

**FW: Emailing: Permit 25-05739-DEMO (DEMO-RSF2) Documents**

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**From** Clerk of Council <clerkofcouncil@nola.gov>

**Date** Wed 8/13/2025 3:38 PM

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

 1 attachment (27 MB)

Permit 25-05739-DEMO (DEMO-RSF2) Documents.zip;

-----Original Message-----

**From:** Cynthia Davis <ccross@nola.gov>

**Sent:** Wednesday, August 13, 2025 2:06 PM

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

**Cc:** Adam J. Swensek <adam.swensek@nola.gov>; Anita B. Curran <abcurran@nola.gov>; Permit Info <permitinfo@nola.gov>; Hannah E Rowe <Hannah.Rowe@nola.gov>; Denise M. Russ <dmruss@nola.gov>; Aisha R. Collier <arcollier@nola.gov>

**Subject:** Emailing: Permit 25-05739-DEMO (DEMO-RSF2) Documents

The Department of Safety & Permits has received all the required documents which are submitted in the attached zip file. Therefore, I'm requesting that this property be placed on the next available City Council's agenda. Email me a copy of the City Council Electronic Signed Motion. If you have any questions, feel free to contact me.

Your message is ready to be sent with the following file or link attachments:

Permit 25-05739-DEMO (DEMO-RSF2) Documents

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.



Construction/Development  
Related Permit



Date	_____
Tracking Number	_____

# DEMOLITION REQUEST APPLICATION

# SUPPLEMENT A

## APPLICANT INFORMATION

Property Address: 1718 N Villere St, New Orleans, LA

Applicant Identity:       Owner               Lessee               Contractor       Architect  
 Mark all that apply       Other \_\_\_\_\_

Applicant Name The Demo Diva, LLC                      Applicant Contact Number 504-908-8822

Applicant Email: alyssa@demodiva.com

Why do you wish to demolish the existing structure?

## DEMOLITION FOR CONDEMNED/DILAPIDATED STRUCTURE

Cost of Demolition: \$ 13,500.0

Yes  No  Do you plan to rebuild on the site? If yes, what do you plan to build? n/a

How long will the lot remain vacant? n/a

Yes  No  Is there a redevelopment plan for the lot?

Yes  No  Does the proposed structure meet zoning requirements? If you are uncertain, please check here.

Yes  No  Is this property in the Neighborhood Conservation District?

Yes  No  Is this property in a Historical District?

Yes  No  Is this property in the Vieux Carre (French Quarter)?

What is your plan for maintaining the lot in the period between demolition and redevelopment?

routine landscaping to ensure lot is up to code

If lot is to be left vacant, what type of fence is proposed? temporary fencing

What is your plan for keeping lot free of trash and weeds? routine landscaper

(If additional space is needed, please attach additional sheets.)

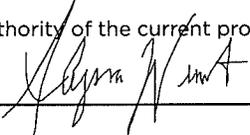
## REQUIRED ATTACHMENTS (FOR DEMOLITION REQUESTS THAT REQUIRE A NEIGHBORHOOD CONSERVATION DISTRICT COMMITTEE HEARING ONLY)

Not Applicable

- Completed permit application checklist, including a building permit application, valuation of work, and the number of residential units to be demolished
- Four color photographs of the structure to be demolished (front, rear, left, and right sides) labeled with the municipal address of the property and the view shown.
- Copy of Sanborn Map, with subject property indicated.
- Recorded Act of Sale (if the property has recently changed ownership).
- Damage Assessment from the Department of Safety and Permits.
- Future plans (if available) including site plans and exterior elevations.
- Completed Demolition Request—Letter of Intent form

Additional Requirements \_\_\_\_\_

I certify that I have the authority of the current property owner(s) to apply for the work proposed.

