



# Vieux Carré Commission Meeting

Wednesday, November 16, 2022



# Chairperson's Report





# Director's Report



# Other Business

The logo of the Vieux Carre Commission is an oval seal. It features a central crest with a shield, a crown on top, and decorative flourishes. The text "VIEUX CARRE COMMISSION" is written along the top inner edge of the oval, and "ESTABLISHED 1936" is written along the bottom inner edge.

**628-32 Dumaine  
Madame John's Legacy**



628-32 Dumaine

Vieux Carré Commission

November 16, 2022





FRENCH QUARTER ETCHINGS -  
WILLIAM WOODWARD, NEW ORLEANS, 1938  
PLATE 33  
632 RUE DUMAINE (DUMAINE STREET)  
"MADAME JOHN'S LEGACY - IN 1902

628-32 Dumaine

Vieux Carré Commission

November 16, 2022







628-32 Dumaine

Vieux Carré Commission

November 16, 2022





628-32 Dumaine

Vieux Carré Commission

November 16, 2022





N. E. ELEVATION

DUE TO INSUFFICIENT INFORMATION AT THE TIME OF EDITING, THIS MATERIAL MAY NOT CONFORM TO HABS OR HAER STANDARDS.

C. GUSTAVE WORMUTH, DEL., 1963  
 TRACED FROM DRAWINGS LOANED BY KOCH AND WILSON, ARCHITECTS, NEW ORLEANS, LA.

SCALE 1/4" = 10'

NEW ORLEANS PROJECT 1963	NAME OF STRUCTURE MADAME JOHN'S LEGACY	SURVEY NO. LA-39	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 3 OF 4 SHEETS	LIBRARY OF CONGRESS 1930
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	632 DUMAINE STREET - NEW ORLEANS - ORLEANS PARISH, LOUISIANA			







DUE TO INSUFFICIENT INFORMATION AT THE TIME OF EDITING, THIS MATERIAL MAY NOT CONFORM TO HABS ARCHITECTURAL STANDARDS.

BY GUSTAVE WORMUTH, DEL., 1963  
 TRACED FROM DRAWINGS LOANED BY KOCH AND WILSON, ARCHITECTS, NEW ORLEANS, LA.

SCALE 1/4" = 10'

NEW ORLEANS PROJECT, 1963	NAME OF STRUCTURE MADAME JOHN'S LEGACY	SURVEY NO. LA-33	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 1 OF 11 SHEETS
UNDER DIRECTION OF UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE, BRANCH OF PLANS AND DESIGN	632 DUMAINE STREET - NEW ORLEANS - ORLEANS PARISH, LOUISIANA		

628-32 Dumaine – HABS Drawing

Vieux Carré Commission

November 16, 2022





Proposed revised front elevation







628-32 Dumaine

Vieux Carré Commission

November 16, 2022





628-32 Dumaine

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03 22 2021

November 16, 2022







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03 22 2021

November 16, 2022







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November 16, 2022







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November 16, 2022



ROOFING, WATERPROOFING AND MASONRY REPAIRS

# MADAME JOHN'S LEGACY

at

632 DUMAINE ST.  
NEW ORLEANS, LA 70116

31 AUGUST 2020



Ehlinger & Associates P.C., Architects  
Architect's Project #1741

STATE PROJECT NO. 01-107-06B-11; F. 01003711  
& 01-107-18-02, F.01004019 (SUPPLEMENT)  
STATE ID: S 00399; S16077 STATE CODE: 1-36-022

628-32 Dumaine – Contract Drawings

Vieux Carré Commission

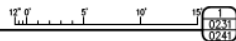
November 16, 2022



**NOTE!**  
 ALL DIMENSIONS, NOTES, GRAPHIC SYMBOLS & JUXTAPOSITION OF ELEMENTS SHOWN ON THE DRAWINGS ON THIS SHEET APPLY TO ALL DRAWINGS ON ALL OTHER SHEETS UNLESS OTHERWISE NOTED. DIFFERENCES ONLY IN SUCCEEDING DRAWINGS ARE NOTED. ALL "TYPICAL" NOTES SHOWN ON SUCCEEDING DRAWINGS APPLY TO ALL OTHER DRAWINGS WITH LIKE OR SIMILAR CONDITIONS



**EXIST. & DEMO NORTH ELEVATION**  
 MAIN HOUSE



DEMOLISH EXIST. MTL. CHIMNEY ROOFS, FLASHINGS, STEP FLASHINGS & APRON FLASHINGS THROUGHOUT - TYP.

ASSUME 75 S.F. EACH AND DEMOLISH EXIST. ROTTED ROOF AND SOFFIT BELOW DECKING - TYP.

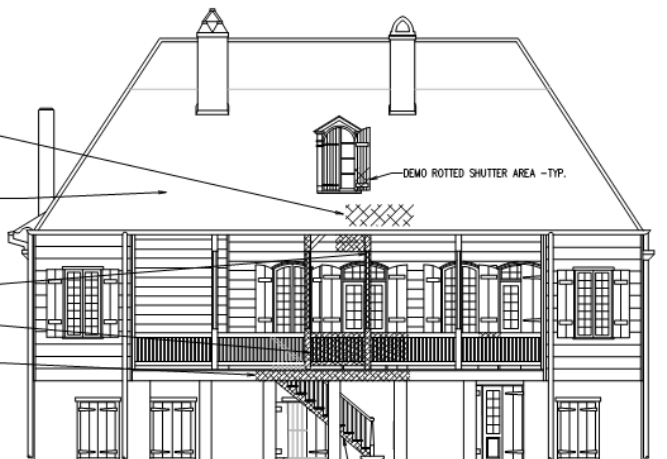
REMOVE EXIST. SLATES FROM ROOF, CULL SLATES NOT 1/4" THK. (THOSE THINNER & THICKER), CLEAN, STORE FOR REINSTALLATION - TYP.

DEMOLISH EXIST. COLUMNS - TYP.

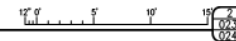
DEMOLISH EXIST. ROTTED BALUSTRADE - TYP.

DEMOLISH EXIST. ROTTED WOOD BEAM - TYP.

DEMOLISH EXIST. ROTTED SHUTTER AREAS @ BOTTOM - TYP.



**EXIST. & DEMO SOUTH ELEVATION**  
 MAIN HOUSE



DEMO ROTTED STAIR STRINGER TYP.



**EXIST. & DEMO WEST ELEVATION**  
 MAIN HOUSE



REMOVE EXIST. RIDGE TILE, CLEAN, STACK & STORE FOR REINSTALLATION - TYP.

DEMOLISH EXIST. MTL. GUTTERS, BRACKETS & DOWNSPOUTS - TYP.

ASSUME 75 S.F. DEMOLISH EXIST. ROTTED ROOF DECKING - TYP.

NIC NEW BRICK BY OTHERS - TYP.

NIC NEW GRILLE - TYP.



**EXIST. & DEMO EAST ELEVATION**  
 MAIN HOUSE



MMG 08-14-20  
 M.M. 08-08-19



Professional Seal of the State of Maryland, Board of Architects, Engineers, and Surveyors.

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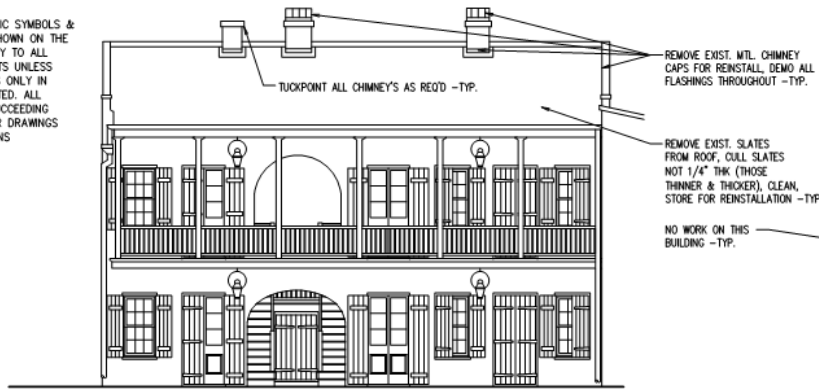


MADAME JOHN'S LEGACY  
 RENOVATIONS  
 1741 | SHEET NO.  
**0241**  
 DATE: 31 AUG. 2020

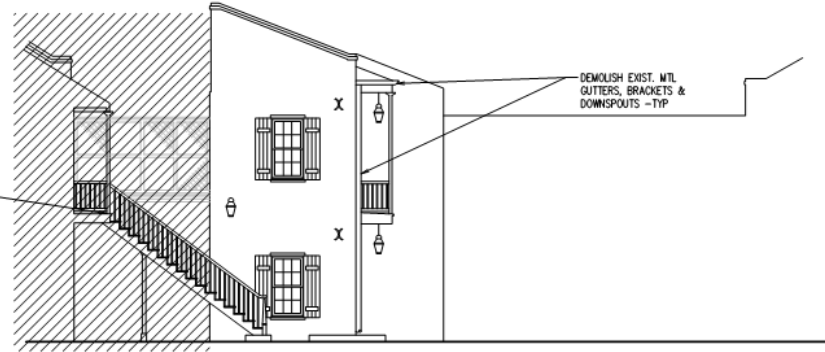
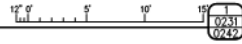




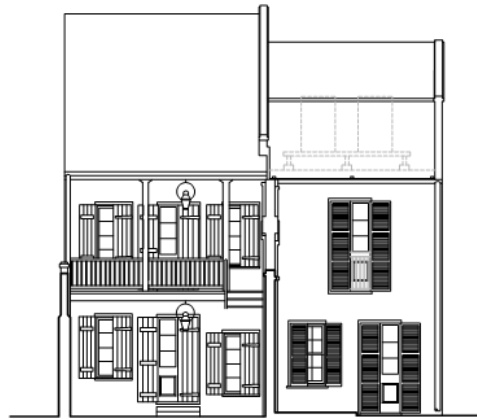
**NOTE!**  
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**EXIST & DEMO NORTH ELEVATION**  
 SLAVE QUARTERS



**EXIST & DEMO EAST ELEVATION**  
 SLAVE QUARTERS



**EXIST. NORTH ELEVATION**  
 KITCHEN - NO WORK ON THIS BUILDING -TYP.



**EXIST. WEST ELEVATION**  
 KITCHEN - NO WORK ON THIS BUILDING - TYP.



MMG 08-20-20  
 M.M. 08-08-18



Paul E. Ehlinger  
 Registered Professional Engineer  
 State of Alabama  
 License No. 354-1900

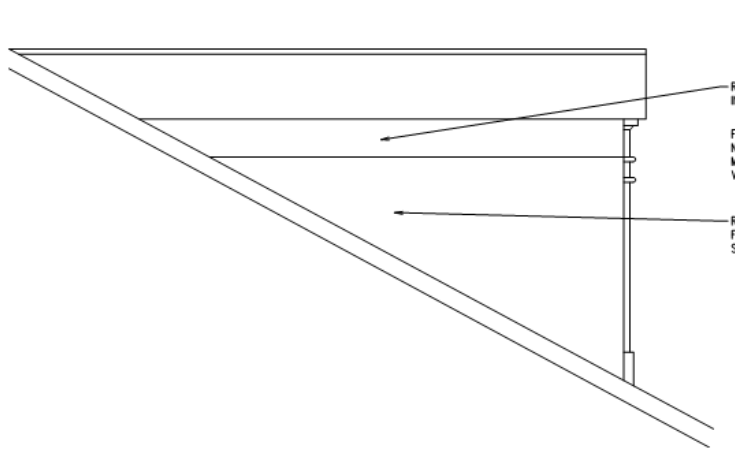
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MADAME JOHNS LEGACY  
 RENOVATIONS  
 1741 | SHEET NO.  
**0242**  
 DATE: 31 AUG. 2020

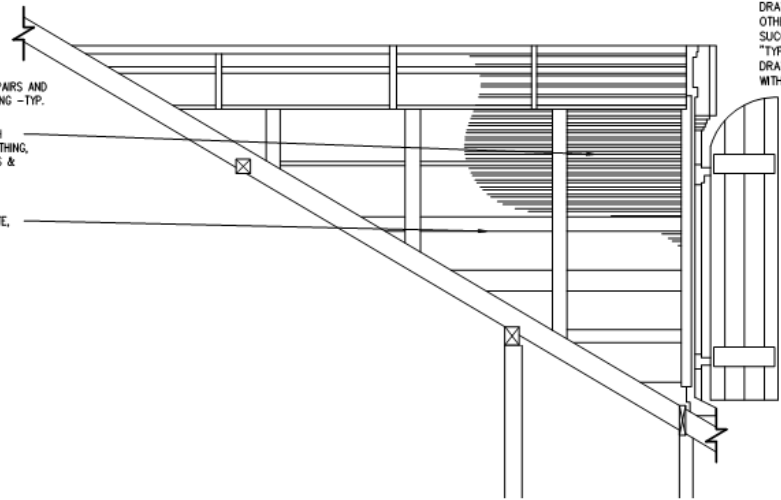




REMOVE BOARD FOR REPAIRS AND INSTALLATION OF FLASHING - TYP.

FILL IN VOID SPACE WITH NEW WOOD BOARD SHEATHING, MATCH EXIST. THICKNESS & VOID WIDTH - TYP.

REMOVE ALL EXIST. SLATE, FELT AND ROTTED WOOD SHEATHING - TYP.



**NOTE!**  
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M.M. 08-08-18



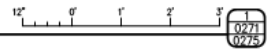
TOOD PAUL EHLINGER  
REGISTERED ARCHITECT  
STATE OF MISSISSIPPI  
No. 10000  
EHLINGER & ASSOCIATES, P.C.  
2500 HUNTER BOULEVARD, SUITE 100  
MEMPHIS, TENNESSEE 38117  
PH: 901.455.8811  
FAX: 901.455.8811

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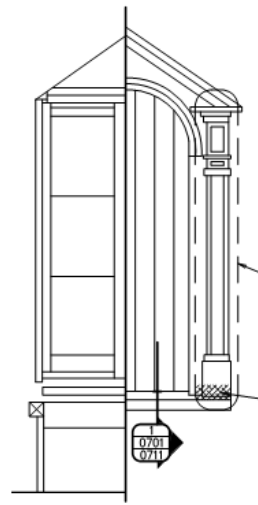
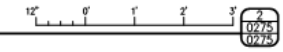
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**DORMER DEMO**  
SIDE ELEVATION



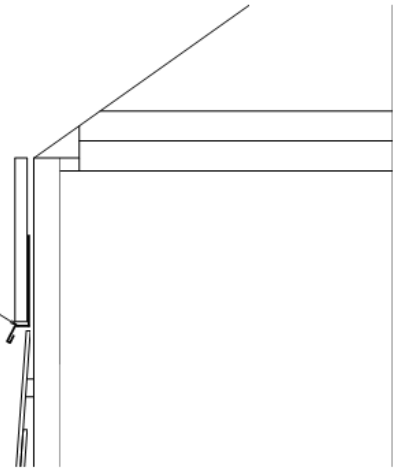
**DORMER DEMO**  
FRAMING



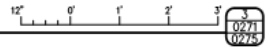
NEW WTL. Z FLASHING - TYP.

REMOVE AND REPAIR ROTTED WOOD W/ TRTD. WD., MATCH EXIST., REINSTALL - TYP.

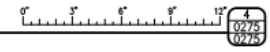
REPAIR ROTTED AREA - TYP.



**DORMER ELEVATION**  
FRONT



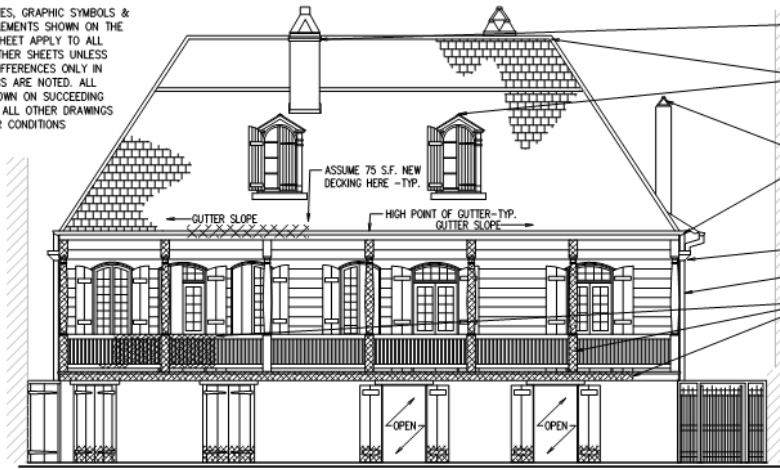
**DORMER DETAIL**  
Z FLASHING



MADAME JOHNS LEGACY RENOVATIONS	
1741	SHEET NO.
<b>0275</b>	
DATE: 31 AUG. 2020	



**NOTE!**  
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**NORTH ELEVATION**  
 MAIN HOUSE



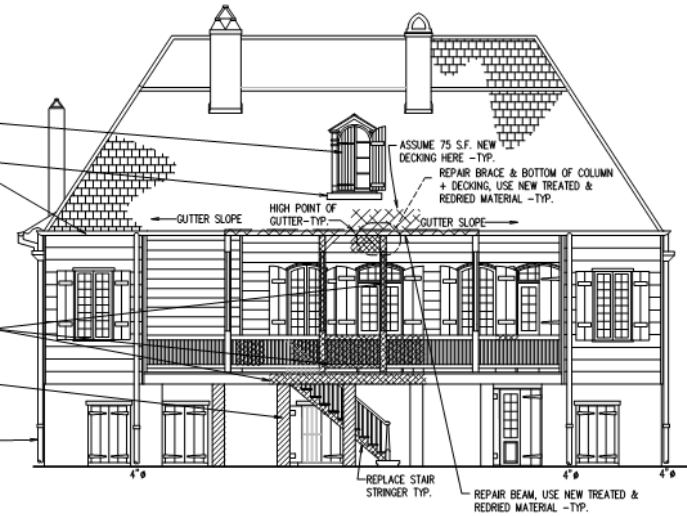
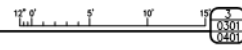
**PAINT NOTE!**  
 CLEAN, PREP AND PAINT ALL WD. AS SPEC'D INCLUDING BUT NOT LIMITED TO: SOFFITS, WALLS, COLUMNS, WINDOWS, DOORS, SHUTTERS, BALUSTRADE, BEAMS, FASCIA, STAIRS, HANDRAILS, MOLDING. COLORS AS SELECTED BY ARCHITECT. -TYP.

**NOTE!**  
 PAINT PATCHED STUCCO AS SPEC'D -TYP.

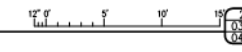
**NOTE!**  
 ASSUME 27 SQ. OF NEW SLATE TO MATCH EXIST. 1/4" THK. RETAINED SLATES. IF CULLED SLATES EXCEED 27 SQ. REPLACE UNDER UNIT PRICES. -TYP.



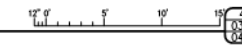
**WEST ELEVATION**  
 MAIN HOUSE



**SOUTH ELEVATION**  
 MAIN HOUSE



**EAST ELEVATION**  
 MAIN HOUSE



MNC 08-17-20  
 MLM 03-27-18



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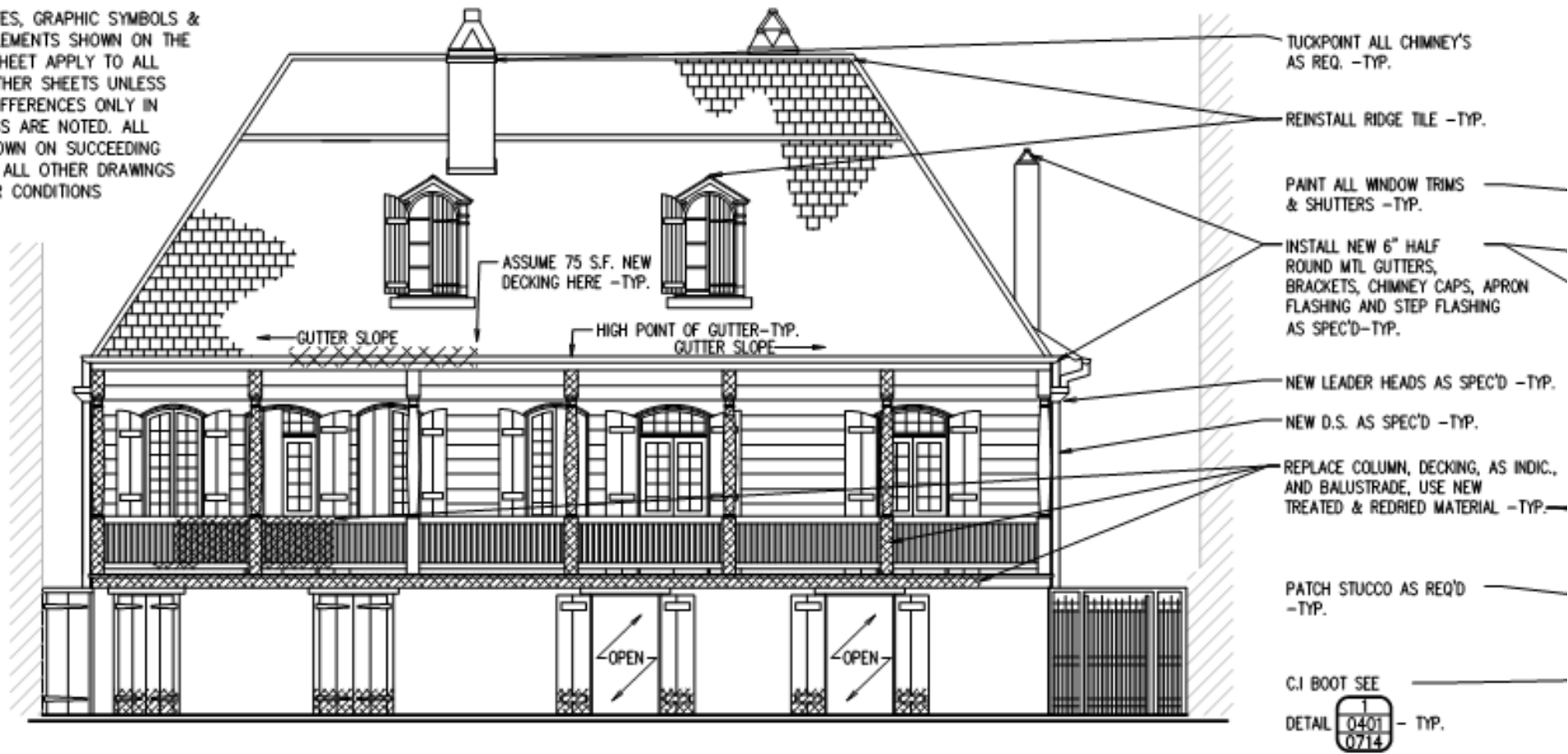


