

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

LaToya Cantrell  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
EXECUTIVE DIRECTOR

Monday, August 15, 2022

Honorable City Council  
1300 Perdido Street  
New Orleans, LA 70112

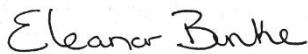
Re: 1015 Evelina Street

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the Historic District Landmarks Commission's decision to deny an application for full demolition to grade but allow partial demolition of the rear shed addition encompassing three (3) rooms and the non-original front porch at 1015 Evelina Street.

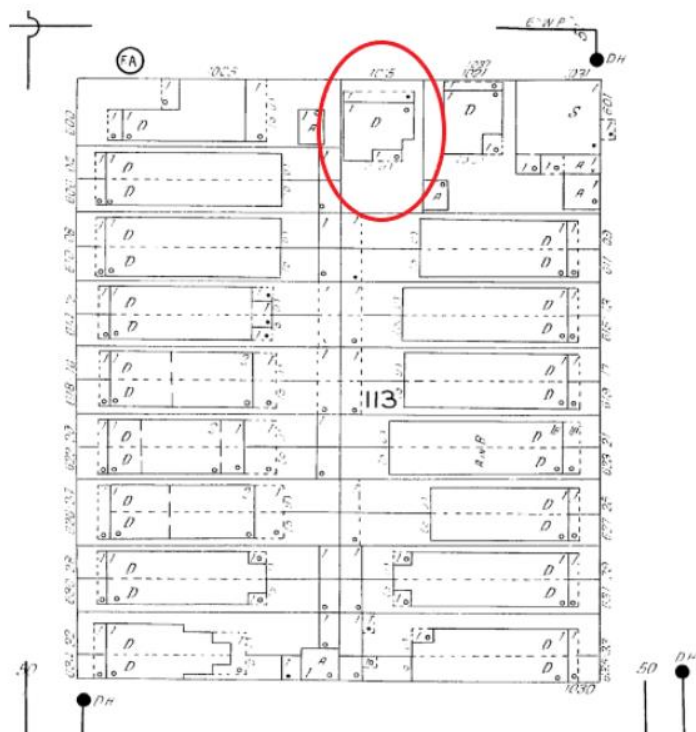
Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,



Eleanor Burke  
Deputy Director





1015 Evelina Street shown on 1937 Sanborn Fire Insurance Map:

1015 Evelina Street is a Contributing rated structure located in the Algiers Point, full-control, local historic district.

#### **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:** Constructed ca. 1925, 1015 Evelina Street is a contributing element in the Algiers Point Historic District. Although the property does not appear on Sanborn Fire Insurance Maps until 1937, historic newspaper accounts place the construction of the single-family dwelling between 1909-1926. The building retains several original architectural details that reflect its Craftsman stylization within the popular Bungalow type. The low-lying roof with exposed rafter tails, original six-over-six windows, and the overall form and massing have been maintained. Unfortunately, the building no longer sports its original full-width front porch, a feature that would have likely mirrored the current configuration at the residence to the left. An unsympathetic rear shed roof addition was also constructed at some point in the building's history. Overall, 1015 Evelina adds to the tout ensemble of the area by highlighting the early twentieth-century development of the Algiers Point as it expanded from the Mississippi River to the south and southeast.
- **The alternatives to demolition that have been explored by the applicant:** None are known at this time.
- **The special character and aesthetic interest that the building or structure adds to the local Historic District:** The Craftsman stylized residence adds both special character and aesthetic interest to the Algiers Point Historic District. Although the building has lost significant aspects of its original design, it maintains enough architectural integrity to not only complement the surrounding area, but also represent its building type and style. The current condition of the building distracts from the overall aesthetic interest it lends to municipal square 113. Comprised of predominately traditional double-shotgun residences, the single-family Bungalow residence represents a deviation in type, adding to its special character within the area. Overall, the building's condition leaves much to be desired, but the remaining architectural features highlight it as a historic building within the period of significance for the district.

- **The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material or detail:** Based on the size of the building's footprint and minimal exterior architectural elements, it would likely not be more expensive or difficult to reproduce the building today rather than maintaining it in its current form. It is not readily apparent what percentage of original material may be salvaged during a renovation. Using equivalent materials in contemporary construction may be costly, but the overall form and detailing is relatively simple and could be replicated.
- **The condition of the building or structure:** An exterior and interior inspection was performed by HDLC Inspector Alex Nassar on June 22, 2022. At that time, the overall condition was noted as fair to poor. "Overall, the building shows signs of minimal maintenance and has significant insect, water, and/or vegetation damage to the rear three (3) rooms. The original front portion could be salvaged but the rear addition is deteriorated, poorly constructed and should be removed." The remainder of the demolition inspection report can be viewed below.

