

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

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Thursday, January 26, 2023

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

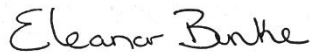
Re: 2220 Broadway

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the Historic District Landmarks Commission's decision to allow the retention of the façade demolition and assess a \$21,690.00 fine.

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





2220 Broadway is a Contributing rated multi-family structure located in the Carrollton Partial Control, demolition review only historic district.

The original stucco front porch was removed in deviation of the building permit following the issuance of two Safety and Permits Stop Work Orders. The first Stop Work Order was issued for exceeding the interior demolition permit. The second stop work order was issued for working despite the Stop Work order that was posted.

The applicant had approval from Safety and Permits to remove the stucco at the front porch columns and replace it with wood weatherboards. Instead, they removed the entire porch framing assembly as well as the stucco.

HDLC Demolition Definition

Demolition means any of the following actions occurring within a five-year period to a building in a historic district:

1. The structural removal, obscuration, or increase in height of any exterior wall altering more than 50% of the total exterior structure, or the restructuring of more than 50% of the structure's exterior wall area;
2. The removal, alteration, or obscuration of more than 50% of the existing roof structure measured in plan view;
3. The removal, alteration, or obscuration of more than 25% of the historic materials, as determined by HDLC staff, on the primary façade; or

4. The raising of an existing building to create habitable space that complies with the ceiling height requirements set forth in Sec. 26-196.

Exterior Wall means the structural assembly of any wall dividing the exterior of a building from the interior, including structural members, windows, and doors but excluding weatherboards.

Obscuration means concealing, hiding, encapsulating, or covering a building's exterior walls, existing roof structure, or historic materials on the primary façade in whole or in significant part with new or replacement elements.

Primary Façade means the front or principal face of a building that can be distinguished from the other faces by its elaborate architectural details, including but not limited to, porches, columns, cladding, doors, windows, trim, cornices, soffits, fascia, railings, and shutters.



- 2.10.22 Broadway Street Holdings, LLC purchases the property. (Figure 1)
- 3.5.2022 Owner applies online for an interior demolition only permit.(Figure 2)
- 4.26.22 Interior demolition permit issued.
- 4.26.22 Owner applies for an interior and exterior non-structural renovation permit. (Figures 3 & 4)
- 5.11.22 Tammie Jackson, Executive Director of the Department of Safety and Permits makes a note in the permit case that work was being performed in excess of interior demolition only permit.
- 5.18.2022 S&P performs an inspection and posts 1st Stop Work Order. (Figures 5 & 6)
- 7.8.2022 Due to the amount of weatherboards and framing at the side elevations that have been removed, HDLC notifies applicant that they must submit a demolition retention application to the HDLC.
- 8.23.22 Police officers visit Safety and Permits looking for assistance with a Crimestopper tip about 2220 Broadway. The Crimestopper tip concerned work going on in violation of the Stop Work Order. Safety and Permits Staff met the police at the property to find workers working inside. Safety and Permits posts 2nd Stop Work Order.
- 9.12.2022 Based on documentation submitted by the applicant, HDLC staff determines that the weatherboard removal is under the maximum percentage allowed under the HDLC demolition definition. The HDLC retention application case is withdrawn and the HDLC sub-permit is closed.
- 9.12.2022 Safety and Permits issues a non-structural renovation permit for the following: Hurricane Ida damaged sheetrock repair/patch, Refinish wood floors, Interior & Exterior Painting, Roof replacement, Replace Siding with HardiPlank. (Figure 7)
- 10.21.22 Owner requests an addition to their permit to include the replacement of the stucco at the front porch with Hardiplank siding. Safety and Permits Staff does not review this proposed change at the front façade with the HDLC Staff and re-issues the permit with the addition of removal of the stucco and installation of weatherboards. (Figure 8)
- 11.30.22 HDLC receives a complaint that the building permit has been exceeded again. An inspection determines that the entire stucco front porch and its framing has been demolished. HDLC posts a Stop Work order. (Figure 9)
- 12.21.22 Applicant applies for retention of the demolition of more than 25% of the façade. (Figure 10)
- 12.29.22 Stop Work posted on 7200 S. Claiborne Avenue around the corner from the subject property (Same owners) for demolition of the entire roof without a permit.
- 1.4.2022 Commission votes to allow retention of the demolition and levied a fine of \$21,690.00 which is 25% of the total possible fine amount of \$86,570. (15% of the buildings appraised value) (Figure 11)

