



Outlook

Fw: Appeal of HDLC Permit to Demolish 7309 Freret Street

From Clerk of Council <clerkofcouncil@nola.gov>**Date** Fri 3/20/2026 3:48 PM**To** Denise Mills <dmills@nola.gov>; Cecil C. Hartzog <cchartzog@nola.gov>; Naomi R. Mark <nrmrk@nola.gov>; Denise M. Russ <dmruss@nola.gov>

2 attachments (369 KB)

7309_CMM Result NO.pdf; 7309 Freret demolition appeal—Clerk of Council—4-24-25—IN FULL.pdf;

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From: Marc Loudon <loudonm@purdue.edu>**Sent:** Friday, March 20, 2026 3:45:13 PM**To:** Clerk of Council <clerkofcouncil@nola.gov>**Subject:** Appeal of HDLC Permit to Demolish 7309 Freret Street

The purpose of this email is to APPEAL the recent HDLC ruling allowing the demolition of 7309 Freret. A copy of this ruling is attached.

I live in the Carrollton neighborhood and I am a member of the MARI (Maple Area Residents) Board. I am appealing because:

- (1) The purpose of the demolition is for the developer to construct yet another of the dormitory-type structures (colloquially known as D2D), which are highly undesirable because:
 - a) they are rented to large numbers of students that occupy such structures in high density;
 - b. such structures are overrunning our neighborhood;
 - c. they are contributing to parking aggravations because there are insufficient parking spaces for the number of residents;
 - d. they do NOT contribute to the affordable housing pool, because they are rented to students at premium rates.
- (2) Previous demolition permits were denied by Council and should continue to be denied.
- (3) The structure that is being demolished is potentially an addition to the affordable housing pool in our neighborhood.
- (4) In addition, this developer has a history of violations and failure to pay fines associated with previous projects, documented in a previous appeal document also attached.

This should not be construed as an anti-student appeal. As a retired university professor and administrator for the past 45 years, I personally would have no problem with a few students living at this address in the existing structure. It is the type of structure intended, the resulting occupation density, and the attendant problems that are the issues.

✓ We contend that the fact that the developer has already purchased this property with the intent to demolish it should have no bearing on the decision by the Council.

I implore the City Council to reject the permit to demolish this structure.

Respectfully submitted,

Gordon Marcus (Marc) Loudon
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NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Friday, March 13, 2026

Zach Smith Consulting & Design
1000 S. Norman C. Francis Pkwy
New Orleans, LA 70125

Re: 7309 Freret St
Reference Code: NJCONQ

Dear Zach Smith Consulting & Design:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting of Wednesday, March 11, 2026, concerning your application for the following work: Demolition of a Non-Contributing rated, one-story, single-family, residential building to grade.

At that time the Commission voted to:

Approve the application for demolition to grade. An HDLC Certificate of Appropriateness (CofA) will be issued in ten (10) calendar days to allow time for any appeals to be submitted to the City Council and the HDLC. Once the CofA is issued, it will also be submitted to the Department of Safety and Permits. Do not begin work until your building permit has been issued by that department. Please keep a copy of the CofA on-site and visible from the public right of way for the duration of work.

Should you have any questions concerning this matter, feel free to contact me at (504) 658-7043 or Chad.Spurlin@nola.gov.

Sincerely,



Chad Spurlin
Historic Preservation Plan Reviewer

Approved ___BB_ Bryan Block, Executive Director

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