#### **Staff Recommendations:**

The current owner of the vacant 1015 Evelina Street also owns and occupies 609 Atlantic Avenue. This property shares a rear yard with 1015 Evelina Street. This demolition request is part of a larger redevelopment plan that includes the Atlantic Avenue property. The proposed accessory structure (see drawing below) is a one-story garage with an office. This proposal has not been submitted formally as a permit application and has not received ARC review or approval.

Overall, the current iteration of the building at 1015 Evelina Street is representative of a historic residence constructed in the early twentieth-century Bungalow type. However, the current condition of the building negatively impacts its contribution to the surrounding block face. Per the demolition inspection report, the front three rooms of the residence, on the interior and exterior, appear to be in fair condition. Although cosmetic updates and potential structural work at the front gable is required, this portion of the building has a solid foundation with plumb walls and does not appear to be structurally compromised in any way. The rear shed roof addition is in poor condition with signs of water intrusion and deteriorating flooring and roofing.

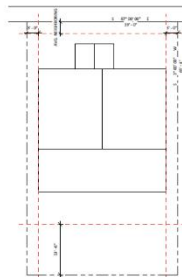
Because the overall condition does not warrant demolition to grade, Staff recommends that the original three (3) room portion of the building be maintained. Staff has no objection to the demolition of the rear shed roof addition or the inappropriate front porch.

At their hearing of August 3, 2022, the Commission reviewed the Staff report, property inspection results, and drawings of the proposed new structure. The Commission then voted unanimously to deny the application for full demolition but allow partial demolition of the rear shed addition and the non-original front porch.

Link to 8.3.22 Staff Report: <https://sites.google.com/view/no-cmm-080322/agenda>

# Proposed New Construction

**1015 Evelina St**  
Accessory Structure  
1015 Evelina  
New Orleans, LA 70114



## CONTACT INFO.

**OWNER**  
Evelyn & Michael Dwyer  
1015 Evelina St  
New Orleans, LA 70114  
504.243.8234  
ewdwyer@earthlink.net

**ARCHITECT**  
Mark & Mary  
1015 Evelina St  
New Orleans, LA 70114  
Mark & Mary  
1015 Evelina St  
New Orleans, LA 70114  
mark@markandmary.com

**CONTRACTOR**  
STRUCTURAL ENGINEER  
MARK & MARY

## PROJECT INFO.

**DESCRIPTION**  
New construction of accessory structure with a garage and office, in an HOA zone.

**ADDITIONAL NOTES**  
ADDITIONAL NOTES: AUGUST 2014, FULL CONSTRUCTION.

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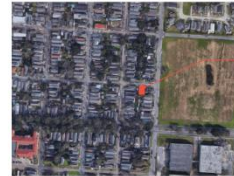
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1 - Architectural	1015 - ARCH. PLAN	AS SHOWN			
2 - Architectural	1015 - ARCH. ELEVATION	AS SHOWN			
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**1015 Evelina St**  
New Orleans, LA 70114