The Carrollton Historic District was created in 2016 to provide some level of protection for the historic structures that contribute to the character and significance of the area. The HDLC Demolition definition was updated in 2018 to ensure that the character defining facades of these structures could not be irrevocably altered. The illegal demolition fines were increased in 2022 to stem the tide of illegal destruction of historic structures throughout New Orleans historic neighborhoods. These steps have been taken by the HDLC and the New Orleans City Council because of the negative impact demolitions and alterations are having across our historic neighborhoods.

2220 Broadway represents the culmination of these efforts and the system working as it should. Broadway Street Holdings LLC has repeatedly exceeded permits and continued work despite multiple Stop Work Orders. The fines are commensurate with the crime and the negative impact their actions have had on what was once an intact, Contributing rated Mediterranean Revival style structure. The HDLC urges the City Council uphold the fines for the illegal demolition at 2220 Broadway.

The Staff report can be found at this link: <https://sites.google.com/view/nocmm010423/new-business-retention-applications/2220-broadway-st>

Video of the hearing may be found here: <https://www.youtube.com/watch?v=yC5a099fbSU>

Figure 1

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
2/10/2022	\$810,000	MC GOVERN GERARD P	BROADWAY STREET HOLDINGS LLC	202206878	706432
4/3/2014	\$0	MC GOVERN GERARD P	MC GOVERN GERARD P	201413030	552675
8/6/1992	\$94,000			00945477	000056317

Figure 2

Options Edit Messages Shortcuts

Permit No.	22-06631-DEMI	M	Submittal Method	Submitted Web Application	Closed <input type="checkbox"/>
Address	2220 Broadway St.		Status	Permit Issued	Edit
Land Use	Three to Four Fam		Type	Interior Demolition	Details

Relations	Journal (2)	Documents (7)
Description	Contacts (3) Events (7) Reviews (2) Contractors (1) Inspections	Bonds Fees (1) Details (47)

Project

Description

Demo of all Cabinets, Counters, Appliances and Fixtures in Kitchens & Baths. Removal of Hurricane Ida damaged sheetrock from roof leak. No changes will be made to layout, and no structural changes are to be made. Interior demolition ONLY. No use and occupancy. Future permit required for build out.

Figure 3

Permit Form

Options Edit Messages Shortcuts

Permit No. 22-12476-R Submittal Method Submitted Web Application Closed

Address 2220 Broadway St Status Permit Issued Edit

Land Use Three to Four Fam Type Renovation (Non-Structural) Details

Relations Journal (12) Documents (14)

Description Contacts (3) Events (10) Reviews (3) Contractors (1) Inspections Bonds Fees (4) Details (53)

Project

Description
Hurricane Ida damaged sheetrock repair/patch, Refinish wood floors, Interior & Exterior Painting, Roof replacement, Replace Siding with HardiPlank

Figure 4 – Initially Submitted contract

SCOPE	TOTAL
Roof Replacement	\$ 9,500.00
Sheetrock Repair	\$ 2,500.00
Replace Siding with HardyPlank	\$ 15,000.00
Interior Paint	\$ 10,500.00
Exterior Paint	\$ 12,500.00
TOTAL	\$ 50,000.00

