

**NEW ORLEANS CITY COUNCIL  
COUNCIL RESEARCH  
INTEROFFICE MEMORANDUM**



**TO: CLERK OF COUNCIL**  
**CC: COUNCILMEMBER FREDDIE KING III, DISTRICT C**  
**FROM: ANITA CURRAN, COUNCIL RESEARCH OFFICER**   
**DATE: SEPTEMBER 4, 2025**  
**SUBJECT: DEMOLITION APPLICATION REPORT – 1718 NORTH VILLERE STREET**

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Pursuant to City Code § 26-5, please find below for inclusion on the City Council’s September 11, 2025 meeting agenda, the Council Research Office Report regarding the following application for demolition of a structure in a National Register Historic District (New Marigny), which the Council received at its meeting on August 21, 2025:<sup>1</sup>

Property Address: 1718 N. Villere St.  
Application No.: 25-05739-DEMO  
Owner/Applicant: Succession of Minnie B. Ellis/Demo Diva, LLC (contractor)  
Request: Demolition to grade of two-family dwelling structure

The Council must act on the demolition application within 45 days of receipt (October 5, 2025); failing to do so is deemed a denial of the application.<sup>2</sup> **The date of the last regular meeting at which the Council can consider this demolition application is September 25, 2025.**

Council action by motion approving the demolition must “expressly authorize the department of safety and permits to issue a demolition permit.”<sup>3</sup> The motion may include reasonable conditions needed to protect the public welfare in relation to the preservation of the Historic District’s

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<sup>1</sup> Any demolition of a structure within National Register Historic Districts, not expressly exempt by law, must be first reviewed and approved by the City Council at a public hearing. New Orleans, La., City Code § 26-4(a). Prior to such hearing, the Council Research Office reviews the demolition application and provides Council with a written report examining the application based upon enumerated criteria. Id. § 26-5(d).

<sup>2</sup> Id. § 26-6(b).

<sup>3</sup> Id. § 26-6(a).

overall integrity (e.g., requiring demolition/redevelopment to be completed within a reasonable timeframe; requiring deconstruction or salvage of historic elements).<sup>4</sup>

**COUNCIL RESEARCH OFFICE REPORT**

**1. The current condition of the structure as evidenced by application photographs:**

**FRONT OF STRUCTURE**



**REAR OF STRUCTURE**



**LEFT OF STRUCTURE**



**RIGHT OF STRUCTURE**



**2. The reason for the demolition request and the cause for the current conditions, if known:**

The owner(s) were found guilty of violations of several provisions of the minimum property maintenance code and ordered to abate the violations (Case # 24-00465-MPM).

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<sup>4</sup> New Orleans, La., City Code § 26-6(c).

**3. The architectural and historical significance of the structure, working in consultation with Historic District Landmarks Commission (HDLC):**

City Council HDLC Demolition Review

8/26/2025

1718 N. Villere Street

1718 N. Villere Street is contributing-rated building in the New Marigny National Historic District.

The HDLC objects to the demolition of this structure.

Located in the New Marigny National Historic District

- Period of significance – 1830 - 1944

- Built ca. 1875 - 1880

- Architecturally distinctive building: a sidehall which was enclosed with rear additions. Maintains original brackets, chimney, and door surround



Photo submitted with Demolition application, 2025



Google Maps Image, 2011



FEMA Survey Image, ca. 2009



Sanborn Fire Insurance Map. 1893

**4. The neighborhood context of the structure and the overall effect demolition will have on the area.**

The residential structure fronts N. Villere St. and is bounded by Saint Anthony St., Annette St., and Urquhart St. in the New Marigny Historic District. The zoning district is HMR-2, Historic Marigny/Tremé/Bywater Residential, which “is intended to protect existing residential development and to maintain a desirable character of such development within the historic Marigny/Tremé/Bywater areas. . . . Rehabilitation, renovation, and adaptive reuse particularly of historically significant buildings are encouraged.”<sup>5</sup>

The HDLC *strongly objects* to the demolition of this structure because it was built in the early part of the period of significance for this historic district (1830-1944), is architecturally distinctive, and retains original architectural features.



**5. The proposed length of time the site is anticipated to remain undeveloped if demolition is granted.**

The proposed use is a vacant lot to be maintained bi-monthly.

**6. The proposed plans for redevelopment and if redevelopment is permitted by the Comprehensive Zoning Ordinance, or if additional entitlements will be needed.**

No redevelopment plan submitted.

<sup>5</sup> New Orleans, La., Comprehensive Zoning Ordinance, art. 9.1.D, <http://czo.nola.gov/Article-9#9-1-D>.