

New Orleans Historic District Landmarks Commission
Illegal Demolition Fine Sub-Committee
Meeting Minutes

Date: April 27, 2023

Location: Conference Room A, 7th Floor, 1300 Perdido Street, New Orleans, LA 70112

Called to order: 10:00 a.m.

Commissioners present: Anne Redd, Lee Bressler, Annie Clark, Jennie West.

Staff present: Bryan Block, Wendy Cargile, Eleanor Burke, Jose Mendez

Members of the public: Nathan Lot, PRC

I. Roll Call

II. Review of Illegal Demolition Fine Ordinance

III. Discussion of Fine Structure strategies

The Committee discussed several possible strategies for addressing challenges faced when assessing fines for illegal demolitions. One option- a standing Committee that met monthly to make recommendations to the Full Commission was tabled. A second proposal for a four-tiered fine range divided by percentages of the fine was discussed and explored. It was agreed that each tier would get a general description and a list of criteria would inform the selection of which tier was recommended.

Suggested criteria:

- Rating of the structure
- Whether or not a CofA was obtained
- % of demolition in excess of what was approved.
- Primary façade vs walls or roof
- Level of communication with HDLC staff
- Documentation of existing conditions
- Structural integrity and condition of the structure.

The four tiers would be broken down into the following amounts 0-25%, 26-50%, 51-75% & 76%-100% of the maximum allowable fine. The amount ranges would be calculated by the Staff and the Staff would recommend the tier to the Commission in the Staff report.

Following some discussion regarding the tiers – the Committee agreed that a three-tiered system may be simpler and would reflect the previous recommendations made to date by the Staff of Low, Moderate and Maximum.

The tiers would be 0-33%, 34-66% and 67-100% of the maximum allowable fine.

IV. Next Steps

The staff agreed to develop a proposal reflecting the discussion to present to the Sub-Committee for their review. A meeting of the sub-Committee would be scheduled by the staff.

There being no further business to discuss, the meeting was adjourned.