Figure 5



Figure 6



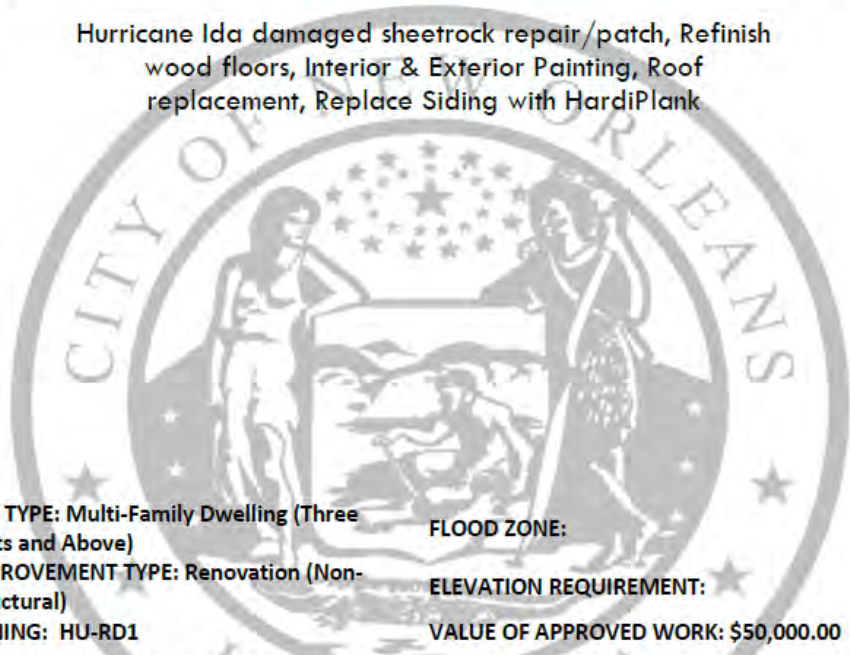
Figure 7

SAFETY & PERMITS

BUILDING PERMIT

DESCRIPTION OF APPROVED WORK

Hurricane Ida damaged sheetrock repair/patch, Refinish wood floors, Interior & Exterior Painting, Roof replacement, Replace Siding with HardiPlank



USE TYPE: Multi-Family Dwelling (Three Units and Above)
IMPROVEMENT TYPE: Renovation (Non-Structural)
ZONING: HU-RD1

FLOOD ZONE:
ELEVATION REQUIREMENT:
VALUE OF APPROVED WORK: \$50,000.00

NOT VALID UNLESS POSTED ON SITE

THIS PERMIT MUST REMAIN PUBLICLY POSTED AT ALL TIMES WHILE WORK IS IN PROGRESS

Verify the authenticity of this permit or find more information about the project by visiting nola.gov/onestop or by scanning this code using a smartphone and searching the permit number in the dark blue oval at the top of the page. This permit conveys no right to violate any provisions of the New Orleans Amendments to the International Building Code or Comprehensive Zoning Ordinance. A permit becomes invalid unless the work authorized by the permit is commenced within 180 days after its issuance, or if the work authorized on the permit is suspended or abandoned for a period of 180 days after the time the work is commenced. This permit conveys no right to occupy any street, alley, or part thereof, either temporarily or permanently. Encroachments on public property must be approved by the appropriate City agency; separate permits must be obtained from other City or State agencies as required by law. This permit is subject to issuance of a final Certificate of Occupancy or Certificate of Completion; otherwise same is null and void. It is unlawful to occupy any building or portion thereof without said certificate.



IT IS UNLAWFUL TO POUR ANY FOUNDATION, CLOSE ANY WALL, OR COVER ANY SPACE WITHOUT PRIOR APPROVAL FROM THE BUILDING INSPECTION DIVISION. FOR INFORMATION OR TO SCHEDULE AN INSPECTION, PLEASE CALL 504-658-7100.

1300 Perdido Street, Room 7W03 • New Orleans • LA • 70112 • (504) 658-7100 • nola.gov/onestop
SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO

22-12476-RNVN
22220 Broadway St - Apt 2B

22-12476-RNVN

9/12/2022

Applicant:

Melissa Shafirovich

Figure 8

SAFETY & PERMITS BUILDING PERMIT

DESCRIPTION OF APPROVED WORK

Hurricane Ida damaged sheetrock repair/patch, Refinish wood floors, Interior & Exterior Painting, Roof replacement, Replace Siding with HardiPlank

Siding will be used if stucco repairs are not feasible on the exterior

USE TYPE: Multi-Family Dwelling (Three Units and Above)
IMPROVEMENT TYPE: Renovation (Non-Structural)
ZONING: HU-RD1

FLOOD ZONE:

ELEVATION REQUIREMENT:

