

TOWN OF CARROLLTON WATCH
"Keeping watch on historic Carrollton"
2822 LEPAGE STREET
NEW ORLEANS, LOUISIANA 70119

VIA EMAIL

March 20, 2026

Clerk of Council, City Hall
1300 Perdido—Room 1E09
New Orleans, La. 70112

Re: Appeal of the N.O. HDLC's 3/11/26 decision of approval to demolish 1128 Lowerline

To the Clerk of Council:

I am appealing the decision of the N.O. HDLC of March 11, 2026, that approved the application by Alec Rovner, Steven Rovner, and Sidney Torres, V, dba [Campus Rentals 3, LLC](#), to demolish to grade the non-contributing, one-story, single-family residential building at 1128 Lowerline (called in the documentation 1128–1130 Lowerline). As required, the HDLC's decision is attached to this letter. (See Exh. 1.)

My appeal is addressed to the City Council in its capacity to exercise broad discretionary powers over HDLC demolition decisions.

In 2020–2023, a series of moratoria and ordinances was enacted by the City Council to address the problems of overdevelopment in the University Area. The amended University Area Overlay (CZO Art. 18.30, [University Area Off-Street Parking Overlay District](#)), motioned in M–23–492 by Councilmembers Joseph Giarrusso, III, and Lesli Harris, is currently in force to “preserve the neighborhoods’ residential character, existing housing types, and levels of affordability, and limiting the conversion of existing affordable, market-rate, long-term housing units for full-time residents into high market-rate housing units for exclusive short-term use” (CZO Art. 18.2.Z, [Purpose of the University Area Off-Street Parking Overlay District](#)).

In addition, Tulane University has located the majority of its undergraduate student body onto campus—an attempt whose express intention is well-known. In 2023, Tulane COO Patrick Norton stated: “We definitely value the importance of the uniqueness of our neighborhoods. . . . By constructing these new residence halls, we may be able to bring back those students who are in the neighborhoods” ([“Tulane to open two new dorms,” nola.com, July 31, 2023](#)).

In light of these well-publicized efforts by the New Orleans City Council and Tulane University, the new owner of 1128 Lowerline, Campus Rentals 3, LLC, [which purchased the property on October 11, 2024](#), may not reasonably and in any respect claim detrimental reliance if their application to demolish the existing structure for transient student housing is denied.

The three-bedroom property at 1128 Lowerline would have been very suitable as affordable housing for a family. Instead, the house was purchased by a group of dorm developers with no concern for the neighborhood but to extract profit from it.

The long-time neighbors of 1128 Lowerline returned to New Orleans post-Katrina to rebuild their community in peace—not to be driven from it by entrepreneurs.

I would therefore respectfully request that the City Council exercise its discretion and once more deny the demolition of 1128 Lowerline—which was denied once before on Dec. 19, 2024, as motioned by Councilmember Giarrusso and unanimously approved by the Council.

The reasons given by Councilmember Giarrusso on that occasion still obtain today. (See the transcript of the hearing, attached as Exh. 2.)

I attach in addition as Exhibits 3 and 4, respectively, my letters reporting some violations by the developers that were not investigated by DSP.

Thanks and best regards,



Susan P. Johnson
Principal, Town of Carrollton Watch, LLC
sjohnson@townofcarrolltonwatch.org

cc:

Aimee McCarron, Councilmember, Council District A
Claire Byun, Land Use Director, Council District A
Bryan Block, Executive Director, HDLC

Attachments

Exh. 1—1128 Lowerline CMM Result Letter, 3/12/26
Exh. 2—Transcript, 1128 Lowerline—City Council hearing, HDLC appeal, 12/19/24
Exh. 3—Letter of complaint to DSP requesting removal of electric pole, 8/5/25
Exh. 4—Letter of complaint to DSP regarding unpermitted interior demolition, 9/7/25

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

Thursday, March 12, 2026

Kelly Johnson
4618 Camp Street
New Orleans, LA 70115

Re: 1128-30 Lowerline St
Reference Code: 5X10YC

Dear Kelly Johnson:

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 residential building to grade.

At that time the Commission voted to:

Approve the application for demolition to grade due to the age of the building, its Non-Contributing rating, and the lack of historic building fabric or exterior architectural features and details. A Certificate of Appropriateness will be issued in ten (10) calendar days to allow time for any appeals to be submitted to the City Council and HDLC. Once the CofA is issued you will be notified and it will be transmitted to the Department of Safety and Permits. Please contact that department for your demolition permit and a copy of the CofA. Please keep a copy of the CofA on-site and visible from the public right of way for the duration of work. Please contact HDLC Inspector Haley Klundt at (504)658-7040 or haley.klundt@nola.gov for a final inspection and permit closeout once all work under the permit has been completed.

Should you have any questions concerning this matter, feel free to contact me at (504) 658-7047 or Dennis.Murphy@nola.gov.

Sincerely,



Dennis Murphy
Principal Plan Reviewer

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112

PHONE 504.658.7051

WWW.NOLA.GOV



Approved__BB__ Bryan Block, Executive Director

Campus Rentals 3 LLC
5701 Plauche Ct
Harahan, LA 70123



Fw: Appeal of the N.O. HDLC's 3/11/26 decision of approval to demolish 1128 Lowerline

From Clerk of Council <clerkofcouncil@nola.gov>

Date Fri 3/20/2026 3:21 PM

To Denise Mills <dmills@nola.gov>; Cecil C. Hartzog <cchartzog@nola.gov>; Naomi R. Mark <nrmark@nola.gov>; Denise M. Russ <dmruss@nola.gov>

 1 attachment (892 KB)

Appeal—HDLC approval of 1128 Lowerline demolition—3-20-26—FINAL.pdf;

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From: sjohnson@townofcarrolltonwatch.org <sjohnson@townofcarrolltonwatch.org>

Sent: Friday, March 20, 2026 3:15:33 PM

To: Clerk of Council <clerkofcouncil@nola.gov>

Cc: Aimee B McCarron <Aimee.McCarron@nola.gov>; Claire F. Byun <Claire.Byun@nola.gov>; Bryan D. Block <bdblock@nola.gov>

Subject: Appeal of the N.O. HDLC's 3/11/26 decision of approval to demolish 1128 Lowerline

Attached please find my appeal in re 1128 Lowerline.

Please acknowledge the timely receipt of this appeal.

Thanks,

Susan Johnson
Town of Carrollton Watch
2822 Lepage Street
New Orleans, La. 70119