

TOWN OF CARROLLTON WATCH
“Keeping watch on historic Carrollton”
2822 LEPAGE ST.
NEW ORLEANS, LOUISIANA 70119

VIA EMAIL

Dec. 15, 2025

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

Re: Appeal of the HDLC’s decision of approval for roof demolition of 7801–7803 Zimpel

To the Clerk of Council:

I am appealing the decision of approval by the N.O. HDLC of Dec. 3, 2025, for the application by developer Ravi Doddamani to camelback the contributing-rated, one-story, two-family residential building at 7801–7803 Zimpel through a roof demolition of over 50% (specifically, 55.9%).¹ As required, the HDLC’s decision letter is attached to this email (as “Decision”).

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

Basis of the appeal

The HDLC describes the demolition of historic resources within the local Historic Districts as a “drastic action.”² And yet the camel-backing of smaller historic houses has unfortunately become routine; and applications for roof demolitions are regularly approved by the HDLC.

In this respect it might seem inequitable to refuse the new owners the right to camelback the modest shotgun at 7801–7803 Zimpel. In addition, it is also a drastic action to intervene in the use and enjoyment of private property.

And yet it is well known that Mr. Doddamani’s usual development practice (from 2014 to the present day) is to convert historic houses (or to build new construction) for exclusive use as transient housing marketed to university students (D2Ds) in the University Area, Uptown, and Broadmoor neighborhoods.³

Co-incidentally, a zoning violation may already be detected on the renovation plans.⁴ Three (3) full bathrooms are proposed—two (2) full bathrooms on the first floor (with an abundance of double fixtures) and the third (3) full bathroom on the second floor. This is a clear conflict with the amended University Area Overlay’s prohibition on more than 2.5 bathrooms for investment properties:

Any increase in bathrooms where the total number is more than two full and one half (2.5) per dwelling unit shall be prohibited in this overlay, as determined by the Department of Safety and Permits. ([CZO Art. 18.30.B.4](#))

Administrative history

Other considerations concerning the development of 7801 Zimpel are as follows.

- The property was purchased in an off-market sale on 11/10/25 from the succession of Gertrude Gillin in a cash sale for \$145,000, which is less than half the assessed fair value—in 2024, 2025, and 2026 (uncertified)—of 7801–7803 Zimpel, i.e., \$315,000. (See Exh. 6.)
- On 11/12/25, an application was filed for the interior demolition of the property; and Permit #25-31717-DEMI issued on 11/17/25. (See Exh. 8.) On information and belief, no demolition has occurred to date; and a dumpster is currently (12/15/25) parked on Burdette Street without a permit.
- The primary façade demolition had been part of the [original 12/3/25 Agenda](#) for 7801 Zimpel.⁵ Yet it was withdrawn before the 12/3/25 hearing. Explaining the reason for the withdrawal, Plans Examiner Dennis Murphy stated in the HDLC results letter of 12/4/25 that “the extent of the proposed partial façade demolition was miscalculated.” The letter informs the owners of the need to return to the HDLC on 1/7/25 if the proposal cannot be revised to exclude additional historic fabric. (No response has been registered to date.) Although Mr. Murphy attributes the demolition miscalculation to a “Staff error,” it’s my opinion that the developer or his contractor misrepresented the facade in a line drawing submitted to the HDLC for review.⁶

Conclusion

Despite the recent efforts of Tulane University to regulate the density of the student population in the University Area, developers continue to purchase and convert local properties, transforming the historic character of the neighborhood and removing long-term options from the housing market. In addition, as I attempt to prove in my ongoing BZA appeals of D2D renovation work permits, DSP continues to issue all D2D work permits to dorm developers without modification.

In the best interest of the neighborhood, which is already saturated with private student dorms, I respectfully request that the City Council exercise its discretion and overturn the decision of approval by the HDLC in re 7801–7803 Zimpel (roof demolition).

Thanks and best regards,



Susan Johnson
Principal, Town of Carrollton Watch, LLC
2822 Lepage Street
New Orleans, La. 70119
sjohnson@townofcarrolltonwatch.org

Attachments

CMM 1__Results Letter (“Decision—7801 Zimpel”)
Exh. 1, CofA Permit #JMHYE6, 7801 Zimpel
Exh. 2, Entity Registrations: ESN Property, LLC, New Reaavi, LLC; 7801–03 Zimpel, LP
Exh. 3, Doddamani’s ads as addressed to students—example of 1315 Fern