VALUE OF APPROVED WORK: \$50,000.00

NOT VALID UNLESS POSTED ON SITE

THIS PERMIT MUST REMAIN PUBLICLY POSTED AT ALL TIMES WHILE WORK IS IN PROGRESS

Verify the authenticity of this permit or find more information about the project by visiting nola.gov/onestop or by scanning this code using a smartphone and searching the permit number in the dark blue oval at the top of the page. This permit conveys no right to violate any provisions of the New Orleans Amendments to the International Building Code or Comprehensive Zoning Ordinance. A permit becomes invalid unless the work authorized by the permit is commenced within 180 days after its issuance, or if the work authorized on the permit is suspended or abandoned for a period of 180 days after the time the work is commenced. This permit conveys no right to occupy any street, alley, or part thereof, either temporarily or permanently. Encroachments on public property must be approved by the appropriate City agency; separate permits must be obtained from other City or State agencies as required by law. This permit is subject to issuance of a final Certificate of Occupancy or Certificate of Completion; otherwise same is null and void. It is unlawful to occupy any building or portion thereof without said certificate.



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SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO

2220 Broadway St - Apt 2B

22-12476-RNVN

9/12/2022

Applicant:

Melissa Shafirovich

Figure 9



Figure 10



Figure 11

New Orleans City Assessor:

	2022 Certified	2021 Certified
> Land Value	\$91,200	\$91,200
> + Building Value	\$578,400	\$475,600
> = Total Value	\$669,600	\$566,800
>		
> Assessed Land Value	\$9,120	\$9,120
> + Assessed Building Value	\$57,840	\$47,560
> = Total Assessed Value	\$66,960	\$56,680
> - Homestead Exemption Value	\$0	\$0
> = Taxable Assessment	\$66,960	\$56,680
> Special Assessment Treatment		
> Age Freeze		
> Disability Freeze		
> Assessment Change		

BOR 2022 no change keep
see lower value

Public Comment

From: Margaret-Mary Sulentic Dowell <sdowell@lsu.edu>
Sent: Tuesday, January 3, 2023 11:25 AM
To: Eleanor S. Burke <esburke@nola.gov>
Subject: The demise of NO neighborhood by unscrupulous landlords, holding companies, and entrepreneurs

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

Hello ES Burke,

I am writing about this property, below, owned by Broadway Street Holdings, LLC, (as well as others being renovated for what amounts to dorms and crowds and overtakes my neighborhood).

2220 Broadway

Please follow the rules.

This demolition is governed by the new fine structure for illegal demolitions: \$1,000 to \$25,000; or 15% of the assessed value (in this case, \$100,440). This \$\$\$ would benefit the city, right? I am a citizen and I am sick and tired of this. Please, assess a hefty fine.

Note that Broadway Street Holdings, LLC, has been cited for working without a permit at other properties:

From: Aimee Spangenberg <aimee.st.amant@gmail.com>
Sent: Tuesday, January 3, 2023 11:19 AM
To: Eleanor S. Burke <esburke@nola.gov>
Subject: 2220 Broadway

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

To whom it may concern:

Please impose the maximum penalty for this violation. Our neighborhood of families is being altered by non residents for profit and it is time to hold the developers accountable and protect the residents from further exploitation.

Aimee Spangenberg
7918 Freret St.
New Orleans 70118

Sent from my iPad

From: JLD <npop12a@gmail.com>
Sent: Tuesday, January 3, 2023 1:55 PM
To: Eleanor S. Burke <esburke@nola.gov>
Subject: 2220 BROADWAY

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

We are completely against any "forgiveness" in any form being given to Broadway Street Holdings, LLC, for their illegal demolition of part of the above property at 2220 Broadway.
Forgiveness to a corporation that is knowingly, for greed, destroying the residential character of our historic neighborhood is completely out of the question and they should be charged for the cost to the city for these proceedings.
Sincerely
John DiLeo
1219 Pine Street,
NOLa
70118

1

From: Lynnette F Judge <lfjudge@cox.net>
Sent: Tuesday, January 3, 2023 2:32 PM
To: Eleanor S. Burke <esburke@nola.gov>
Subject: 2220 Broadway - maximum fine warranted

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

Dear Ms. Burke,

I am writing to ask the HDLC impose the maximum fine on the corporate property owner who wilfully and illegally demolished the primary façade of 2220 Broadway. Lower fines have not been effective deterrents, as evidenced by the brazen violation this case.

