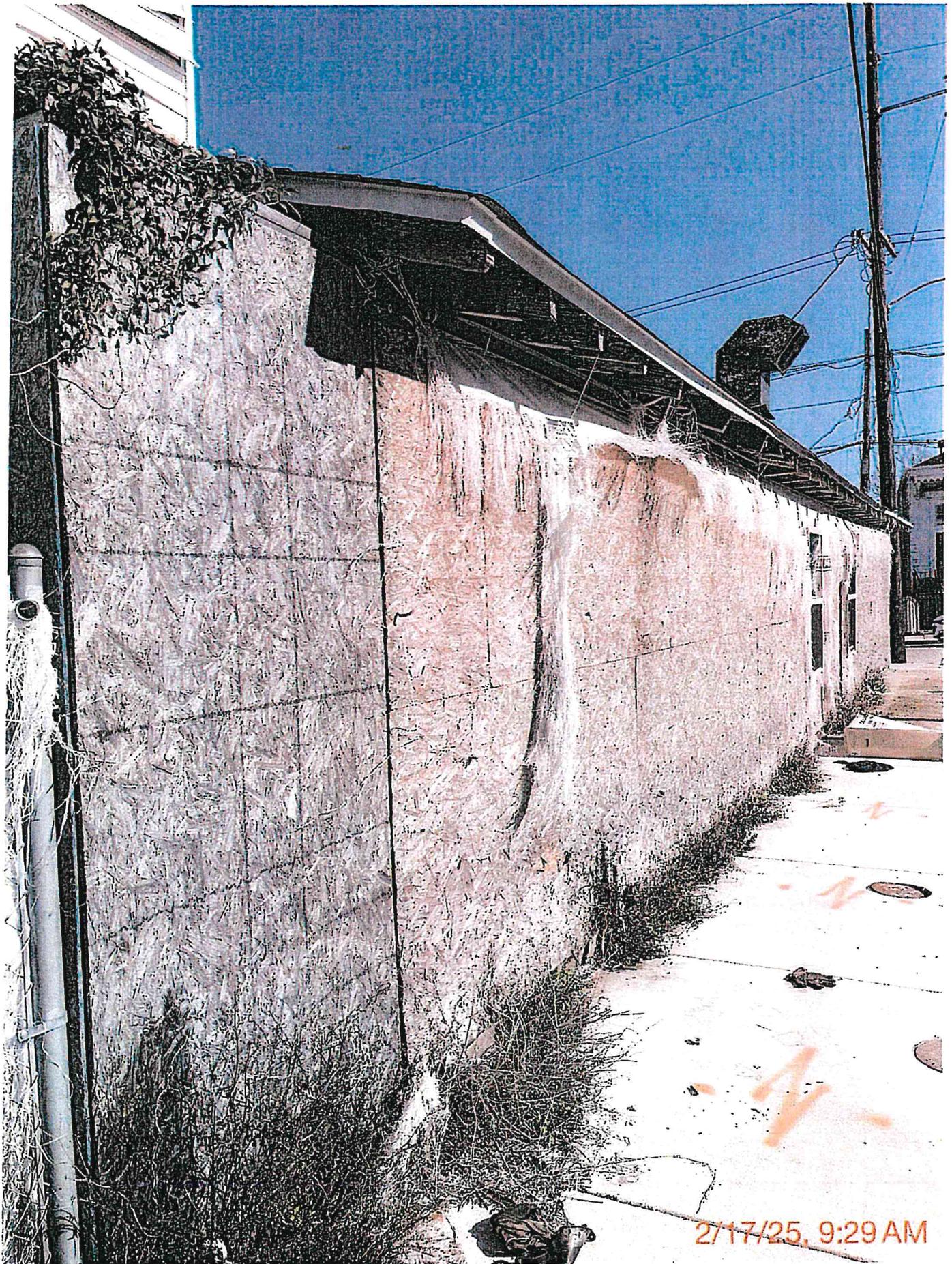
2/17/25, 9:34 AM



2/17/25, 9:27 AM



2/17/25, 9:25 AM



2/17/25, 9:29 AM



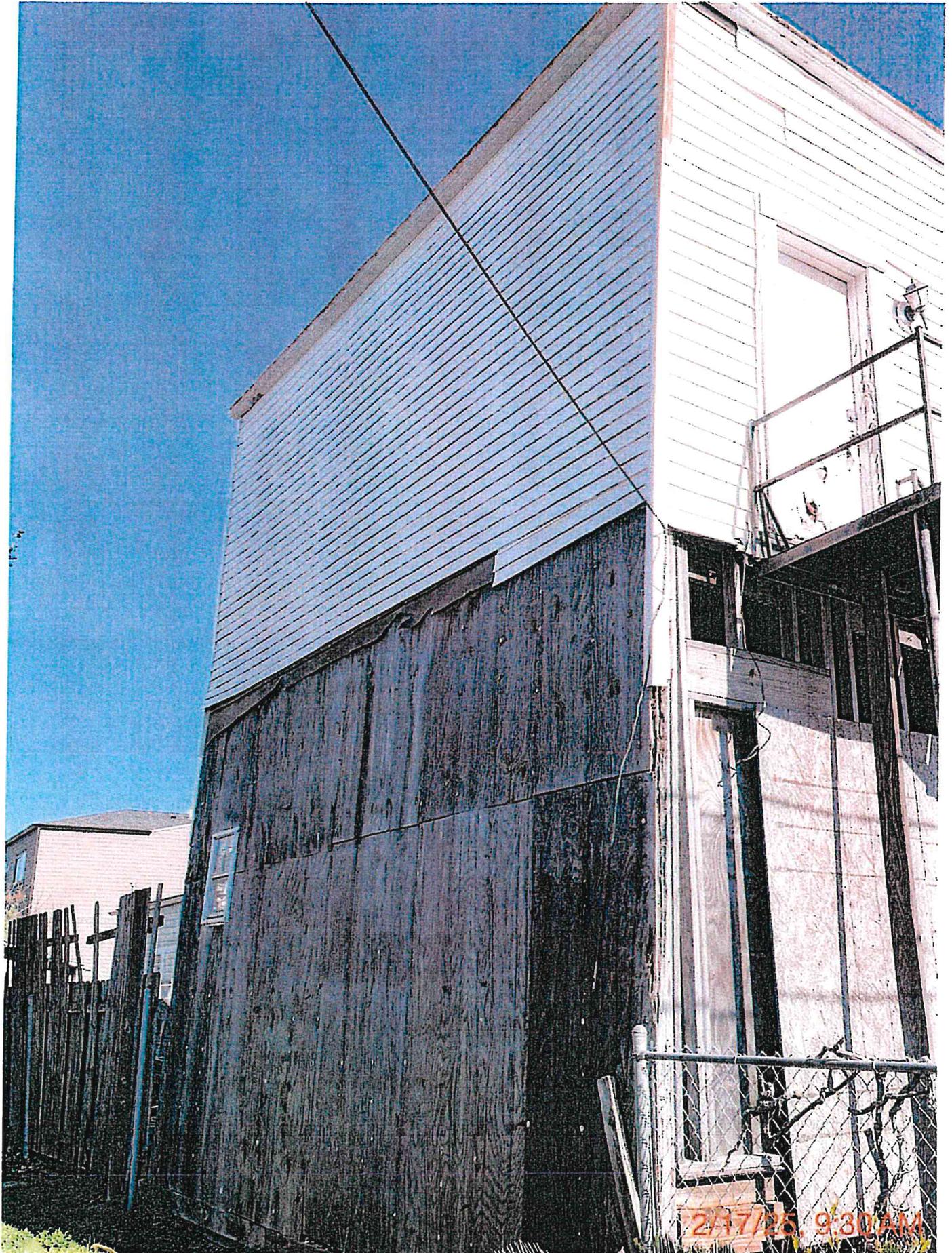


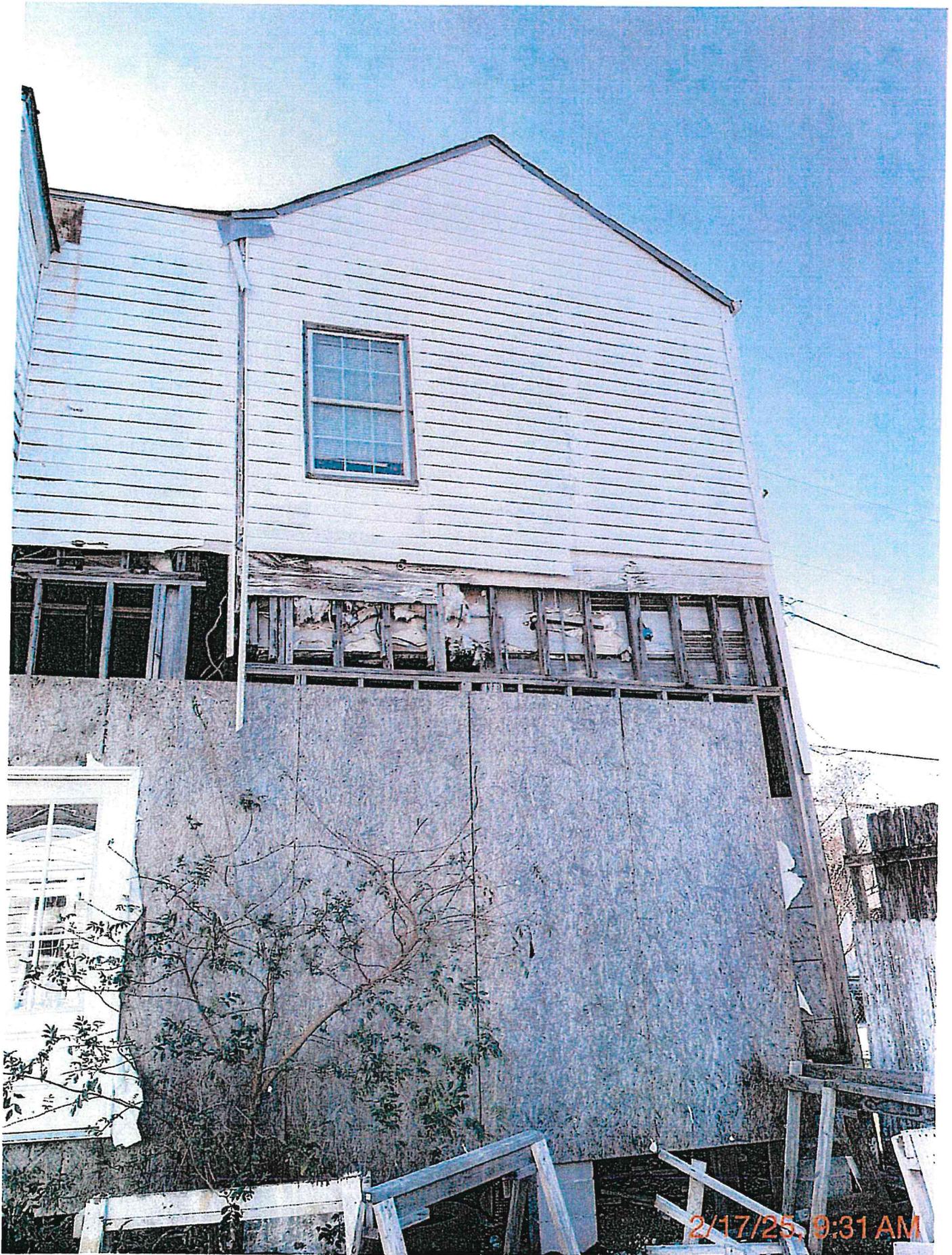
2/17/25, 9:30AM



2/17/25, 9:31 AM







# Orleans Parish, LA

## Summary

Parcel ID	2100-STANDREWST
Tax Bill Number	412204718
Municipal District	4
Location Address	2100 ST ANDREW ST
Property Class	C - COMMERCIAL
Special Tax District	
Subdivision Name	
Zoning District	<a href="#">Show Viewer (41037406)</a>
Land Area (sq ft)	2400