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New Orleans, LA 70114



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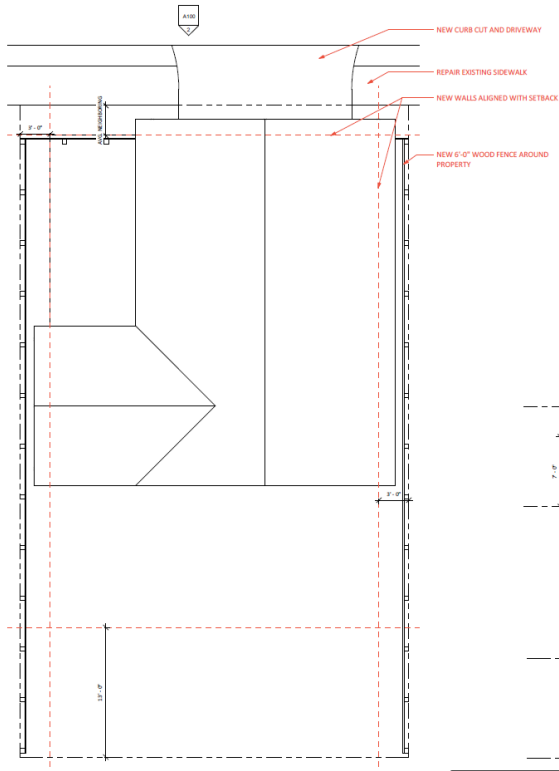
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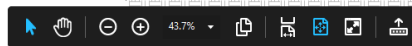
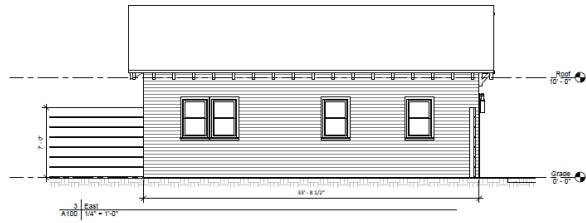
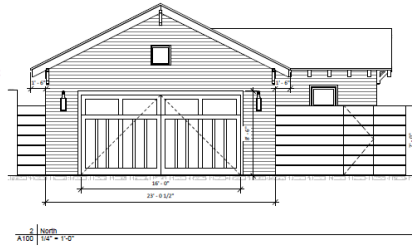
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1 Site Plan - Proposed  
A100 1/4" = 1'-0"



1015 Evelina St  
New Orleans, LA 70114

PROJECT NO Project Number



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NOT FOR CONSTRUCTION

These drawings and specifications have been prepared by me or under my direct personal supervision and to the best of my professional knowledge and belief comply with applicable codes and regulations.

I am a duly licensed professional engineer and am not providing any services outside the scope of my license.

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BY: [Signature]

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## Letters of Support:

Hello Mr. Klugh

My name is Ken van Duyne and I live next door to the 1015 Evelina Street property in Algiers Point. My address is 602 Pacific Avenue. I recently spoke with Emily Richard and Michael Doyle in addition to receiving a lovely introductory letter in the mail. In the letter they have expressed desire to reduce the structure on 1015 to grade. I have also received a public notice in the of their desire to demolish the structure.

I fully support their intention. We share a property line that will benefit from the removal of the blighted structure. It can only add aesthetic value to the block of Evelina between Pacific & Atlantic. With their suggested development of the lot, it will bring a better connection to our historic neighborhood. It also has the potential to add a safer community without an abandoned house facing the street.

The owner of my residence is Nancy Model van Duyne, my mother. I have spoken with her and discussed Emily & Michael's intentions. She agrees the house should be removed to make way for anything better than what currently exists. If you would like to speak with her directly, she can be reached at

Thank you. If you have any questions I am more than happy to be in contact. You can reach me at this email and phone number below.

**Ken van Duyne**

Dear Mr. Klugh,

My name is Norman Mulone; I live next door to Emily Richard and Michael Doyle at 601 Atlantic Avenue, New Orleans, LA 70114. I have spoken to Emily and Mike regarding their purchase of 1015 Evelina Street and their plans to remove the house and rebuild an accessory structure and I support this decision. The house at 1015 Evelina has been unoccupied for many years, has had no maintenance, appears to have significant insect and water damage, and in its current condition is negatively affecting the block.