Applicant Signature                       Date 2/26/2025



Construction/Development  
Related Permit



Date \_\_\_\_\_  
Tracking Number \_\_\_\_\_

**BUILDING PERMIT APPLICATION**

**MASTER APPLICATION**

Property Address: 1718 N Villere St, New Orleans, LA Apt./Ste. Number: \_\_\_\_\_

- Type of Building:
- Residential (Single Family)
  - Residential (Two Family)
  - Residential (Half of Party Wall Double)
  - Residential (Accessory Use)
  - Commercial (Multi-Family)
  - Commercial (Business Use)
  - Commercial (Mixed Use)
  - Commercial (Accessory Use)

**APPLICANT INFORMATION**

Applicant Identity:  Owner  Lessee  Contractor  Architect  Engineer  
Mark all that apply  Other

Name Demo Diva, LLC (Alyssa Wernet)  
Address 6246 Memphis St City New Orleans State LA Zip 70124  
Phone 504-908-8822 Email alyssa@demodiva.com

**SCOPE OF WORK/PROPOSAL**

Description of proposed work (Please include thorough details or provide attachments.)

**DEMOLITION OF CONDEMNED, DILAPIDATED STRUCTURE**

- Will the exterior of the building be altered in any way?  Yes  No
- Was this structure built before 1978?  Yes  No  
If yes, Supp G "Lead Based Paint Removal Form" is required.
- Is the impervious surface area on the site where work will be performed > 5,000 sq ft?  Yes  No
- Is the total area of the site where you will be working > 1 acre?  Yes  No
- Will this project have a total square footage of more the 40,000sf?  Yes  No
- Will any electrical work be done under this scope of work?  Yes  No
- Will any A/C or gas line work be done under this scope of work?  Yes  No
- Will signage be affected (altered, added, changed)?  Yes  No  
If yes, Supplement H "Sign Permit Application" is required.
- Is this application for a Federal Housing Unit?  Yes  No
- Will a driveway be installed?  Yes  No
- Will any portion of the sidewalk be repaired?  Yes  No  
If yes, Supp L "Sidewalk Repair Form" is required.
- Will a dumpster be placed in the street?  Yes  No  
If yes, Supp J "Dumpster/Construction Zone Form" is required.

Estimate cost/value of proposed work \$ 13,500 \*Attach quote, contract, or other documentation of estimate.

Area of existing structure 1500 ft<sup>2</sup> Area affected 1500 ft<sup>2</sup> New Area added 0 ft<sup>2</sup> Number of Floors 1

Foundation Type:  Slab  Pier Sprinklers:  Yes  No Building Condition:  Good  Average  N/A  POOR

Existing Use residential home Proposed Use vacant lot/residential structure

**BUILDING INFORMATION**

- ICC Construction Type:
- Not Applicable
  - Site Built
  - Modular
  - Manufactured

	Number of Existing Meters	Number of New Meters
Electrical Meters		
Gas Meters		



Construction/Development  
Related Permit



Date _____
Tracking Number _____

### BUILDING PERMIT APPLICATION

### MASTER APPLICATION

#### RESIDENTIAL BUILDING INFORMATION (Single Family and Two Family) NOT APPLICABLE

Dwelling Area 1500 ft<sup>2</sup> Garage Area 0 ft<sup>2</sup> Number of Bedrooms n/a Number of Bathrooms n/a Central A/C and Heat?  Yes  No

#### MULTIFAMILY AND COMMERCIAL BUILDING INFORMATION NOT APPLICABLE

Total Number of Residential Units \_\_\_\_\_ Efficiency Units \_\_\_\_\_ 1 Bedroom \_\_\_\_\_ 2 Bedroom \_\_\_\_\_ 3+ Bedrooms \_\_\_\_\_  
Number of Elevators \_\_\_\_\_ Number of A/C Units \_\_\_\_\_ Number of Boilers \_\_\_\_\_ Number of Escalators n/

#### OWNER INFORMATION SAME AS APPLICANT

Name Juanita Ellis Dunn Company n/a  
Address 11141 Parkwood Ct N City New Orleans State LA Zip 70128  
Phone 504-583-9185 Email lois9599@aol.com

#### CONTRACTOR INFORMATION SAME AS APPLICANT

Name Simone Bruni Company The Demo Diva, LLC  
Address 6246 Memphis St City New Orleans State LA Zip 70124  
Phone 504-908-8822 Email alyssa@demodiva.com State Lic. # 48724 Exp 02/2026

#### ARCHITECT INFORMATION SAME AS APPLICANT

Name n/a Company \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_ License Number \_\_\_\_\_

