

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

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Tuesday, October 28, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 1235 Piety 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 for demolition to grade of a contributing-rated, multi-family residential building to grade, located in the Bywater 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

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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 1235 Piety Street was constructed ca. 1915 - 1925. The modest Craftsman style double shotgun building appears to have retained its original scale, massing, siting, roof form, detailing, and footprint to this day.
- **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:** Replication of the building may not be cost prohibitive but would be highly unlikely.
- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** This one-story Craftsman double shotgun retains most of its original architectural features, including a multi-light attic window, sidelights, and transoms. The exposed rafter tails, knee brace brackets, and original gable roof remain intact. Although new doors and side windows have been added, the overall character of the building is still well preserved.



- **The condition of the building or structure:** The single-story residential building is in overall fair structural condition, with the front portion largely intact and retaining key Craftsman architectural features. The structure sits above grade on stable masonry piers, with no immediate need for repointing, though some minor settling is visible. The front of the building remains straight and plumb, while the rear shows signs of weather-related deterioration, structural deflection, and settling, particularly around the windows and roof. Exterior siding is missing in areas, exposing wall studs, and the roof is compromised especially at the rear allowing water intrusion. The interior is not currently habitable, with holes in the walls and ceilings, but no signs of insect damage and a stable floor system.
- **Staff Recommendation:** Despite its poor condition in some areas, the building is structurally sound overall and is a strong candidate for rehabilitation, which would put two housing units back into commerce. At the very least, the structure should be secured and made weather tight to prevent further deterioration.



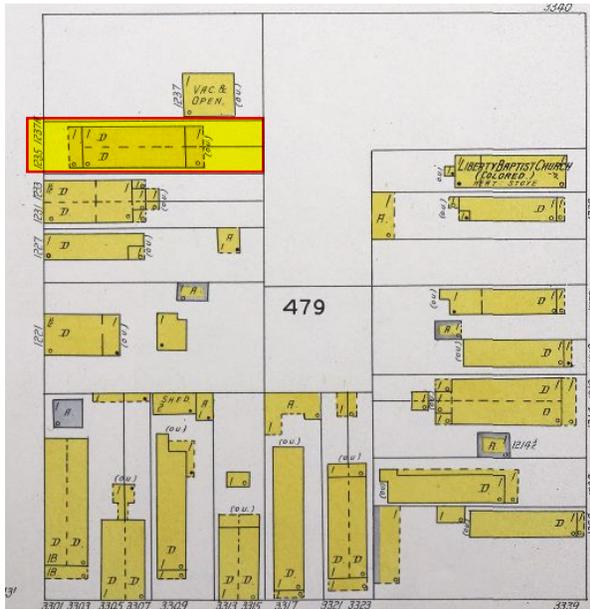
This property was purchased by the Greater Liberty Baptist Church in 1999, at which point, the building was in habitable condition. Reverend Calvin Woods appeared as a representative of the Church at the October 17, 2025 Commission hearing, and stated that prior to 2005, the HDLC had previously reviewed and approved plans for a multipurpose center on this lot, but the HDLC has no record of a demolition application or new construction application for this address. There was an application for

a multipurpose center under the address of 1227 Piety Street in 2004, but that approval has expired, and any new construction would need to go through the full ARC and Commission review process. No new construction application currently exists.

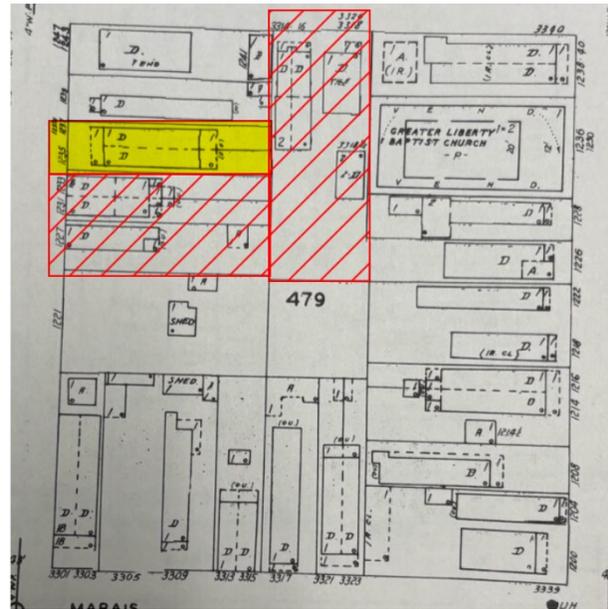
Since 1995, this owner has demolished five other buildings on this block, removing seven housing units from commerce and has allowed 1235 – 1237 Piety Street to deteriorate for 26 years. The staff recommends denial of the demolition.

HDLC staff respectfully requests that you deny the appeal and uphold the decision of the Commission.