Thank you for your time,

**Norm Mulone**

Good afternoon,

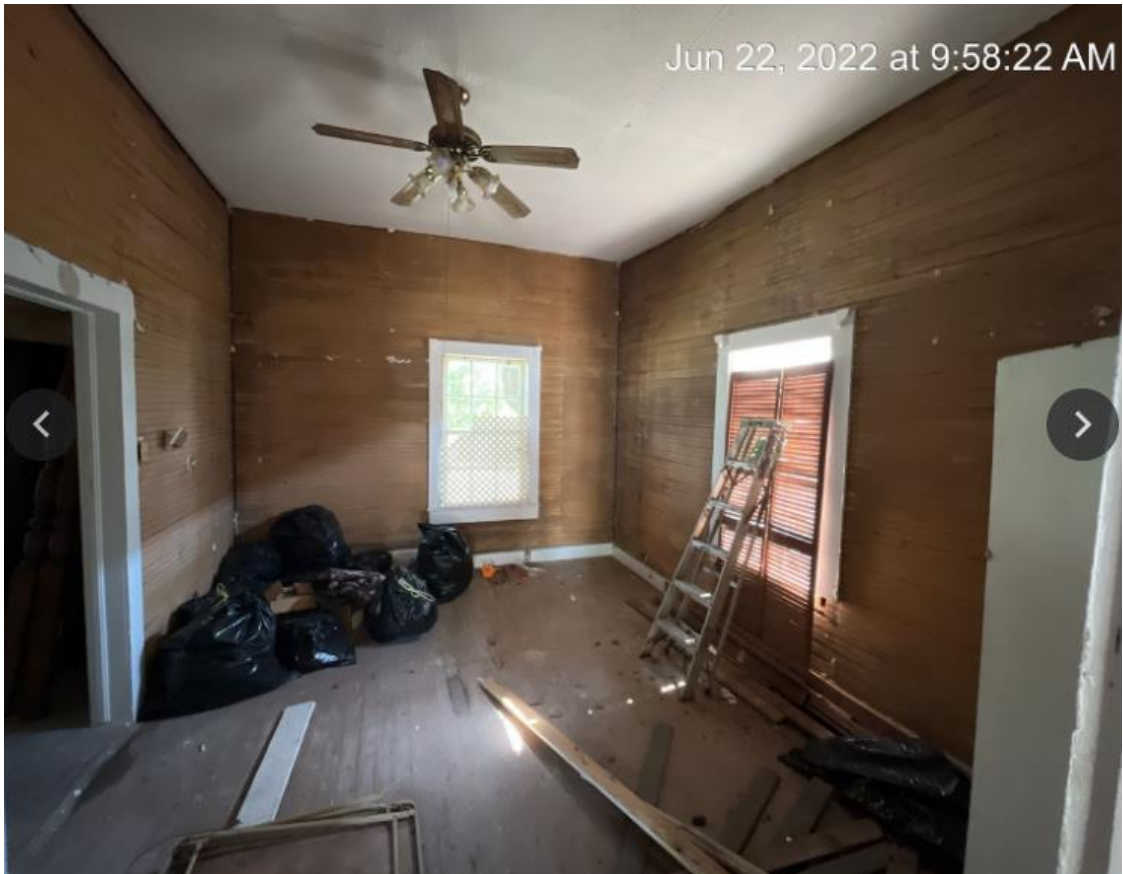
I live next door to 1015 Evelina st. at 1021 Evelina. They are proposing to demolish the house and expand their livable and usable outdoor space. I fully support their decision to do this. We hope this gets approved.

Thank you!

**Amanda Schatz**









LaToya Cantrell  
MAYOR

## CITY OF NEW ORLEANS

Bryan D. Block  
EXECUTIVE DIRECTOR

### 1015 Evelina St. Demolition Request Inspection Results

- An exterior and interior visual inspection of the structure took place on June 22, 2022.

#### Building description:

- The vacant raised single family residential building appeared to be in fair to very poor condition.
- The structure had a pier and beam foundation, wood framed superstructure with weatherboards.
- The roof is covered with asphalt shingles that appeared to be in poor condition.

#### Exterior:

- The building is covered in wood weatherboards that showed signs of deterioration throughout.
- There is less than 3'-0" of space between this building and right property line.
- The three rooms across the front of the building appear to be in fair condition, however the rear shed addition across back of the building appears to be in very poor condition.
- There are some wood windows on the front portion of the house which are mostly intact and salvageable. The front left window sill is sloping towards the interior of the building and should be reinstalled to properly shed water.
- The windows on the rear portion are single pane aluminum windows and are incompatible with current HDLC Guidelines for new windows.
- The masonry piers do not appear to be settling or leaning on the perimeter of the building. Overall, the building foundation appears to be in fair condition.
- The roof rafters appear to be separating at the roof ridge on the rear gable of the building. There is evidence of minor separation at the front gable wall as well.
- The rear soffit and rear wall of the building shows signs of water intrusion and/or wood destroying insect damage.

#### Interior:

- The front three rooms of the building show minor signs of neglect but does not appear be structurally compromised in any way. The windows are square and plumb, the floor is flat and sturdy, and the ceilings are flat.
- There is no evidence of water intrusion at the front part of the building.
- The rear shed roof addition has bowing ceilings and is open to the elements. The flooring is deteriorated, missing or soft throughout.
- The walls on the rear addition are wavy and bowing in various locations.