MADAME JOHNS LEGACY  
 RENOVATIONS  
 1741 | SHEET NO.  
**0401**  
 DATE: 31 AUG. 2020



**NOTE!**

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**NORTH ELEVATION**  
MAIN HOUSE

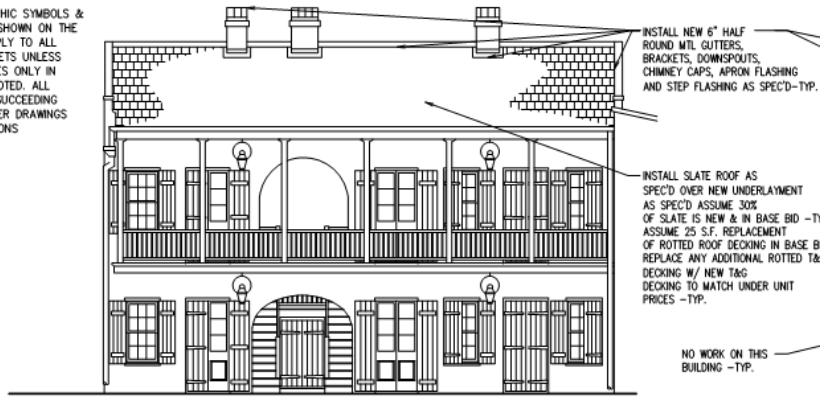


**PAINT NOTE!**

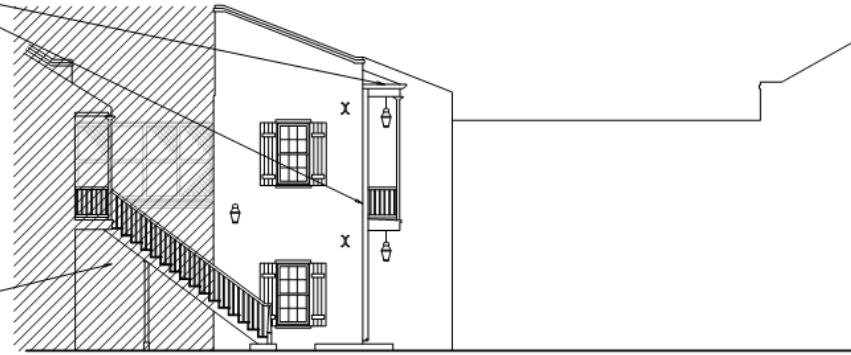
CLEAN, PREP AND PAINT ALL WD. AS SPEC'D INCLUDING BUT NOT LIMITED TO: SOFFITS, WALLS, COLUMNS, WINDOWS, DOORS, SHUTTERS, BALUSTRADE, BEAMS, FASCIA, STAIRS, HANDRAILS, MOLDING. COLORS AS SELECTED BY ARCHITECT. -TYP



**NOTE:**  
 ALL DIMENSIONS, NOTES, GRAPHIC SYMBOLS & Juxtaposition of ELEMENTS SHOWN ON THE DRAWINGS ON THIS SHEET APPLY TO ALL DRAWINGS ON ALL OTHER SHEETS UNLESS OTHERWISE NOTED. DIFFERENCES ONLY IN SUCCEEDING DRAWINGS ARE NOTED. ALL "TYPICAL" NOTES SHOWN ON SUCCEEDING DRAWINGS APPLY TO ALL OTHER DRAWINGS WITH LIKE OR SIMILAR CONDITIONS



**NORTH ELEVATION**  
 SLAVE QUARTERS



**EAST ELEVATION**  
 SLAVE QUARTERS



**NORTH ELEVATION**  
 KITCHEN - NO WORK ON THIS BLDG -TYP.



**WEST ELEVATION**  
 KITCHEN - NO WORK ON THIS BLDG -TYP.



MMG 08-20-20  
 M.M. 08-10-18



PAUL EHLINGER  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF LOUISIANA  
 No. 10877  
 Exp. 12/31/2020

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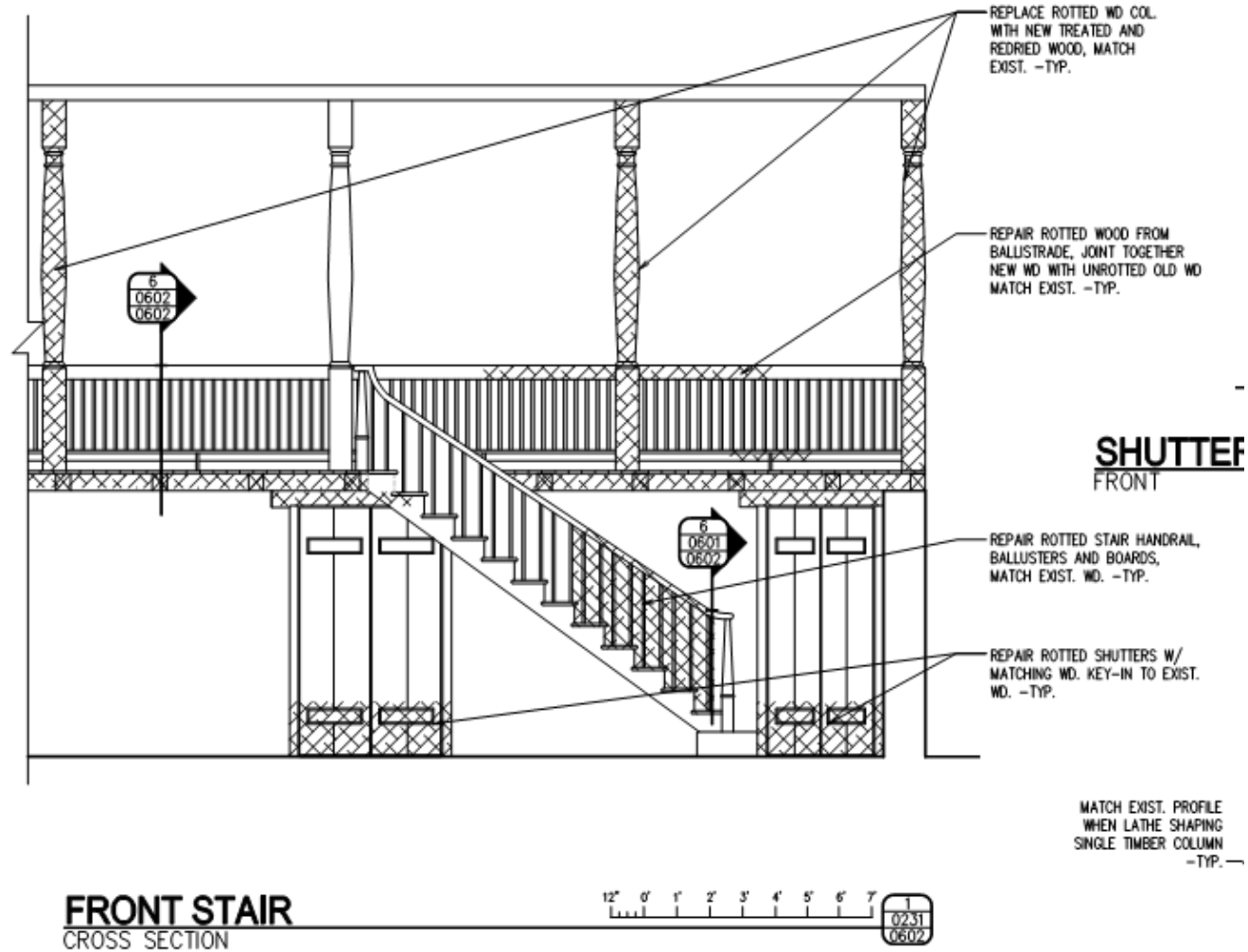


MADAME JOHNS LEGACY  
 RENOVATIONS  
 1741 SHEET NO.  
**0402**  
 DATE: 31 AUG. 2020



# 628-32 Dumaine – Contract Drawings

**NOTE!**  
 ALL DIMENSIONS, NOTES, GRAPHIC SYMBOLS &  
 JUXTAPOSITION OF ELEMENTS SHOWN ON THE  
 DRAWINGS ON THIS SHEET APPLY TO ALL  
 DRAWINGS ON ALL OTHER SHEETS UNLESS  
 OTHERWISE NOTED. DIFFERENCES ONLY IN  
 SUCCEEDING DRAWINGS ARE NOTED. ALL  
 "TYPICAL" NOTES SHOWN ON SUCCEEDING  
 DRAWINGS APPLY TO ALL OTHER DRAWINGS  
 WITH LIKE OR SIMILAR CONDITIONS

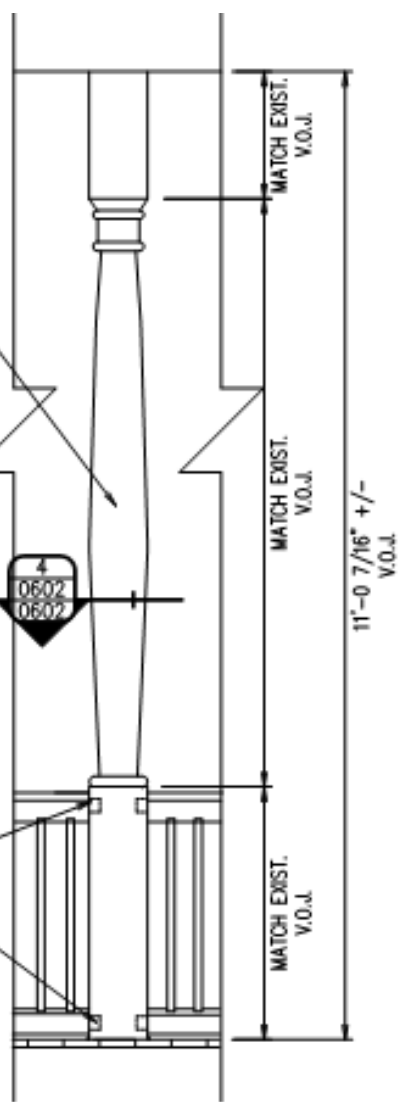


REPAIR ROTTED SHUTTERS W/  
MATCHING WD. KEY-IN TO EXIST.  
WD. -TYP.

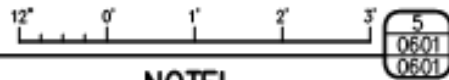
MATCH EXIST. PROFILE  
WHEN LATHE SHAPING  
SINGLE TIMBER COLUMN  
-TYP.

MORTISE & TENON NEW WOOD  
TO NEW COLUMNS,  
MATCH EXIST. -TYP.

MATCH EXISTING COLUMN  
PROFILE OUT, VERIFY DIMENSIONS -TYP.



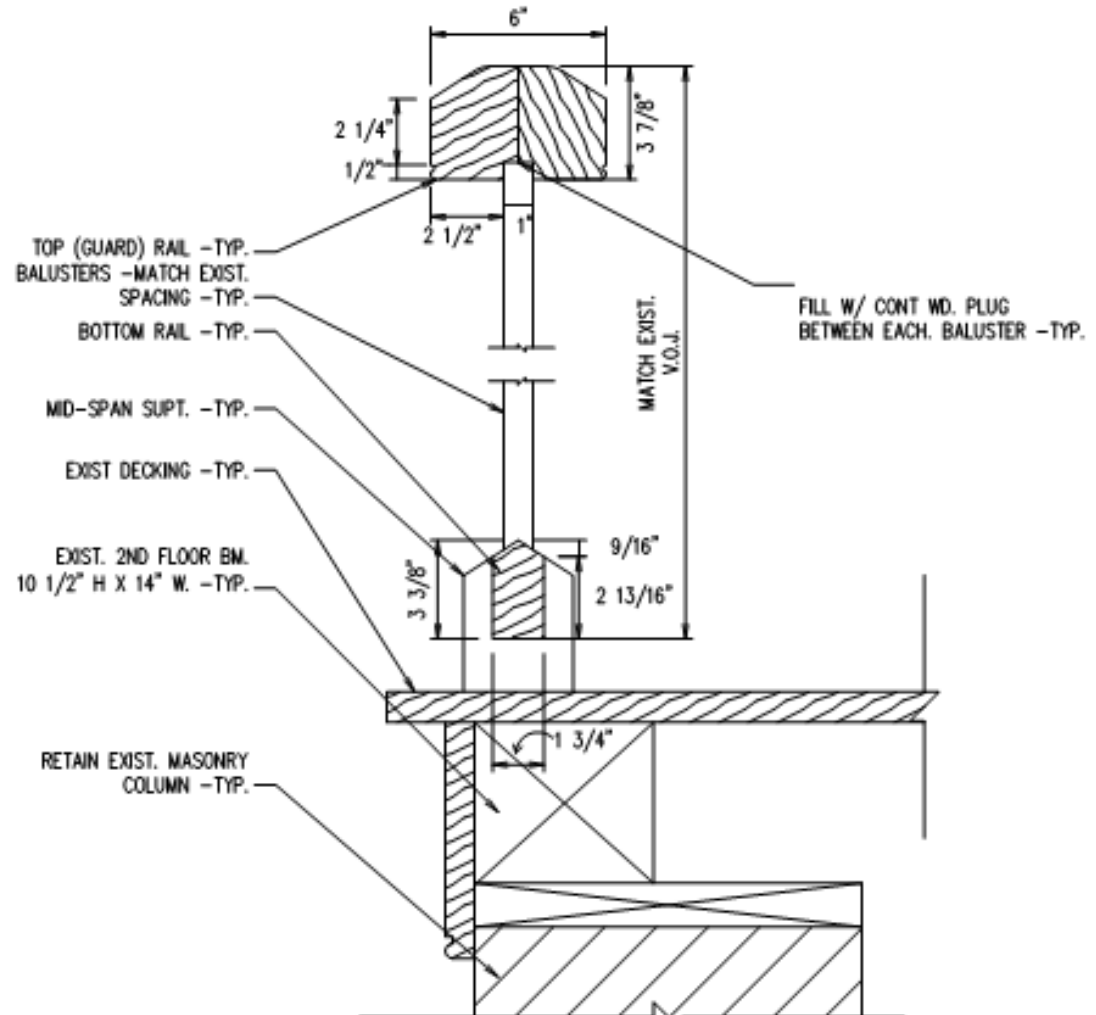
**COLUMN**  
FRONT BALCONY



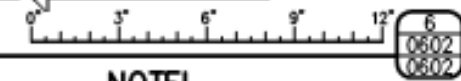
**NOTE!**  
VERIFY ALL DIMENSIONS

**SECTION CUT**

**NOTE!**  
VERIFY ALL DIMENSIONS



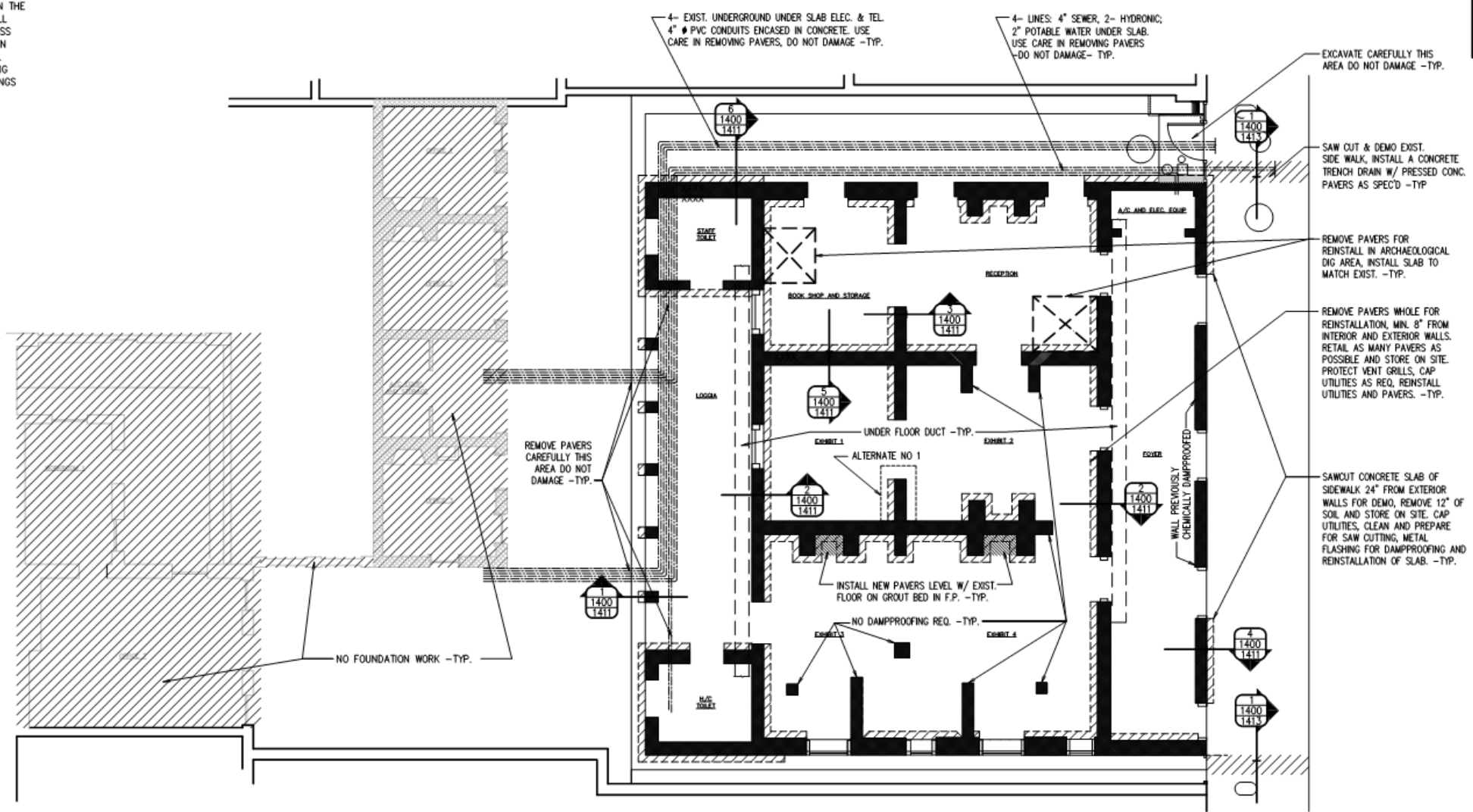
**GUARDRAIL**  
FRONT BALCONY



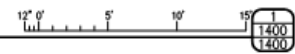
**NOTE!**  
VERIFY ALL DIMENSIONS



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**CHEMICAL DAMP-PROOFING - OPTION A**  
PAVER REMOVAL & REINSTALLATION



