



BILLY NUNGESSER
LIEUTENANT GOVERNOR

State of Louisiana
OFFICE OF THE LIEUTENANT GOVERNOR
DEPARTMENT OF CULTURE, RECREATION & TOURISM
OFFICE OF CULTURAL DEVELOPMENT
DIVISION OF HISTORIC PRESERVATION

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May 23, 2019

Jerome Landry
Floodplain Manager
Dept. of Safety & Permits
1300 Perdido Street, 7th Floor
New Orleans, LA 70112
By email only: jlandry@nola.gov

RE: BFE- 719 Valmont Street (commercial property), New Orleans
Uptown National Register Historic District

Dear Mr. Landry:

We received an email on Monday, May 20, 2019 from Terrance Davis requesting a letter to assist in his pursuit to secure a waiver from elevation requirements by the New Orleans Board of Building Standards and Appeals.

Per City of New Orleans Ordinance No. 26906 (eff. June 1, 2016), Article II. Flood Damage Prevention, Code of Ordinances, Section 78—81 (c), "Historic structures within the jurisdiction of the Historic District Landmarks Commission, Central Business District Historic District Landmarks Commission, Vieux Carré Commission, or which are certified as contributing elements of a National Register district, or property that is included in the definition of "historic structure" under the NFIP, shall be permitted to build to either the base flood elevation as determined by the FIRM adopted by this article, or 18 inches above highest adjacent grade, whichever is higher."

Also, the NFIP floodplain management regulations does provide some relief for "historic structures", per 44 CFR 60.6(a). This provision states that "Variances may be granted for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure."

Per request of your office (dated November 16, 2016), the Louisiana Division of Historic Preservation (DHP) is pleased to offer the following comments, relative to properties within National Register Historic Districts. DHP confirms that the building located at the above-referenced address is a contributing element to the Uptown National Register Historic District (listed July 3, 1985). Per the email received on May 20 wood windows and doors will be reinstalled in the building. Based on this, we believe the work will not preclude the property from remaining a contributing element to the historic district. Elevating the building could impact its integrity. However, we have not reviewed plans for elevation at this time.

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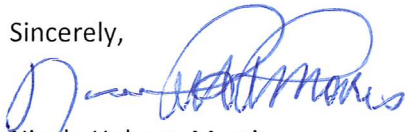
This information is not applicable to any other program administered by the Louisiana Division of Historic Preservation. If rehabilitation plans for exterior work reviewed by our staff change after this letter is provided to the City of New Orleans, a new request must be submitted to our office for review.

If owners do not elevate, we recommend they take measures such as elevating electrical systems and A/C systems on the first floor *to a height above* the base flood elevation as determined by the FIRM or 18 inches above the highest adjacent grade, whichever is highest, to minimize impacts from future flooding.

IMPORTANT NOTICE TO PROPERTY OWNERS: This letter addresses ordinance matters only. In 2012, Congress passed the Biggert-Waters Flood Reform Act (BW12). In 2014 Congress passed the Homeowner and Flood Insurance Affordability Act of 2013 AKA the Grimm-Waters 2013 (GW13). The GW13 reformed parts of the BW12, repealed some provisions, and added new provisions. These Acts address premiums for flood insurance policies for all structures. The use of waivers may still result in insurance premium increases. PLEASE CONSULT YOUR INSURER FOR MORE INFORMATION ON HOW YOUR PREMIUM MAY BE IMPACTED.

Please feel free to contact me directly at nmorris@crt.la.gov or by phone at 225-342-8172, with questions.

Sincerely,



Nicole Hobson-Morris
Executive Director, DSHPO
Division of Historic Preservation

cc: Terrence Davis, owner
By email only: terrence4davis@hotmail.com