#### ENGINEER INFORMATION SAME AS APPLICANT

Name n/a Company \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_ License Number \_\_\_\_\_

#### FEEES

- Permit Fee: \$60 + (\$5 per \$1000 of work to be performed)
- Plan review Fee: (\$1 per \$1000 of work to be performed)
- VCC/HDLC Surcharge: (50% of total fee, calculated using the above)

#### ACKNOWLEDGMENTS

I certify that the above information is true and correct to the best of my knowledge. I understand that the City of New Orleans is authorized to suspend or revoke a permit or license issued under the provisions of its Municipal Code wherever a permit or license is issued in error or on the basis of incorrect, inaccurate or any false statement or misrepresentation, or in violation of any ordinance or regulation or any of the provisions of the City of New Orleans Municipal Code, the Comprehensive Zoning Ordinance, the International Construction Code or International Fire Code as adopted by the City of New Orleans. Fines and penalties for misrepresentation of material facts will be assessed in accordance with City of New Orleans ordinances and State of Louisiana Revised Statutes. I understand that any change in the scope or cost of the work must be reported to the Department of Safety and Permits and additional permits may be required.

I certify that I have the authority of the current property owner(s) to apply for the work proposed.

Applicant Signature *Alyssa Hermit* Date 2/26/25



Application Date: 2/26/2025

Permit Number: 25-05739-DEMO

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## DEMOLITION REQUIREMENTS

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Property Address: 1718-1720 N Villere St

Council District: C

Applicant Identity: **No** Owner | **No** Lessee | **Yes** Contractor | **No** Architect | **No** Engineer

Other identity:

Applicant Name **Alyssa Wernet**

Applicant Contact Number **(504) 908-8822**

Applicant Email: alyssa@demodiva.com

Applicant Address:: 6246 Memphis St, New Orleans, LA 70124

Owner Name: **Minnie B Ellis**

Approximate Time Owned: **n/a**

Reason for Demolition: **dilapidated structure requires demo for rebuilding**

Number of Residential Units to be Demolished (if applicable): **1**

Cost of Demolition: **\$13,500.00**

Redevelopment Plan for Lot: **Yes**

If redevelopment is planned, estimated time to complete: **n/a**

Proposed use: **new structure**

If no immediate redevelopment is planned, estimated time to remain vacant: **n/a**

Proposed redevelopment meets zoning requirements:

Property is in a National Register Historic District: **No**

Property is in a Historic District and Landmarks Commission District: **No**

Property is in the Vieux Carré: **No**

Plan for maintaining lot: **lawncare**

If lot is to be vacant, type of fence: **temp fencing**

Plan for keeping lot free of trash and weeds: **lawncare**

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## REQUIRED ATTACHMENTS

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- Application fee for properties requiring City Council approval paid
- Signed demolition permit application
- Signed building permit application
- If applicant is not owner, proof of authorization for an agent to sign on behalf of the owner
- Four color photos labeled as follows, providing a full view of:

- Front of structure to be demolished (with the municipal address listed on the photo)
  - Left of the structure to be demolished (with the municipal address listed on the photo)
  - Rear of structure to be demolished (with the municipal address listed on the photo)
  - Right of structure to be demolished (with the municipal address listed on the photo)
- Copy of the Assessor's Aerial Map, with the subject property indicated
- 
- If re-development is planned, redevelopment site and exterior elevation plan (can be hand drawn)
- Cost estimate from a licensed contractor
- A photo indicating the posting of notice for the demolition application on or near the property
- A photo of the notice itself, indicating:
  - The municipal address on the property to demolished
  - Contact information for the district City Council office
- If City-initiated, a copy of the notice the City mailed to the owner providing that the City intends to request demolition of their property

# City of New Orleans

## RECEIPT

City of New Orleans  
Mayors Office  
1300 Perdido St.  
New Orleans, LA 70112

Receipt Number: 25-30546  
Associated Location: 1718-1720 N Villere St  
Payment Date: 8/6/2025  
Payment Amount: \$250.00  
Payment Method: Credit Card #4110467673  
Payer Name: Alyssa Wernet  
Payer Address: 6246 Memphis St, New Orleans, LA 70124  
Cashier Name: City of New Orleans One Stop Shop

Permit #25-05739-DEMO,

Type	Description	Revenue code	Amount
Permit 25-05739-DEMO (DEMO-RSF2)	Permit - Council Demolition - Residential	00126026061910	\$250.00
<i>( A 2.99% convenience is applied to online Credit Card Transactions.)</i> Total Amount			\$250.00
Total Amount Paid			\$250.00

This is a receipt. This is NOT a permit.