628-32 Dumaine – Contract Drawings

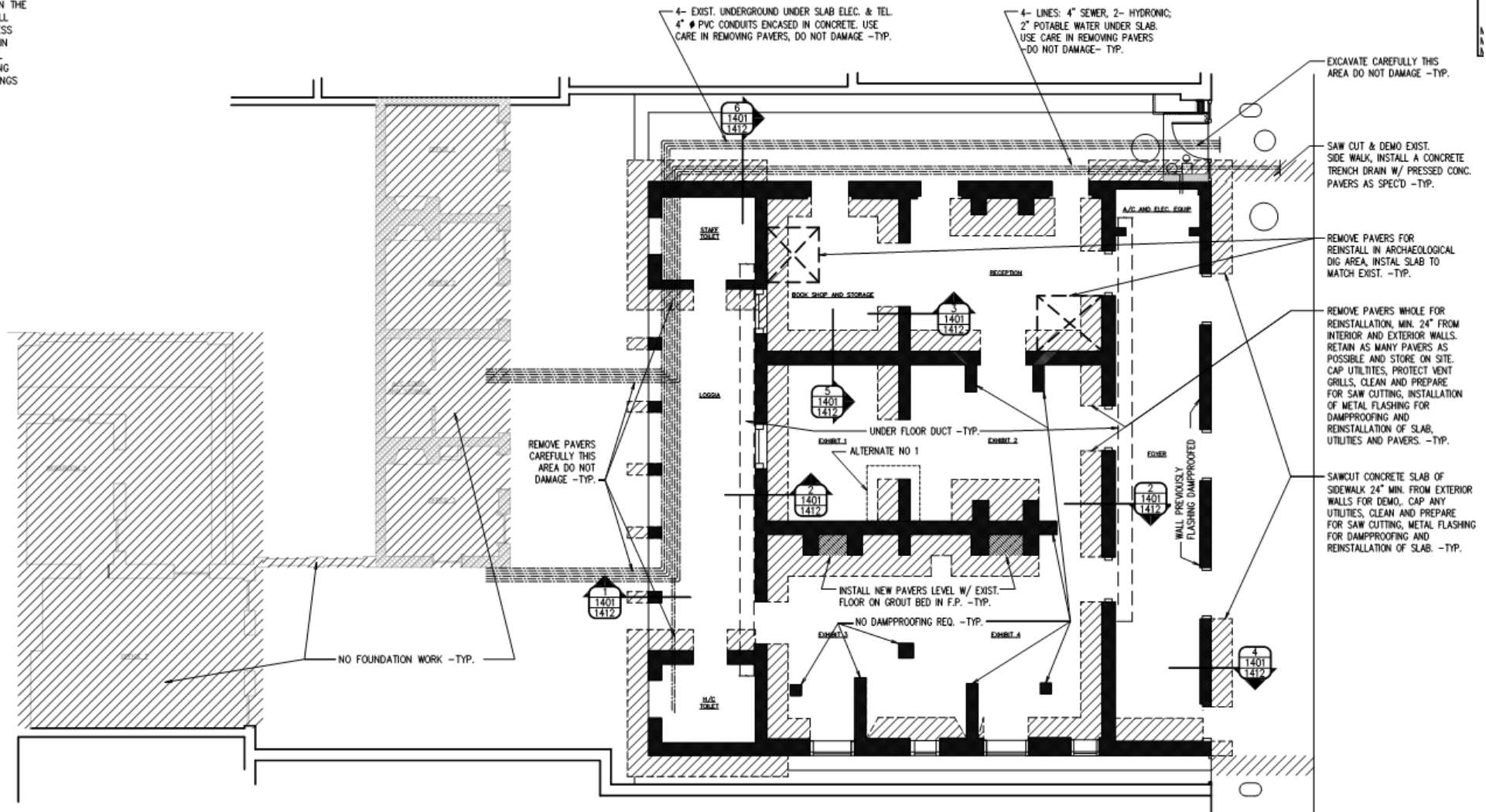
Vieux Carré Commission

November 16, 2022





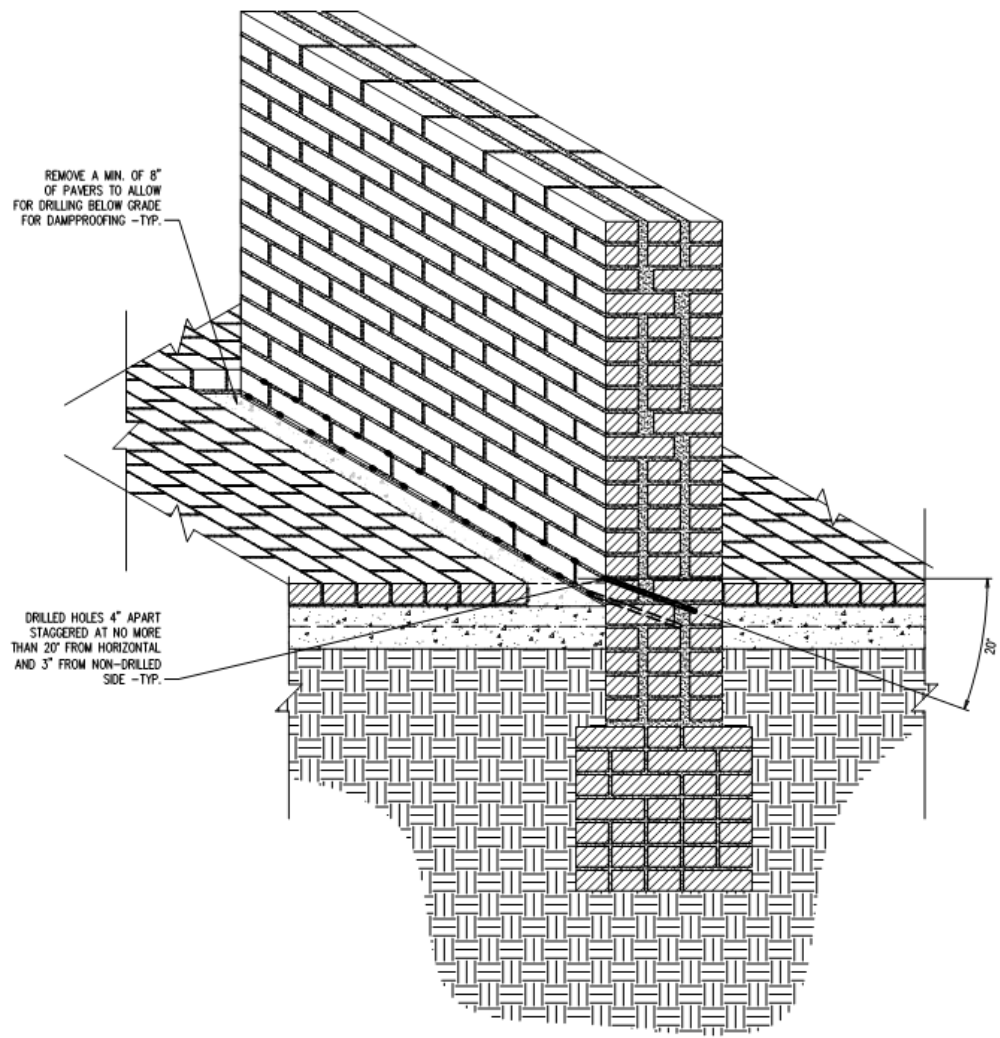
ABOLS &  
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**FLASHING DAMP-PROOFING -OPTION B**  
PAVER REMOVAL & REINSTALLATION



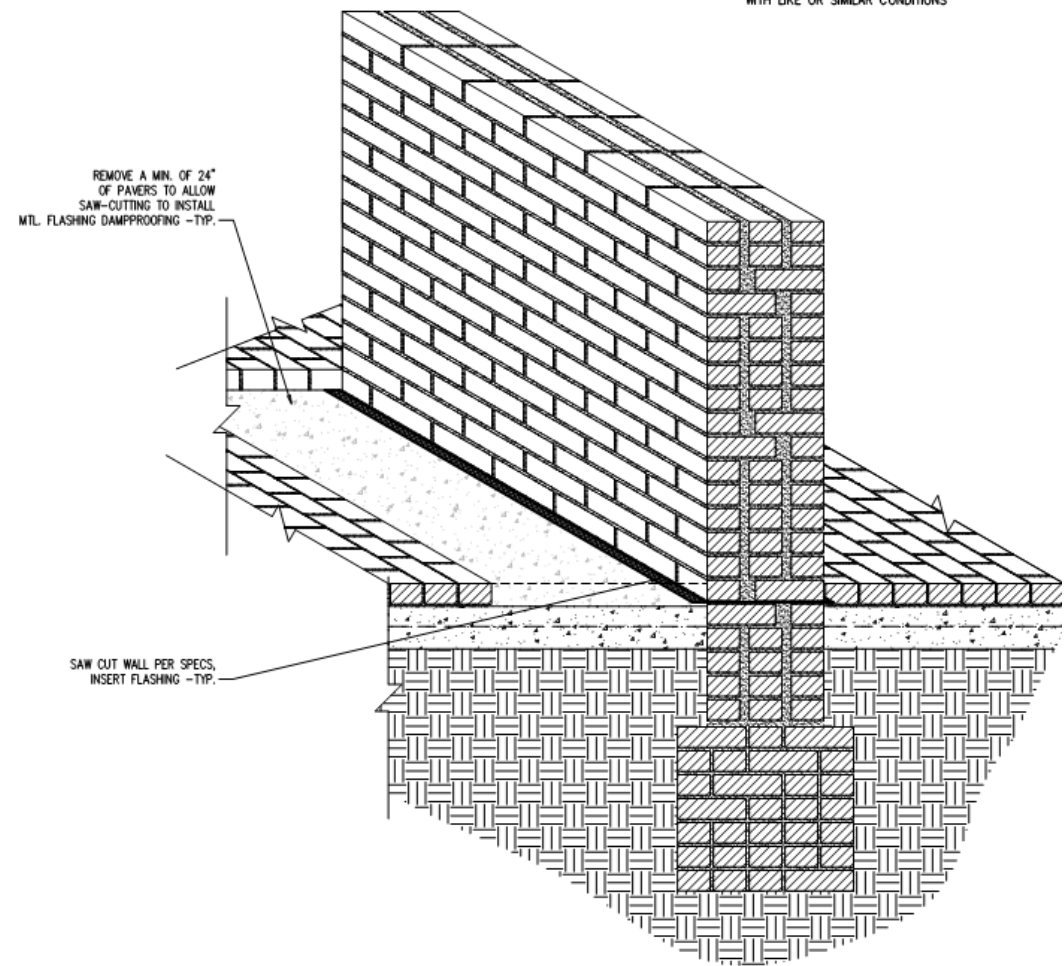
SUCCESSING DRAWINGS ARE NOTED. ALL "TYPICAL" NOTES SHOWN ON SUCCEEDING DRAWINGS APPLY TO ALL OTHER DRAWINGS WITH LIKE OR SIMILAR CONDITIONS



REMOVE A MIN. OF 8" OF PAVERS TO ALLOW FOR DRILLING BELOW GRADE FOR DAMPPROOFING -TYP.

DRILLED HOLES 4" APART STAGGERED AT NO MORE THAN 20° FROM HORIZONTAL AND 3" FROM NON-DRILLED SIDE -TYP.

**TYPICAL CROSS SECTION**  
CHEMICAL DAMP-PROOFING



REMOVE A MIN. OF 24" OF PAVERS TO ALLOW SAW-CUTTING TO INSTALL MTL. FLASHING DAMPPROOFING -TYP.

SAW CUT WALL PER SPECS, INSERT FLASHING -TYP.

**TYPICAL CROSS SECTION**  
FLASHING DAMP-PROOFING



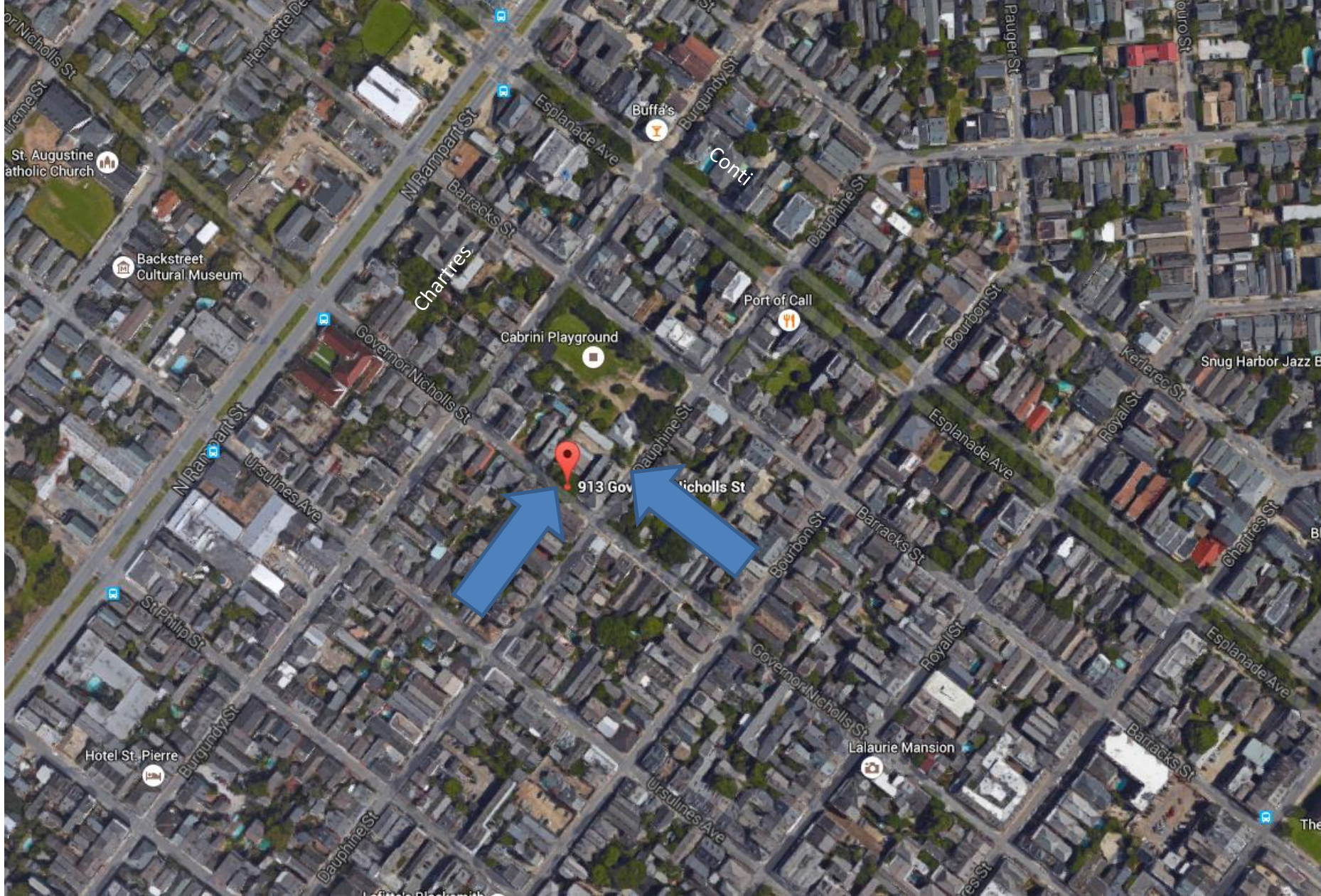


# Old Business

The seal of the University of New Orleans is a large, faint watermark in the background. It is an oval shape containing a central crest with a crown on top and a banner below. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

**907-917 Governor Nicholls  
1211-1215 Dauphine**





907-17 Governor Nicholls

Vieux Carré Commission

November 16, 2022







907-17 Governor Nicholls

Vieux Carré Commission

November 16, 2022







907-17 Governor Nicholls

Vieux Carré Commission

November 16, 2022







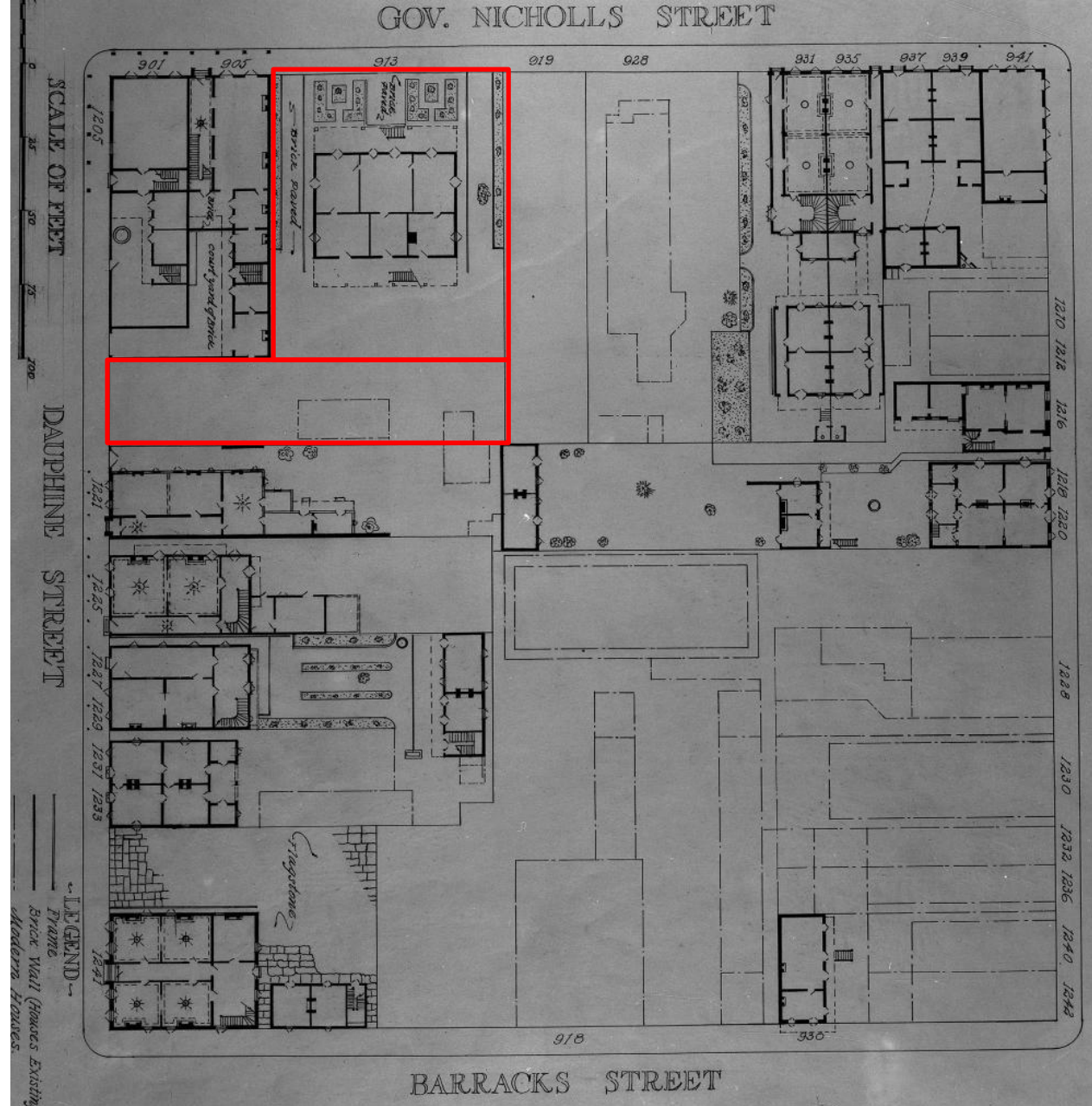
907-17 Governor Nicholls

Vieux Carré Commission

November 16, 2022







907-17 Governor Nicholls

Vieux Carré Commission

November 16, 2022







907-17 Governor Nicholls

Vieux Carré Commission

November 16, 2022





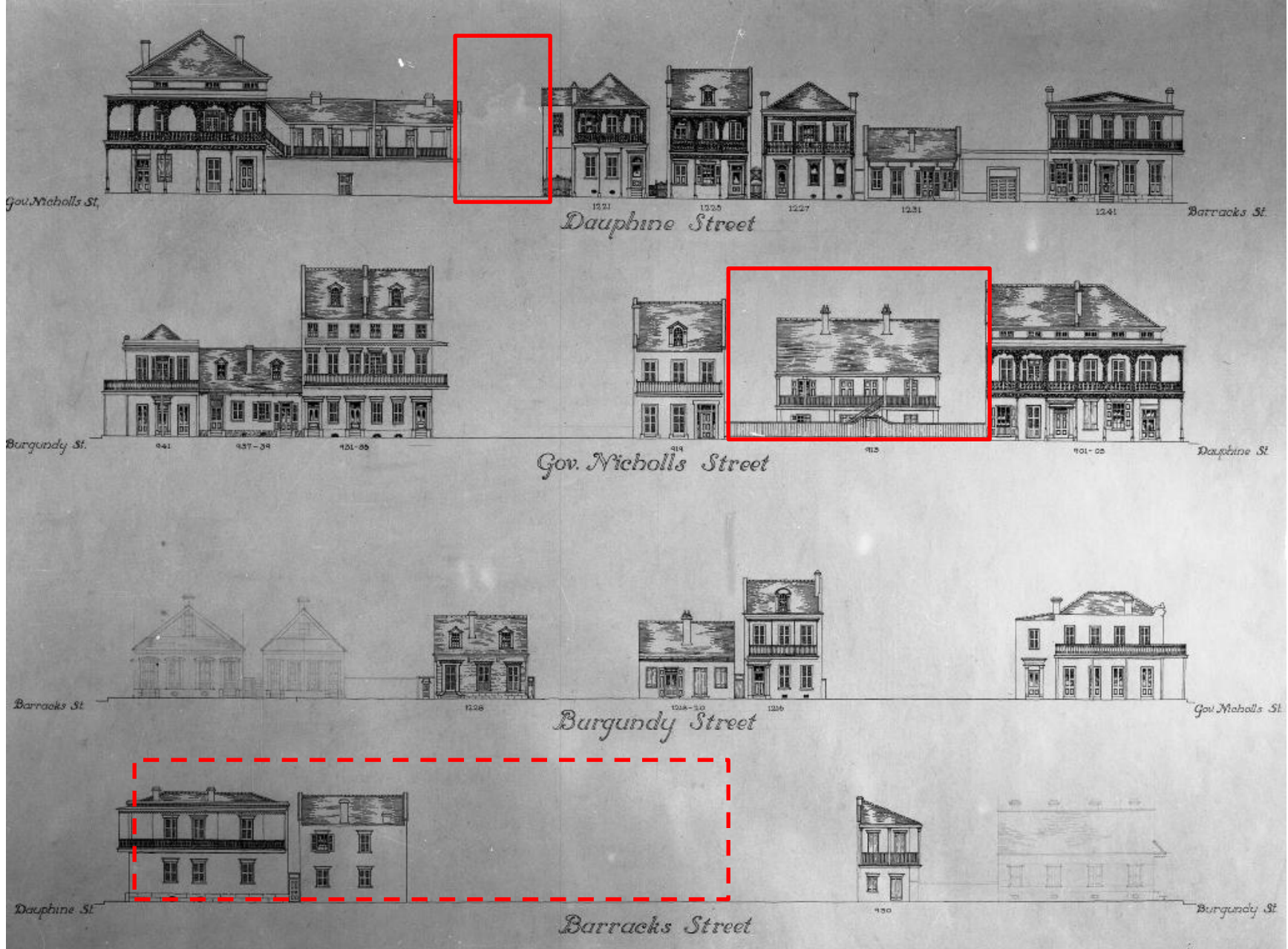
907-17 Governor Nicholls

Vieux Carré Commission

November 16, 2022







## 907-17 Governor Nicholls

Vieux Carré Commission

November 16, 2022







907-17 Governor Nicholls

Vieux Carré Commission

November 16, 2022







907-17 Governor Nicholls

Vieux Carré Commission

November 16, 2022







1211-15 Dauphine

Vieux Carré Commission

November 16, 2022







1211-15 Dauphine

Vieux Carré Commission

November 16, 2022





1211-15 Dauphine

Vieux Carré Commission

November 16, 2022







907-17 Governor Nicholls

Vieux Carré Commission

November 16, 2022





# 913 GOVERNOR NICHOLLS STREET PHASE 2 RENOVATIONS & NEW CONSTRUCTION

**BUILDING OWNER**

GOV NICHOLS PROPERTIES LLC  
3535 CANAL ST. NEW ORLEANS, LA 70119  
CESAR@BURGOSLAWFIRM.COM

**ARCHITECT**

JOHN C. WILLIAMS ARCHITECTS LLC.  
824 BARONNE ST NEW ORLEANS, LA 70113  
(504) 566-0888  
ASTEPHENS@WILLIAMSARCHITECTS.COM

**MEP ENGINEER**

PROFESSIONAL ENGINEERING SERVICES  
DAMIEN SERAUSKAS  
15 CYPRESS POINT LANE NEW ORLEANS, LA 70131  
(504) 866-2600  
DAMIENPE@COX.NET

**STRUCTURAL ENGINEER**

WALTER ZEHNER & ASSOCIATES INC  
WALTER ZEHNER  
4702 TOULOUSE ST  
NEW ORLEANS, LA 70119  
(504) 488-1442  
walterzehner@msn.com



8/27/2022 3:13:58 PM C:\Users\jcd\OneDrive\913 GOV NICHOLLS\MEP\_CENTRAL\_FINAL\_2019\_REVISONS\2022\_Aspen\msn\WVC.dwg

REVISED PERMIT SET - 09/26/2022



JOHN C. WILLIAMS ARCHITECTS LLC  
824 BARONNE ST. NEW ORLEANS, LA 70113  
(504) 566-0888  
ASTEPHENS@WILLIAMSARCHITECTS.COM

