

FW: APPEAL REQUEST FOR DEMO: 4854 Camp St.

From Clerk of Council <clerkofcouncil@nola.gov>

Date Wed 7/16/2025 3:20 PM

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

 1 attachment (10 MB)

4854 Camp St. - HDLC DENIAL REPORT.pdf;

From: Michael Moore <moore4056@gmail.com>

Sent: Wednesday, July 16, 2025 1:25 PM

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

Subject: APPEAL REQUEST FOR DEMO: 4854 Camp St.

Hi,

I was denied approval for demolition by the HDLC last week, but I would like to formally request a hearing to appeal their decision.

I've attached the results letter, but please let me know what else your office needs in order to take the next steps.

Thanks,

Michael Moore
Bespoke Construction, LLC
HomeSmart Realty South
Cell: 504-360-3650
Email: moore4056@gmail.com
www.realtormichaelmoore.com

4854 Camp St.

District: Uptown - Partial Control

Owner: Taryn M Wallace-Hill

HDLC Staff: Jesse Stephenson

Rating: Contributing

Applicant: Michael Moore

Permit #: 25-16818-HDLC

Description: Demolition of a Contributing but altered one-story, single-family residential building to grade.

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



HDLC Guidelines:

NO CMM 070925 Agenda Appointment of ARC Members New Business Demolition Applica... New E

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 4854 Camp was constructed from 1925-1935 but does not appear on the Sanborn map until 1951. The single shotgun building sits perched further back from it's neighboring buildings. Sanborn research indicates that a single shotgun has resided on this parcel as far back as 1896. It does not appear that the siting of the current is congruent with the 1896 siting but the massing and interior finishes are indicative of a building of the late 19th century.
- **The alternatives to demolition that have been explored by the applicant:** New Construction
- **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 the remaining interior finishes and fenestration pattern would be highly unlikely.
- **The condition of the building or structure:** An exterior and interior inspection was conducted on June 20, 2025. The building appeared to be in good structural condition. The stick framed building sits atop masonry piers with an asphalt shingle roof. Vegetation was present on part of the roof and chimney.

Staff Recommendations:

The building is clad in vinyl siding presumably encapsulating wood weatherboards. The primary elevation retains little of it's architectural elements while the sides retain the typical shotgun fenestration pattern with wood trim and vinyl windows. The building was plumb and level and did not have outward signs of wood destroying insect. Gutters and downspouts were present at the building. In some locations the gutters would need to be removed to install proper flashing. The masonry piers and subfloor were intact and bearing the load of the building.

The interior of the building is currently not occupied. The interior layout is truly a single shotgun layout as evidenced by it's concentric doorways. The wood floors in the main portion of the building appear to be original and are wider than more narrow plank flooring see in Craftsman style home. The fire place surrounds and mantels that are intact also allude to the building being older. There were no visible signs of wood destroying insects however there were signs of water intrusion. The water intrusion is most likely caused by the flashing condition noted above. The rear shed addition of the building houses the kitchen and bathroom and is in very poor condition.

Staff believes this is an excellent candidate for rehabilitation due to the relatively intact nature of the interior and the minimal intervention required to restore the front elevation. Fore the aforementioned reasons Staff recommends denial.

- **Recommendation:** *Denial*

Exterior Inspection Photos:





Interior Inspection Photos:





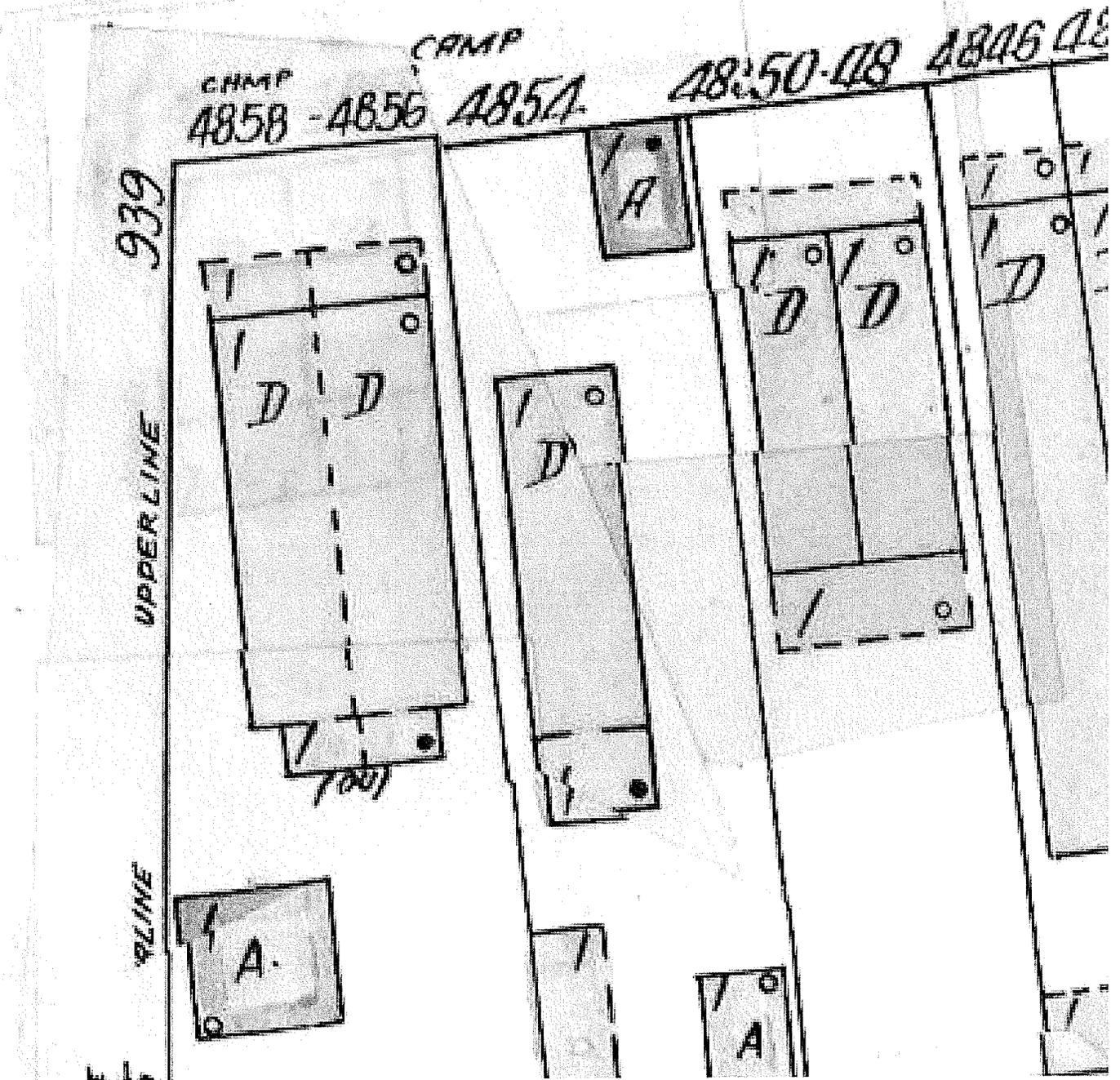
HDLC Inspection Report:



 4854 Camp St Demolition Request Inspection Results.pdf

Sanborn Maps:





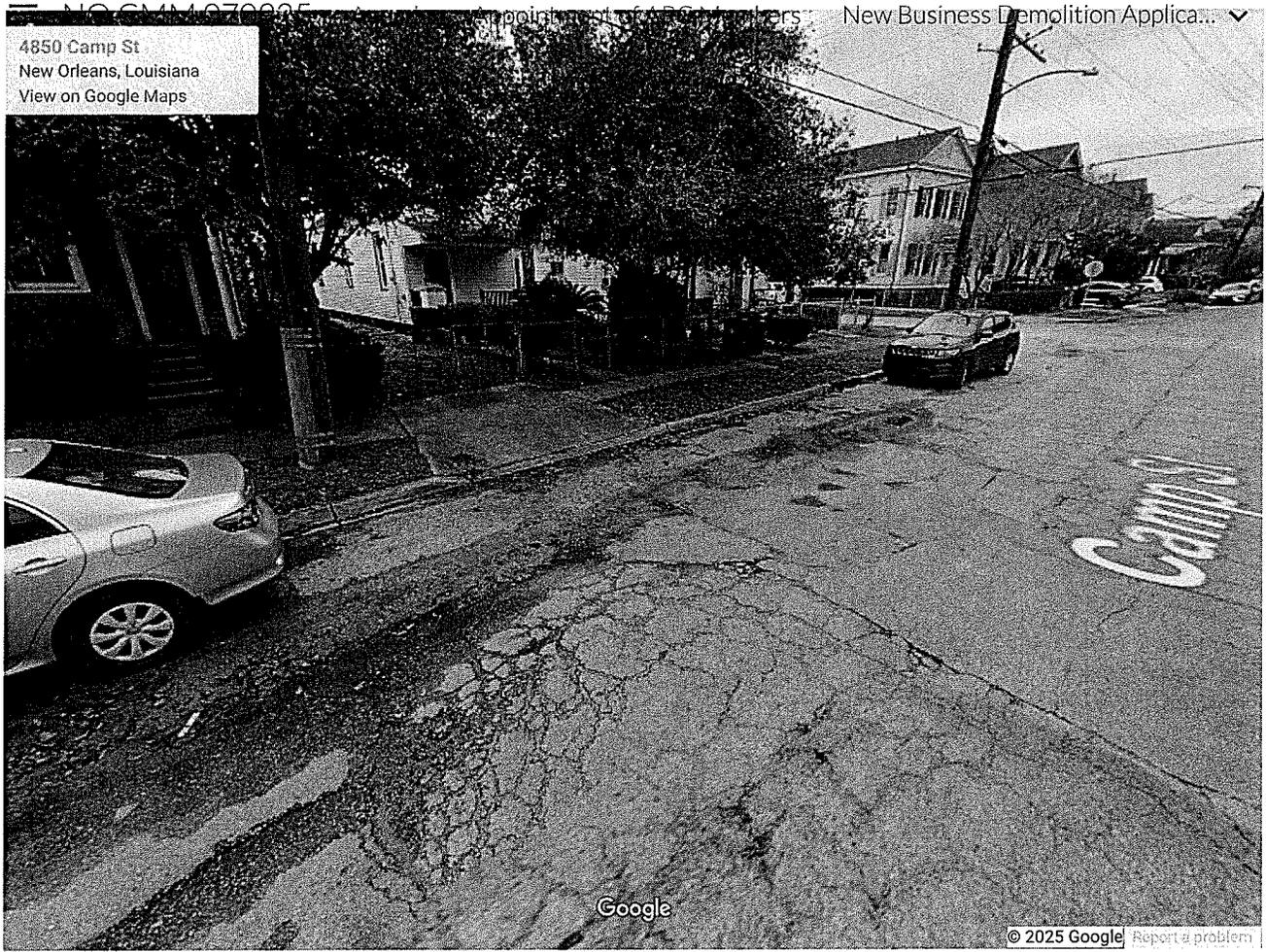
1951

FEMA Survey:

NO CMM 070925	Agenda	Appointment of ARC Members	New Business Demolition Applica...	New E
Historic Name	No data collected			
Street Number	4854			
Street Name	Camp Street			
Constructed	1925-35			
Date Estimated	Yes			
Listing Status	NR historic district			
Current Use	single dwelling			

Street View:





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

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Friday, July 25, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

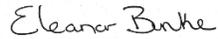
Re: 4854 Camp Street

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 Uptown, 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

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112
PHONE 504.658.7040 | FAX 504.658.7211

WWW.NOLA.GOV





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 4854 Camp was constructed from 1925-1935 but does not appear on the Sanborn map until 1951. The single shotgun building sits perched further back from its neighboring buildings. Sanborn research indicates that a single shotgun has resided on this parcel as far back as 1896. It does not appear that the siting of the current is congruent with the 1896 siting but the massing and interior finishes are indicative of a building of the late 19th century.

- **The alternatives to demolition that have been explored by the applicant:** New Construction
- **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 the remaining interior finishes and fenestration pattern would be highly unlikely.
- **The condition of the building or structure:** An exterior and interior inspection was conducted on June 20, 2025. The building appeared to be in good structural condition. The stick framed building sits atop masonry piers with an asphalt shingle roof. Vegetation was present on part of the roof and chimney.

Staff Recommendations:

The building is clad in vinyl siding presumably encapsulating wood weatherboards. The primary elevation retains little of its architectural elements while the sides retain the typical shotgun fenestration pattern with wood trim and vinyl windows. The building is plumb and level and does not have outward signs of wood destroying insects. Gutters and downspouts are present on the building. In some locations the gutters would need to be removed to install proper flashing. The masonry piers and subfloor were intact and bearing the load of the building.