# **DEMO DIVA**

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## **DEMOLITION**

February 26, 2025

**Re: 1718 N Villere St, New Orleans, LA (Demolition Permit)**

Safety and Permits

City of New Orleans

1300 Perdido Street, 7<sup>th</sup> Floor

New Orleans, LA 70112

To Whom It May Concern,

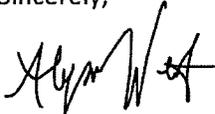
This letter is to confirm that the residential structure at 1718 N Villere St, New Orleans, LA, requires immediate demolition for future redevelopment and improvements.

The property owner will be responsible for maintaining the property immediately following demolition. This includes routine landscaping every two weeks to keep the property area clean and free of overgrowth and/or debris.

Once the required building permits are approved, the property owner will be working on future redevelopment plans for the property upon approval by the City of New Orleans.

If you have any questions regarding this demolition application, please contact Alyssa Wernet at 504-908-8822 or Simone Bruni at 504-908-8833.

Sincerely,



**Alyssa Wernet**

Vice President



6246 Memphis St.  
New Orleans, LA 70124  
(504) 486-4121 PHONE  
www.demodiva.com

# DEMOLITION ESTIMATE

1.07.2025

To: Minnie Ellis (in care of Manuel Ellis)  
 Work Site: 1718 N Villere St, New Orleans, LA 70116  
 Phone: 504-583-9185 E-mail: lois9599@aol.com

SCOPE OF WORK	Amount
<p><u>STRUCTURE DEMOLITION</u></p> <p>Complete demolition of residential structure including removal of detached shed in back of property. Includes removal of private walkways, driveways, and patios on site.</p> <p>Includes haul away of all debris from property.</p>	<p>\$ 12,950.00</p> <p>Included</p>
<p>OPTIONAL: (3) loads of river sand back fill hauled and spread @ \$450.00/load</p>	<p>TBD</p>
<p>Demo Diva to obtain demolition permit prior to mobilization. Property owner to attend HDLC hearing for demolition approval, if required.</p>	<p>\$ 550.00</p>
<p><i>PLEASE NOTE: property owner is responsible for disconnection of gas, electric, water, sewer, etc., prior to demolition. Demo Diva to contact LA One Call prior to demolition work to ensure utility disconnections.</i></p>	<p>-</p>
<p style="text-align: right;"><b>TOTAL</b></p>	<p><b>\$ 13,500.00</b></p>

**DEMO DIVA IS A STATE AND LOCAL LICENSED DBE AND MBE**

## TERMS OF CONTRACT

Upon signing of this contract, the property owner, or duly authorized agent, hereby agrees to the terms below.

### Warranty & Authorization

Owner or agent, warrants that he/she (1) possesses clear title with full ownership, or has full legal rights to dispose of the designated property, including demolition and removal of specified structures; (2) no other competing claims of ownership to the property, immovable or moveable, exists; (3) has legal right of access to the property; (4) has full ownership of all moveable property located in or on the building(s) or land; (5) if agent, has written authorization from property owner to enter into this contract for services; and (6) grants The Demo Diva, LLC, authorization to enter upon the property and perform contracted services.

### Site Preparation and Equipment Mobilization

Owner agrees to remove within seven (7) calendar days of signing all moveable property located in or on the building(s) or land that will not be removed by The Demo Diva. The Demo Diva is not liable for damage to any moveable property remaining on the premises during the performance of contracted services.

Owner agrees that once equipment is mobilized to perform contracted services, any delay or postponement by the owner of the performance of contracted services that results in additional costs and/or re-mobilization will result in an assessment of \$1,000.00 per day.

### Salvage & Rights to Moveable Property

Owner grants The Demo Diva the exclusive right to salvage and dispose of all materials comprising the structure, foundation, and its component parts, including all materials that are derived, extracted, removed, or otherwise separated from said structure, foundation, and its component parts as a result of demolition, deconstruction, excavation, or performance of contracted services. Salvage and disposal activities may begin any time after the signed contract is received by The Demo Diva.