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*John Williams*



DATE: 09/26/2022  
BY: JCD

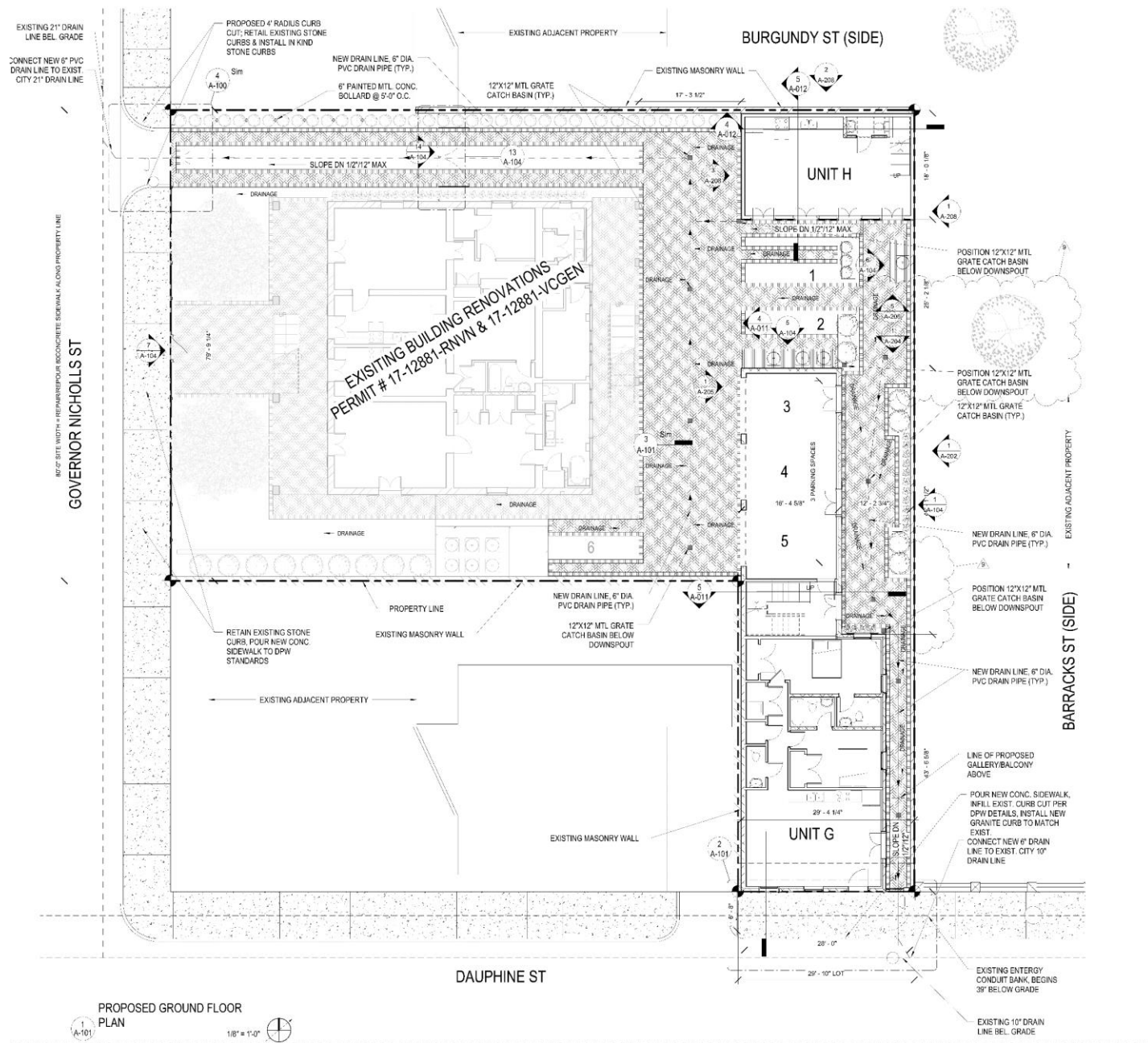
913 GOVERNOR NICHOLLS  
913 Governor Nicholls St. New Orleans, LA 70116

No.	Date	By	Reason
9	09/26/22	VCC/S&P	REV

TITLE SHEET  
JWA  
516812.00  
09/26/22

A-001



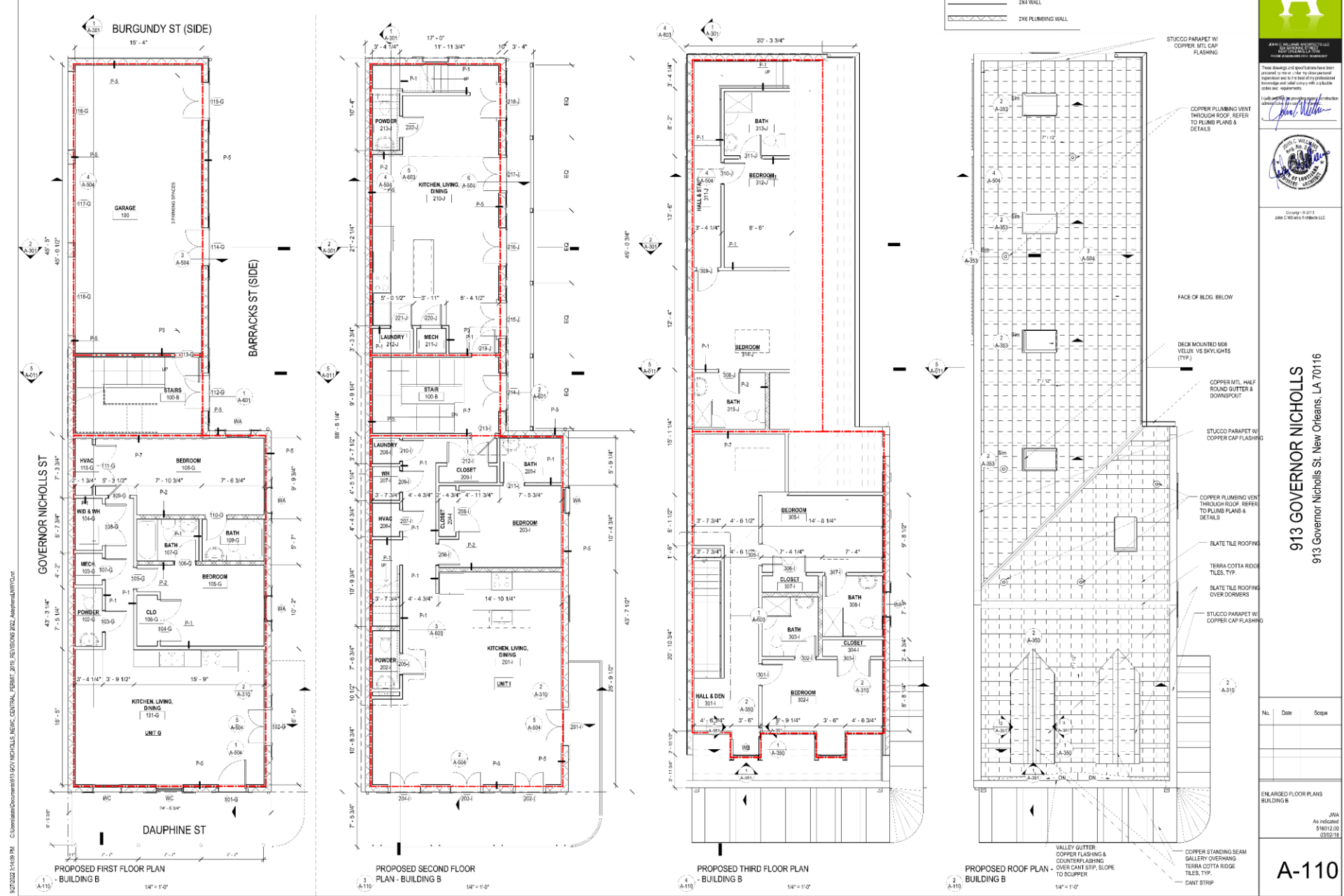


1211-15 Dauphine

Vieux Carré Commission

November 16, 2022





1211-15 Dauphine  
 Vieux Carré Commission

November 16, 2022

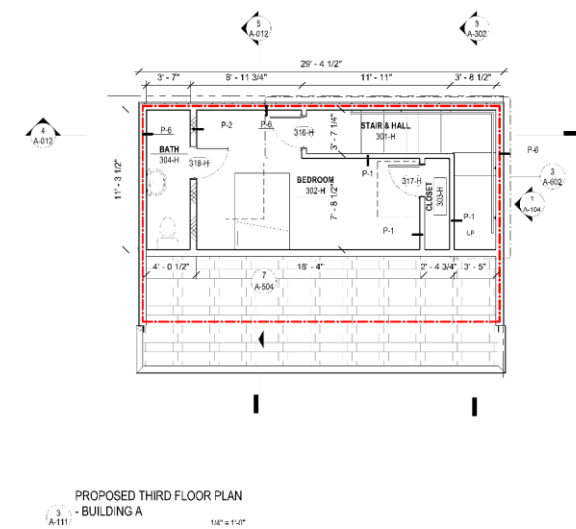
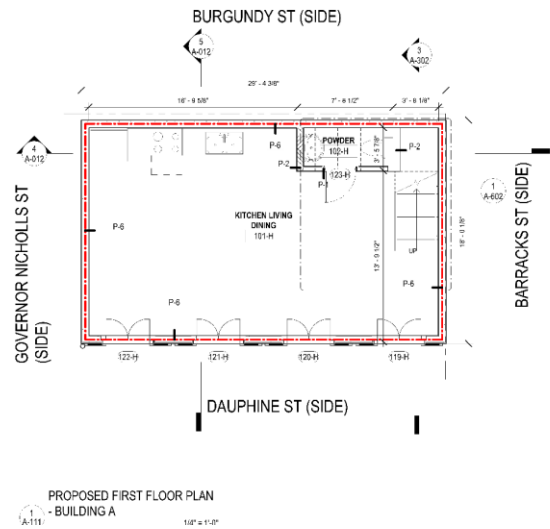
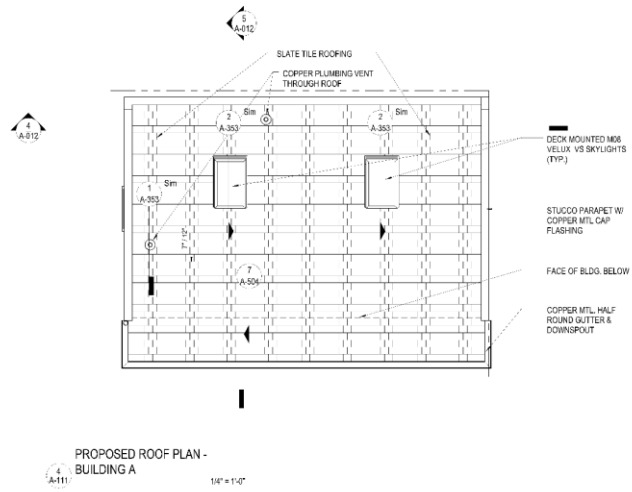
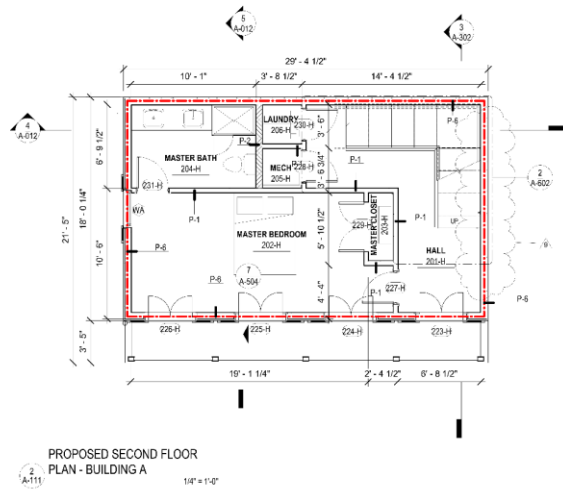


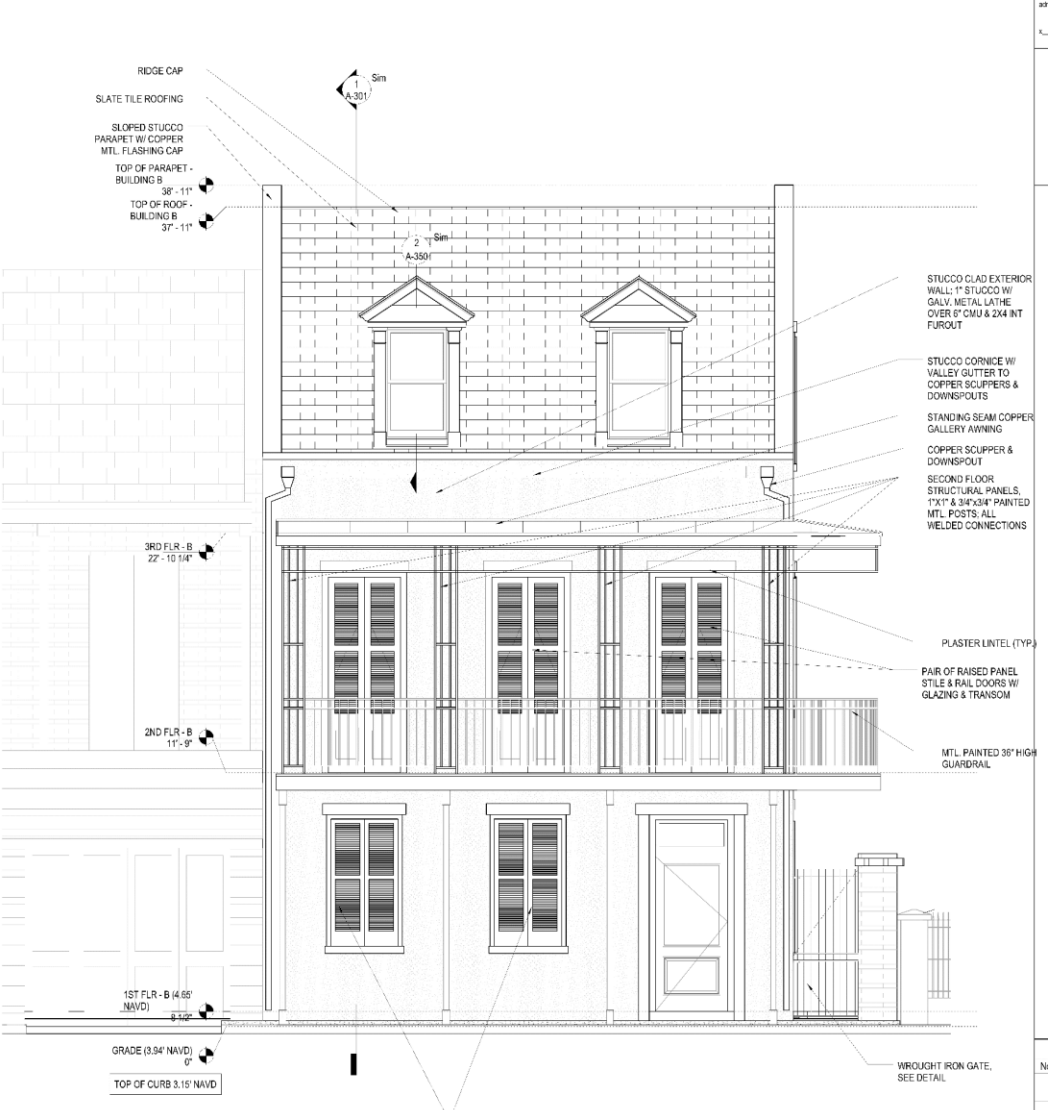
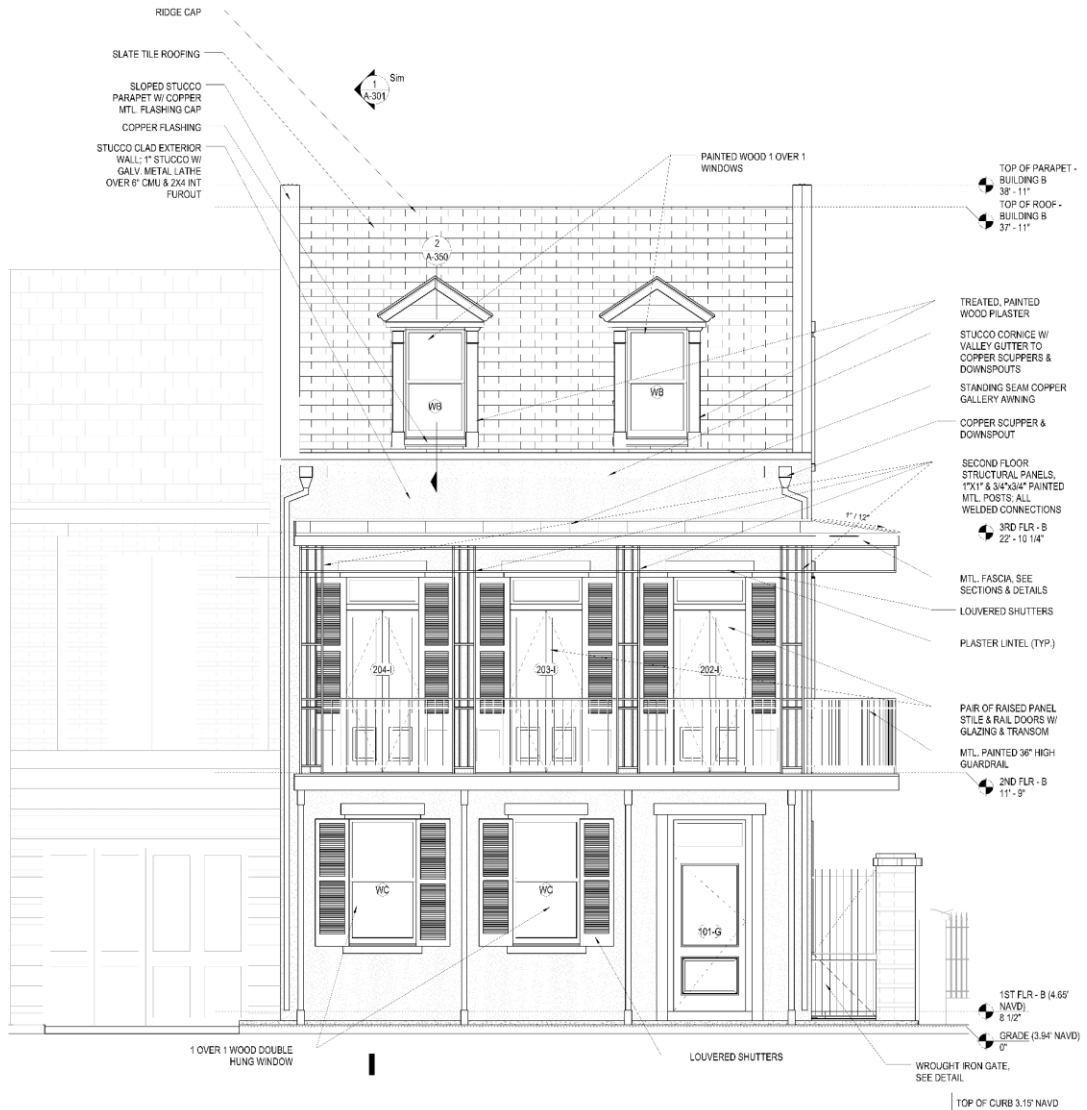
**913 GOVERNOR NICHOLLS**  
 913 Governor Nicholls St. New Orleans, LA 70116

No.	Date	Scope

**A-110**







PROPOSED DAUPHINE ST.  
ELEVATION - BUILDING B  
3/8" = 1'-0"

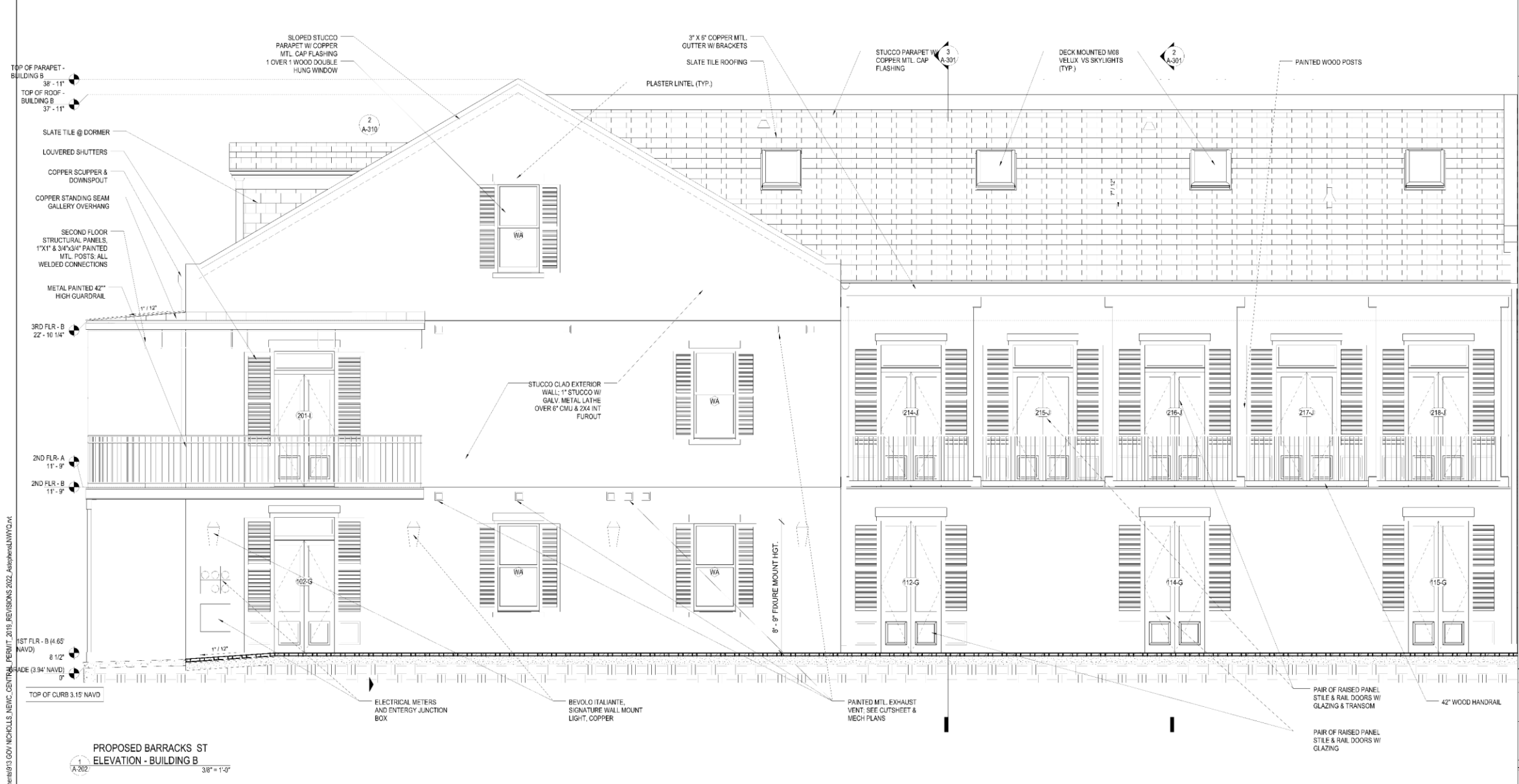
PROPOSED DAUPHINE ST.  
ELEVATION - BUILDING B  
SHUTTERS CLOSED  
3/8" = 1'-0"