- Exh. 4, Doddamani’s STR licenses, 2016–2018
Exh. 5, 7801 Zimpel—proposed plan showing 3 full bathrooms (violation)
Exh. 6, Assessor’s profiles, 7801 Zimpel—2024, 2025, and 2026 (uncertified)
Exh. 7, Email to Dennis Murphy about primary facade (12/3/25), 7801 Zimpel
Exh. 8, Interior demolition print summary, Permit #25-31717-DEMI, 7801 Zimpel

cc: Councilmember Joseph I. Giarrusso, III
Claire Byun, District A Land Use Director
Adam Swensek, Executive Counsel
Dennis Murphy, HDLC
Eleanor Burke, HDLC
Bryan Block, HDLC

-
- ¹ CofA Permit #JMHYE6; see Exh. 1. The property is owned by Ravi Doddamani and Vidya Doddamani, dba ESN Property, LLC; and Ravi Kumar, dba New Reaavi, LLC; in partnership as 7801–03 Zimpel, LP. See Exh. 2.
- ² <https://nola.gov/nola/media/HDLC/Guidelines/12-New-Construction-Additions-Demo.pdf>, p. 12–23.
- ³ Mr. and Mrs. Doddamani own rentals at 1525–1527 Hillary; 1315–1317 Fern; 4323–4325 Loyola; 3117–3119 Nashville; 3129–3131 Nashville; 5533–5535 S. Tonti; 1108 Lowerline; and 7417–7419 Zimpel (new construction)—in addition to 7801–7803 Zimpel. Mr. Doddamani also manages the properties. Source: <https://townofcarrolltonwatch.org/wordpress/historic-houses-lost-to-development-for-student-housing/> N.B. 1525 Hillary is a two-story addition built by the Doddamanis in 2018 under [Permit #17-40788-RNVS](#) and advertised as “new construction”; seven years later there is [no Certificate of Occupancy](#) for this building; and yet a Healthy Homes Certificate was issued as [License #25HOME-25818](#) on 9/30/2025.) For an example of an ad (1315 Fern) addressed to students, see Exh. 3. Other Uptown properties—not listed here—were previously registered with CNO as STRs; see Exh. 4.
- ⁴ This is attached as Exh. 5. Note as well that a plumbing riser diagram has not yet been supplied for this permit. The number and composition of bathrooms represented on the designer’s plans should be compared to this diagram when it becomes available. It was observed and entered onto the public record on 12/8/25 that in two permits recently approved by Safety and Permits (for 7301–7303 Burthe and 237 Lowerline), the number of fixtures indicated in the plumbing riser diagrams exceeds the number represented on the drawing set. Both properties are located in the University Area Overlay. However, per Chief Zoning Official Dan Macnamara, examination of the plumbing riser diagram does not belong to the scope of DSP’s Zoning Review process.
- ⁵ “7801 Zimpel St: Ravi Doddamani, applicant; Gertrude Gillin, owner; Demolition of more than 50% of the roof structure and more than 25% of the primary facade at a Contributing rated, one-story, two-family residential building as part of a renovation and construction of a new camelback addition” (emphasis added).
- ⁶ I wrote to Mr. Murphy on the evening of 12/3/25 to complain about the misrepresentation. (See Exh. 7.) I had also objected to the withdrawal of the application in spoken remarks at the HDLC hearing of 12/3/25.

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

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan D. Block
EXECUTIVE
DIRECTOR

Thursday, December 4, 2025

Ravi Doddamani
1017 Fern St
New Orleans, LA 70118

DECISION
7801 Zimpel

Re: 7801 Zimpel St
Reference Code: JMHYE6

Dear Ravi Doddamani:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, December 3, 2025, concerning your application for the following work: Demolition of more than 50% of the roof structure at a Contributing rated, one-story, two-family residential building for construction of a new camelback addition.

At that time the Commission voted to:

Approve the application for partial roof demolition. Please submit one set of stamped, final detailed drawings. Following review, we will contact you regarding any errors, omissions, or changes. All drawings should be submitted to HDLC Staff via email. Once approved, these drawings will then be transmitted internally to Safety & Permits for their review and permitting. As such, it is important that the final drawings are sufficient for review by both Departments. Keep in mind that only the amount of demolition indicated in the HDLC approved drawings is authorized. Please contact me directly should existing conditions necessitate review of additional demolition or re-framing work. Demolishing additional square footage without the proper approvals can result in costly delays and fines.

Please note that, due to a Staff error, the extent of the proposed partial façade demolition was miscalculated and was not included in this Commission request. Because this portion of the work does require Commission approval, you will need to either revise the proposal to retain more of the historic building materials at the front elevation, or the application will need to return for additional Commission review and approval at the next available meeting on Wednesday, January 7th, 2025. Please contact HDLC Staff at your earliest convenience to discuss potential alternative façade revisions and the next steps in the HDLC review process.