Building Area (sq ft)	2631
Revised Bldg Area (sq ft)	0
Square	297
Book	03
Lot/Folio	1/006
Line	009
Legal Description	1. SQ 297 LOT 2 ST ANDREW 30X80 2. LOT 1 ST ANDREW & S SARATOGA 3. 30X80 FILE #10909 4. 3/APTS & LAUNDRY MAT 5. 8/DRYES/11/WASHERS
Assessment Area	CENTRAL CITY COM 42 <a href="#">Show Assessment Area Map</a>
Parcel Map	<a href="#">Show Parcel Map</a>



Bldg 2631 (Sqft)

SIDER

## Owners

R2H PROPERTIES LLC  
C/O JON FAHEY  
2005 PAINTERS STREET  
NEW ORLEANS LA 70117

## Notices

[2023 Assessment Notice \(PDF\)](#)

[2024 Assessment Notice \(PDF\)](#)

## Quick Links

[Estimate Taxes](#)

[Tax Information](#)

[Historical Property Tax Bills](#)

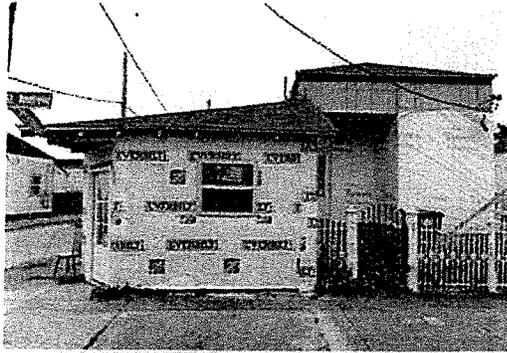
## Valuation

	2025 Certified	2024 Certified	2023 Certified
Land Value	\$36,000	\$36,000	\$19,200
+ Building Value	\$229,200	\$229,200	\$270,800
= Total Value	\$265,200	\$265,200	\$290,000
Assessed Land Value	\$3,600	\$3,600	\$1,920
+ Assessed Building Value	\$28,650	\$28,650	\$33,850
= Total Assessed Value	\$32,250	\$32,250	\$35,770
- Homestead Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$32,250	\$32,250	\$35,770
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

**Sales**

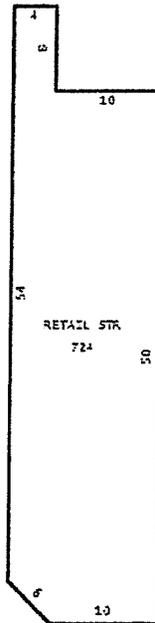
Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
9/11/2023	\$0	R2H PROPERTIES LLC	R2H PROPERTIES LLC	202332624	733621
8/6/2021	\$290,000	2100 ST. ANDREW STREET, LLC	R2H PROPERTIES LLC	202135648	698197
4/11/2007	\$126,000	SEARS INC	2100 ST. ANDREW STREET, LLC	07-20129	343562
1/1/1990	\$9,500			071911	00000000
10/27/1983	\$60,000			00000000	00000000
7/20/1982	\$60,000			11021983	00000000