1211-15 Dauphine  
Vieux Carré Commission

November 16, 2022



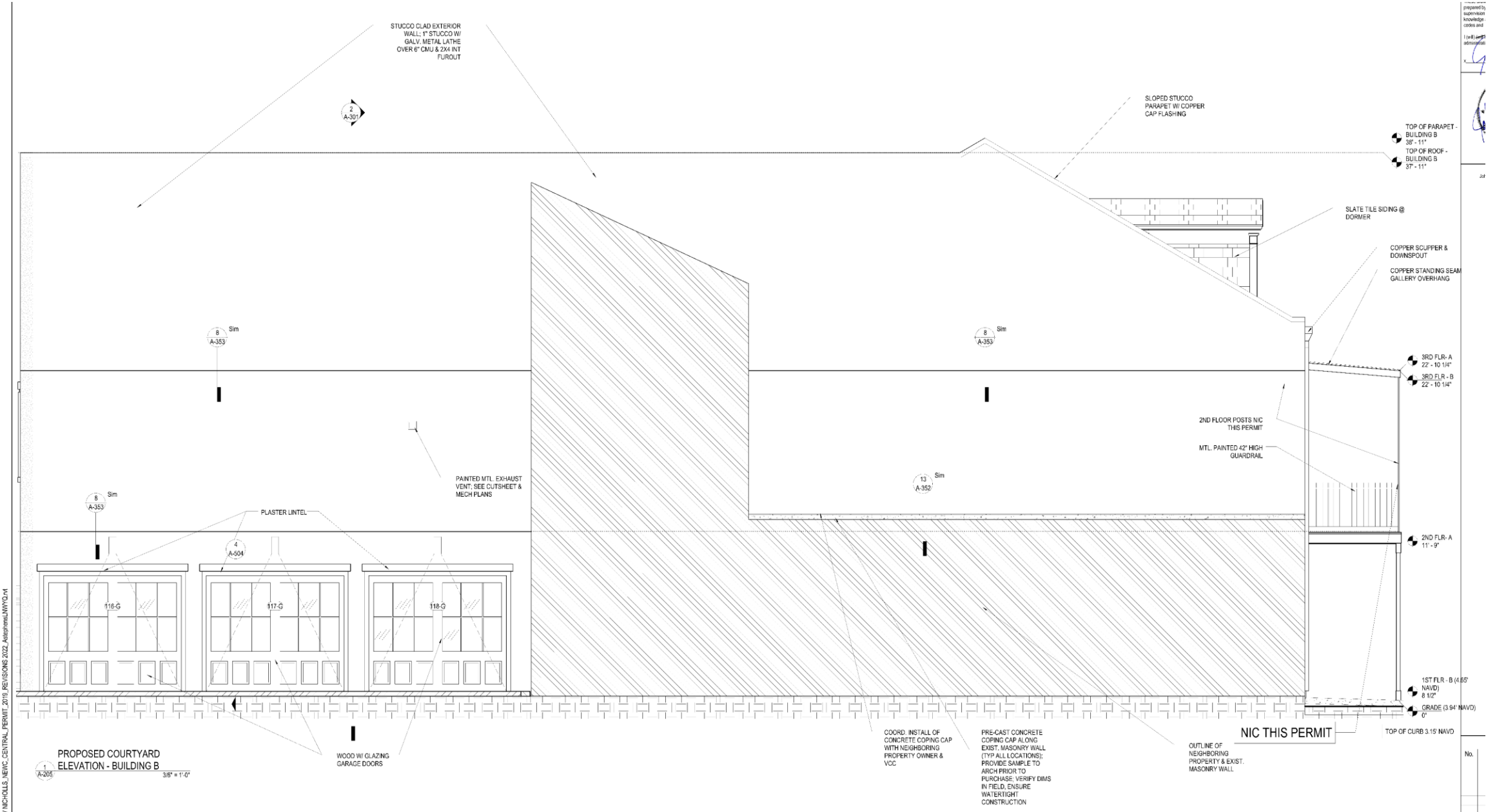




10/19/2022 GOV. NICHOLS, N.E.M.C. CENTRAL PERMIT, 2019, REVISIONS 2022, 4/26/2022, N.Y.C.

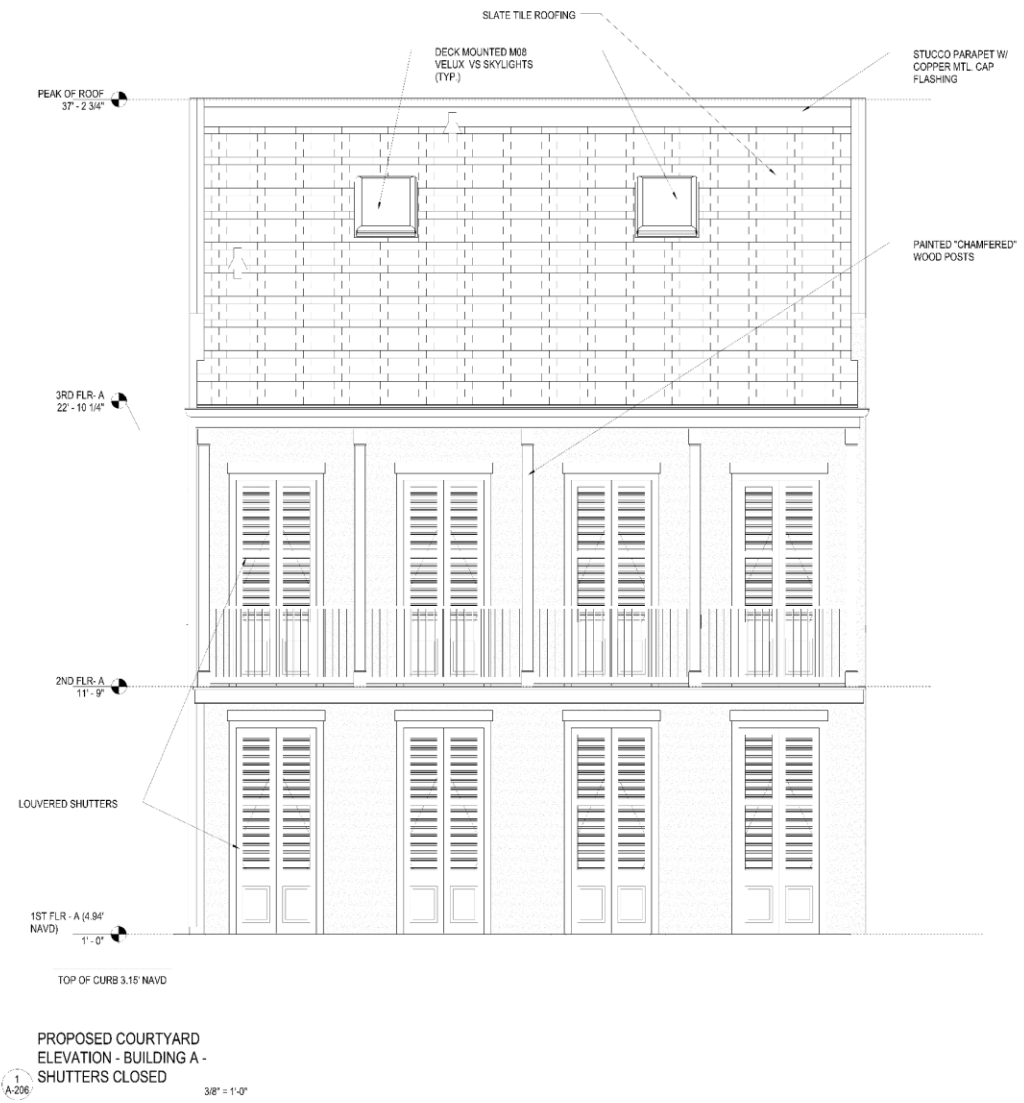
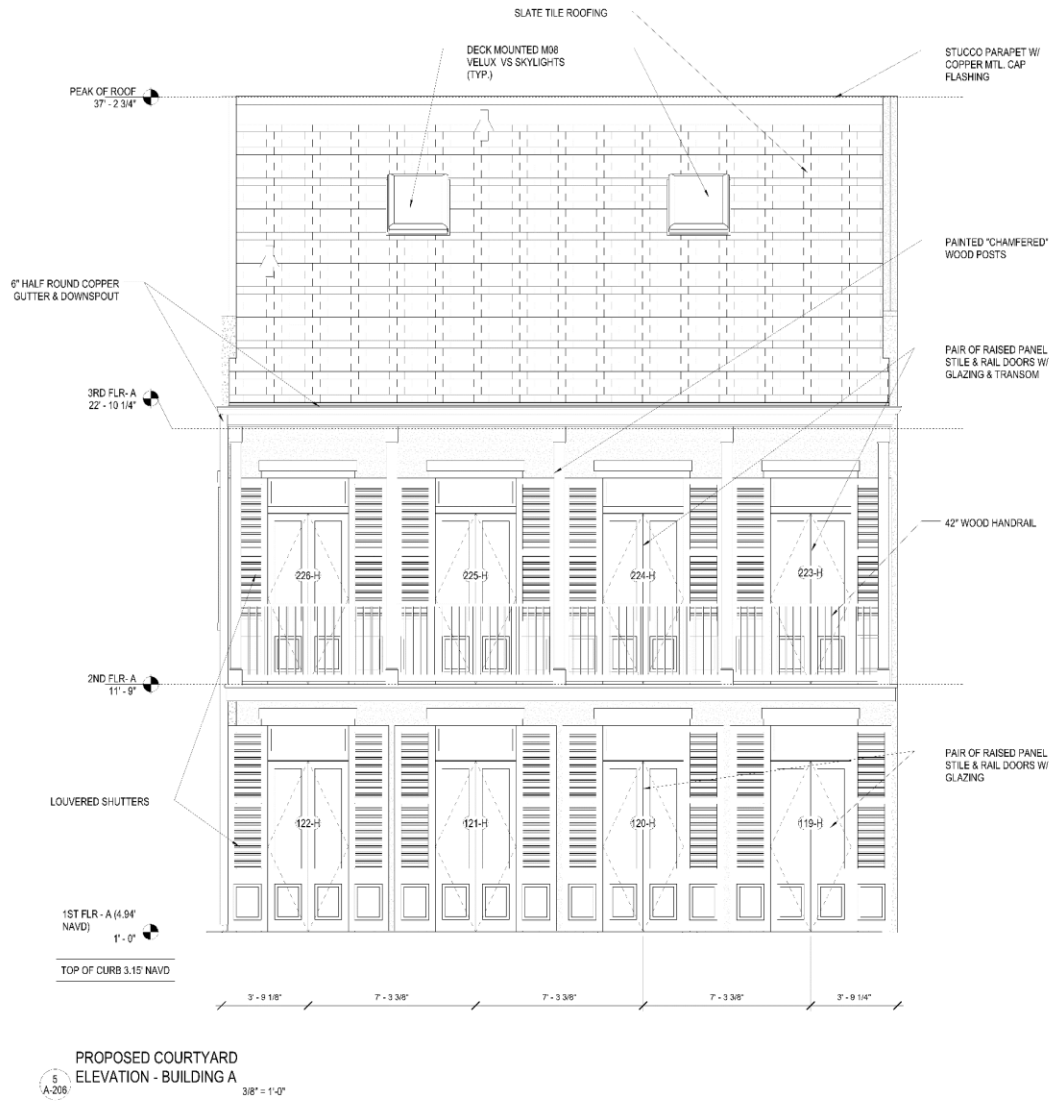
PROPOSED BARRACKS ST  
 ELEVATION - BUILDING B  
 3/8" = 1'-0"





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1211-15 Dauphine  
 Vieux Carré Commission

November 16, 2022







1211-15 Dauphine

Vieux Carré Commission

November 16, 2022



LATOYA CANTRELL  
MAYOR

TAMMIE JACKSON  
DIRECTOR

FIRM adopted by this article, or three feet above the highest adjacent curb (in the absence of curbing, three feet above the crown of the highest adjacent roadway), whichever is higher.

(M.C.S., Ord. No. 26906, § 1, 5-5-16, eff. 6-1-16)

November 2, 2022

Re: 1215 Dauphine St  
Reference Code: 7MTX3J

To whom it may concern,

The Plan Review Division of Safety and Permits reviewed the plans for 1215 Dauphine St and can confirm that a new appeal is required if the applicant wishes to build below the required 3' above the top of curb. One of the comments was:

PLAN REVIEW: Please revise your elevation drawings to denote the actual height required for the structure to meet the required flood elevation as determined by your Benchmark/Elevation Certificate. New construction is to be built 3ft above the top of the curb. Previous BBSA approval was only from 18" and was only for the renovation of 913 Governor Nicholls, but 3' required for new construction.

Comments were sent to the applicant on 7/22/2021, based on the plans uploaded on 6/29/2021. To date, no revised plans have been uploaded.

We have also discussed with the Board of Building Standards and Appeals (BBSA) Chairman, Damien Serauskas, the Substitute Chairman, Jack Sawyer, and the Chief Building Official, Jay Dufour, and they have concurred that the new construction was not approved in the BBSA 17-88 appeal and that a new application would be required if the applicant wants to build at an elevation that is lower than the required 3ft above the curb. The BBSA letter written for the 17-88 appeal clearly states that it is for the renovation of an existing 3 story structure into residential apartments and is a waiver from 18", not the 3'.

The Floodplain Manager, Jerome Landry, has also confirmed that a new BBSA appeal will be required for this project.

Sec. 78-81. - Minimum elevation required.

(a)The lowest floor elevation of new residential and non-residential construction and substantial improvements must, at a minimum, be elevated to one foot above the BFE as determined by the

Should you have any questions concerning this matter, please feel free to contact me at [mnmurphy@nola.gov](mailto:mnmurphy@nola.gov).

Sincerely,



Meghan Murphy  
Senior Building Plan Examiner

CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU  
MAYOR

JARED E. MUNSTER  
DIRECTOR

January 29, 2017

Damien W. Serauskas  
Chairman  
  
John R. Sawyer  
Kerwin Julien, Sr.  
James Frischhertz  
Cameron Duplantier

Jared E. Munster, Director  
Department of Safety and Permits  
1300 Perdido Street  
Suite 7E07, City Hall  
New Orleans, LA 70112

BBSA No. 17-88  
913 Governor Nicholls Street

Dear Dr. Munster:

The appellant appeared before the Board of Building Standards and Appeals during its regular monthly meeting on January 18, 2018. Board members – James Frischhertz, Kerwin Julien, Jack Sawyer, Cameron Duplantier, and Damien Serauskas- were present.

NOTE: Damien Serauskas recused himself for this case

This is the renovation of an existing 3-story structure into residential apartments.

The appellant came to the Board for the following:

- To request a waiver from the 2012 IBC Section 1029.1 requiring emergency escape and egress openings from all occupied sleeping areas.
- To request a waiver from City of New Orleans Amendments to the Building Code Section 120.2.1 of Section 26-15. (18" rule) that the top of the finished floor shall not be less than 18" above the highest point of curb in front of the lot or site. (Curb height +3.15'. Total waiver of 0.5' below City requirement)

The Board voted 4-0 to accept the appellant's request to waive Section 120.2.1 of Section 26-15 to locate the structure less than 18" above the curb height. The Board set the minimum elevations of +4.15' NAVD for the structure in lieu of the City required +4.65'. As the BFE requirement in the X zone is N/A, the applicant would be in compliance for federal insurance purposes.

1300 PERDIDO STREET ROOM 7E05 NEW ORLEANS, LOUISIANA 70112  
PHONE 504.658.7200 FAX 504.658.7211



BBSA No. 17-88  
913 Governor Nicholls Street

The Board also voted 4-0 to allow 4 bedrooms to be used without operable emergency and escape rescue openings.

The Owner shall install an NFPA 72 compliant "early warning" detection system throughout the structure in all common areas. Full annunciation to all units and levels is required and smoke detectors are required in corridors. The structure shall also have NFPA 13R sprinkler protection.

A minimum of a 2-hour fire rated construction is required between the garages parking area the upper levels.

A minimum of 1-hour fire rated construction is required between all units and all wall assemblies.

Additionally, all other applicable requirements of the International Building Code 2012 Edition as amended by the City of New Orleans shall be met.

Furthermore, nothing contained herein shall be construed in any way to grant, waive or modify any additional requirements provided by law, including but not limited to, the Comprehensive Zoning Ordinance or the Code of the City of New Orleans.

Sincerely,

John R. Sawyer  
Substitute Chairman (in lieu of Damien Serauskas)

JRS/amm

Cc: John C. Williams  
All Board Members

1300 PERDIDO STREET ROOM 7E05 NEW ORLEANS, LOUISIANA 70112  
PHONE 504.658.7200 FAX 504.658.7211





LATOYA CANTRELL  
MAYOR

TAMMIE JACKSON  
DIRECTOR

ORIGINAL DATE: January 29, 2018

Page -2- (cont.)  
BBSA No. 17-88  
913 Governor Nicholls  
1215 Dauphine

Damien W. Serauskas  
Chairman

John R. Sawyer  
Kerwin Julien, Sr.  
James Frischhertz  
Cameron Duplantier

Jay Dufour, Chief Building Official  
Department of Safety and Permits  
1300 Perdido Street  
Suite 7E05, City Hall  
New Orleans, LA 70112

BBSA No. 17-88  
REVISED LETTER 11-14-2022  
ADDRESS: 913 Governor Nicholls  
1215 Dauphine

Dear Mr. Dufour:

The appellant appeared before the Board of Building Standards and Appeals during its regular monthly meeting on January 18, 2018. Board members present – Damien Serauskas, Kerwin Julien, Jack Sawyer, Cameron Duplantier and James Frischhertz. Mr Seraskas recused himself on this case.

This case includes the renovation of existing building AND a new construction.

- o Waiver was requested from the 2012 IBC Section 1029.1 requiring emergency escape rescue openings from all occupied sleeping areas.
- o Waiver requested from the City of New Orleans Amendments to the Building Code Section 120.2.1 of Section 26-15. (18" rule) that the top of the finished floor shall not be less than 18" above the highest point of curb in front of the lot or site. (Curb height is +3.15'. Total waiver of .5' below City requirement for the existing building and 2' for the new construction.

A motion was made, and the Board accepted the appellant's request to

allow the floor elevation of the building to remain at it's existing elevation and allow the new construction to be built at the same elevation of +4.15 ft NAVD.

The board also voted to allow the existing building 4 bedrooms to be used without operable emergency escape rescue openings. For this, the owner shall provide NFPA 72 compliant early warning detection fire alarm system throughout the structure in all common areas. Full annunciation to all units and levels is required and smoke detectors are required in corridors. The structure shall also have NFPA 13R sprinkler protection.

A minimum of a 2-hour fire rated construction is required between the garages parking area and the upper levels.

A minimum of 1-hour fire rated construction is required between all units and all wall assemblies.

Additionally, all other applicable requirements of the International Building Code 2015 Edition as amended by the City of New Orleans shall be met.

Furthermore, nothing contained herein shall be construed in any way to grant, waive or modify any additional requirements provided by law, including but not limited to, the Comprehensive Zoning Ordinance or the Code of the City of New Orleans.