This developer is a habitual violator of the CZO, working without a permit or exceeding the scope of a permit. Such conduct warrants the maximum fine allowed, to discourage future violations by this developer as well as others who flaunt the rules and regulations.

Sincerely,

1

Lynnette Judge
1512 Audubon St.
New Orleans, LA 70118

To the HDLC:

Please exact the maximum fine from Broadway Street Management, LLC, for their illegal demolition of the primary facade of 2220 Broadway.

Note that Broadway Street Holdings, LLC, has recently been cited for working without a permit at other properties:

7200 S Claiborne Ave.

5/11/2022

<https://onestopapp.nola.gov/SummaryContent.aspx?type=Code%20Incident&id=275227>

2029 Broadway

7/8/2022

<https://onestopapp.nola.gov/SummaryContent.aspx?type=Code%20Incident&id=278780>

1

Current complaints about yet another of their properties have still to be addressed by Safety and Permits/Enforcement.

This is a bad-actor developer of private dormitories in the University Area—the kind of developer for which HB 193/Act 611 (increasing fines for illegal demolition) was expressly written and enacted.

Thanks for reading.

Susan Johnson
Town of Carrollton Watch, LLC (non-profit)
2822 Lepage St.
New Orleans, La. 70119

-----Original Message-----

From: Joanna H <joanna.hargrove@gmail.com>
Sent: Monday, January 2, 2023 11:02 PM
To: Eleanor S. Burke <esburke@nola.gov>
Subject: Broadway Street Holdings

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

Good day,

I am a New Orleans resident and i live on 1000 Joliet Street.
Broadway Street Holdings is hurting our city by driving up housing prices, not respecting our demolition and construction rules, and working without permits at various locations.

Please hold them accountable. They are hurting the preservation of our city and driving up inflated prices for our residents.

Joanna Hargrove

1

-----Original Message-----

From: Laurie James <laricchiuti@aol.com>
Sent: Monday, January 2, 2023 9:34 PM
To: Eleanor S. Burke <esburke@nola.gov>
Subject: 2220 Broadway

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

To whom it may concern:

Please impose the maximum penalty for this violation. Our neighborhood of families is being altered by non residents for profit and it is time to hold the developers accountable and protect the residents from further exploitation.

Please do the right thing.

Laurie Ricchiuti
7926 Freret Street

7200 S Claiborne Ave 5/11/2022 <https://onestopapp.nola.gov/SummaryContent.aspx?type=Code%20Incident&id=275227>

2029 Broadway St 7/8/2022 <https://onestopapp.nola.gov/SummaryContent.aspx?type=Code%20Incident&id=278780>

Also—complaints have been sent to S&P since 11/28/2022 about unpermitted work at 7832-7834 Plum Street. But S&P has NOT responded.

I intend to also contact the city council and the news.

Ask forgiveness? Please do not allow, fine as per policy.

MM

Margaret-Mary Sulentic Dowell, PhD

Cecil "Pete" Taylor Endowed Professor, Literacy Leadership and Urban Education

Associate Director for Educational Research and Policy

Director, LSU Writing Project

[Louisiana State University@LSUschoolofedwritingproject](mailto:LouisianaStateUniversity@LSUschoolofedwritingproject)

Coordinator, PhD Program in Educational Leadership

School of Education

Louisiana State University

228 Peabody Hall | Baton Rouge, LA 70803

(office phone) 225.578.5998

e-mail: sdowell@lsu.edu | website: www.lsu.edu/education

2220 Broadway St	
Associated Data (19)	Notes and Messages (7)
Add Options Flag Yellow Flag Notify Me	
Source : Permit (7 items)	
	STOP WORK Issued for un-permitted facade demolition. dksyal 11/30/2022
	Exceeded scope reconstruction the front-HDLC review too jpdufour 11/30/2022
	Stop work posted. Facade demolition in excess of permit and without CofA. Requires retention approval. Possibly new owner. depmurphy 11/30/2022
	Submitted photos of in-progress work appear to confirm that less than 50% of exterior walls were removed or reframed. As such, HDLC approval is not required for this application. depmurphy 09/01/2022
	Police came to the 7th floor today looking for assistance with a crimestopper tip about 2220 Broadway. The crimestopper tip concerned working going on at this address. I meet the police at the property ... crbrown 08/23/2022
	Re-framed left and right side walls of building without permit or CofA. Notified applicant by phone on 7/8/2022. Requires CMM retention approval. depmurphy 07/08/2022
	Started work without the permit. Includes HVAC. 2nd stop work order given on 8-23-22. JPD removed flag 9-7-22 jpdufour 05/18/2022

