

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, November 03, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

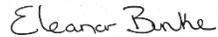
Re: 4025 Baudin Street

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





4025 Baudin Street is a Contributing rated double shotgun located in the Mid-City, partial control, local historic district.

HDLC Guidelines:

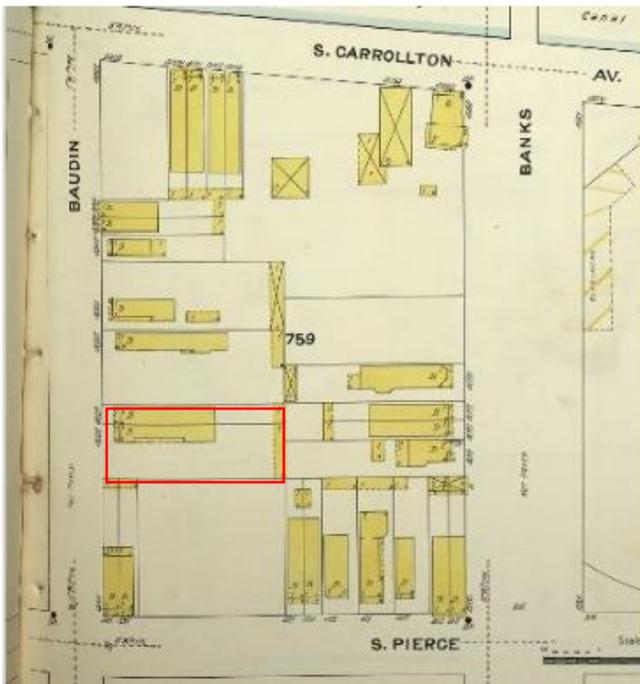
Section 12, Pages 23-24 of the Guidelines for New Construction, Additions and **Demolition** states that the demolition of all or portions of historic resources within a local Historic District or Landmark site are considered drastic actions, since they alter the character of the area. Once historic 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:** 4027 Baudin Street is a frame, one-story, double shotgun residence located in the Mid-City Historic District. The estimated date of construction is ca. 1890, placing it within the period of significance for the surrounding area. Currently, the building maintains its original form and several original features. Although the front porch was reconfigured between 1908-1940, the front façade includes original doors with transoms, full height windows, and drop lap siding. The front-

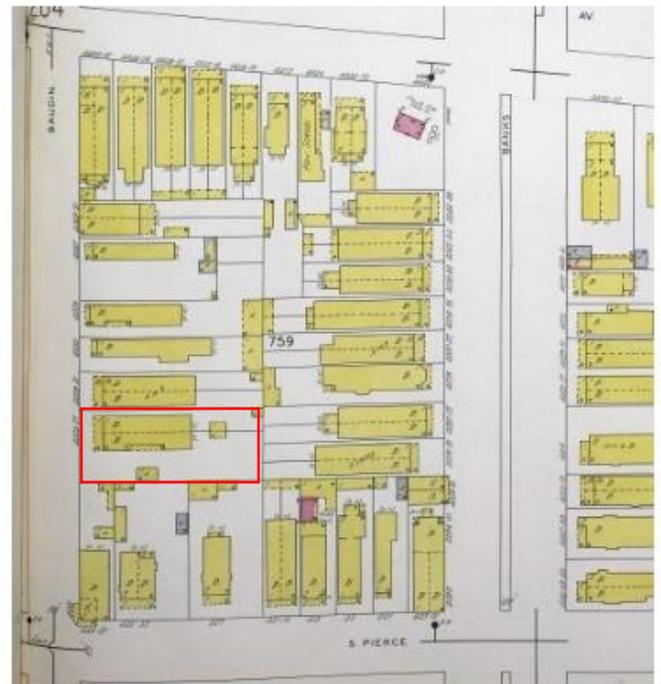
facing gable also maintains original fish scale siding. Another notable original feature is the building's side porch at the right-side elevation. Although this area no longer serves the building in that purpose, the jogged wall form remains. Overall, the building remains as a good example of a turn-of-the-century double shotgun residence with enough historic integrity to be important to the district.