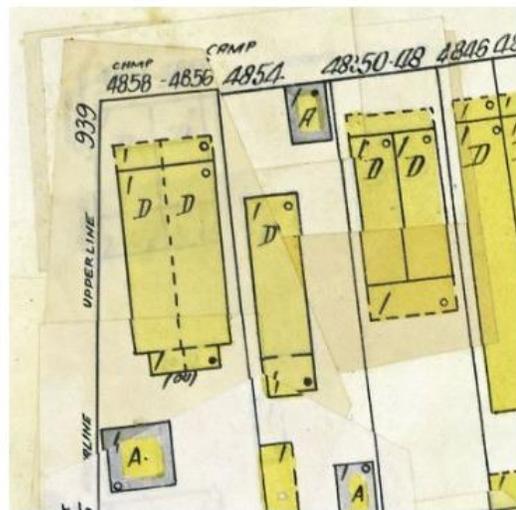
The interior of the building is currently not occupied. The interior layout is truly a single shotgun layout as evidenced by its concentric doorways. The wood floors in the main portion of the building appear to be original and are wider than more narrow plank flooring. The fireplace surrounds and mantels reflect late 19th century construction methods. There are no visible signs of wood destroying insects however there were signs of water intrusion. The water intrusion is most likely caused by the flashing condition noted above. The non-original shed roof addition at the rear of the building houses the kitchen and bathroom and is in very poor condition.

Staff believes this is an excellent candidate for rehabilitation due to the relatively intact nature of the interior and the minimal intervention required to restore the front elevation. For the aforementioned reasons, Staff recommended denial.

At their meeting of July 9, 2025 the Commission agreed with the findings of the Staff. The New Orleans ARC and Commission have reviewed and approved renovations of and additions to countless single shotguns located in the local historic districts – many of which were in far worse condition. The continued demolition of New Orleans’ vernacular, modest building stock erodes the architectural character and significance of our economically and culturally diverse neighborhoods. The Commission voted unanimously to deny the demolition. The HDLC urges the City Council to uphold the denial and encourage the property owner to renovate the property.



Sanborn Maps:



1951

4854 Camp St. Demolition Request Inspection Results

- An exterior and interior visual inspection of the structure took place on June 20, 2025.

Building description:

- The vacant single story residential building appeared to be in good structural condition.
- The building is built above grade as wood-frame on masonry pier construction.
- The asphalt shingle roof appears to be in worn condition, but intact, without evidence of holes or missing shingles.
- There was vegetation present on part of the roof and chimney.

Exterior:

- The building is covered in vinyl siding in good condition.
- The building appears to have retained few of its exterior architectural elements.
- The building walls and roof appear to be mostly straight and plumb. There is no indication that wood destroying insects have affected the property.
- The gutters and downspouts are intact throughout the building. However, it appears the gutters would need to be reinstalled with proper flashing and attachment to the fascia.
- The masonry piers and sub-floor structural system appear to be intact and in good condition.

Interior:

- The interior of the building is not currently occupied but could likely be with minimal cost and effort.
- The interior layout is in a typical single shotgun configuration.
- There were no areas where structural members are exposed and the building shows no signs of wood destroying insects.
- There are signs of water intrusion near the eave location on the ceiling. This is presumably caused by the gutter on that side which is not flashed properly and is not properly attached to the exterior fascia.
- There is wood laminate in one area of the house, which is beginning to peel up at the edges, presumably due to the interior of the building sitting unconditioned.
- There is a rear shed addition which houses the kitchen in poor condition which could be demolished and rebuilt.

Overall, the building appears to be in great structural condition. The building is not currently habitable but could be relatively easily. There was no perceptible mold or moisture in the building. The building appeared to have been occupied relatively recently. Minimal finishing work would be required to make this building habitable. This would not be prohibitively expensive and would likely materialize if the owner desired rehabilitation. This is not a good candidate for demolition.



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

<https://sites.google.com/view/no-cmm-070925/new-business-demolition-applications/4854-camp-st>

Video of the hearing may be found here:

https://cityofno.granicus.com/MediaPlayer.php?view_id=34&clip_id=5155

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.