Options Edit Messages Shortcuts

Permit No. 22-12476-R Submittal Method Submitted Web Application Status Closed

Address 2220 Broadway St Status Permit Issued Edit

Land Use Three to Four Fam Type Renovation (Non-Structural) Details

Relations Journal (23) Documents (14)

Description Contacts (3) Events (10) Reviews (3) Contractors (1) Inspections Bonds Fees (4) Details (53)

Add Options Flag None Notify Me

Source: Address 2220 Broadway St (7 items)

	STOP WORK Issued for un-permitted facade demolition.	dksyal 11/30/2022
	Exceeded scope reconstruction the front- HDLC review too	jpdufour 11/30/2022
	Stop work posted. Facade demolition in excess of permit and without CofA. Requires retention approval. Possibly new owner.	depmurphy 11/30/2022
	Submitted photos of in-progress work appear to confirm that less than 50% of exterior walls were removed or reframed. As such, HDLC approval is not required for this application.	depmurphy 09/01/2022
	Police came to the 7th floor today looking for assistance with a crimestopper tip about 2220 Broadway. The crimestopper tip concerned working going on at this address. I meet the police at the property ...	crbrown 08/23/2022
	Re-framed left and right side walls of building without permit or CofA. Notified applicant by phone on 7/8/2022. Requires CMM retention approval.	depmurphy 07/08/2022
	Started work without the permit. Includes HVAC. 2nd stop work order given on 8-23-22. JPD removed flag 9-7-22	jpdufour 05/18/2022

Source: Address 2220 Broadway St Apt 1A (1 item)

Source: Address 2220 Broadway St Apt 1B (1 item)

Source: Address 2220 Broadway St Apt 2A (1 item)

Source: Address 2220 Broadway St Apt 2B (1 item)

Source: Permit (12 items)

	This permit is under another stop work order. Structural drawings must be submitted for the reconstruction of the front of the building.	Jay Dufour 11/30/2022
	Hi, I just upload two documents for a small change to scope on exterior. We would like to amend the description of this permit, which is included in the previous estimate. The front upper and lower ...	City of New Orleans On 10/12/2022
	The check has the wrong amount.	stcollins 09/21/2022
	Permit was issued without payment of fees or fines.	jpdufour 09/21/2022
	Dear Melissa Shafirovich, The status of your Renovation (Non-Structural) Permit, 22-12476-RNVN, at 2220 Broadway St -Apt 2B has changed. The current permit status is: Permit Issued Once your permit ...	Shawnea T Collins 09/12/2022
	Dear Melissa Shafirovich, The status of your Renovation (Non-Structural) Permit, 22-12476-RNVN, at 2220 Broadway St -Apt 2B has changed. The current permit status is: Permit Approved Once your permit ...	Warren Jones 09/08/2022
	Fines will be increased due to continued work without a permit.	Jay Dufour 08/19/2022
	HDLC retention approval for exterior wall demolition must be received before building permit is issued.	depmurphy 07/11/2022
	150 amps 16 circuits	nnchandler 07/08/2022
	Dear Melissa Shafirovich, Some questions have arisen regarding your Renovation (Non-Structural) permit, 22-12476-RNVN, at 2220 Broadway St. The following comments were made during the review of your ...	Warren Jones 05/25/2022
	Dear Melissa Shafirovich, Some questions have arisen regarding your Renovation (Non-Structural) permit, 22-12476-RNVN, at 2220 Broadway St. The following comments were made during the review of your ...	Todd Breckman 05/19/2022
	received complaint that work has started without permits	ttjackson 05/11/2022

Project Form
Permit Form
Parcel Form
License Form
Map Legend
Violation Form
Contact Form

Drawings for proposed new façade submitted 1.26.2023