Sanborn Fire Insurance Maps



Volume Nine, Sheet 925, 1937 (Source: Library of Congress)



Volume Nine, Sheet 925, 1994 (red hatched areas are all buildings which were demolished by this owner)

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

<https://sites.google.com/view/no-cmm-101725/new-demolition-applications/1235-piety-st>

Video of the hearing may be found here:

https://cityofno.granicus.com/MediaPlayer.php?view_id=34&clip_id=5216

Orleans Parish, LA

Summary

Parcel ID	1235-PIETYST
Tax Bill Number	39W303211
Municipal District	3
Location Address	1235 PIETY ST
Property Class	ER - EXEMPT - RESIDENTIAL
Special Tax District	
Subdivision Name	BYWATER N
Zoning District	Show Viewer (41220302)
Land Area (sq ft)	3720
Building Area (sq ft)	1872
Revised Bldg Area (sq ft)	0
Square	479
Book	03
Lot/Folio	11/030
Line	015
Legal Description	1. SQ 479 LOT 11 PIETY 31X120 2. FR DBLE 12/RM A/R
Assessment Area	BYWATER NORTH Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

[GREATER LIBERTY BAPTIST CHURCH](#)
CHURCH
1230 DESIRE ST
NEW ORLEANS LA 70117 5612

Notices

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

Quick Links

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[Historical Property Tax Bills](#)

Valuation

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	\$29,800	\$29,800	\$29,800
+ Building Value	\$162,500	\$162,500	\$162,500
= Total Value	\$192,300	\$192,300	\$192,300
Assessed Land Value	\$2,980	\$2,980	\$2,980
+ Assessed Building Value	\$16,250	\$16,250	\$16,250
= Total Assessed Value	\$19,230	\$19,230	\$19,230
- Total Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$0	\$0	\$0
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

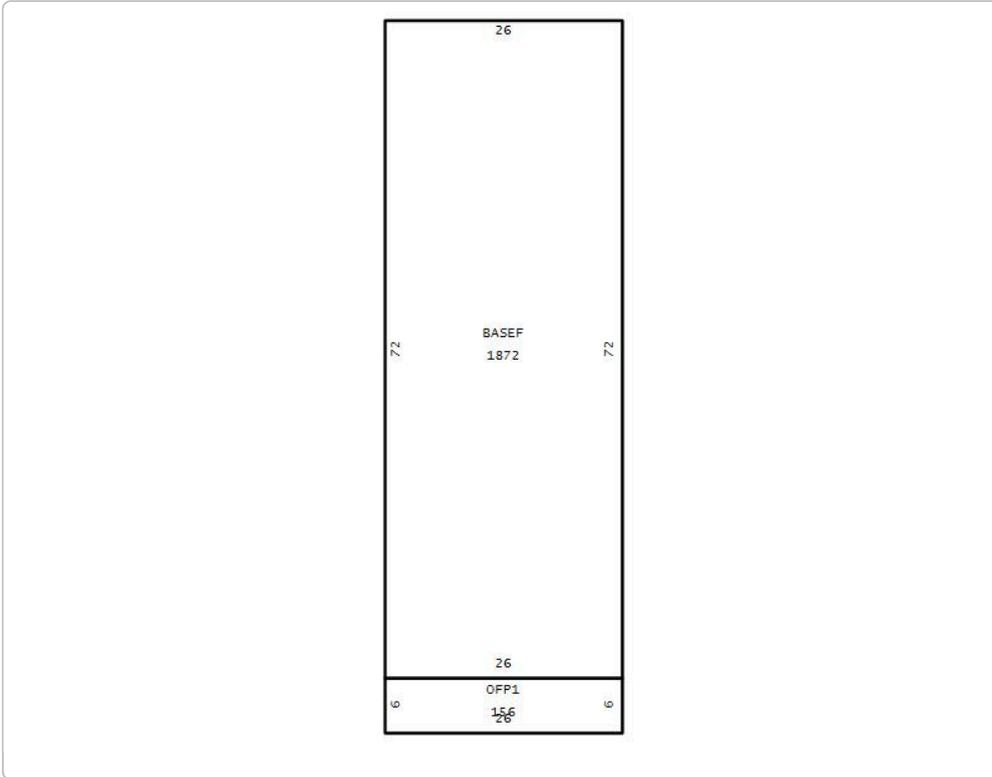
Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
11/16/1999	\$20,350		GREATER LIBERTY BAPTIST CHURCH	99-53157	000188923
11/30/1987	\$0			01042000	000000000
11/24/1987	\$0			02181988	000000000
12/16/1980	\$0			12161987	000000000

Photos



Sketches



No data available for the following modules: Exemptions, , Change Orders.

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Contact Us



Orleans Parish, LA

Parcel Results

12 Results

[Click to Show Photos](#)

Parcel ID ↕	Tax Bill Number ↕	Owner ↕	Property Address ↕	Map
1221-PIETYST	39W303214	GREATER LIBERTY BAPTIST CHURCH	1221 PIETY ST	Map
1226-DESIREST	39W303205	GREATER LIBERTY BAPTIST CHURCH	1226 DESIRE ST	Map
1227-PIETYST	39W303213	GREATER LIBERTY BAPTIST CHURCH	1227 PIETY ST	Map
1228-DESIREST	39W303206	GREATER LIBERTY BAPTIST CHURCH	1228 DESIRE ST	Map
1230-DESIREST	39W303221	GREATER LIBERTY BAPTIST CHURCH	1230 DESIRE ST	Map
1235-PIETYST	39W303211	GREATER LIBERTY BAPTIST CHURCH	1235 PIETY ST	Map
1238-DESIREST	39W303207	GREATER LIBERTY BAPTIST CHURCH	1238 DESIRE ST	Map
1243-PIETYST	39W303209	GREATER LIBERTY BAPTIST CHURCH	1243 PIETY ST	Map
3303-MARAISST	39W303215	GREATER LIBERTY BAPTIST CHURCH	3303 MARAIS ST	Map
3316-URQUHARTST	39W303208	GREATER LIBERTY BAPTIST CHURCH	3316 URQUHART ST	Map
3318-URQUHARTST	39W303223	GREATER LIBERTY BAPTIST CHURCH	3318 URQUHART ST	Map
46040-PIETYST	39W303212	GREATER LIBERTY BAPTIST CHURCH	1231 PIETY ST	Map

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