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

Sincerely,

A handwritten signature in black ink, consisting of the letters 'DM' inside a circle, followed by a period.

Dennis Murphy
Principal Plan Reviewer

Approved __BB__ Bryan Block, Director

Gertrude Gillin
7801 Zimple St
New Orleans, LA 70118



Your reference code is **JMHYE6**

Application Summary

Type: HDLC COA
Location: 7801 Zimpel St
Property Owner: Gertrude Gillin
Description: Demolition of more than 50% of the roof structure at a Contributing rated, one-story, two-family residential building for construction of a new camelback addition.
Created By: mdaniels

Details

Name	Value
Is Landmark	No
Parcel Tax Bill Numbers	716110201
Addresses	7801 Zimpel St
Lot Number	1
Block Number	131

Status Information

Name	Complete	Date
Permit Case Created	Yes	11/17/2025
Completeness Review	Yes	11/17/2025
HDLC Signs and postcards	Yes	11/25/2025
HDLC NO Hearing	Yes	12/3/2025
Data Note	Yes	12/4/2025

Fees

Type	Amount	Paid
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Reviews

Division	Status	Reviewer
	()	

Review Comments

Division	Status	Comment
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Inspections

Type	Date	Status
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Inspection Correction Items

Contractors

Name	License
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Name	Type	City	Status
ESN PROPERTY, LLC	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: ESN PROPERTY, LLC
Charter Number: 42472804K
Registration Date: 12/8/2016

Domicile Address

1017 FERN STREET
 NEW ORLEANS, LA 70118

Mailing Address

1017 FERN STREET
 NEW ORLEANS, LA 70118

Status

Status: Active
Annual Report Status: In Good Standing
File Date: 12/8/2016
Last Report Filed: 11/10/2025
Type: Limited Liability Company

Registered Agent(s)

Agent: RAVI DODDAMANI
Address 1: 1017 FERN STREET
City, State, Zip: NEW ORLEANS, LA 70118
Appointment Date: 12/8/2016

Officer(s)

Additional Officers: No

Officer: RAVI DODDAMANI
Title: Manager, Member
Address 1: 1017 FERN STREET
City, State, Zip: NEW ORLEANS, LA 70118

Officer: VIDYA DODDAMANI
Title: Manager, Member
Address 1: 1017 FERN STREET
City, State, Zip: NEW ORLEANS, LA 70118

Amendments on File

No Amendments on file

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HOME

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number:	10390615	Incorporation Date / Formation Date:	11/4/2025 (mm/dd/yyyy)
Entity Name:	NEW REAAVI LLC		
Entity Kind:	Limited Liability Company	Entity Type:	General
Residency:	Domestic	State:	DELAWARE

REGISTERED AGENT INFORMATION

Name:	CORPORATION SERVICE COMPANY		
Address:	251 LITTLE FALLS DRIVE		
City:	WILMINGTON	County:	New Castle
State:	DE	Postal Code:	19808
Phone:	302-636-5401		

Additional Information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

Would you like Status Status, Tax & History Information

Submit

New Entity Search



Louisiana SECRETARY OF STATE NANCY LANDRY



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Name	Type	City	Status
7801-03 ZIMPEL LP	Partnership	NEW ORLEANS	Active

Previous Names

Business: 7801-03 ZIMPEL LP
Charter Number: 46733534J
Registration Date: 11/5/2025

Domicile Address

1017 FERN
 NEW ORLEANS, LA 70118

Mailing Address

1017 FERN
 NEW ORLEANS, LA 70118

Status

Status: Active
Registered: 11/5/2025
Last Report Filed: N/A
Type: Partnership

Officer(s)

Additional Officers: No

Officer: NEW REAAVI LLC
Title: Limited Partner
Address 1: 2880 TEWKSBURY DRIVE
City, State, Zip: TROY, MI 48098