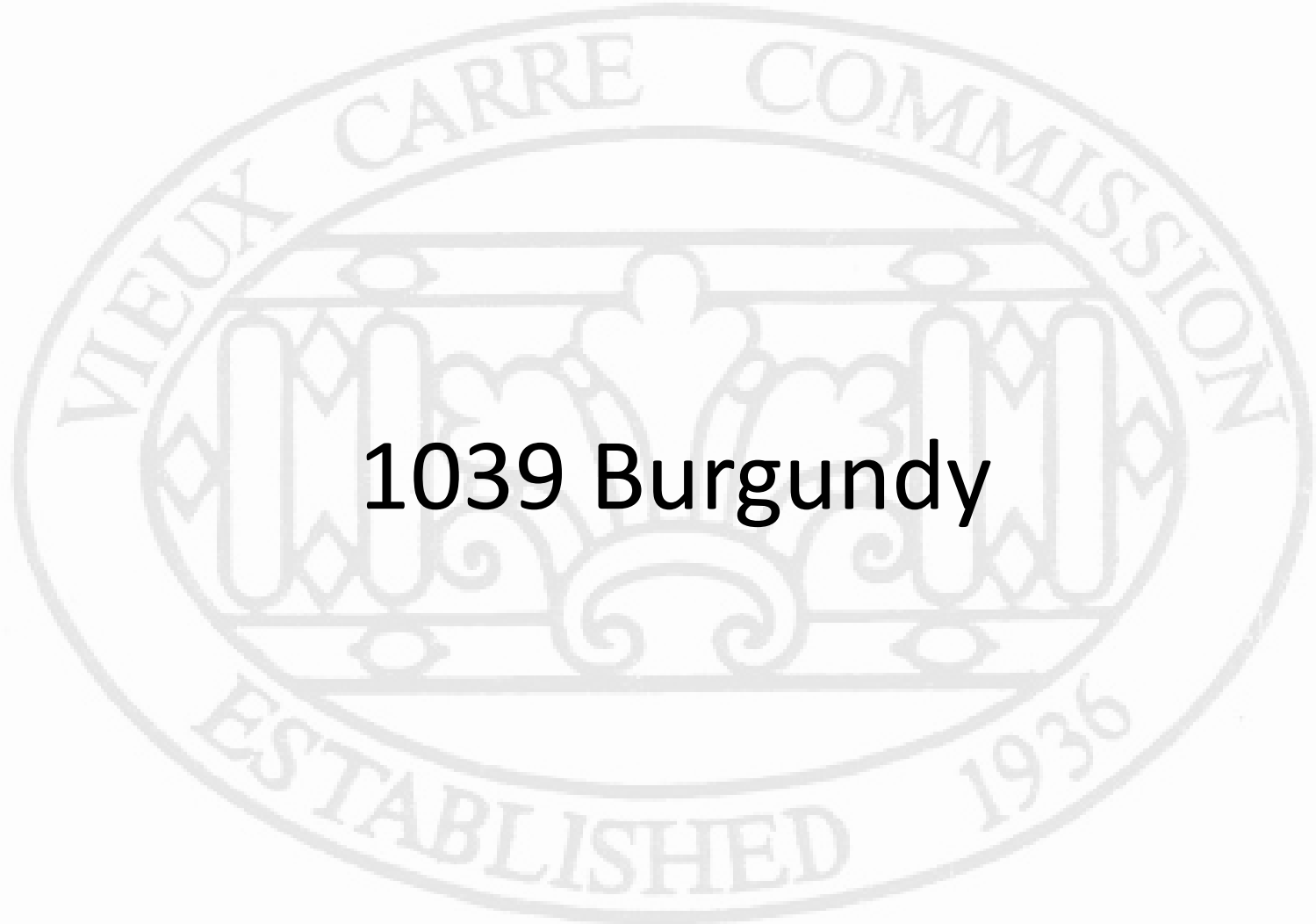
Sincerely,

Jack Sawyer



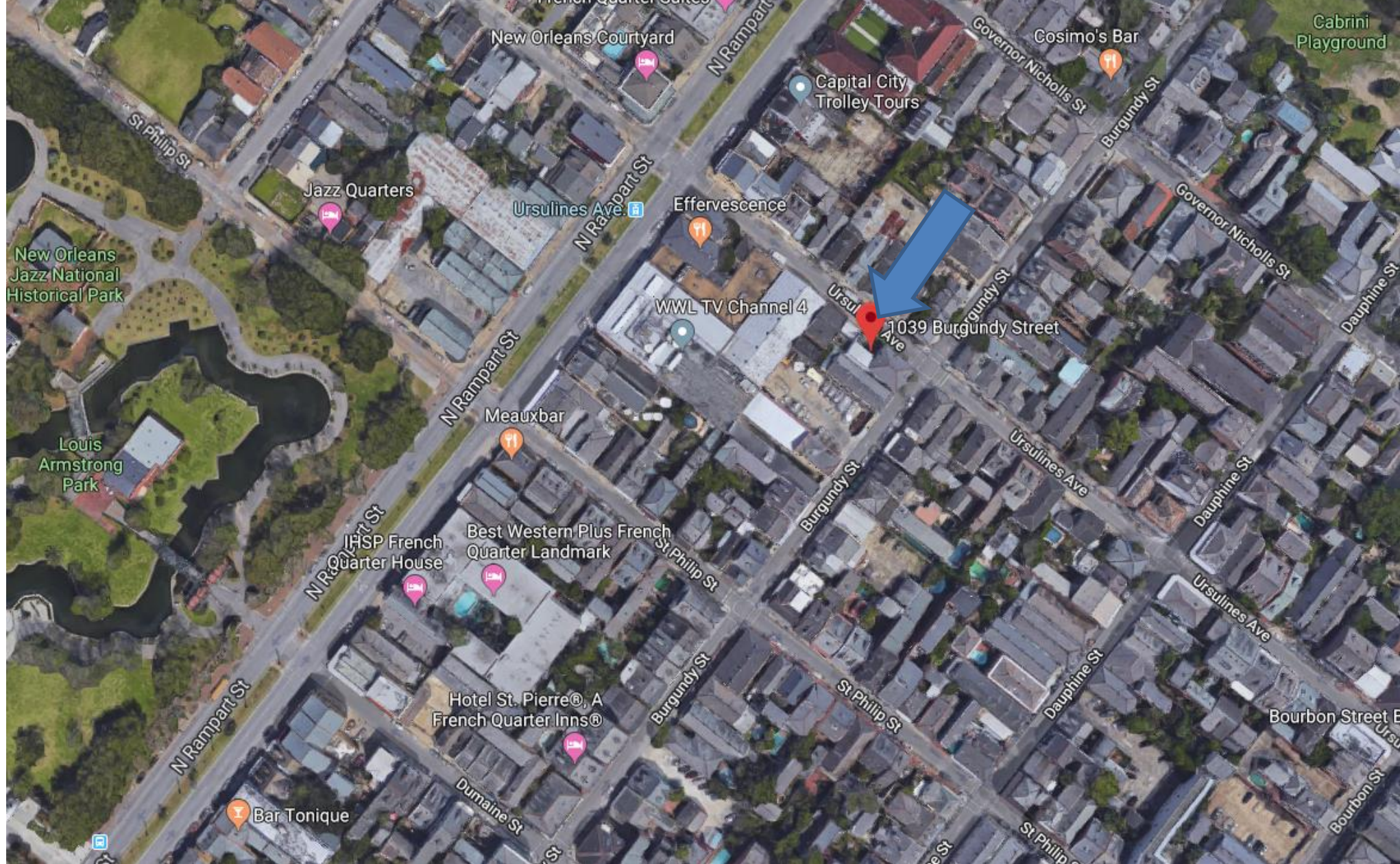
Cc: John Williams  
All Board Members





# 1039 Burgundy





1039 Burgundy

Vieux Carré Commission

November 16, 2022







1039 Burgundy

Vieux Carré Commission

November 16, 2022







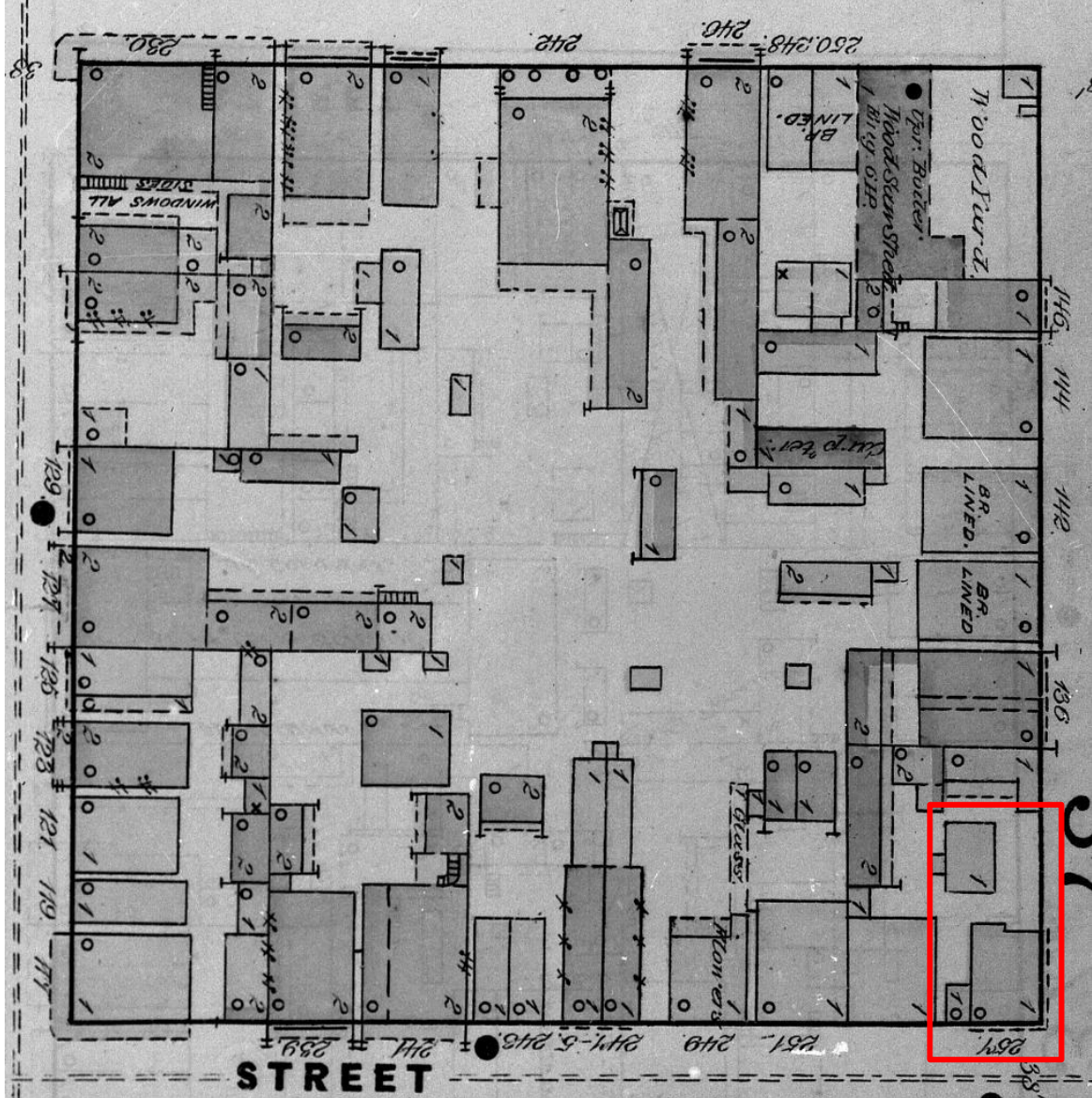
1039 Burgundy – 1964

Vieux Carré Commission

November 16, 2022



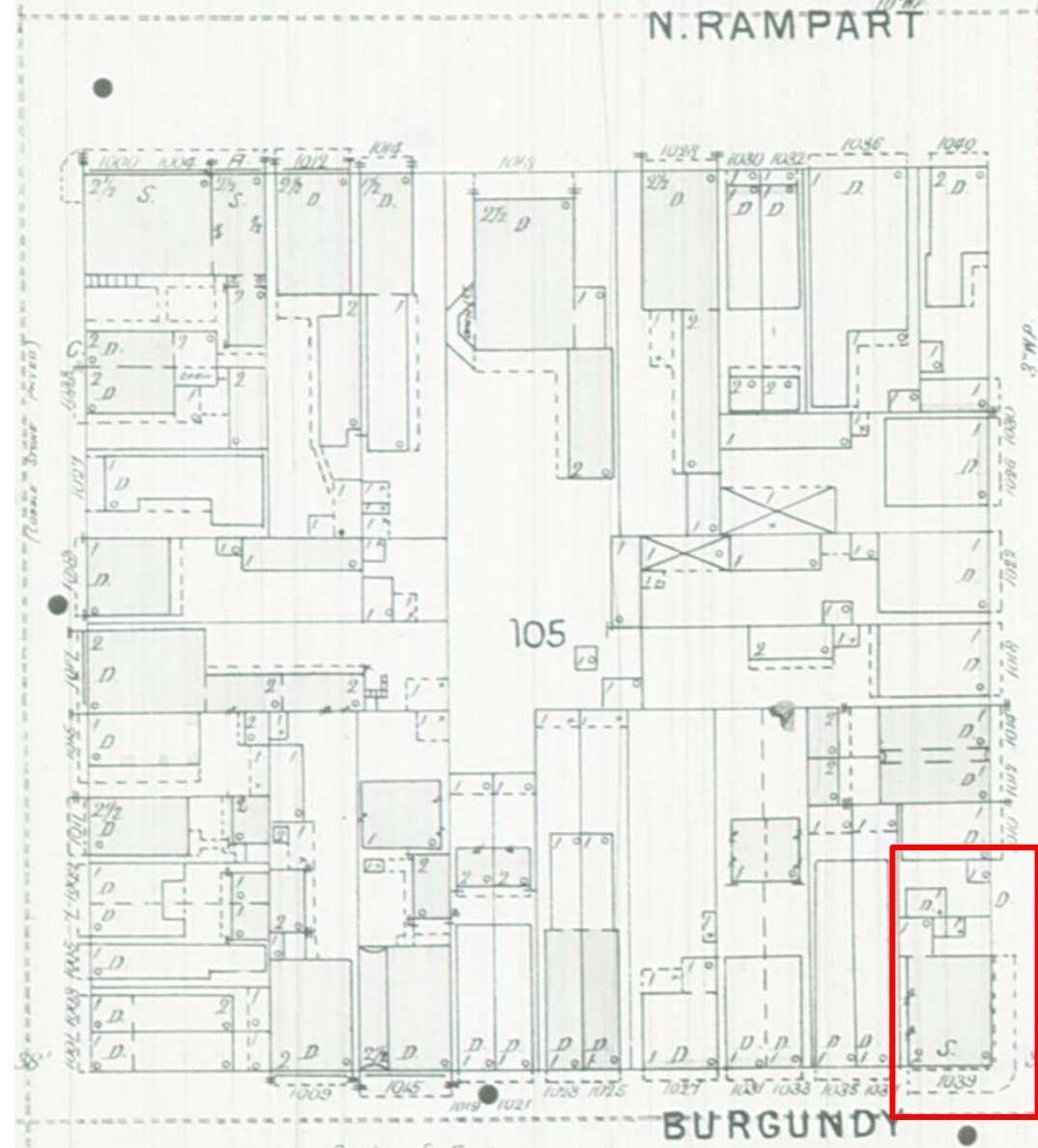




1876

1039 Burgundy – service ell not present

Vieux Carré Commission



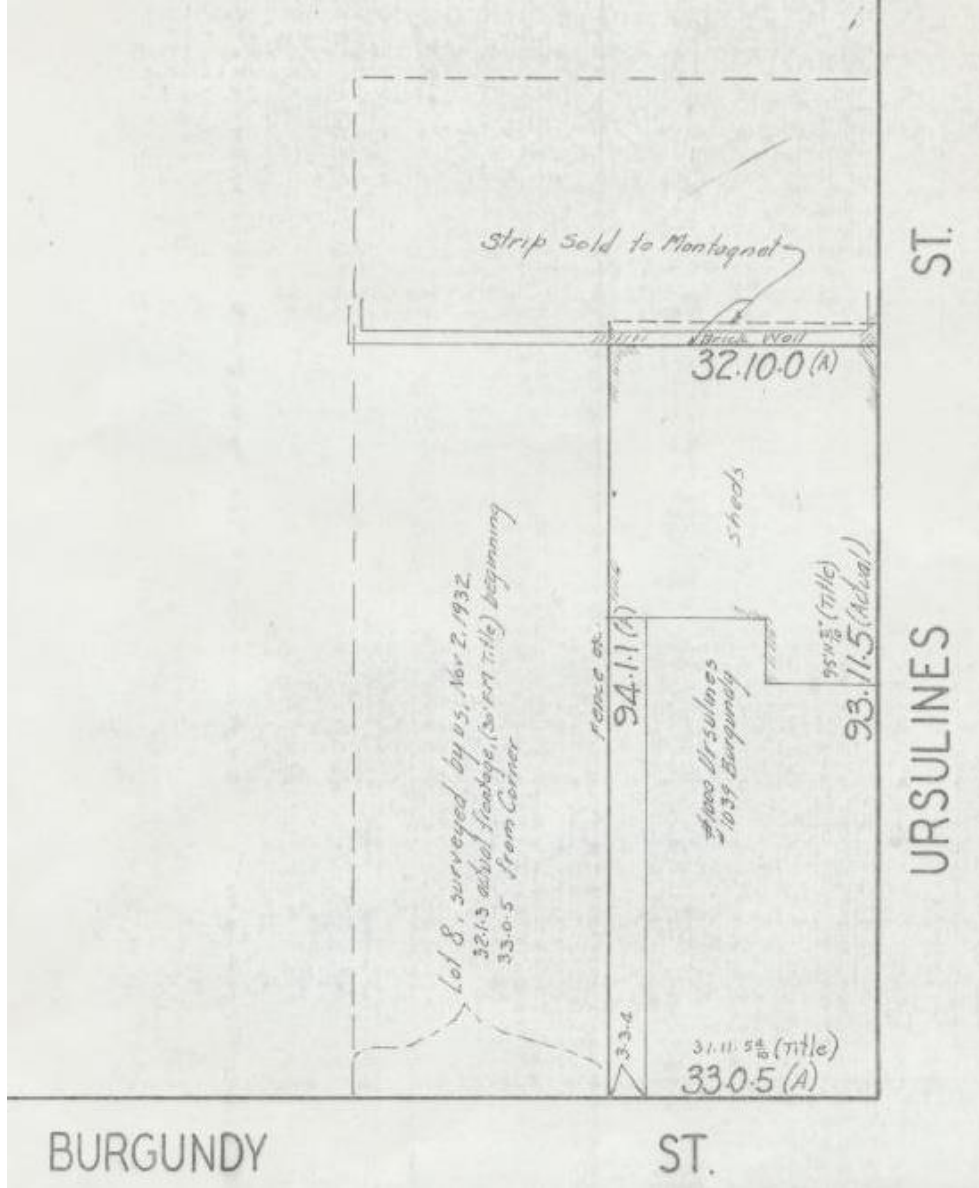
1896

November 16, 2022









1934

1039 Burgundy – service ell not present

Vieux Carré Commission



1964

November 16, 2022







1039 Burgundy

Vieux Carré Commission

November 16, 2022







1039 Burgundy

Vieux Carré Commission

November 16, 2022







1039 Burgundy

Vieux Carré Commission

November 16, 2022







1039 Burgundy

Vieux Carré Commission

November 16, 2022







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Vieux Carré Commission

November 16, 2022







1039 Burgundy

Vieux Carré Commission

November 16, 2022







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Vieux Carré Commission

November 16, 2022







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Vieux Carré Commission

November 16, 2022







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Vieux Carré Commission

November 16, 2022







1039 Burgundy

Vieux Carré Commission

November 16, 2022







1039 Burgundy

Vieux Carré Commission

November 16, 2022







1039 Burgundy

Vieux Carré Commission

November 16, 2022



# 1039 Burgundy Street

New Orleans, LA. 70116

Exterior Renovations  
VCC ARC 11/08/2022





## Opening Statements:

We are here today to address four remaining issues regarding the proposed renovation. But first, we want to emphasize:

- This home has been in the same family for three generations.
- The family hopes to convert the home from a three-metered rental to a 1-meter single family home, with minimal disruption to neighbors, and
- a commitment to design a renovation that is architecturally sensitive and appropriate.

We hope to work with neighbors, the ARC and the VCC to achieve a renovation that contributes to the atmosphere and value of the French Quarter



## Conceptual Approvals as of 8/9/2022 VCC AC Meeting:

- All stonework on the courtyard, enclosing the existing arched openings and installing new doors on the service ell orange rated building.
- The second story addition.
- Shifting of the exterior Burgundy St. side gate to the courtyard.

## The Remaining Issues:

1. A proposed new opening to the courtyard from the main building and installation of a door matching the original doors in the main house. The new door and opening would be adjacent to a new door replacing the existing 1960's door and transom, which has already been conceptually approved.
2. The style of new doors to the courtyard from the service ell.
3. The double garage door style for the garage opening.
4. The door style for the service wing addition that has been conceptually approved.
5. A replacement roof deck floor and railing extending from the service wing addition that has already been conceptually approved.

We will address each of these individually.

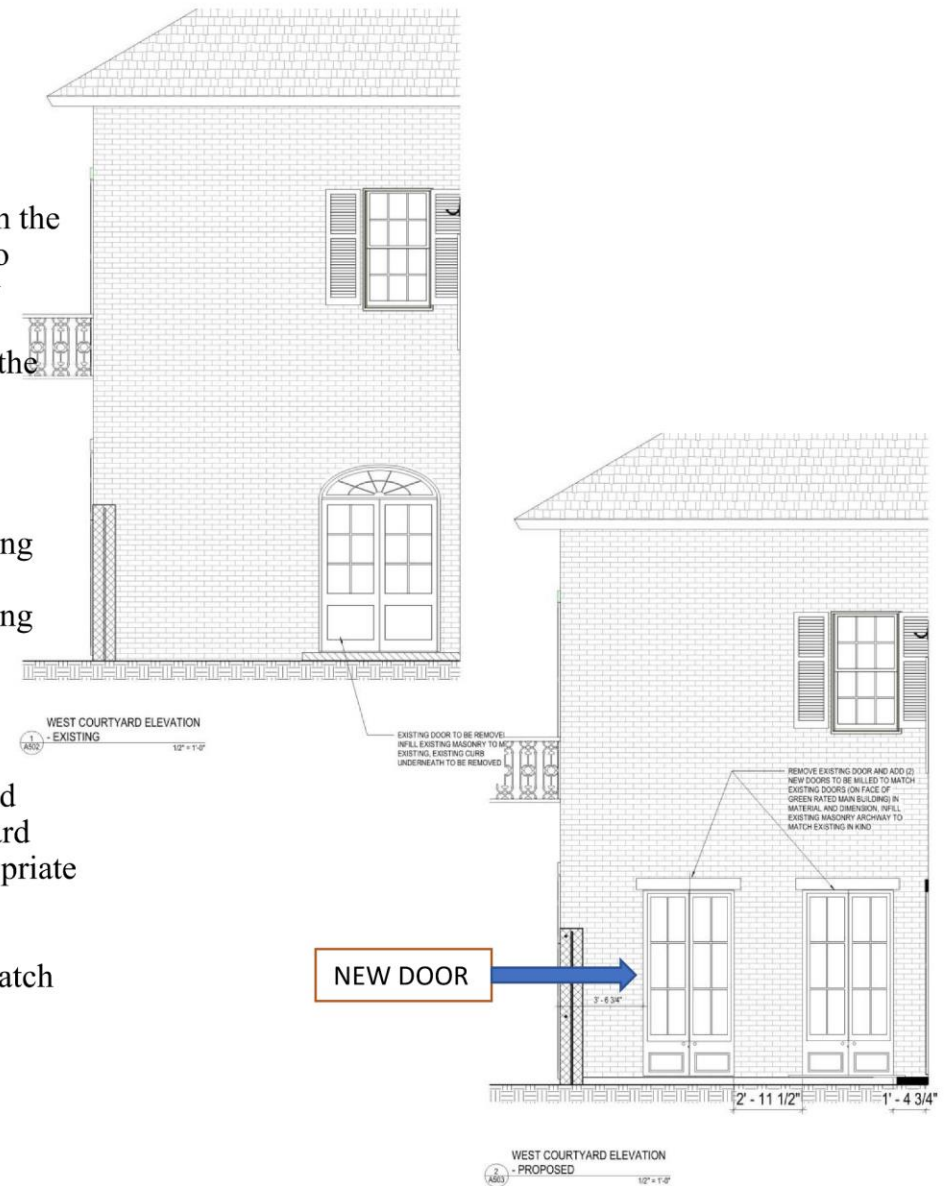
\*Based upon a review of the audio recording of the hearing held on 8/9/22. We have requested but not yet received a list in writing of all proposed items that this board has conceptually approved.