**Photos**



2100-STANDREWST-412264718 11/17/2022

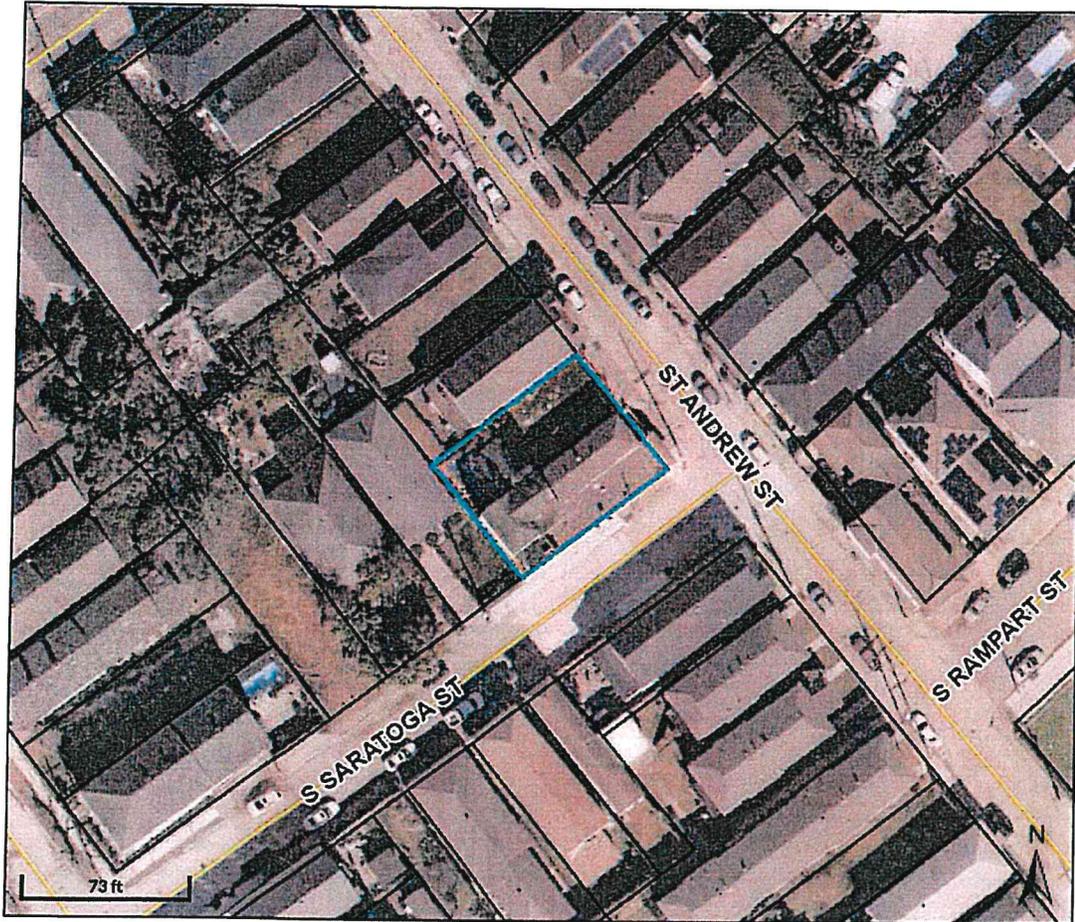
**Sketches**



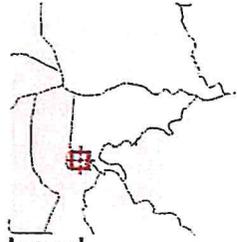
No data available for the following modules: Change Orders.



# Orleans Parish, LA



### Overview



### Legend

- Parcels
- Roads

<b>Parcel</b>	2100- STANDREWST	<b>Location</b>	2100 ST ANDREW ST	<b>Land Value</b>	\$36,000	<b>Last 2 Sales</b>		<b>Grantor</b>	<b>Grantee</b>
<b>Class</b>	C	<b>Owner</b>	R2H PROPERTIES LLC	<b>Building</b>	\$229,200	<b>Date</b>	9/11/2023	R2H PROPERTIES LLC	R2H PROPERTIES LLC
<b>Land Use Code</b>	488	<b>Address</b>	C/O JON FAHEY 2005 PAINTERS STREET NEW ORLEANS LA 70117	<b>Total Value</b>	\$265,200	<b>Price</b>	0	2100 ST. ANDREW STREET, LLC	R2H PROPERTIES LLC
<b>Land Area (sq ft)</b>	2,400			<b>Taxable</b>	\$32,250	<b>Assessment</b>	8/6/2021		
<b>Building Area (sq ft)</b>	2,631			<b>2025 Certified</b>		\$290000			