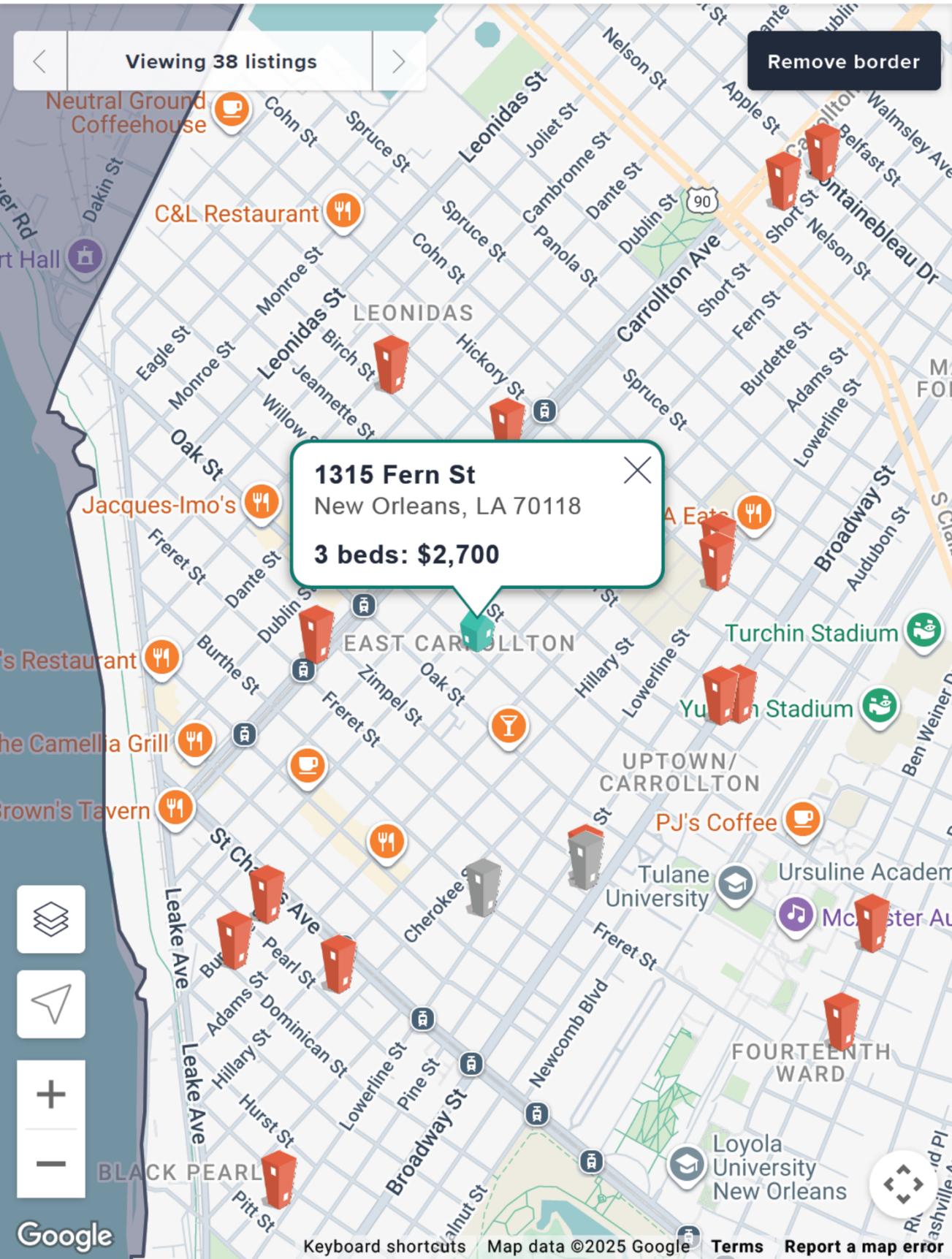
Officer: ESN PROPERTY LLC
Title: General Partner
Address 1: 1017 FERN ST.
City, State, Zip: NEW ORLEANS, LA 70118

Amendments on File

No Amendments on file

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1315 Fern St
 New Orleans, LA 70118
3 beds: \$2,700

Remove border

Close

Enter a commute destination to see commute from this listing.

+ Add commute destination

by car by transit on foot by bike



About 1315 Fern St

Hello Grad Students, This is a very nicely renovated, 3 bedroom, 2 bath townhouse located at the corner of Fern Street and Jeannette. It's really lovely :). The bedrooms are spacious with ample lighting and closet space. Bathrooms are comfy. Living room is large and comfortable. Modest kitchen with great working appliances. Central Heat & AC heats and cools the entire place very quickly. Outside of the amenities, this place is in a very safe and quiet neighborhood. Quick walk to Tulane and Loyola Universities...not to mention all the restaurants and bars on Carrollton (near River Road and Oak Street)...Lebanon Cafe, China Orchid, Baskin Robbins, Thai Mint...also...close to all the places on Maple Street...Starbucks & PJ's, Italian, Bakeries, etc. Please call me if your interested. My suggestion is to see this place before you sign anywhere else :). Also, very good chance you can move in before July 1st. Regards.

