



April 17, 2018

To: Stacy Head, Council Member-at-Large, New Orleans City Council  
Jason Rogers Williams, Council Member-at-Large, New Orleans City Council  
Susan G. Guidry, District "A", New Orleans City Council  
LaToya Cantrell, District "B", New Orleans City Council  
Nadine M. Ramsey, District "C", New Orleans City Council  
Jared C. Brossett, District "D", New Orleans City Council  
James Austin Gray II, District "E", New Orleans City Council

CC: Mayor Mitch Landrieu, New Orleans Mayor's Office  
Ray Bolling, Interim Director, New Orleans Neighborhood Engagement Office  
Elliot Perkins, Executive Director, New Orleans Historic District and Landmark's Commission  
Eleanor Burke, Deputy Director, New Orleans Historic District and Landmark's Commission  
Robert Rivers, Executive Director, New Orleans Zoning Department  
Jared Munster, Director, New Orleans Department of Safety and Permits  
Zackery Smith, Chief Building Official  
Rebecca H. Dietz, City Attorney

Re: Ordinance 32,214 – Definition of Demolition

Council Members,

We, the Board of the Parkview Neighborhood Association, on behalf of our membership and community, would like to reiterate our objection to the proposed redefinition of Demolition as proposed in Ordinance 32214.

We recognize that the current definition of Demolition ("the complete or constructive removal by an applicant of a building on any site") is vague, allows for a wide variety of interpretations and subsequent abuses, and has become an issue of confusion and consternation by the public, architects, engineers, contractors, and the Historic District and Landmark Commission. And while we applaud the effort to clarify these issues, the current amendment as put forth neither clarifies the terminology or issues, but instead expands the reach, oversight and review authority of the HDLC far beyond intended when the NCADC was replaced by the HDLC for districts under "Partial Control".

The understanding of our board, membership and property owners as put forth to us by members of the HDLC, the current City Council, and representatives of the Mayor's Office, was that our inclusion in the HDLC "Partial Control" District would be limited only to applicants proposing the complete removal of a building. This entire structure demolition request would require HDLC review. Our membership is deeply concerned that the costs of architects, engineers, review fees, and review delays will significantly adversely affect not only their insurance rates and inspections, property

values, real estate transactions and appraisals, but also their ability to maintain and utilize their properties.

It is our contention that the redefinition effort, while necessary, would be better served by defining Demolition as it was understood: “The complete removal by an applicant of a building on any site” removing the term “Constructive”.

If it is later deemed necessary to add further a level of HDLC review that covers “constructive demolition”, we might suggest that the Council re-introduce “Constructive Removal” as a separately defined term in a new ordinance, in an inclusive process of review. At which point we would expect that the council and HDLC would then re-engage with the property owners of those areas defined as “partial control” districts as to their willingness to have “Partial control” under “Constructive Removal” with expanded HDLC oversight.

We respectfully request that the Ordinance 32214 to expand/redefine the definition as proposed be withdrawn. We believe there will be considerable concerns in the number of districts that are not fully informed with regard to this substantial change effecting considerable numbers of residential and commercial property owners and businesses. We recommend this proposed Ordinance to change the definition of demolition be withdrawn until the process can be undertaken in a manner that allows more time to develop a separate definition for “constructive” demolition. This will allow for time to develop definition(s) that are sensitive to any increase in cost and burden to property owners, taxpayers and our City.