At all times, owner bears the responsibility of safeguarding the premises, including all moveable property and materials salvaged on behalf of the owner. While every effort will be made to skillfully separate items noted for salvage, due to age, weather, neglect, poor workmanship, or other reasons beyond control of The Demo Diva, The Demo Diva will not be liable for salvaged items that are compromised, destroyed, or rendered worthless in the separation process. No materials should be assumed capable of use in new construction or be reassembled without consulting appropriate experts.

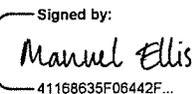
### Payment

Owner agrees to pay The Demo Diva, LLC, 50% of the contracted amount prior to beginning any work related to the contracted service and the remaining 50% upon completion. Owner agrees to reimburse The Demo Diva for all costs associated with the demolition, including administrative costs, if owner chooses to not proceed with demolition after signing.

X 

The Demo Diva, LLC  
Contractor

SIMONE BRUNI, PRESIDENT  
8/05/2025

Signed by:  
X   
41168635F06442F...

Property Owner

Manuel Ellis

8/5/2025

CIVIL DISTRICT COURT FOR THE PARISH OF ORLEANS

STATE OF LOUISIANA

2025 -  
NO. 06424

DIVISION "J"

DOCKET NO.

SUCCESSION OF MINNIE B. ELLIS

FILED: \_\_\_\_\_

DEPUTY CLERK

CIVIL DISTRICT COURT

2025 JUL -1 PM 2:31

FILED

LETTERS OF ADMINISTRATION

In the matter of MANUEL J. ELLIS, praying to be appointed as Administrator,

This is to certify to all whom it may concern:

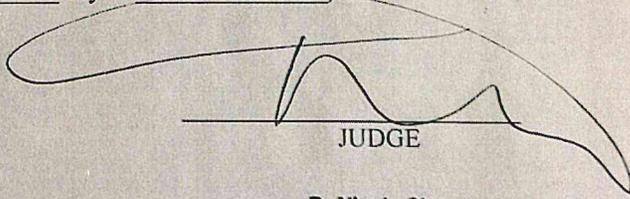
On the 1<sup>st</sup> day of July, 2025, an application was made to the Honorable Judge of the Civil District Court in and for the Parish of Orleans, State of Louisiana, by MANUEL J. ELLIS praying that he, MANUEL J. ELLIS might be permitted to qualify and take the oath as Administrator for the estate of MINNIE B. ELLIS

NOW, KNOW YE, that the said MANUEL J. ELLIS be appointed Administrator for the aforesaid estate of MINNIE B. ELLIS and has on the 27 day of June, 2025, taken the oath as such and complied with all other requisites of the law.

NOW, THEREFORE, MANUEL J. ELLIS is hereby fully authorized and empowered to discharge and perform all and singular duties appertaining to the said appointment, with full and complete power of administration, according to law.

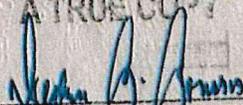
THUS, DONE AND SIGNED officially in my office, in the Parish of New Orleans,

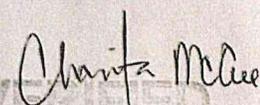
State of Louisiana, on this the \_\_\_\_\_ day of JUL 14 2025, 2025.



