

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



TO: CLERK OF COUNCIL
CC: COUNCILMEMBER LESLI D. HARRIS, DISTRICT B
FROM: ANITA CURRAN, COUNCIL RESEARCH OFFICER 
DATE: SEPTEMBER 4, 2025
SUBJECT: DEMOLITION APPLICATION REPORT – 2100 SAINT ANDREW STREET

Pursuant to City Code § 26-5, please find below for inclusion on the City Council’s September 11, 2025 meeting agenda, 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 August 21, 2025:¹

Property Address: 2100 Saint Andrew St.

Application No.: 25-20764-DEMO

Applicant: Durr Heavy Construction, LLC o/b/o Code Enforcement Department

Request: City demolition of commercial structure (Case # 23-03859-MPM)

The Council must act on the demolition application within 45 days of receipt (October 5, 2025); failing to do so is deemed a denial of the application.² **The date of the last regular meeting at which the Council can consider this demolition application is September 25, 2025.**

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

¹ 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).

² Id. § 26-6(b).

³ 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).⁴

COUNCIL RESEARCH OFFICE REPORT

1. The current condition of the structure as evidenced by application photographs:

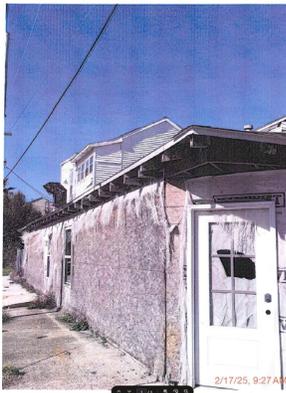
FRONT OF STRUCTURE



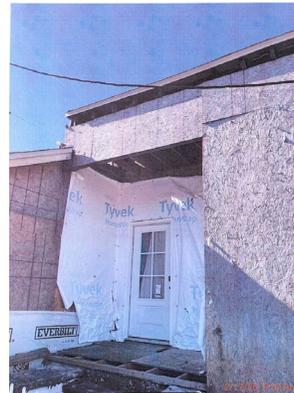
REAR OF STRUCTURE



LEFT OF STRUCTURE



RIGHT OF STRUCTURE



2. The reason for the demolition request and the cause for the current conditions, if known:

The property was adjudicated guilty of multiple violations of the Minimum Property Maintenance Code and ordered demolished.

⁴ 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):

City Council HDLC Demolition Review

8/26/2025

2100 Saint Andrew Street

2100 Saint Andrew Street is a contributing-~~nut~~-altered rated building in the Central City National Historic District.

The HDLC has no objection to the demolition of this structure.

Located in the Central City Historic District

- Period of significance – 1830 - 1930
- Built 1850 - 1860
- Highly altered chamfered cornerstore building with multiple additions; unsympathetic and unpermitted recent renovations have compromised the historic integrity of the structure. Unfortunately, there's little left of the original building.

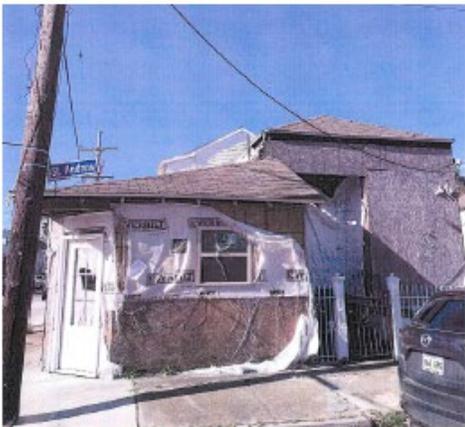
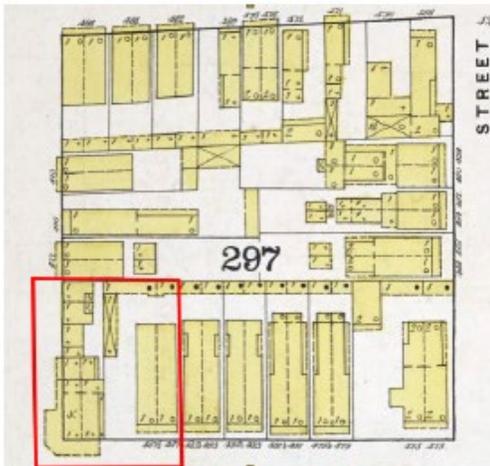


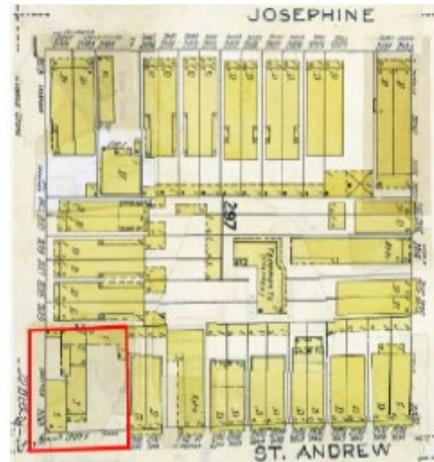
Photo submitted with Demolition application, 2025



FEMA Survey Image, ca. 2009



Sanborn Fire Insurance Map, 1887

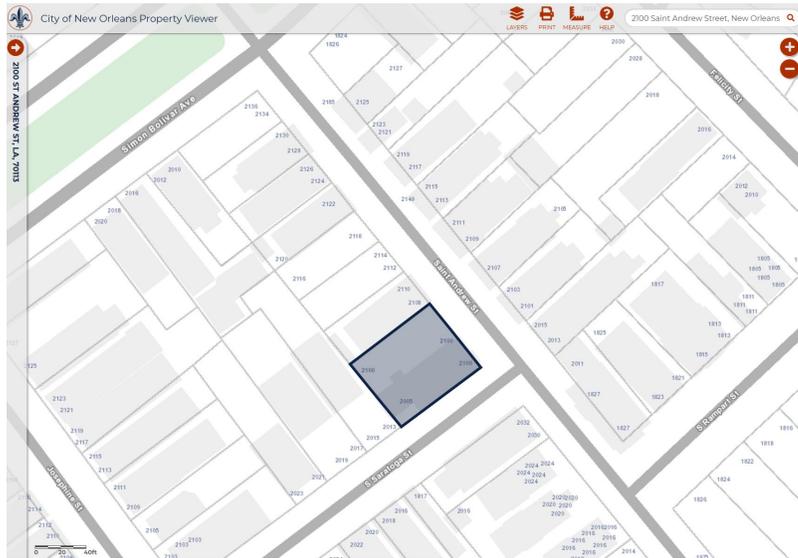


Sanborn Fire Insurance Map, 1950

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

The residential structure is a commercial corner store building on the corner of Saint Andrew St. and S. Saratoga St. bounded by Simon Bolivar Ave. and Josephine St. in the Central City Historic District. The zoning district is HU-RM1, Historic Urban Multi-Family Residential, which “is intended to provide for low to medium residential densities appropriate for a variety of housing types such as single-family, two-family, townhouse and lower density multi-family dwellings.”⁵

The HDLC *does not object* to the demolition of this structure because it has been highly altered with multiple additions which have compromised the historic integrity.



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

N/A. Should the owner fail to maintain the property, the City is authorized to maintain or remove excessive weeds and plant growth. The cost of such maintenance or removal shall be at the owner’s expense.⁶

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

N/A.

⁵ New Orleans, La., Comprehensive Zoning Ordinance, art. 11.1.D, <http://czo.nola.gov/Article-11#11-1-D>

⁶ Code of the City of New Orleans, Louisiana, § 26-160.