Apartment amenities

Property amenities

- Building Application Fee: 0
- Building Deposit Fee Maximum: 2700
- Building Deposit Fee Minimum: 2700

Unit amenities

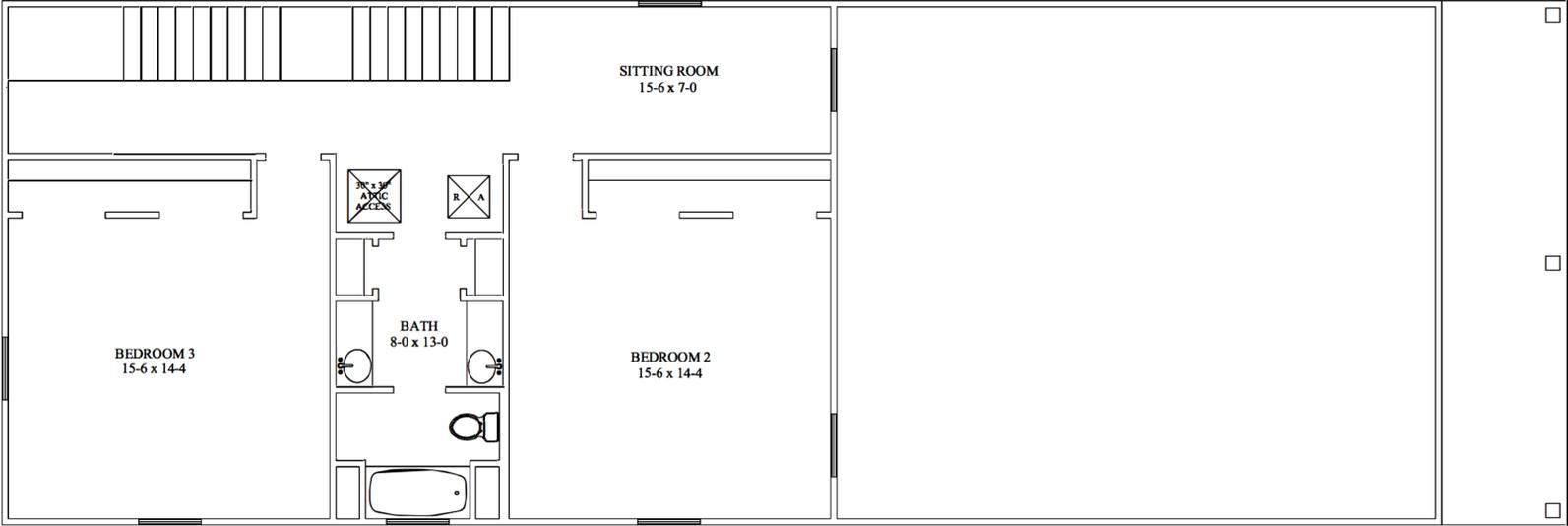
- Double Pane Windows
- Wired

EXHIBIT 4

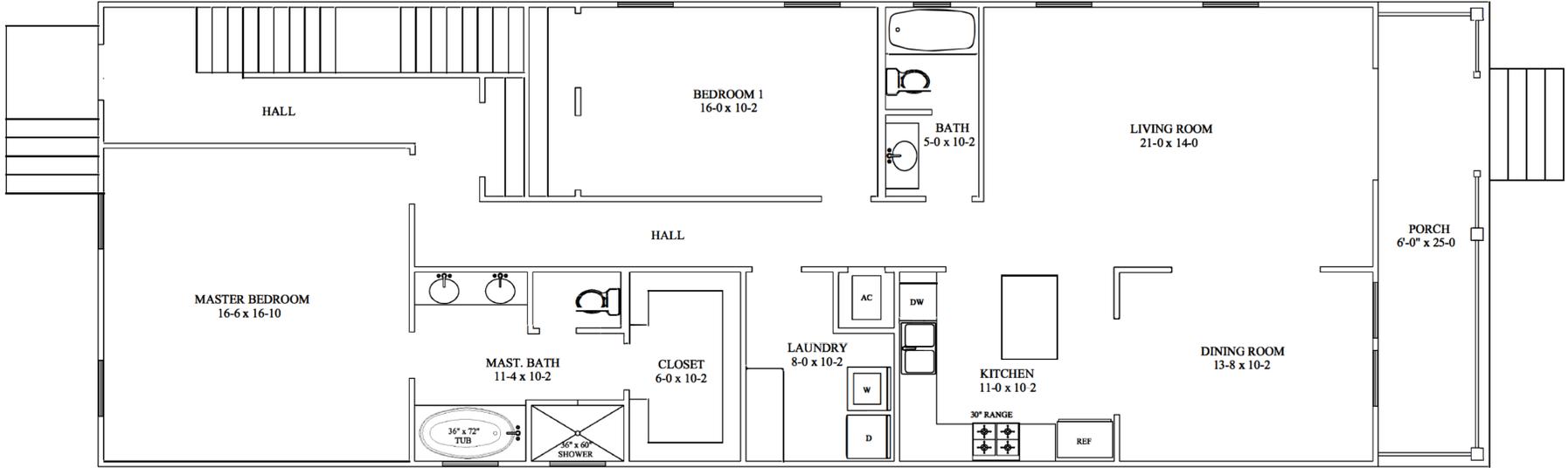
Permit Number	Address	Current Status	Expiration Date	Guest	Operator Name	Application Date	Issue Date	Reference Code
				Occupancy Limit				
17STR-11770	1917 General Taylor St	Expired	7/6/18	6	Ravi Doddamani	5/30/17	7/7/17	VY1ZLJ
	4213 Dryades ST	Denied				6/1/17		WF3XHJ
17STR-03701	1131 Fourth St	Expired	3/31/19	10	Ravi Doddamani	3/13/18	4/1/18	M8UG2W
	1915 General Taylor St	Denied		6	Ravi Doddamani	6/7/18		JYPY61
17STR-11764	4213 Dryades St	Expired	7/6/18	8	Ravi Doddamani	5/30/17	7/7/17	YWYYG
	4215 Dryades ST	Denied				6/1/17		MJUQ8R
17STR-11768	4215 Dryades St	Expired	7/6/18	8	Ravi Doddamani	5/30/17	7/7/17	14HWRE
	1131 Fourth St	Denied			Ravi Doddamani	3/1/18		ELV6UY
	1129 Fourth St	Expired	3/11/19		Ravi Doddamani	3/1/18		WRGQ6Y
	1917 General Taylor St	Denied		6	Ravi Doddamani	6/7/18		VTKVA6
17STR-11769	1915 General Taylor St	Expired	7/6/18	6	Ravi Doddamani	5/30/17	7/7/17	CVXTT3
17STR-03644	1129 Fourth St	Expired	3/31/18	10	Ravi Doddamani	3/13/17	4/1/17	DT56DY
	1917 General Taylor St	Denied		6	Ravi Doddamani	6/1/17		XLHSFX
17STR-03701	1131 Fourth St	Expired	3/31/18	10	Ravi Doddamani	3/13/17	4/1/17	8VPX5H
	1915 General Taylor ST	Denied				6/1/17		DYCPBW