JUDGE

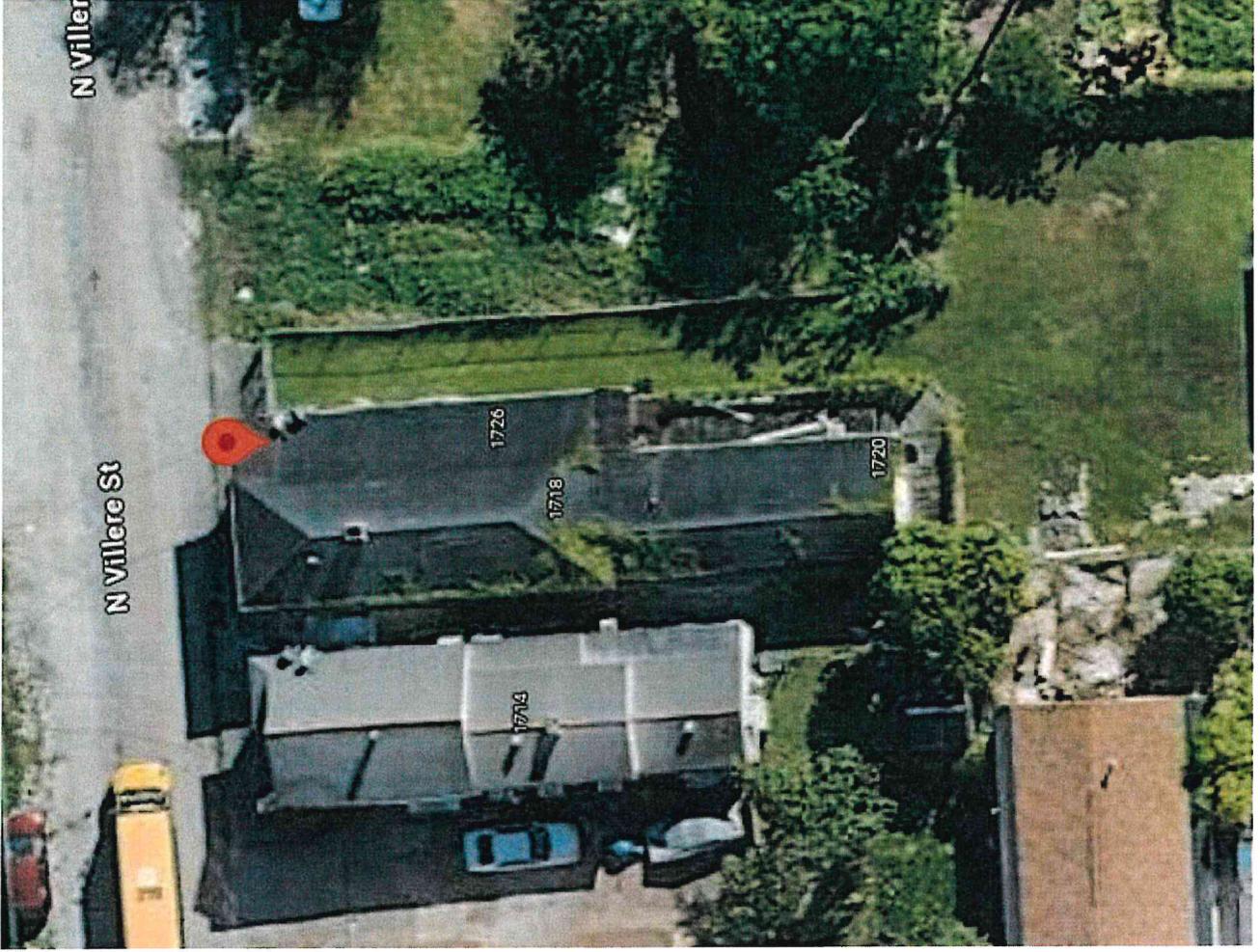
D. Nicole Sheppard  
Judge - Division "J"