- **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:** Based on the size of the building's footprint and minimal exterior architectural elements, it would likely not be more expensive or difficult to reproduce the building today rather than maintaining it in its current form. It is not readily apparent what percentage of original material may be salvaged during a renovation. Using equivalent materials in contemporary construction may be costly, but the overall form and detailing is relatively simple and could be replicated.

Sanborn Maps:



1908



1940

- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** The residence's historic integrity at its front façade adds to the overall aesthetic interest of the building. The remaining original full-height windows and doors combined with areas of historic siding provide contextual understanding to the building's special character. Additional porch modifications have unfortunately stripped the shotgun of

its original/alterd front porch. In addition, side elevation window openings remain but have been filled with modern windows. Although unsympathetic changes have been made, the location and original form of the building remain. When compared against neighboring buildings it is discernible that 4027 Baudin predates many in its surrounding block. The remaining historic details not only add to the aesthetic interest of the residence, but also provide context clues to the development of the area, informing on the special character of the greater Mid-City district.

- **The condition of the building or structure:** An interior and exterior visual inspection was completed on September 26, by the HDLC inspector. The building appeared to be in good structural condition, but the roofing is in poor condition, allowing the interior to deteriorate.

At the exterior, improperly boarded windows, missing or deteriorated weatherboards, and missing soffit boards are allowing the building to deteriorate. The wood frame building sits on masonry piers, but is likely below Base Flood Elevation, requiring raising and reshoring.

The interior of the building has been gutted, exposing wall studs, ceiling joists, and rafters that are in good condition. The floors are deteriorated due to the building envelope being open. A new roof and weatherboards should be installed to seal the building envelope to prevent further deterioration.

Staff Recommendations:

Overall, there is no evidence suggesting that the structure is beyond rehabilitation. Reshoring and raising the building is common and would be an additional expense, but not prohibitively expensive. Considering the historic character and structural integrity of the building HDLC Staff recommends denial of a full demolition to grade.

- **Recommendation:** *Deny*

At their hearing of October 17, 2025 the Commission reviewed the inspection report and applicant's testimony. The building is located on a fairly intact block of Craftsman Style single and double shotgun residences. Though sadly neglected by previous owners, this building is an excellent candidate for rehabilitation. Three years ago, the HDLC denied the demolition of the structure and the City Council did not elect to overrule the HDLC at that time and a renovation was begun. Continued demolition of historic structures for speculative new construction erodes the architectural character and quality of the Mid-City local historic district.

Case History:

9/23/2025: New ownership submitted application to demolish the structure.

1/21/2025: Property transfers ownership.

5/19/2022: Applicant withdrew application for City Council appeal.

4/6/2022: The **Commission** voted to Deny the application for demolition. Applicant appealed decision to City Council.

3/8/2022: Applicant submitted application to demolish the structure.

Ownership Records:

Sale/Transfer Date	Grantor	Grantee	Notarial Archive Number
➤ 1/21/2025	C PROPERTIES LLC	SEATTLE CHARTRES PROPERTIES LLC	202502338
➤ 12/28/2006	TREASTER ALLEGRA	C PROPERTIES LLC	06-55616



Summary

Parcel ID	4025-BAUDINST
Tax Bill Number	105304629
Municipal District	1
Location Address	4025 BAUDIN ST
Property Class	R - RESIDENTIAL
Special Tax District	1-MDC6
Subdivision Name	
Zoning District	Show Viewer (41034474)
Land Area (sq ft)	10026
Building Area (sq ft)	2045
Revised Bldg Area (sq ft)	0
Square	759
Book	24
Lot/Folio	U&V/078
Line	007
Legal Description	1. SQ 759 LOTS U AND V BAUDIN 31 4X160 EA 4025-27 BAUDIN ST
Assessment Area	JEFFERSON DAVIS/BANKS
Parcel Map	Show Parcel Map