**Overall, the building shows signs of minimal maintenance and has significant insect, water and/or vegetation damage to the rear 3 rooms. The original front portion could be salvaged but the rear addition is deteriorated, poorly constructed and should be removed.**





## HD DESIGN

Harris Development & Design, Inc.

www.thehd design.com  
PO Box 6093  
Metairie, LA 70009  
504.715.0617

July 12, 2022

Mr. Michael Doyle and Mrs. Emily Richard  
609 Atlantic Avenue  
New Orleans, LA 70114

**RE: 1015 Evelina Street  
New Orleans, LA 70114  
Report of Findings**

Dear Mr. Doyle and Mrs. Richard:

In accordance with your request, we performed a limited visual observation of the above captioned residence in an effort to determine the general structural condition. Specifically, we viewed the interior and exterior of both the "front" and "rear" sections of the building. We completed our work and have the following observations and recommendations.

### *General Property Description*

The structure is a one-story wood framed building. The foundation is masonry piers and wooden beams (pier and beam). Due to the age of the building and the geographic location, the piers are most probably resting on the near surface soils. The building is comprised of two easily distinguished construction types, and subsequently differing aged structures. The assumed original, or "older" structure is closest to the street and the "new" portion is the rear part of the residence.

### *Observation*

We observed the newer, rear section of the structure and found it to be poorly constructed with declining structural deficiencies. We believe the inadequate construction contributed to the accelerated deterioration of the rear section of the residence. We believe the older, front section to be the original construction of the residence and this is what our report will focus on.

The piers were constructed of brick masonry and in need of repair due to loss of grout and apparent lack of proper footing below. The sill beams above the masonry piers were affected by wood boring insects and showed signs of distress. The floor framing, in addition to showing



evidence of termites, appeared to be 2x8 framing spanning at least 17 feet which, even for old growth pine, is outside of recommended allowable spans. While the ceiling and roof framing was not visible, it is assumed to be compromised as well due to the visible horizontal and vertical separation of the rafters at the ridge, when viewed from the rear exterior of the residence.

While this front section, at quick glance, appears to be in repairable condition we found that ostensibly every structural element including the piers the sill beams, the joists, the subfloor, and the (visible) studs were either affected by wood boring insects or were otherwise non salvageable and in need of total replacement. While not every stud was visible, nor were any of the ceiling or roofing members, we believe that the deterioration of those members would be of similar nature as the rest of the exposed structural elements. Additionally, we found that the entire waterproof envelope was compromised including the exterior sheathing, windows, and roof.

### *Recommendations and Conclusions*

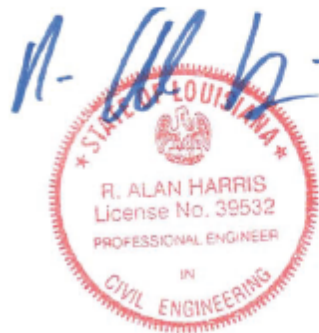
It is our opinion that the entire structure needs to be demolished and rebuilt in accordance with current building codes and standards. The framing elements that were minimally affected by either long term deterioration or wood damaging insects were found to be either undersized or not properly anchored and subject to failure in the event of a high wind event. Based on the size of the front structure, we do not believe it is feasible to shore the structure while all the above-mentioned structural items are addressed. As such, it is recommended that the structure be demolished and rebuilt in its entirety. This recommendation is based on the short-term safety of contractors and long term safety of occupants and neighbors in the event of failure during renovation or failure during an act of nature, respectively.

Thank you for the opportunity to provide this information to you. We reserve the right to amend and supplement this report as more information becomes available. Please do not hesitate to contact our office should you need further assistance.

Respectfully,



R. Alan Harris, P.E.  
HD Design | Harris Development & Design, LLC



















*Secondary buildings can contribute to the streetscape.*

## SECONDARY BUILDINGS AND STRUCTURES

Many properties in New Orleans include more than a principal building. In most instances, secondary buildings, structures and landscape features are also present and contribute significantly to the overall property, setting and historic context. (Refer to the *Guidelines for Site Elements* for regarding landscape features.) Secondary buildings or structures in the City of New Orleans most typically include but are not limited to service or accessory quarters, sheds and garages.

Secondary buildings and structures can contribute significantly to our understanding of New Orleans' history and character. Although most of the City's secondary buildings were designed to be utilitarian, in many cases buildings associated with residences, such as service or accessory quarters and garages, were constructed to be complementary to the property's principal building. These similarities can include the building form, materials and simplified detailing.