Date created: 1/14/2025

Last Data Uploaded: 1/14/2025 6:17:42 AM

Developed by SCHNEIDER  
GEO SPATIAL

## ADMINISTRATIVE JUDGMENT

CITY OF NEW ORLEANS  
DEPARTMENT OF CODE ENFORCEMENT  
DEPARTMENT OF HEALTH  
DEPARTMENT OF SAFETY AND PERMITS  
DEPARTMENT OF SANITATION  
HISTORIC DISTRICT LANDMARKS COMMISSION  
VIEUX CARRE COMMISSION  
FOR  
HISTORIC, ZONING, MINIMUM PROPERTY MAINTENANCE, HEALTH, SANITATION, AND  
BUILDING VIOLATIONS

Case Number: 23-03859-MPM

Monday, July 1, 2024

CITY OF NEW ORLEANS  
VS

R2H Properties LLC

Owner(s) of  
2100 St Andrew St

Considering the record of the administrative proceeding on this case held on Monday, July 1, 2024, judgment is hereby rendered that you are liable of the violations alleged on 12/14/2023, at your property located at 2100 St Andrew St, District 4, Square 297, Lot 1, 2, Tax Bill Number .

You are hereby notified of this Administrative Judgment that the property is determined liable in violation of the Code of the City of New Orleans in accordance with the findings below.

You are further notified that a hearing cost of \$125.00 was assessed in addition to the fine associated with each code violation.

Violation	Finding	Fine	Correction
CCNO 26-157 - 157 Sanitation	Guilty 157 Sanitation	\$500.00	Remove All Trash and Debris
CCNO 26-160(a) - 160 Weeds and Plant Growth	Guilty 160 Weeds and Plant Growth	\$100.00	Cut and Remove Cuttings
CCNO 26-163 - 163 Accessory Structures	Dismissed 163 Accessory Structures	\$0.00	N/A
CCNO 26-163 - 163 Fences and Walls	Guilty 163 Fences and Walls	\$500.00	Maintain in good condition
CCNO 26-167(a) - 167 Exterior	Guilty	\$300.00	Maintain in good

1340 POYDRAS STREET | SUITE 1100 | NEW ORLEANS, LOUISIANA 70112  
PHONE 504-658-5050 | FAX 504-658-4333 | DCEAD.JUDICATION@NOLA.GOV



Surfaces	167 Exterior Surfaces		condition
CCNO 26-167(b) - 167 Paint or Protective Treatment	Guilty 167 Paint or Protective Treatment	\$100.00	Apply Protective Treatment
CCNO 26-167(c) - 167 Siding and Masonry	Guilty 167 Siding and Masonry	\$100.00	Maintain in good condition
CCNO 26-169 - 169 Structure	Guilty 169 Structure	\$250.00	Maintain in good condition
CCNO 26-169 - 169 Studs	Guilty 169 Studs	\$250.00	Maintain in good condition
CCNO 26-169 - 169 Columns	Dismissed 169 Columns	\$0.00	N/A
CCNO 26-171 - 171 Exterior Walls	Guilty 171 Exterior Walls	\$250.00	Maintain in good condition
CCNO 26-171 - 171 Weatherboards	Guilty 171 Weatherboards	\$250.00	Repair or Replace
CCNO 26-172 - 172 Gutters and Downspouts	Guilty 172 Gutters and Downspouts	\$250.00	Maintain in good condition
CCNO 26-176 - 176 Stairways	Guilty 176 Stairways	\$250.00	Maintain in good condition
CCNO 26-176 - 176 Decks Porches and Balconies	Dismissed 176 Decks Porches and Balconies	\$0.00	N/A
CCNO 26-178 - 178 Handrails and Guardrails	Dismissed 178 Handrails and Guardrails	\$0.00	N/A
CCNO 26-179 - 179 Windows	Guilty 179 Windows	\$250.00	Repair or Replace
CCNO 26-179 - 179 Door Frames	Dismissed 179 Door Frames	\$0.00	N/A
CCNO 26-181 - 181 Doors	Dismissed 181 Doors	\$0.00	N/A
CCNO 26-182 - 182 Gates	Dismissed 182 Gates	\$0.00	N/A
CCNO 26-241 - 241 Abatement by Boarding	Dismissed 241 Abatement by Boarding	\$0.00	N/A

