

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

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Wednesday, June 10, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 2663 Iberville Street, 206 – 210 N. Broad Street

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's denial of the application for demolition to grade of a Contributing-rated building in the Mid-City Local Historic District.

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,



Yvette Jett
Principal Architectural Historian



Permit Number: 25-38633-HDLC

Owner: Ovella Enterprises, LLC

Applicant: Ovella Enterprises, LLC

Description: Applicant is requesting demolition of a Contributing-rated, multi-unit Mixed-Use building to grade, in partial control Mid-City.

HDLC Decision: Deny the request for demolition to grade but allow demolition of the rear addition.

Staff Recommendation: Staff respectfully request that the City Council uphold the decision of the Historic District Landmarks Commission to deny the demolition of the building but allow the demolition of the rear addition.

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:

DEMOLITION

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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.

- **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 indicates that the raised bungalow structure was constructed between 1920-1930, within the period of significance of the Mid-City local historic district.
- **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:** The massing and footprint of the building would



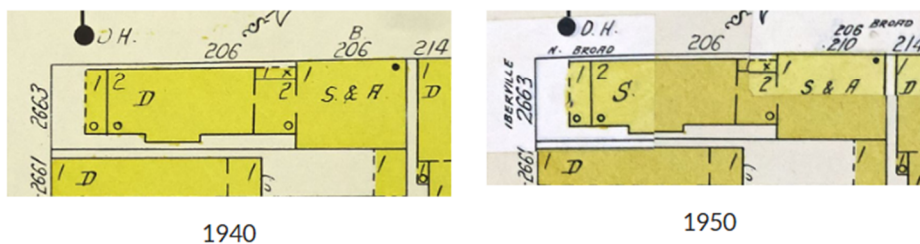
not be difficult to recreate. However, the detailing and craftsmanship would not be comparable to the historic building. The building retains much original Arts & Crafts detailing, including a jerkinhead roof form, stucco & timber front gable, exposed rafter tails, original 6-over-2 double hung windows and an entry door flanked by partial height multilight sidelights.

- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** The building's siting on a corner lot allows for a building typology unique to the rest of the block, similar to the Contributing-rated church building directly across Iberville St. While there are substantial parking lots on are both sides of the street adjacent to this building, intact Craftsman style double shotguns line Iberville St in both directions. As a largely intact, Mixed-Use historic structure, the building has a unique opportunity to be an active beacon for the immediate neighborhood.
- **Current condition of the building or structure:** A visual interior & exterior inspection was performed by HDLC inspector Haley Klundt on April 8, 2026. The building appeared to be in good condition. The floors exhibited some deflection throughout; requiring some restructuring or reinforcement of the wooden posts within the basement. On this issue, the HDLC inspector agrees with applicant's third-party structural report; however, Staff disagrees with the report's conclusion that the deflection warrants full demolition. The wall framing and ceiling joists appeared to be in good condition, with minor damage to the joists by wood destroying insects. Additionally, the building needs to painted to prevent further wood deterioration. No evidence suggests the building's structure is beyond rehabilitation.

Commission Action

At the June 3, 2025 hearing, the Commission voted to deny the application for demolition to grade but grant approval of the demolition of the rear of the building. The motion was made by Commissioner Ross Karson. His motion was seconded by Commissioner Jim Ashbee. The motion passed unanimously.

Sanborn Maps:



The full Staff Report may be found here: <https://sites.google.com/view/no-cmm-060326/new-demolition-applications/2663-iberville-206-210-n-broad-st>

A link to the meeting video may be found here:

<https://www.youtube.com/live/zmRIVDg68bs?si=nleuTC5FfmkK-Gle>