17STR-03644	1129 Fourth St	Expired	3/31/19	10	Ravi Doddamani	3/13/18	4/1/18	4STM3G
	4213 Dryades St	Denied		8	Ravi Doddamani	6/7/18		J8WYVS
	4215 Dryades St	Denied		8	Ravi Doddamani	6/7/18		RBKAX2

Source: <https://nola.gov/next/short-term-rental-administration/topics/registry-of-short-term-rentals/>

**EXHIBIT
5**



SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

Randy Heath and New Orleans Custom Home Design assumes no liability for any structure built from these plans. Although every effort has been made in preparing these plans, the contractor must check all details for accuracy or errors and be responsible for same. Any deviation from these plans must first receive approval from the Owner.

EXHIBIT 6

Summary

Parcel ID	7801-ZIMPLEST
Tax Bill Number	716110201
Municipal District	7
Location Address	7801 ZIMPLE ST
Property Class	R - RESIDENTIAL
Special Tax District	7-MAPL
Subdivision Name	
Zoning District	Show Viewer (41137574)
Land Area (sq ft)	3600
Building Area (sq ft)	1775
Revised Bldg Area (sq ft)	0
Square	131
Book	01
Lot/Folio	1/104
Line	021
Legal Description	1. SQ 131 LOT 1 ZIMPLE & 2. BURDETTE 30 X 120 3. 7801-03 ZIMPLE
Assessment Area	EAST CARROLLTON Show Assessment Area Map
Parcel Map	Show Parcel Map



Owners

7801-03 ZIMPEL LP
1017 FERN STREET
NEW ORLEANS LA 70118

Notices

[2024 Tax Roll Suppl \(PDF\)](#)

[2025 Assessment Notice \(PDF\)](#)

Supplemental Tax Rolls Notice filed for this property.