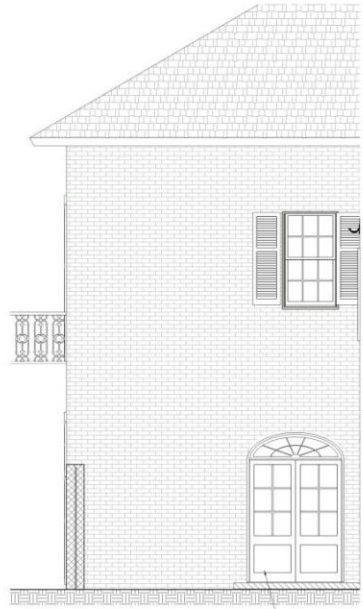


## The New Door to the Courtyard: Seeking Symmetry and Architectural Consistency

- The owners proposed extending the existing arched openings in the service wing built in the 1960's. At the suggestion of the ARC staff, the owners have agreed to install new doors to the courtyard that mimic the existing doors in the main building. This board conceptually approved that proposal at the hearing on 8/9/2022.
  - The existing door and transom from the main building to the courtyard was installed in the 1960's renovation and are not stylistically appropriate.
  - At the suggestion of the ARC staff, the owners have agreed to alter the existing door opening and install a new door that mimics the original doors in the building. This board conceptually approved the altered opening and new door at the hearing held on 8/9/2022.
  - This new door and correspondent smaller opening will reduce the amount of light filtering into what will be the primary living space in the main house.
  - The owners propose to install a new door opening to the courtyard from the main building and installation of a door matching the original doors in the main house.
- **The proposed new opening and door would accomplish two purposes:**
    1. Maximize light to the living room in the renovated main building.
    2. Balance the building facades facing the courtyard by adding symmetry and consistency in the placement and design of the doors opening to the courtyard from both the main building and the service wing that would be more appropriate for the Green and Orange rated structures.
- We plan to work closely with the VCC, reuse historic masonry and mill new doors to match the existing whenever possible in order to maintain architectural integrity.



# The New Door to the Courtyard: Seeking Symmetry and Architectural Consistency



WEST COURTYARD ELEVATION - EXISTING

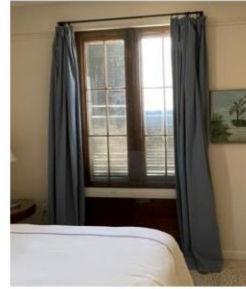
EXISTING DOOR TO BE REMOVED. INFILL EXISTING MASONRY TO MATCH EXISTING EXISTING CURVE UNDERNEATH TO BE REMOVED



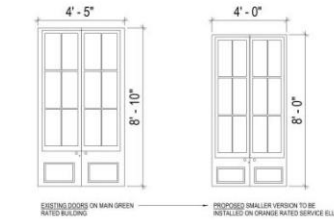
NORTH COURTYARD ELEVATION - EXISTING

EXISTING ARCHWAY TO BE INFILLED WITH MASONRY TO MATCH EXISTING IN HSL. VCC APPROVED MORTAR MIX

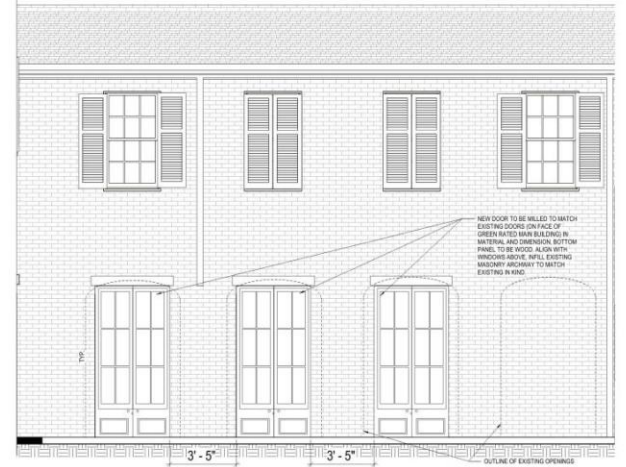
EXISTING



WEST COURTYARD ELEVATION - PROPOSED



PROPOSED

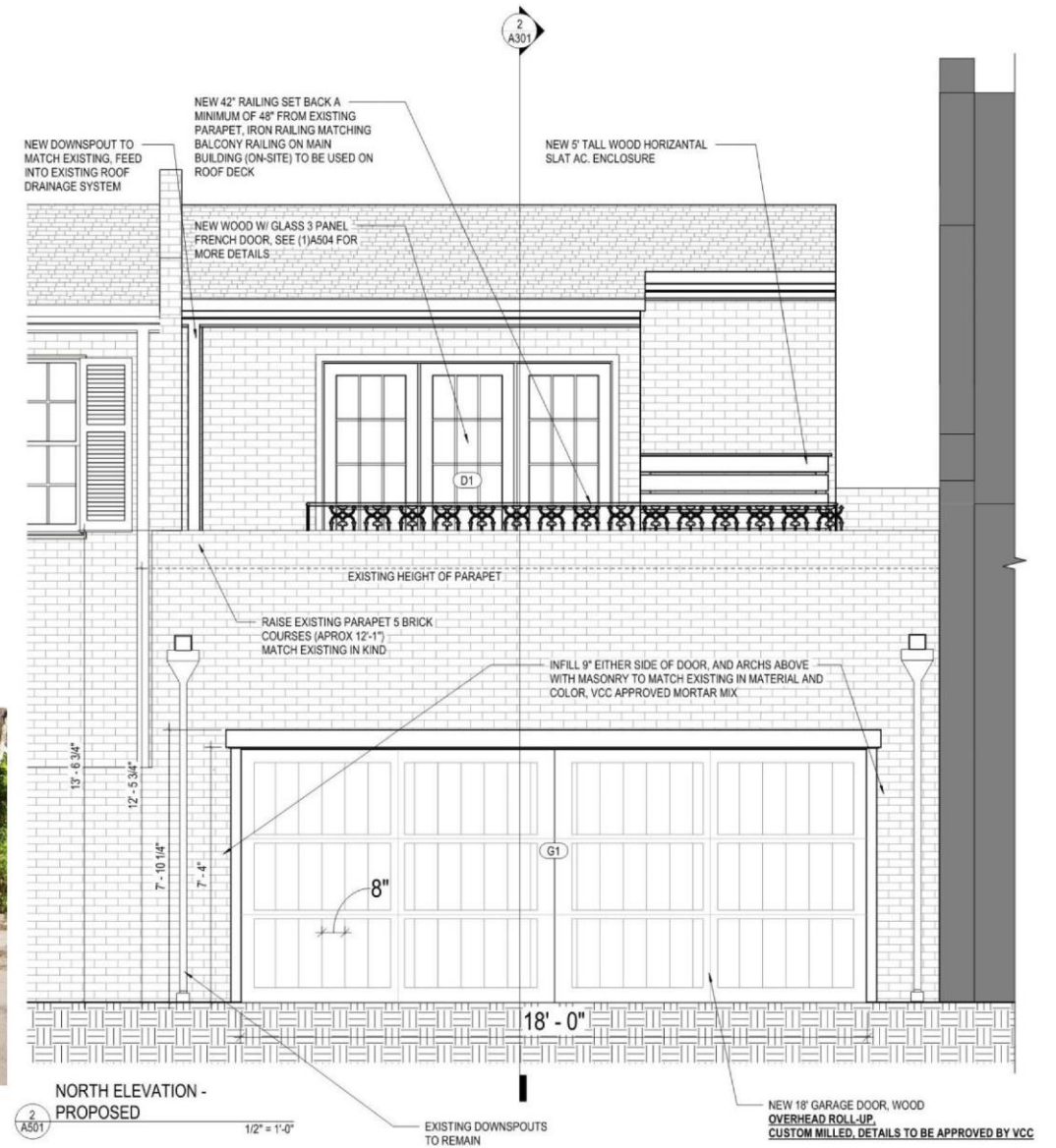
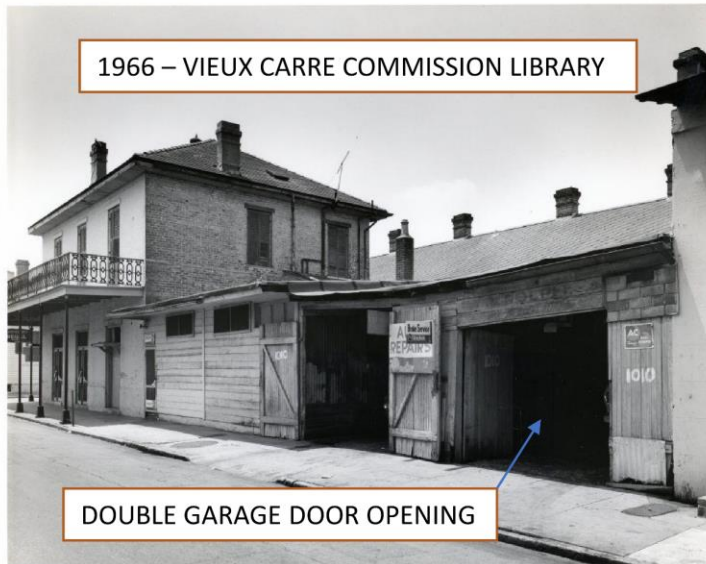


NORTH COURTYARD ELEVATION - PROPOSED



# The New Garage Door: Again Seeking Architectural Consistency

The owners propose a single garage door that mimics other gates/doors in the French Quarter as shown and eliminates the current architectural details above the garage doors.



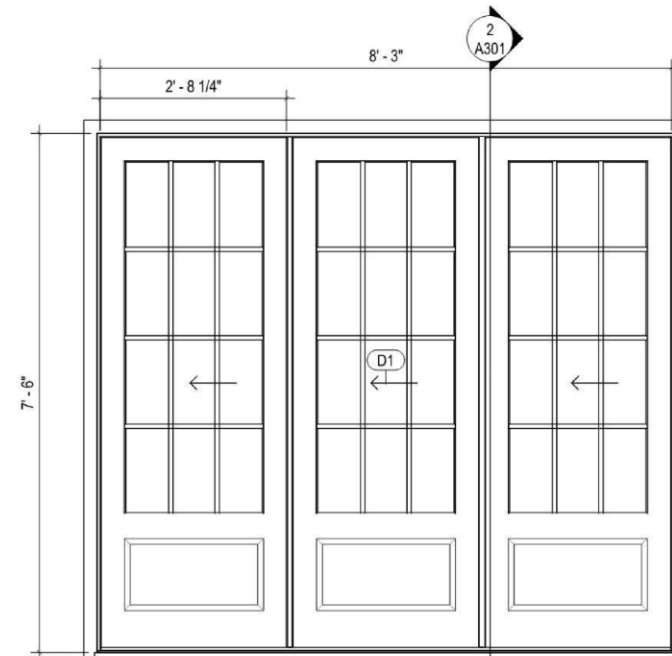
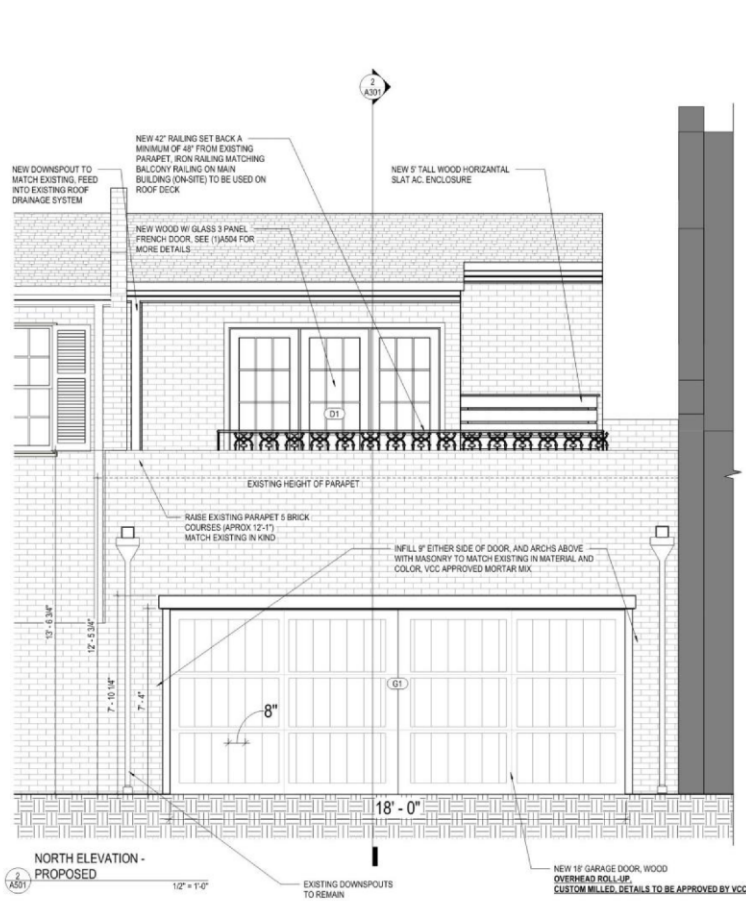
1039 Burgundy

Vieux Carré Commission

November 16, 2022



# Door Style for the Service Wing Addition



1 ENLARGED DOOR DETAIL  
A504 3/4" = 1'-0"

### NOTE

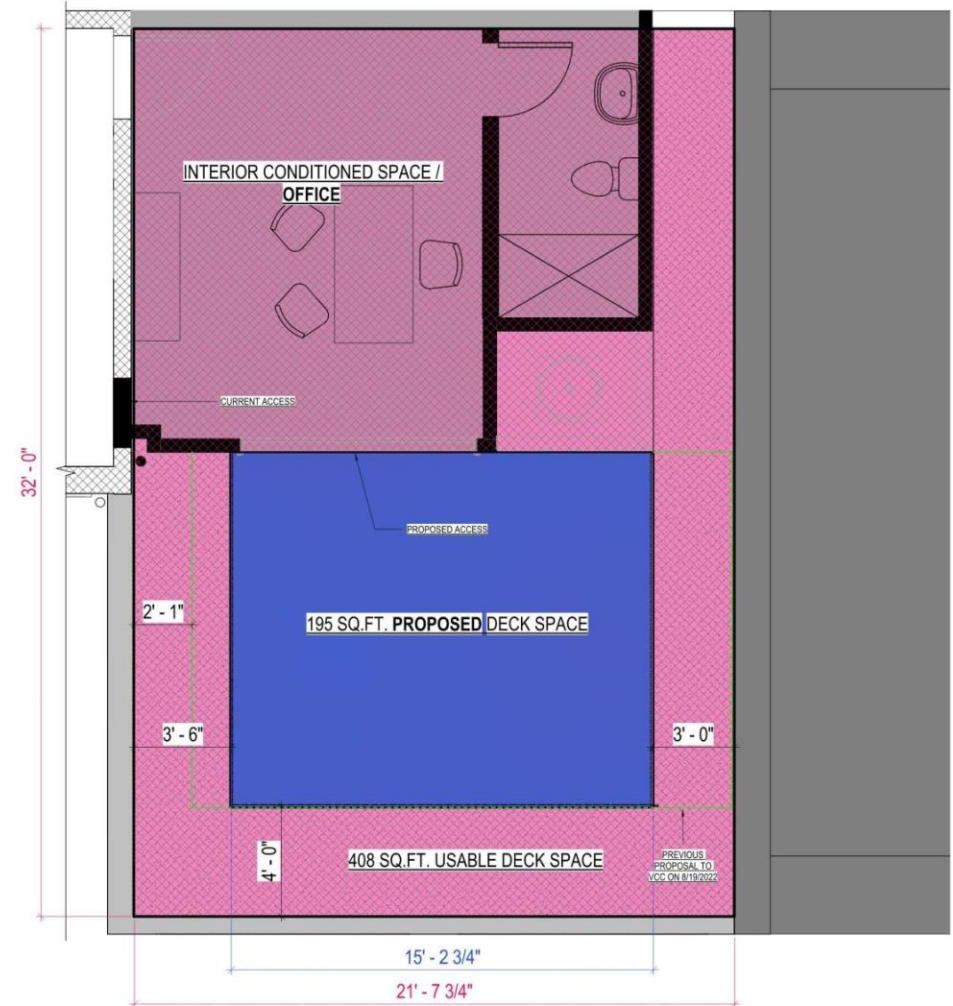
NEW 3 PANEL WOOD FRENCH FOLDING DOOR TO BE COSTUM MILLED BY WOODWRIGHT SHOP. HEAD JAMB SILL DETAILS AND OVERALL SIZE AND STYLE TO BE APPROVED BY VCC STAFF.



# The Replacement Deck: Proposed Reduction in Deck Size

The owners proposed a modest extension of the service wing over the rear roof of the garage to be used solely as the husband’s office. This proposal was conceptually approved at the hearing on 8/9/2022.

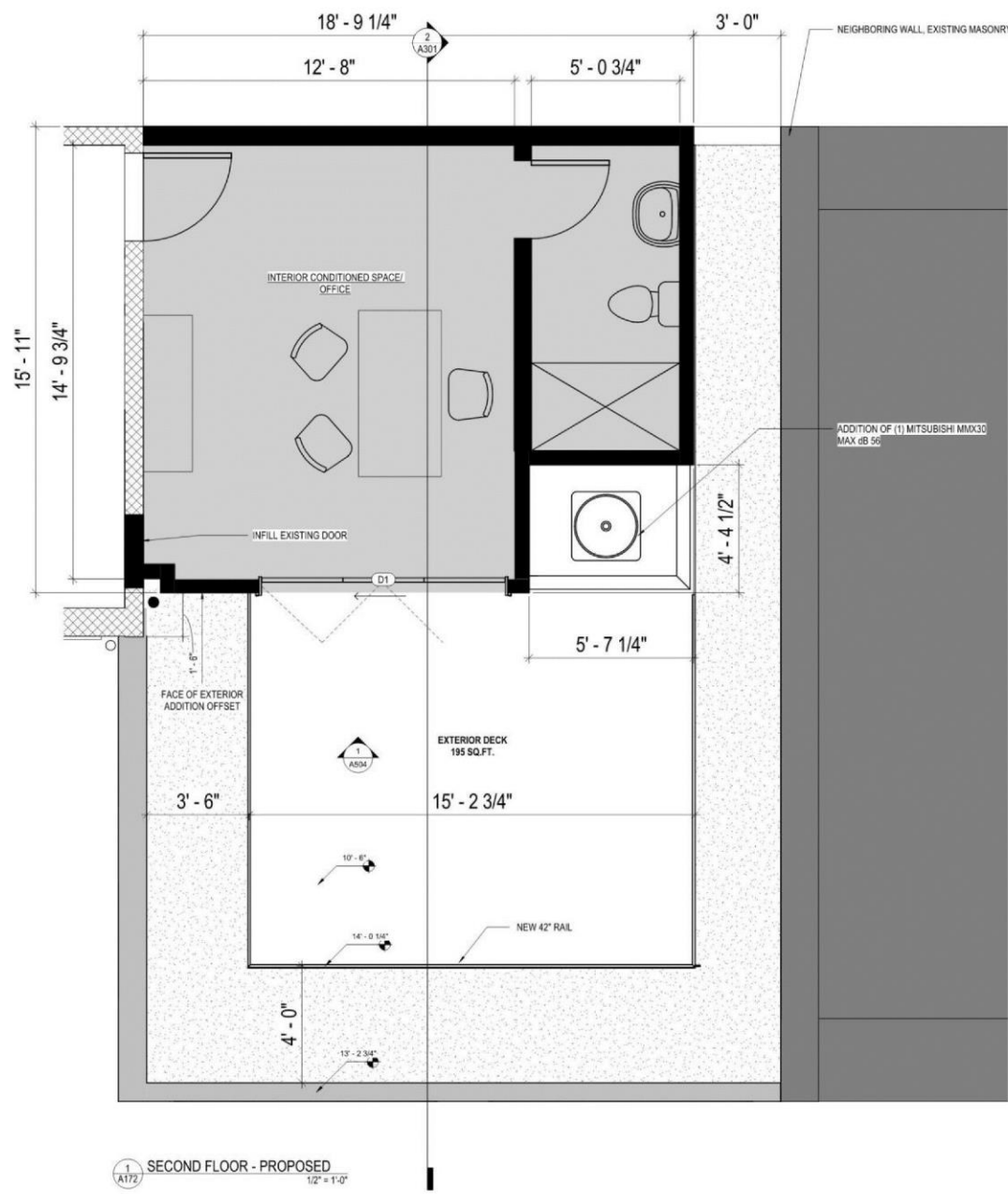
- The owners further propose to finish a portion of the garage roof adjacent to the addition to provide an outdoor workspace for the husband who generally works from home.
- There is a door from the service wing to the garage roof, **which allows residents to use the entire area of the garage roof (698 sq. ft.) as a de facto deck.** In fact, the roof has been used as outdoor space since the 1960’s.
- The proposed service wing addition will cover approximately 290 square feet, thus reducing usable space on the garage roof deck to 408 square feet.
- **The owners are proposing to further reduce the amount of usable space by building a wood floor approximately 12’-9” by 15’-2” (or 195 sq. ft.) and enclosing the floor with repurposed historic iron railing.**



DECK EXISTING / PROPOSED DIAGRAM

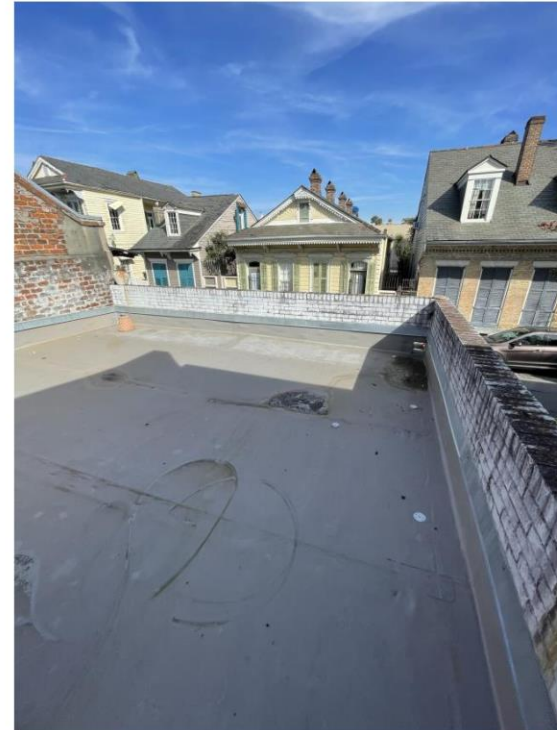
- EXISTING USABLE AND ACCESSIBLE DECK SPACE  
695 SQ.FT.
- PROPOSED USABLE AND ACCESSIBLE DECK SPACE  
195 SQ.FT.
- PROPOSED DECK SPACE ON VCC ARC 8/19/2022