In general, a secondary building or structure is historically or architecturally significant if it was:

- Constructed at the same time as the principal building on the site
- Constructed after the principal building on the site but was used for a significant function
- Representative of an important architectural design or construction method
- Associated with an important event or person related to the property
- Built incorporating distinctive characteristics of form, style, materials or detailing or shares those characteristics with other buildings on the site

The HDLC reviews the alteration, construction or demolition of any secondary building or structure that is completely or partially visible from a public right-of-way.

## DEMOLITION OF SECONDARY BUILDINGS AND STRUCTURES

In some instances, secondary buildings can become functionally obsolete on a property, such as service quarters. Before considering demolition of Significant or Contributing secondary buildings, it is recommended that alternative uses that maintain the historic character be explored. Service quarters have successfully been converted into additional living space or can be used for storage. In addition, secondary buildings can be relocated on a property or to new sites within New Orleans.

There are some cases in which contemporary secondary buildings are not compatible with the historic property or local Historic District and are not appropriate, such as some pre-manufactured metal garages or garden sheds. If demolition of non-compatible secondary buildings is considered, it is recommended that it be conducted as sensitively as possible. (Refer to *Demolition*, Page 12-23.)

Because significant and historic secondary buildings and structures can contribute to the overall property, historic setting and streetscape, demolition or removal from the site is strongly discouraged and should be avoided. The demolition or relocation of Significant secondary buildings and structures is not permitted. The demolition of Contributing secondary buildings is considered on a case by case basis. In instances where there is no alternative to demolition, the HDLC will consider the relocation of Contributing secondary buildings and structures. (Refer to the *Relocation of Buildings and Structures*, Page 12-22.) The HDLC Executive Director may approve the demolition of Non Contributing secondary buildings under 1,000 square feet provided the demolition is deemed appropriate.



*The secondary building to the rear is used as a residence.*

## RATINGS OF SECONDARY BUILDINGS AND STRUCTURES

To obtain the rating of a secondary building or structure, contact the HDLC at (504) 658-7040.



## 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.



*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.*



With the demolition of the St. Charles Hotel, New Orleans lost one of its most famous landmarks.



## RELOCATION OF BUILDINGS AND STRUCTURES

### THE HDLC REQUIRES:

- Detailed drawings for the redevelopment of the land to be cleared
- A site plan for the future site of the building or structure including all proposed site features such as fencing, walls, steps, walkways, driveways, parking and signage

### THE HDLC RECOMMENDS:

- Selecting a site with similar characteristics as the original site
- Locating the building in a similar setting as the original site including orientation and distance from the roadway, and proximity to side yard setbacks, trees and other landscape features
- Relocating related resources and landscape features such as secondary buildings and structures, walls, fences, walkways, etc. to the new site to re-establish original relationships

### THE HDLC DISCOURAGES:

- Relocation of Contributing buildings or structures
- Altering the historic spatial relationship between the relocated building and its surrounding features

### THE HDLC PROHIBITS:

- Relocation of Significant buildings or structures

## DEMOLITION

An act or process that results in one or more of the following at any time over a 5-year period: structural removal of more than 50% of the exterior wall area; removal of more than 50% of the roof structure as measured in plan view; or structural removal of more than 25% of the primary façade.

### DEMOLITION BY NEGLECT AND HARDSHIP

Refer to *Guidelines Introduction*, Pages 01-14 and 01-15 for *Hardship Variances* and *Demolition by Neglect*.

## DEMOLITION OF BUILDINGS AND STRUCTURE

### THE HDLC RECOMMENDS:

- Evaluating the significance of the historic resources
- Exhausting all attempts to reuse a historic resource prior to considering demolition including:
  - Stabilization, weatherproofing and securing
  - Sale or transfer of property
  - Renovation or adaptive reuse
- Donation of salvageable materials such as windows, doors, hardware, shutters, bricks, and siding to an architectural salvage company for use in other projects rather than disposal in landfills

### Building or Structure Relocation or Demolition Review

Demolish a building or structure that is in imminent danger of collapse

**S C N** HDLC Staff review.

Relocate or demolish a building, structure or addition over 1,000 square feet

**S C N** Commission review.

Relocate or demolish a building, structure, or addition under 1,000 square feet

**S C** Commission review.

**N** HDLC Staff review.

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