

MAPLE AREA RESIDENTS of NEW ORLEANS

7513 Hampson St.
New Orleans, LA. 70118
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March 23, 2026

VIA EMAIL March 23, 2026

Clerk of Council City Hall, Room 1E09 1300 Perdido St. New Orleans, LA 70112

RE: Appeal of HDLC's "Approval" of Demolition for 1128-30 Lowerline St. (Ref: 5X10YC)

To the Clerk of Council:

I am writing on behalf of Maple Area Residents, Inc. (MARI) to formally appeal the New Orleans Historic District Landmarks Commission's (HDLC) decision of March 11, 2026, which approved the application by Campus Rentals 3, LLC to demolish the residential building at 1128-30 Lowerline St.

This property was previously the subject of a successful appeal on December 19, 2024, at which time the City Council overruled the HDLC and denied the demolition. We respectfully request the Council again exercise its broad discretionary power to deny this second attempt at demolition based on the following:

- **Established Council Precedent:** This property is intended for redevelopment into a high-density "double-to-dorm." In the previous 2024 appeal, the Council recognized that while the HDLC's focus is limited to architectural significance, the Council's purview is broader and must consider the policy impact on neighborhoods already overrun with these developments.
- **Ongoing Blight and Neglect:** For over a year, a decommissioned construction loop has been left standing in front of the property. Despite neighborhood requests for its removal, it remains an eyesore, signaling the owners' lack of regard for the residents and the character of the streetscape.
- **Preservation of Neighborhood Character:** The proposed project represents the systematic removal of traditional housing in favor of private dorms for profit. This trend has caused significant instability for long-time residents and students alike in the University Area.
- **Persistent Community Opposition:** The neighbors remain adamantly opposed to this project. Nothing has changed since the Council's unanimous 7-0 vote to deny demolition in 2024 to alleviate the community's concerns regarding density and the loss of residential stability.

While the building is classified as non-contributing, the Council has previously affirmed that its philosophy of neighborhood protection exceeds the HDLC's technical guidelines. We respectfully request that the City Council uphold its previous stance and once again overturn the HDLC's approval.

Best regards,

A handwritten signature in black ink, appearing to read "Jeff Bernard", written in a cursive style.

Jeffrey Bernard

President, Maple Area Residents, Inc.

7513 Hampson St. New Orleans, LA 70118

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

Principal Plan Reviewer
LA 70112

CITY OF NEW ORLEANS

Principal Plan Reviewer
LA 70112

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



Approved__BB__ Bryan Block, Executive Director

Campus Rentals 3 LLC
5701 Plauche Ct
Harahan, LA 70123