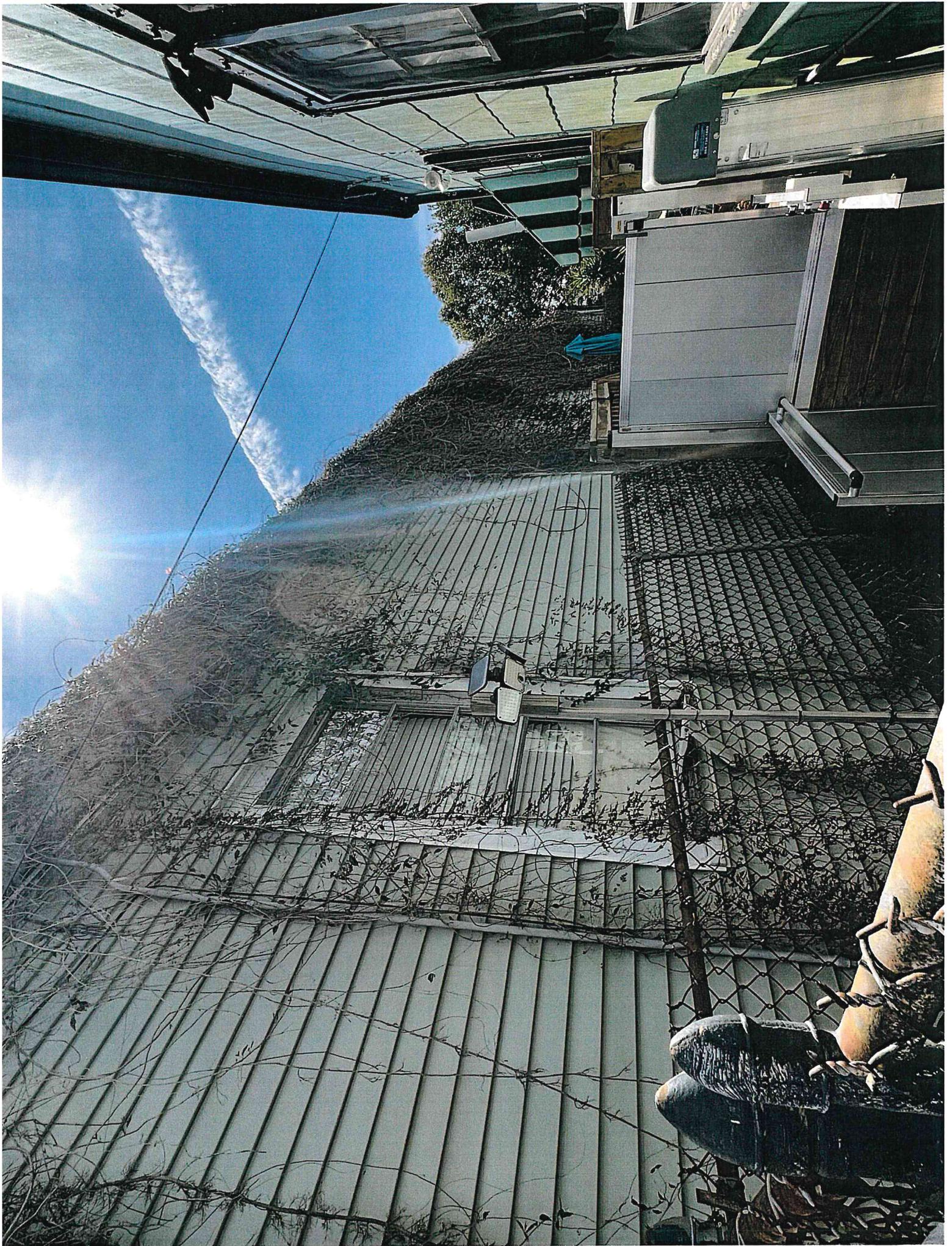
A TRUE COPY  
  
DEPUTY CLERK - MINUTE CLERK  
CLERK OF CIVIL DISTRICT COURT  
PARISH OF ORLEANS, STATE OF LOUISIANA

  
VERIFIED  
7-1-2025







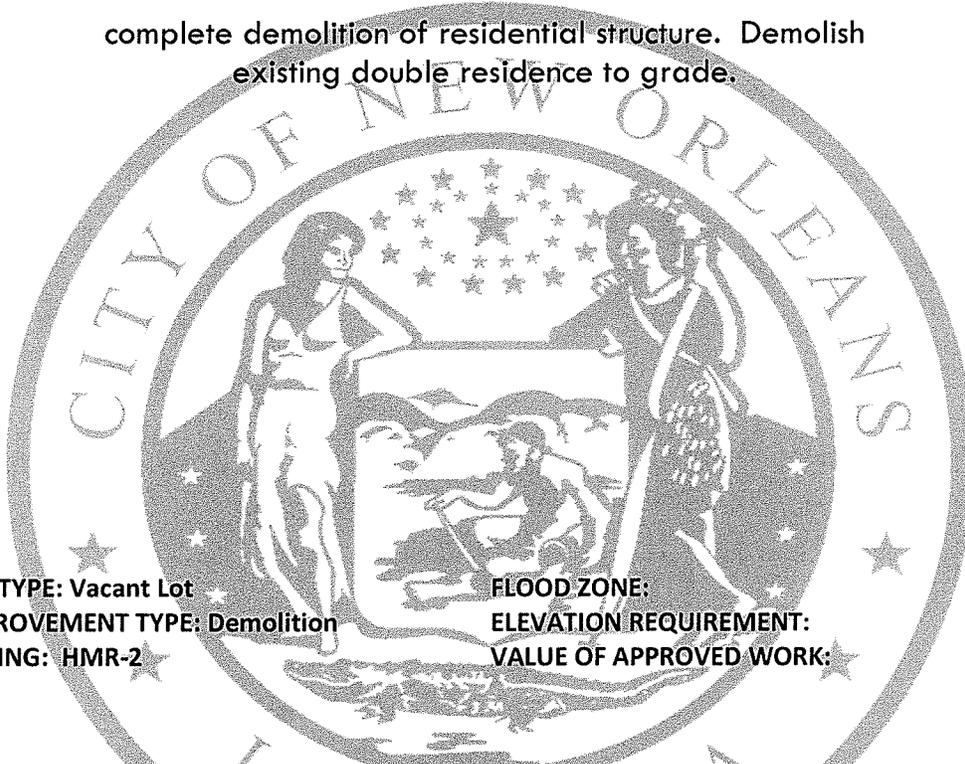


# SAFETY & PERMITS

## BUILDING PERMIT

### DESCRIPTION OF APPROVED WORK

complete demolition of residential structure. Demolish existing double residence to grade.



USE TYPE: Vacant Lot  
IMPROVEMENT TYPE: Demolition  
ZONING: HMR-2

FLOOD\_ZONE:  
ELEVATION REQUIREMENT:  
VALUE OF APPROVED WORK:

## NOT VALID UNLESS POSTED ON SITE

**THIS PERMIT MUST REMAIN PUBLICLY POSTED AT ALL TIMES WHILE WORK IS IN PROGRESS**

Verify the authenticity of this permit or find more information about the project by visiting [nola.gov/onestop](http://nola.gov/onestop) or by scanning this code using a smartphone and searching the permit number in the dark blue oval at the top of the page.



This permit conveys no right to violate any provisions of the New Orleans Amendments to the International Building Code or Comprehensive Zoning Ordinance. A permit becomes invalid unless the work authorized by the permit is commenced within 180 days after its issuance, or if the work authorized on the permit is suspended or abandoned for a period of 180 days after the time the work is commenced. This permit conveys no right to occupy any street, alley, or part thereof, either temporarily or permanently. Encroachments on public property must be