Calendar Year	Quarter	Applicable Tax Year	Tax Bill Number	Parcel ID	Owner Name	Type/Property
2024	1	2024	716110201	7801-ZIMPLEST	EST OF MS. GERTRUDE GILLIN	REAL

Quick Links

[Estimate Taxes](#)

[Tax Information](#)

[Historical Property Tax Bills](#)

Valuation

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	\$108,000	\$108,000	\$108,000
+ Building Value	\$207,000	\$207,000	\$207,000
= Total Value	\$315,000	\$315,000	\$315,000
Assessed Land Value	\$10,800	\$10,800	\$1,520
+ Assessed Building Value	\$20,700	\$20,700	\$5,980
= Total Assessed Value	\$31,500	\$31,500	\$7,500
- Total Exemption Value	\$0	\$0	(\$7,500)
= Taxable Assessment	\$31,500	\$31,500	\$0
Special Assessment Treatment			
Age Freeze			Age Freeze Approved
Assessment Change			
Tax Contract			

[Skip to main content](#)

Orleans Parish, LA

Change Orders

Year	Date Approved	Reason	Assessed Land Value	Assessed Building Value	Total Assessed Value	Homestead Exemption Value	Taxable Assessment
2024	7/11/2024	Other - Reason: RESCIND 2024 HOMESTEAD EXEMPTION -and- REMOVE S.A.L. VALUES - OWNER / APPLICANT IS DECEASED. OWNER / ESTATE NOTIFIED BY MAIL. STR.1ST.QTR.2024.	\$10,800	\$20,700	\$31,500	\$0	\$31,500

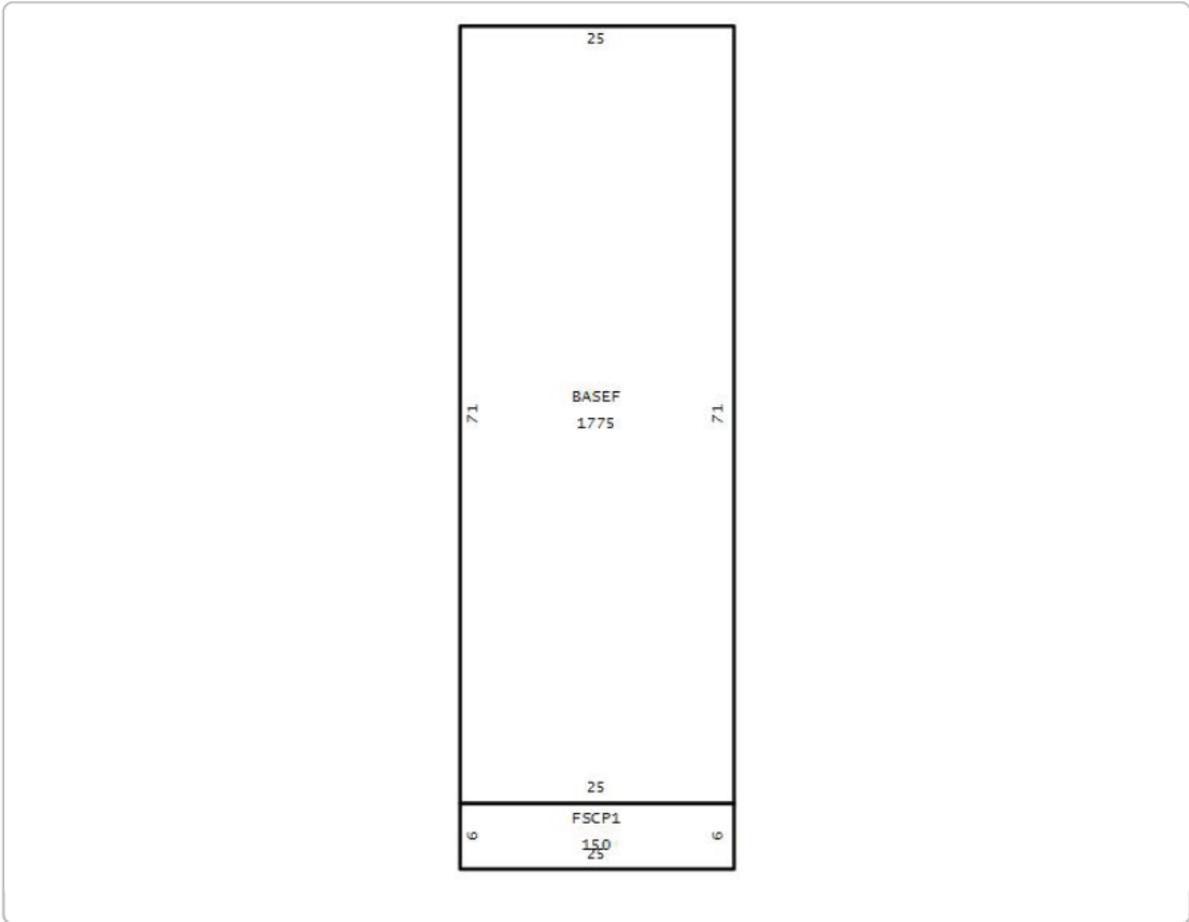
Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
7/1/2009	\$0	HOLMES WILLIAM	GILLIN GERTRUDE	200926833	437033
4/20/1950	\$7,810			00000000	00000000

