

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

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Monday, February 23, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

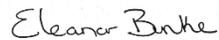
Re: 1208 Second Street

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 Garden District, 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

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2026

1208 Second Street is a Contributing rated, single family residence location in the Garden District, partial control, local historic district. The applicant wishes to demolish the house to provide additional garden space for their residence next door.

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:** The building was constructed between 1910 and 1927, within the period of significance for the Garden District. While not shown on the 1909 Sanborn Map, it was listed for sale in 1927 in the *Times Picayune*. The 2002 HDLC survey of the district shows the structure much as it appears today and notes it as contributing to the scene. The structure is one of five structures facing Second St in a fully intact block and retains its original massing.
- **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:** Originally a two-bedroom raised bungalow with a front porch, sometime after 1950 the porch was enclosed with plate glass windows & transoms between wood pilasters and a heavy decorative entablature. The original brick columns and decorative gable brackets are intact. Reconstruction of the building's craftsmanship and original decorative details would be difficult and unlikely and potentially cost prohibitive.
- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** The structure is a mix of architectural styles, constructed over time. The structure maintains the rhythm of the street as part of the street face. Demolishing the structure to enlarge the neighboring structure's side yard would create a gap in urban fabric.
- **The condition of the building or structure:** A visual interior and exterior inspection was conducted by the HDLC inspector on August 14, 2025, and the building was found to be in very good structural condition.

The exterior of the building is a combination of wood weatherboards and painted brick but is heavily overgrown with vegetation and surrounded by untrimmed trees. The roof was not visible, but 2018 permit indicates a typical asphalt shingle roof. While it is not known if the roof is near the end of its lifespan, there were no signs of water intrusion at the interior. Besides the vegetation, the building envelope has little evidence of deterioration.

The interior of the building appears to have been under a significant renovation that has since stalled. The building layout and interior design has been significantly modified and retains very little, if any, original elements.

Staff Recommendations:

Overall, the building appears to be in very good condition, showing minimal signs of neglect. Rehabilitation of the interior of the building would not be very costly or particularly difficult as the underlying structure is intact. Immediate action should be taken to remove any vegetation directly on or near the building. While heavily modified on the interior, the building is not a good candidate for demolition.

At their meeting of February 4, 2026 the Commissioners reviewed the Staff report, photos of the interior and exterior and presentation by architectural historian Gabrielle Begue regarding the remaining architectural significance and integrity of the structure. The Garden District Association representative stated that they supported the demolition. Due to the building's Contributing rating and structural condition, the Commission voted unanimously to deny the demolition.

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

<https://sites.google.com/view/nocmm020426/new-demolition-applications/1208-second-st>

Video of the hearing may be found here:

https://cityofno.granicus.com/MediaPlayer.php?view_id=7&clip_id=5299

Newspaper Research:

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REAL ESTATE FOR SALE

RESIDENCES

1208 SECOND ST.—Two bedrooms and sleeping porch, raised bungalow, price reduced. Inspect and make offer.
GEORGE F. BAUMANN UPT. 6491

SINGLE BUNGALOWS

Times Picayune, August 23, 1927

Raised Single Bungalow Sold

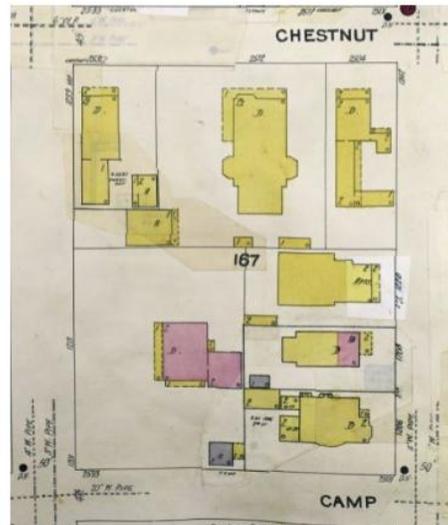
The raised single bungalow at 1208 Second street was sold through the Multiple Listing System by the office of Charles A. Cody in cooperation with George Bauman. The actual sale price was not disclosed, but the list price was \$18,000.

New Orleans Item, September 25, 1927

Sanborn Maps:



1909



1950

1208 Second St. Demolition Request Inspection Results

- An interior and exterior visual inspection of the structure took place on August 14, 2025.

Building description:

- The vacant 2 1/2-story residential building appeared to be in very good structural condition.
- The building is a raised basement, with a habitable ground floor.
- The building appears to utilize a standard wood frame structural system.
- The building's exterior is a combination of wood weatherboards and painted brick.
- The roof was not visible at the time of inspection, but prior recent images show a typical asphalt shingle roof.

Exterior:

- The building exterior is heavily overgrown with vegetation in the form of untrimmed trees and vines.
- The building appears square and plumb with minimal evidence of a compromised building envelope in isolated areas.
- The windows appear to be in good and operable condition or fixed by design.
- The building envelope has little evidence of demolition by neglect conditions besides the overgrown vegetation.

Interior:

- The interior of the building was accessible at the time of the inspection.
- The building appears to have been in process of a renovation which was never completed.
- The interior of the building appears to be standard wood framed and sheetrock construction.
- The building's floorplan and interior design has been significantly modified and retains very little, if any, original elements or spaces.
- The floor is solid throughout.
- The building appears to have been occupied relatively recently.
- The building had electrical service and air conditioning.
- There was a smell of moisture in the entry area of the at-grade portion of the building.

Overall, the building appears to be in very good condition, showing minimal signs of neglect with an intact and secure building envelope. The building's roof may need to be repaired or replaced. Rehabilitation of the interior of the building as single family residential would not be very costly or particularly difficult as the underlying structure and finishes are mostly intact. Immediate action should be taken to remove any vegetation directly on or near the building. While heavily modified, the building is not a good candidate for demolition based on its condition.



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.