Information



Erroll G. Williams
Assessor - Orleans
City Hall - Room
1300 Perdido St
New Orleans, LA
[OPAO Website](#)

City Hall
(504) 754-8811

Algiers Courthouse
(504) 368-7642

Exemption Fraud
504-754-8929

[Frequently Asked](#)

[Contact Us Form](#)

[What is Act 718?](#)

Owners

SEATTLE CHARTRES PROPERTIES LLC
20828 54TH AVENUE WEST
SEATTLE HEIGHTS WA 98036

Notices

- [2023 Assessment Notice \(PDF\)](#)
- [2024 Assessment Notice \(PDF\)](#)

Quick Links

- [Estimate Taxes](#)
- [Tax Information](#)
- [Historical Property Tax Bills](#)

Valuation

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	\$180,500	\$180,500	\$180,500
+ Building Value	\$267,700	\$267,700	\$267,700
= Total Value	\$448,200	\$448,200	\$448,200
Assessed Land Value	\$18,050	\$18,050	\$18,050
+ Assessed Building Value	\$3,000	\$3,000	\$3,000
= Total Assessed Value	\$21,050	\$21,050	\$21,050
- Total Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$21,050	\$21,050	\$21,050
Special Assessment Treatment			
Age Freeze			
Disability Freeze			

4025 Baudin St. Demolition Request Inspection Results

- An exterior and interior visual inspection of the structure took place on September 26, 2025.

Building description:

- The vacant single story residential building appeared to be partially salvageable.
- The wood-frame building sits above grade on masonry piers (likely below BFE).
- The asphalt shingle roof appears to be in poor condition, with vegetation and holes present throughout.

Exterior:

- The front wall of the building appears to be straight, plumb and maintains structural integrity. The door and windows are not out of square.
- The front façade retains some of its original architectural elements including:
 - Transom windows
 - Fish scale shingles and wood gable vent on the front gabled roof
 - Original door and window trim
- The wood drop-lap siding on the front façade appears to be in good condition.
- Some wood weatherboards on the left side of the building are deteriorated and exhibit vegetation growth. The Hardie board on the side elevations is in good condition. However, missing sections with exposed wall studs exist.
- The windows on the front and side elevations are improperly boarded with OSB sheets.
- The gutters and downspouts are present but are in need of repair/reattachment.
- The masonry piers appear to be in fair condition.
- Sections of the side porch soffit are missing, exposing ceiling joists and insulation.

Interior:

- The interior of the building has been completely gutted, exposing wall studs, ceiling joists, and rafters.
- The windows on the side elevations have been replaced and are not original to the building; however, evidence of the original closed brick chimneys remain.
- The floors are deteriorated due to the building envelope being open, with openings in the roof and holes in the walls.
- No mold odor was detected, likely due to the building being open and well-ventilated.
- The wall studs, ceiling joists, and rafters are in fair to good condition, showing minimal wood destroying insect damage.



LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE DIRECTOR

Overall, there is no evidence to suggest that the building's structure is beyond rehabilitation. A new roof and weatherboards should be installed to close the building envelope and prevent further deterioration. The building would require reshoring and raising above BFE. The floor system and roof appear to be in significantly worse condition than the exterior walls and ceiling joists. Based on this assessment, I believe that the building is not a good candidate for demolition. Rehabilitation is expected to be neither prohibitively expensive, dangerous, nor uncommonly difficult.

HDLC Inspector Haley Klundt

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.

HDLC File Photograph



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.

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

<https://sites.google.com/view/no-cmm-101725/new-demolition-applications/4025-baudin-st>

Video of the hearing may be found here:

https://cityofno.granicus.com/MediaPlayer.php?view_id=7&clip_id=5216