



Fw: Appeal of the HDLC decision to allow demolition of 1128 Lowerline

From Clerk of Council <clerkofcouncil@nola.gov>

Date Fri 3/20/2026 3:49 PM

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

1 attachment (161 KB)

1128 Lowerline_CMM Results Letter.pdf;

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From: Marc Loudon <loudonm@purdue.edu>

Sent: Friday, March 20, 2026 3:45:59 PM

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

Subject: Appeal of the HDLC decision to allow demolition of 1128 Lowerline

The purpose of this email is to APPEAL the recent ruling by the HDLC allowing the demolition of 1128 Lowerline. 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.

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

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

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Approved __BB__ Bryan Block, Executive Director

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