Photos



Sketches



No data available for the following modules: Exemptions, .

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[Last Data Upload: 12/15/2025, 1:37:26 AM](#)

Contact Us



Outlook

Photos and demolition calculations—7801 Zimpel at Burdette—developed by Ravi Doddamani

From Susan P. Johnson ██████████
Date Wed 12/3/2025 11:01 PM
To Dennis P. Murphy <dennis.murphy@nola.gov>
Cc Sjohnson <sjohnson@townofcarrolltonwatch.org>

6 attachments (3 MB)

HDLC Reviewed__Existing & Proposed Facade Elevations__14.2 facade.pdf; 7801-Zimpel-primary facade demo calculations—Howell.pdf; IMG_8689001.jpg; IMG_8690001002 detail.jpeg; IMG_8690001002.jpg; 7801 Zimpel.jpeg;

Dennis:

Attached are:

- Photos of the primary facade.
- Contractor's page with HDLC calculations. Notes:
 1. The existing door on the left is historic and is misrepresented in the contractor's line drawing as being identical to the other existing door.
 2. The existing windows are misrepresented by the contractor as double-hung instead of fixed (?).
- Calculations by ██████████

I'll be attending the City Council meeting tomorrow and can be available to meet in the afternoon.

Thanks for your time.

Susan Johnson

Your reference code is **F3KQ18**



Application Summary

Type: Interior Demolition
Location: 7801 Zimpel St
Property Owner: Esn Property LLC
Description: Interior demolition including finished materials, fixtures and equipment. No exterior or structural work will be included in this scope of work. NO USE OR OCCUPANCY. RENOVATION REQUIRES SEPARATE PERMIT. Failure to secure the proper permits or proceed with work outside the scope of this permit will subject the property to additional fees, fines, adjudication and penalties. Call for inspection at (504)658-7200 or email: inspections@nola.gov to request a final inspection with the permit number.
Created By: publicwebcrm

Status Information

Name	Complete	Date
Application Submitted	Yes	11/12/2025
Application Review	Yes	11/14/2025
Plan Review	Yes	11/17/2025
Permit Approved	Yes	11/17/2025
Permit Issued	Yes	11/17/2025

Fees

Type	Amount	Paid
Building	\$85.00	Yes
Building Plan Review	\$60.00	Yes

Reviews

Division	Status	Reviewer
Permit Intake	Complete (11/14/2025)	Jessica C Dumas
Plan Review	Complete (11/17/2025)	Katherine Whitney Stone

Review Comments

Division	Status	Comment
Permit Intake	Resolved	Please submit photos of the current layout of the interior of the structure.
Permit Intake	Resolved	Please provide a current floor plan of the entire structure with each room labeled.

Inspections

Type	Date	Status
Residential Final C/C Inspection	Unscheduled	Unscheduled
Residential Final C/C Documents	Unscheduled	Unscheduled

Inspection Correction Items

Contractors

Name	License
Esn Property LLC	

Details

Name	Value
Rebuilding	Yes
Plans for New Structure	No
Accessory Structure Only	No
Will any structural elements be removed?	No
Commercial Short Term Rental	No
Will a dumpster be placed in the street?	No
Will any portion of the sidewalk be repaired?	No
Will a driveway be installed?	No
Foundation Type	Pier
Number of Floors	1
Total Area Affected(ft ²)	500
Existing Building Area (ft ²)	1500
Construction Value	5000
Number of New Gas Meters	0
Number of Existing Gas Meters	1
Number of new Electrical Meters	0
Number of Existing Electrical Meters	1
Total Number of Units	1
Addresses	7801 Zimpel St
Bed Rooms in New Units	1.00
Sale or Rent	N/A
Price of Proposed Units	500.00
Number of Proposed New Units	0
Current Rental Price	500.00
Current Number of Units	1
Number of Bed Rooms per Dwelling	1 Bedroom
Is this work related to Super Bowl 2025 activities?	No