







## 2831 Livaudais—Opposing appeal of HDLC decision of denial, Nov. 5, 2025

 **From** <sjohnson@hnon.org>  
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**Bcc**  
**Date** 2025-12-03 11:45  
**Priority** High

 5500 blk Tchoupitoulas—vacant lots—12-2-25-A.jpg (~757 KB)  5500 blk Tchoupitoulas—vacant lots—12-2-25-B.jpg (~752 KB)  
 5500 blk Tchoupitoulas—vacant lots—12-2-25-C.jpg (~769 KB)  5500 blk Tchoupitoulas—vacant lots—12-2-25-D.jpg (~823 KB)  
 5500 blk Tchoupitoulas—vacant lots—12-2-25-E.jpg (~854 KB)

RE: Council Meeting of Dec. 4, 2025, Regular Agenda, pages 9-10, items 11-12

To Councilmember Harris and the City Council:

This is to state my opposition to the appeal by Doug Kohnke and Jon Drennan of the HDLC decision of denial for the demolition application for 2831 Livaudais.

On Nov. 5, 2025—ruling on the feasibility of the renovation of the contributing building in the full-control Irish Channel Historic District—the N.O. HDLC Commission unanimously denied the application for a CofA.

Mr. Drennan has owned the property for five years and now claims, together with his associate Mr. Kohnke, that the building cannot be rehabilitated.

At the HDLC on Nov. 5, Mr. Kohnke represented that the renovation couldn't proceed upon purchase in 2020 because of complications (sic; my term) from COVID-19—which could have been used as an excuse for absolutely anything in the early years of the pandemic: in effect, a pan-excuse.

Since then, the story goes, deterioration has made rehabilitation impossible. (Note, however, that no minimum maintenance complaints have been filed for the house during this time.)

Drennan and his partners in Car Wash Blues, LLC, had a similar modus operandi in the demolition application for 5512-5524 Tchoupitoulas, three historic houses they had owned for up to twelve years, while allowing their condition to deteriorate with the full purpose and intention of applying for demolition (I allege), which they did on three separate occasions.

In the case of the Tchoupitoulas houses, Mr. Kohnke alleged in public hearings that the land must be cleared for the construction of detailing tents that were urgently needed in order for the Uptown Car Wash to maintain its competitive edge in the business.

Or, as reported by nola.com on Feb 2, 2024:

The car wash already surrounds the homes on three sides, and car wash owners Andrew Stall, Jonathan Drennan and Kevin Hilbert have said that the demolition will allow them to expand the business.

[https://www.nola.com/news/politics/new-orleans-carwash-can-demolish-homes-on-tchoupitoulas/article\\_2430415c-c120-11ee-a017-fbda2787db3c.html](https://www.nola.com/news/politics/new-orleans-carwash-can-demolish-homes-on-tchoupitoulas/article_2430415c-c120-11ee-a017-fbda2787db3c.html)

Eighteen months after the demolition and conditional use approval, the site of the three houses is vacant. (See attached photos.) There are no detailing tents after all; no expansion of the business; and the car wash is still in operation.

In addition, it appears that the conditional use provisos attached to ZD 45-24 (approved on July 25, 2025) have not been observed, although I am unable to confirm this independently.

Developers who act in bad faith should not be rewarded by further concessions.

The demolition application of 2831 Livaudais should be denied.

Thanks and best regards,

Susan Johnson  
Historic N.O. Neighborhoods, LLC  
2822 Lepage Street  
New Orleans, La. 70119

Photos from 12/2/25 attached.

cc:

Sonia Kasakove, nola.com  
City Councilmembers and Staff  
HDLC Staff

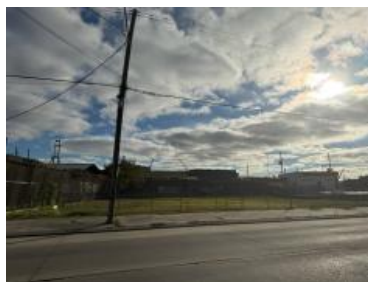
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