**IT IS FURTHER ORDERED** based on the aforementioned violation(s), the facts establish the property unsafe to a person or property; a fire hazard; a hazard to the public health; a public nuisance; dangerous to a person or property because of the violations which justify abatement by demolition, and **DEMOLITION IS HEREBY ORDERED.**



Based on the aforementioned violation(s) is of such a nature that the unoccupied property creates an uninhabitable and hazardous condition that threatens the public health and safety and that the property is therefore deemed a blight and public nuisance, pursuant to Sections 26-236 and 26-237 of the Code of the city of New Orleans.

We submit to you that blight is not only the physical deterioration of the property but also the negative impact on the community the eyesore in the community.

You are hereby ordered to abate all of the aforementioned violation(s) in the manner provided herein within thirty (30) days of the mailing of this order.

IT IS ORDERED you are commanded to correct the above violations and remit \$3,475.00 within thirty (30) days of the mailing of this judgment.

You are hereby notified that each day a violation continues after the ordered abatement period concludes shall be deemed a separate offense, subjecting you to an additional penalty of \$500.00 per day, for each day the aforementioned violation(s) continue. The daily penalties shall begin accruing the day after the abatement period expires and will continue accruing daily, per violation, for one year, or until the violations are corrected, whichever occurs first. A violation is not deemed to be corrected until you submit proof of compliance with the ordered abatement measure as provided herein to the appropriate enforcement agency.

Proof of compliance must be submitted with your payment. Payment must be sent by postal money order or cashier's check made payable to the City of New Orleans at the following address:

City of New Orleans  
Department of Code Enforcement  
1340 Poydras Street, Suite 1100  
New Orleans, LA 70112

Failure to remit \$3,475.00 within thirty (30) days and present proof of compliance will result in this Notice of Administrative Judgment being recorded against the property, which results in a recordation fee of \$135.00 for a total payment of \$3,610.00 which shall constitute a lien and privilege, and subject you to further enforcement action.

The lien and privilege shall secure all fines, fees, costs and penalties that are assessed herein. Pursuant to the Code of the City of New Orleans Chapter 6 Section 39, failure to pay the lien will result in a Code Enforcement lien on the tax bill and only when all outstanding municipal liens are satisfied in full shall monies be applied towards an immovable property's ad valorem taxes. Additionally, failure to satisfy this judgment may result in the sale of the property at a public auction.

If you fail to comply with all of the ordered abatement measures or corrections within the time-frame ordered by the hearing officer, the City may petition for enforcement of the ordered abatement measures in Municipal Court, which may result in punishment by imprisonment. The City is also authorized to contract or to perform any abatement measure(s) ordered, any costs of which will constitute an additional lien on your property.

You have the right to appeal this decision by filing a petition with the Civil District Court for the Parish of Orleans within thirty (30) days of the mailing of this Notice of Administrative

1340 POYDRAS STREET | SUITE 1100 | NEW ORLEANS, LOUISIANA 70112  
PHONE 504-658-5050 | FAX 504-658-4333 | DCEAD.JUDICATION@NOLA.GOV



Judgment in accordance with the Code of the City of New Orleans Ch. 6 Sec. 41 and La. R.S. 13:2575(H). Notice of appeal under this subsection shall not stay the enforcement and collection of the judgment unless the person who files the appeal furnishes security prior to filing notice of appeal.

IT IS FURTHER ORDERED security is fixed at \$3,475.00. Payment of which must be remitted in the Department of Code Enforcement on behalf of the Department of Finance prior to filing suit in Civil District Court to stay further enforcement action by the City.

