



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

KRISTIN P. SANDERS
ASSISTANT SECRETARY

February 17, 2022

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 – 712 Washington Ave., New Orleans, LA
Irish Channel National Register Historic District

Dear Mr. Landry:

We received a call from Michael Favre on Monday, February 14, 2022, requesting a comment letter to satisfy BFE requirements as directed by your office.

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 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 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. The variance is the minimum necessary to preserve the historic character and design of the structure.”

Per the request from your office (dated November 16, 2016), the Louisiana Division of Historic Preservation (DHP) offers the following comments relative to properties individually listed or contributing within a National Register Historic or National Landmark District in the City of New Orleans.

We confirm that the above-referenced house is a contributing element of the Irish Channel National Register HD (listed 9/29/1976). The owners of the raised basement has indicated they plan to make only minor repairs and replacement in kind (where needed) of exterior features, and provided a scope of work. We believe the plans for repair will not preclude the building from maintaining its contributing status. However, elevating the building may impact its integrity.

Jerome Landry
712 Washington Ave., New Orleans, LA
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This information does not apply to any other services or programs administered by the DHP. If changes to rehabilitation plans for exterior work takes place after this letter is provided to the City of New Orleans, an updated request must be submitted to our office for review.

If owners do not elevate, we recommend they take measures such as elevating electrical and A/C systems on the first floor. Consideration should be given to raising these systems 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.

If you have questions, please contact me by email at nmorris@crt.la.gov.

Sincerely,



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

cc: Michael Favre
Email only: michaelfabre1@yahoo.com