approved by the appropriate City agency; separate permits must be obtained from other City or State agencies as required by law. This permit is subject to issuance of a final Certificate of Occupancy or Certificate of Completion; otherwise same is null and void. It is unlawful to occupy any building or portion thereof without said certificate.

**IT IS UNLAWFUL TO POUR ANY FOUNDATION, CLOSE ANY WALL, OR COVER ANY SPACE WITHOUT PRIOR APPROVAL FROM THE BUILDING INSPECTION DIVISION. FOR INFORMATION OR TO SCHEDULE AN INSPECTION, PLEASE CALL 504-658-7100.**

1340 Poydras Street, Suite 800 • New Orleans • LA • 70112 • (504) 658-7100 • [nola.gov/onestop](http://nola.gov/onestop)  
SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO

25-05739-DEMO

8/5/2025

1718-1720 N Villere St

Applicant:

Alyssa Wernet

THIS PROPERTY LOCATED AT:

**1718 N Villere Street  
New Orleans, LA 70116**

**IS SCHEDULED FOR DEMOLITION.**

If you have any questions or concerns regarding this scheduled work, please contact your District "C" council member, Freddie King III at 504-658-1030 or [Freddie.King@nola.gov](mailto:Freddie.King@nola.gov) immediately!

**THIS PROPERTY LOCATED AT:**

**1718 N Villere Street  
New Orleans, LA 70116**

**IS SCHEDULED FOR DEMOLITION.**

**If you have any questions or concerns  
regarding this scheduled work, please  
contact your District “C” council member,  
Freddie King III at 504-658-1030 or  
Freddie.king@nola.gov immediately!**