Judgment rendered July 1, 2024

Judgment signed July 1, 2024

  
Maria Julianna Auzenne  
Administrative Hearing Officer  
Case Number: 23-03859-MPM



**Notice to Proceed**

Date: February 18, 2025

Contractor: Durr Heavy Construction, LLC  
817 Hickory Ave.  
Harahan, LA 70123

Property Address: 2100 St. Andrew St.

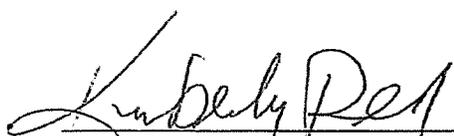
Dear Tommy Bourgeois,

Pursuant to the Agreement signed on March 30, 2020 you are hereby notified to proceed with the Public Nuisance demolition work on the property captioned above. In no event shall you begin demolition until all State and/or Federal Environmental Protection Agency requirements, approvals and procedures Germaine to this demolition work have been obtained and can be fully complied with. Upon receipt of this notice, you are responsible for the demolition work on the said building under the terms and condition of the Agreement, Specifications and Plans, if any. Please note that this scope of services shall commence within seventy-two (72) hours subsequent to the issuance of a demolition permit by the City, which shall be filed for within forty-eight (48) hours of receipt of this notice and shall be completed within two (2) calendar days, unless an extension is authorized by the City.

Please acknowledge acceptance of this notice in the space provided below.

\_\_\_\_\_  
Contractor

Date \_\_\_\_\_

  
\_\_\_\_\_  
Department of Code Enforcement-  
Demolition Coordinator

Date 2/18/2025

# Notice of Demolition Permit Application

2100 St. Andrew St.

This notice serves as notification of a demolition permit application being filed for the **entire building** at the above noted address. This property is located in **City Council District B**.

For additional information or concerns, please contact the following Council Member:

Council Member Lesli Harris

City Hall, Room 2W10  
1300 Perdido Street  
New Orleans, LA 70112  
Phone: (504) 658-1020  
Fax: (504) 658-1025  
[Lesli.Harris@nola.gov](mailto:Lesli.Harris@nola.gov)

1/29/25, 10:12 AM

MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT  
CITY OF NEW ORLEANS

LATOYA CANTRELL  
MAYOR

ANTHONY T. DAVIS  
DIRECTOR

1/28/2025

**2100 St. Andrew St.**

## Notification of Intent to Demolish

THIS IS THE ONLY NOTIFICATION YOU WILL RECEIVE

Dear Owner and/or Interested Party: 2100 St. Andrew St.

Your appeal period has elapsed for the Administrative Judgment rendered against 2100 St. Andrew St. on, Case No. 23-03859-MPM wherein fines were assessed, and demolition was ordered.

This letter serves as official notification of the City of New Orleans' Intent to Demolish, since the property remains in violation. The city is now acting at the owner's expense. The owner will be billed for the demolition and responsible for any fines assessed during the violation period.

You have ten (10) days from the date of this notice to collect any personal belongings. Failure to timely remove any items will result in the contents being hauled away with the disposal of the demolition debris.

Notification of Intent to Demolish will be posted on the City's website at [www.nola.gov](http://www.nola.gov), as well as published in the Times-Picayune newspaper. Additionally, a notice will be posted at the entrance of the structure being demolished 48 hours prior to demolition. If you have additional questions, feel free to contact this office at (504) 658-5050.

**IF YOU DO NOT HAVE AN INTEREST IN THE ABOVE REFERENCED PROPERTY,  
DISREGARD THIS NOTICE.**

**Prior to demolition, your property may require approval from Neighborhood Conservation District  
Committee or Historic District Landmarks Commission**

# DO NOT REMOVE

1340 POYDRAS STREET | SUITE 1100 | NEW ORLEANS, LOUISIANA 70112  
PHONE 504-658-4290



1/29/25 10:12 AM