


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



**TO:** CLERK OF COUNCIL  
**CC:** COUNCILMEMBER FREDDIE KING III, DISTRICT C  
**FROM:** ANITA CURRAN, COUNCIL RESEARCH OFFICER   
**DATE:** APRIL 28, 2026  
**SUBJECT:** DEMOLITION APPLICATION REPORT  
1300 FRENCHMEN ST., 2035 URQUHART ST.

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Pursuant to City Code § 26-5, please find below for inclusion on the consent agenda for the City Council's May 7, 2026 meeting, the Council Research Office Report regarding the following application for demolition of a structure in a National Register Historic District (New Marigny), which the Council received at its meeting on April 23, 2026:<sup>1</sup>

Property Address – 1300 Frenchmen St., 2035 Urquhart St.  
Application No. – 26-06800-DEMO  
Owner/Applicant – KNPIRE LLC/Ovella Enterprises, LLC (Contractor)  
Request – Demolition of single-family residential structure

The Council must act on the demolition application within 45 days of receipt; failing to do so is deemed a denial of the application.<sup>2</sup> **The date of the last regular meeting at which the Council can consider this demolition application is June 4, 2026.**

Council action by motion approving the demolition must "expressly authorize the department of safety and permits to issue a demolition permit."<sup>3</sup> The motion may include reasonable conditions needed to protect the public welfare in relation to the preservation

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<sup>1</sup> 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).

<sup>2</sup> Id. § 26-6(b).

<sup>3</sup> Id. § 26-6(a).

of the Historic District's overall integrity (e.g., requiring demolition/redevelopment to be completed within a reasonable timeframe; requiring deconstruction or salvage of historic elements).<sup>4</sup>

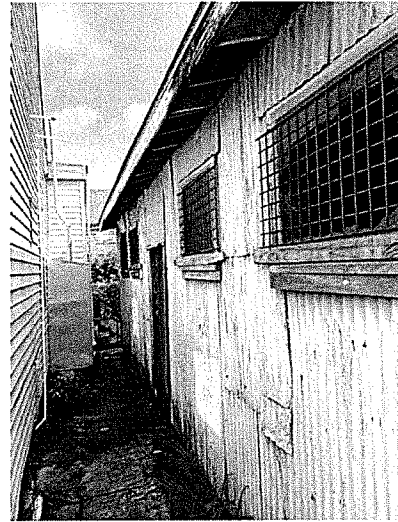
**COUNCIL RESEARCH OFFICE REPORT**

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

**FRONT OF STRUCTURE**



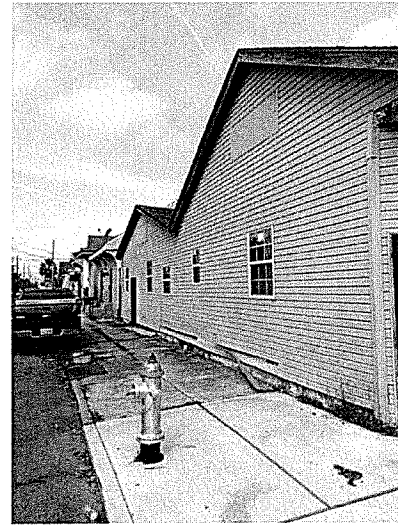
**REAR OF STRUCTURE**



**LEFT OF STRUCTURE**



**RIGHT OF STRUCTURE**



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<sup>4</sup> New Orleans, La., City Code § 26-6(c).

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

According to the application, the structure is “beyond repair” and the owner desires to prepare the lot for new construction. No cause for current conditions is provided.

**3. The architectural and historical significance of the structure, working in consultation with Historic District Landmarks Commission (HDLC):**

The HDLC staff provided the following report.

City Council HDLC Demolition Review

4/24/2026

1300 Frenchmen Street, 2035 Urquhart Street

1300 Frenchmen Street, 2035 Urquhart Street is a contributing-rated building in the New Marigny National Historic District.

The HDLC objects to the demolition of this structure.

Located in the New Marigny National Historic District

•Period of significance – 1830 - 1944

•Built between 1908 – 1915 (multiple buildings joined together over time)

•Interesting take on the chamfered corner store typology and an example of a residential and commercial building melding; operated as grocery store and restaurant in the 1920's and as the Genovese printshop from the 1930's – 1970's



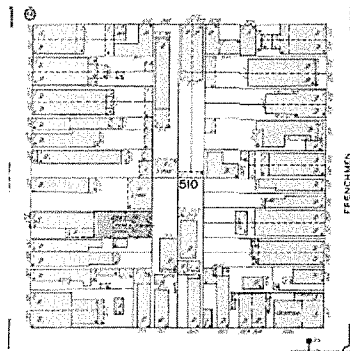
Photo submitted with Demolition application, 2025



FEMA Survey Photo, 2007



Google Maps Image February, 2025

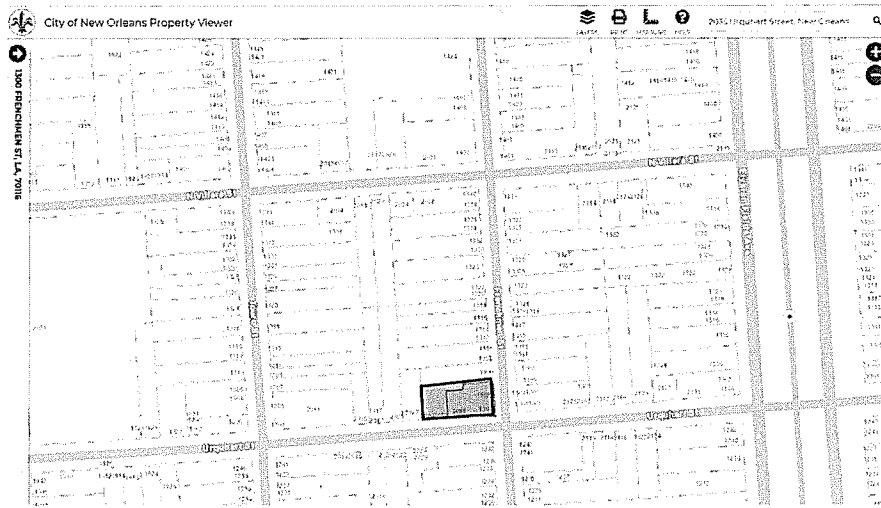


Sanborn Fire Insurance Map, 1937

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

The structure fronts Frenchmen St. and is bounded by Urquhart St., N. Villere St., and Touro St. in the New Marigny Historic District. The zoning district is HMR-2, Historic Marigny/Tremé/Bywater Residential District, which “is intended to protect existing residential development and to maintain a desirable character of such development within the historic Marigny/Tremé/Bywater areas. Rehabilitation, renovation, and adaptive reuse particularly of historically significant buildings are encouraged.”<sup>5</sup>

According to the HDLC the structure is a contributing-rated building built during the period of significance for this historic district (1830-1944). Multiple buildings were joined together over time, having operated as a grocery store and restaurant in the 1920s and the Genovese printshop from the 1930s to 1970s.



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

The lot will be vacant for approximately two months. The lot will be fenced off and kept free of debris and the grass cut until redevelopment is complete.

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

A New Construction Permit has not been filed; however, according to the demolition application, the property owner intends to build a “new house.” Single-family, two-family and multi-family dwellings are permitted uses in the HMR-2 zoning district.

<sup>5</sup> New Orleans, La., Comprehensive Zoning Ordinance, art. 9.1.D, <http://czo.nola.gov/Article-9#9-1-D>.