# Proposed Scheme





CURRENT CONDITION, CLEARED OF FURNITURE



1039 Burgundy

Vieux Carré Commission

November 16, 2022



SANBORN ATLAS, APRIL 1983



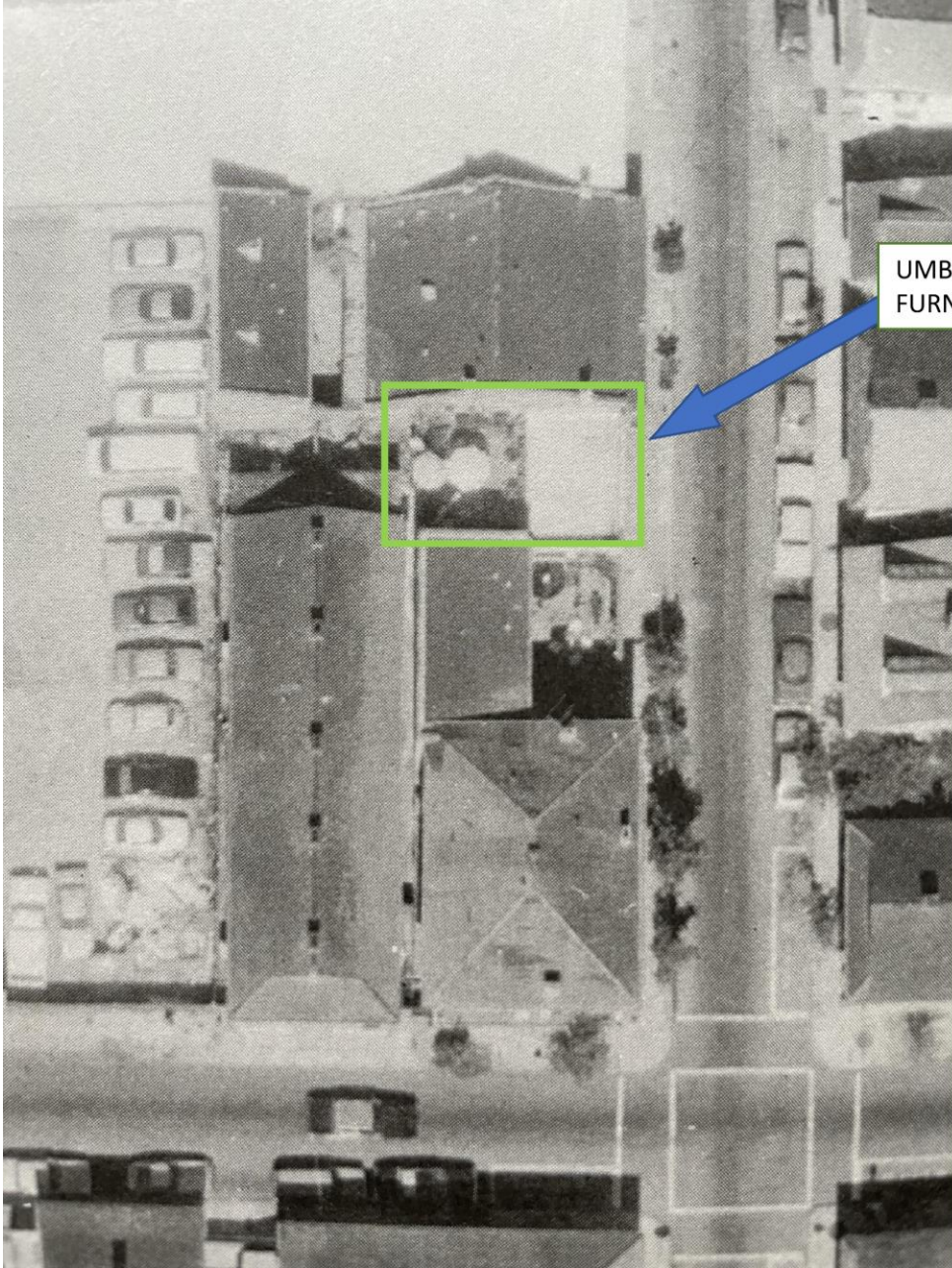
1039 Burgundy

Vieux Carré Commission

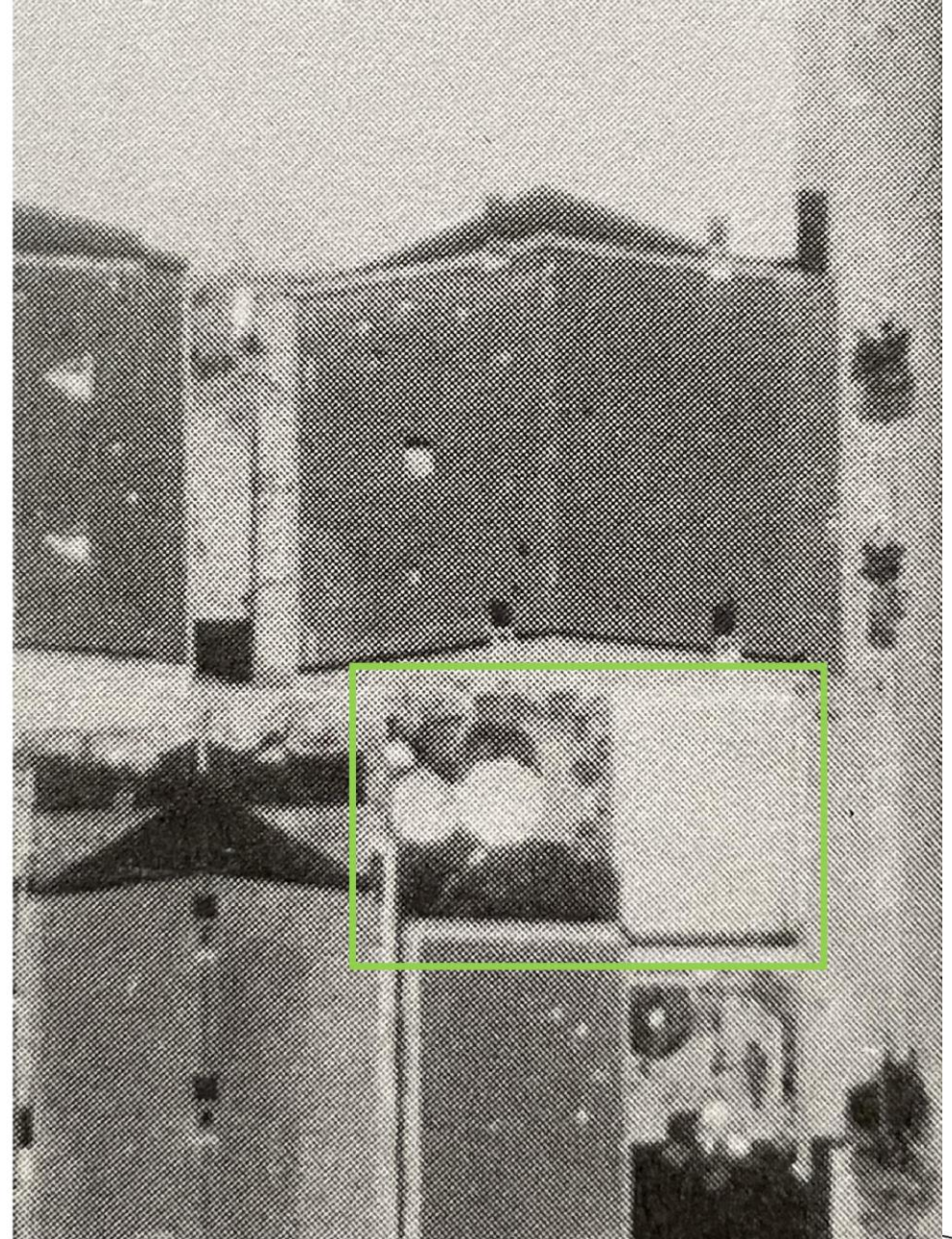
November 16, 2022







UMBRELLAS AND OUTDOOR FURNITURE



1039 Burgundy

Vieux Carré Commission

November 16, 2022





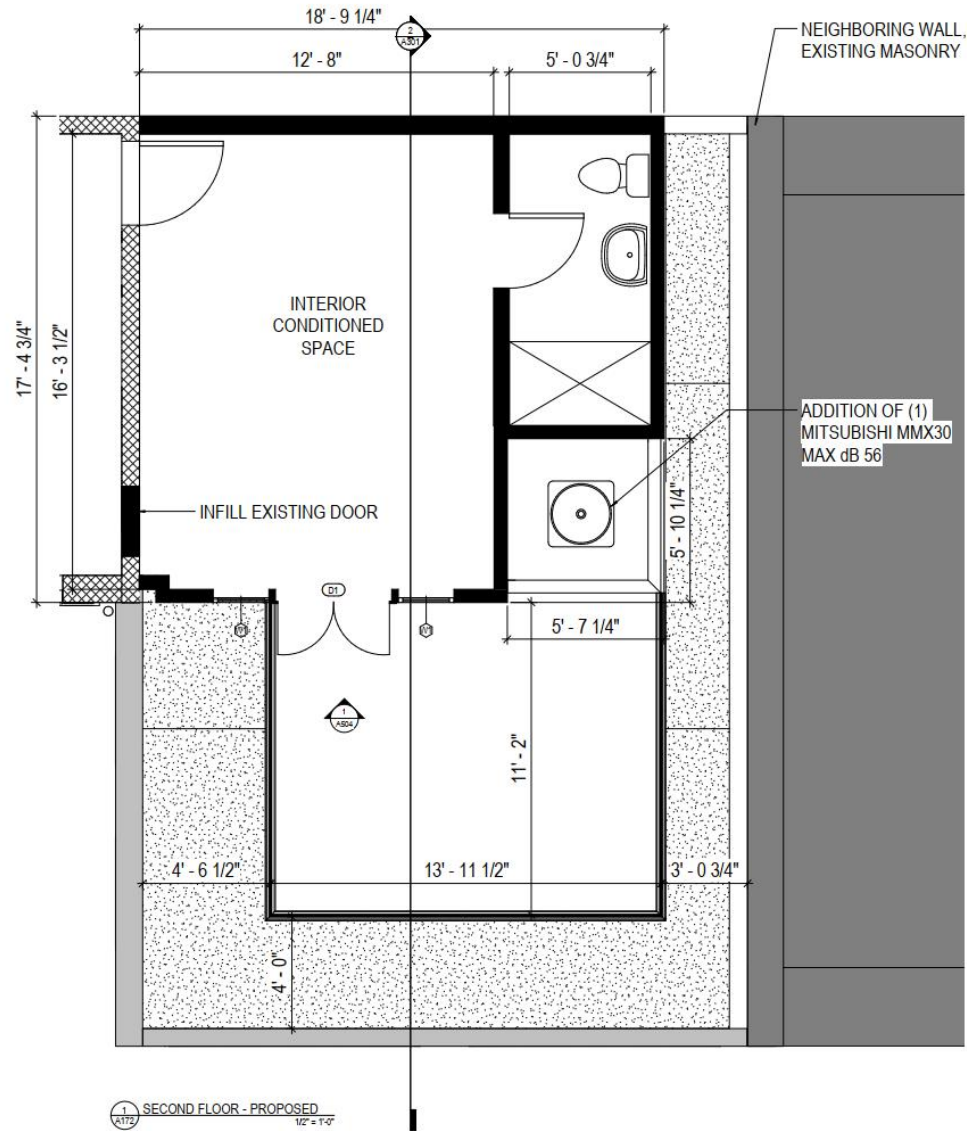
## Conclusion:

- The house is currently outdated and metered for three apartments.
- As third generation owners, the Katzensteins have a deep attachment to the home as do their adult children. They plan to convert the building to a single family home if they are able to achieve what they feel is necessary to make the home suitable to their comfort and lifestyle.
- As a result, the Katzensteins have substantially reduced the area of the requested deck space and accepted other architectural changes suggested by the ARC. They do involve increased costs – i.e. new doors vs. reusing the existing ones.
- We hope to reach consensus on the proposed renovations and will continue to work with the ARC, the VCC and our neighbors to design a renovation plan that is satisfactory to all interested parties.
- If unsuccessful, the owners will hold the house as investment rental property, renting all three existing units, for the foreseeable future.




**WALL PHASING LEGEND**

-  EXISTING WALLS TO REMAIN
-  NEW WALLS AND AREA OF INFILL




1 SECOND FLOOR - PROPOSED  
1/2" = 1'-0"



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504-566-0888  
WILLIAMSARCHITECTS.COM

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I hereby certify that the project construction conforms to the plans and specifications shown hereon.



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NEW ORLEANS, LA 70116

-REVISIONS-		
No.	Date	Scope

DRAWING  
ENLARGED SECOND FLOOR  
PLANS

DRAWING BY: Author  
SCALE: As indicated  
JOB No.: 50001  
DATE: 7/28/2022  
Sheet No.:

**A172**



1039 Burgundy – reviewed at 8/17/2022 VCC hearing

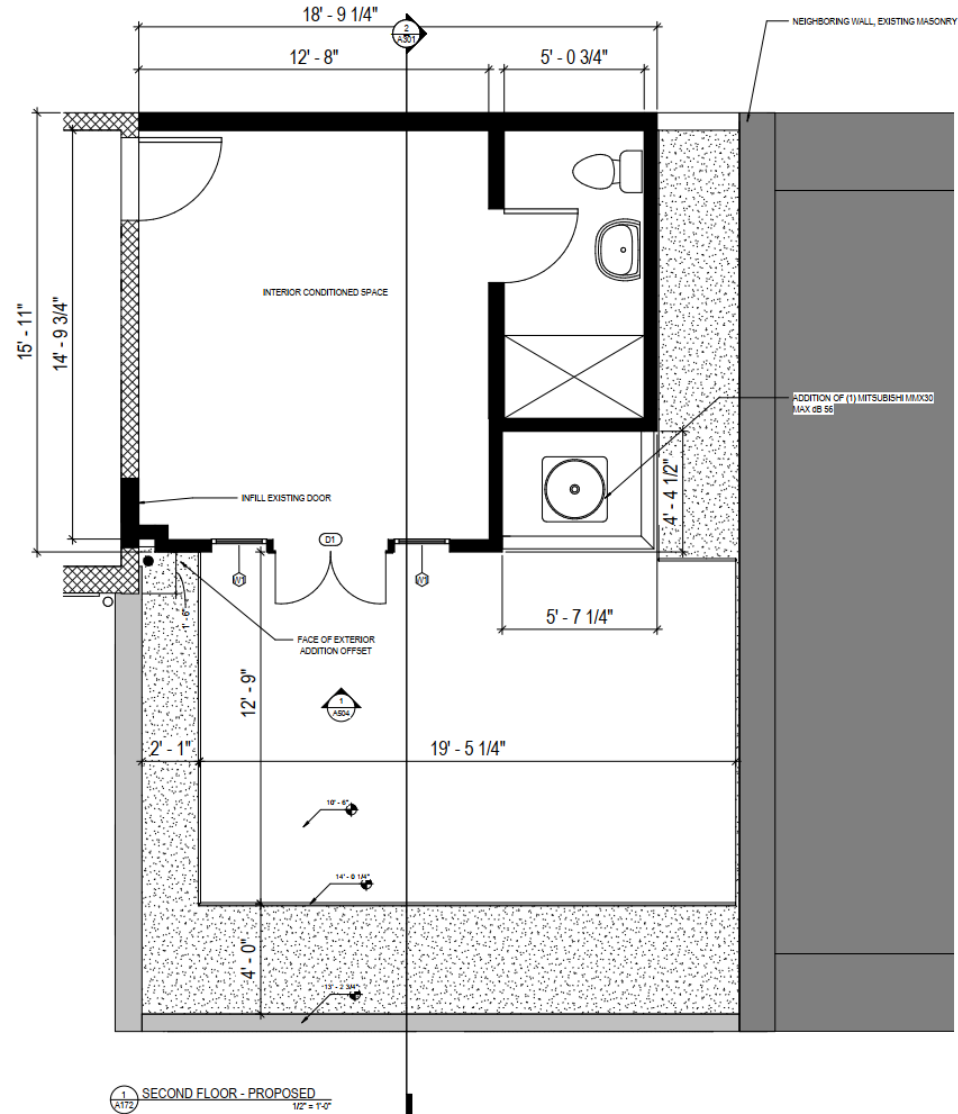
Vieux Carré Commission

November 16, 2022




**WALL PHASING LEGEND**

-  EXISTING WALLS TO REMAIN
-  NEW WALLS AND AREA OF INFILL




SECOND FLOOR - PROPOSED  
1/2" = 1'-0"



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I shall not be providing project construction administration services on this project.



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-REVISIONS-		
No.	Date	Scope

DRAWING  
ENLARGED SECOND FLOOR  
PLANS

DRAWING BY: Author  
SCALE: As Indicated  
JOB No.: 500011  
DATE: 8/30/2022  
Sheet No.

**A172**

1039 Burgundy – reviewed at 9/13/2022 AC hearing

Vieux Carré Commission

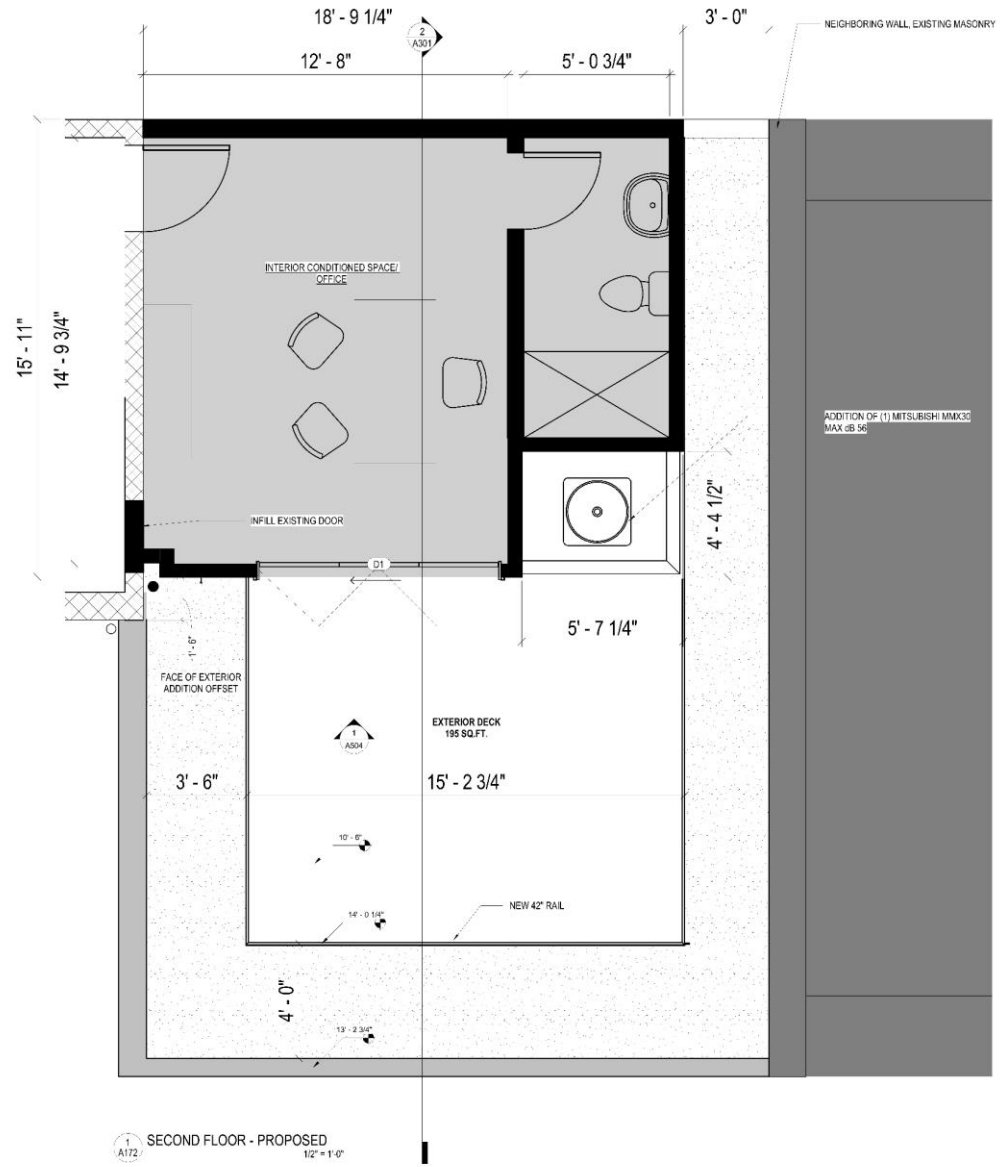
November 16, 2022





**WALL PHASING LEGEND**

-  EXISTING WALLS TO REMAIN
-  NEW WALLS AND AREA OF INFILL



**1** SECOND FLOOR - PROPOSED  
A172 1/2" = 1'-0"



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I hereby certify that I am a duly licensed professional architect in the State of Louisiana.



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**A172**

-REVISIONS-		
No.	Date	Scope

DRAWING ENLARGED SECOND FLOOR PLANS

DRAWING BY Author  
SCALE As Indicated  
JOB No. 500001  
DATE 10/25/2022  
Sheet No.

1039 Burgundy – proposed today

Vieux Carré Commission

November 16, 2022



**1039 BURGUNDY STREET - KATZENSTEIN RESIDENCE**

**PROJECT ADDRESS**  
1039 BURGUNDY STREET  
NEW ORLEANS, LA

**PROJECT DESCRIPTION / SCOPE**  
ADDITION OF NEW CONDITIONED AREA ABOVE GARAGE AND ACCOMPANYING STRUCTURAL WORK. ADDITION OF OUTDOOR DECKING ON EXISTING FLAT ROOF AND 3 NEW OUTDOOR AC UNITS. REMOVAL OF 2 EXISTING GARAGE DOORS AND INSTALLATION OF WOODEN DUAL OUTSWING DOOR. RELOCATION OF EXISTING COURTYARD GATE. ADDITION OF NEW CONDITIONED AREA ON FIRST FLOOR AND WORK ON PAVING IN EXTERIOR COURTYARD. CONSTRUCTION INCLUDES NEW SYSTEMS, INCLUDING NEW INTERIOR FINISHES, NEW STRUCTURAL FRAMING, NEW FLOORING, NEW HVAC, PLUMBING AND ELECTRICAL SYSTEMS.

**BUILDING AREA**  
ADDITION OF 432 SF. NEW CONDITIONED AREA  
(ADDING 165 FIRST FLOOR, 267 SECOND FLOOR)

**BUILDING CODE REQUIREMENTS**  
NFPA 101 - LIFE SAFETY CODE, 2015 ED.  
INTERNATIONAL BUILDING CODE, 2015 ED.  
INTERNATIONAL EXISTING BUILDINGS CODE, 2015 ED.  
INTERNATIONAL PLUMBING CODE, 2015 ED.  
INTERNATIONAL MECHANICAL CODE, 2015 ED.  
NATIONAL ELECTRICAL CODE (NFPA-70)  
ADA 2010



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I, the undersigned, provide project completion administration for the project.



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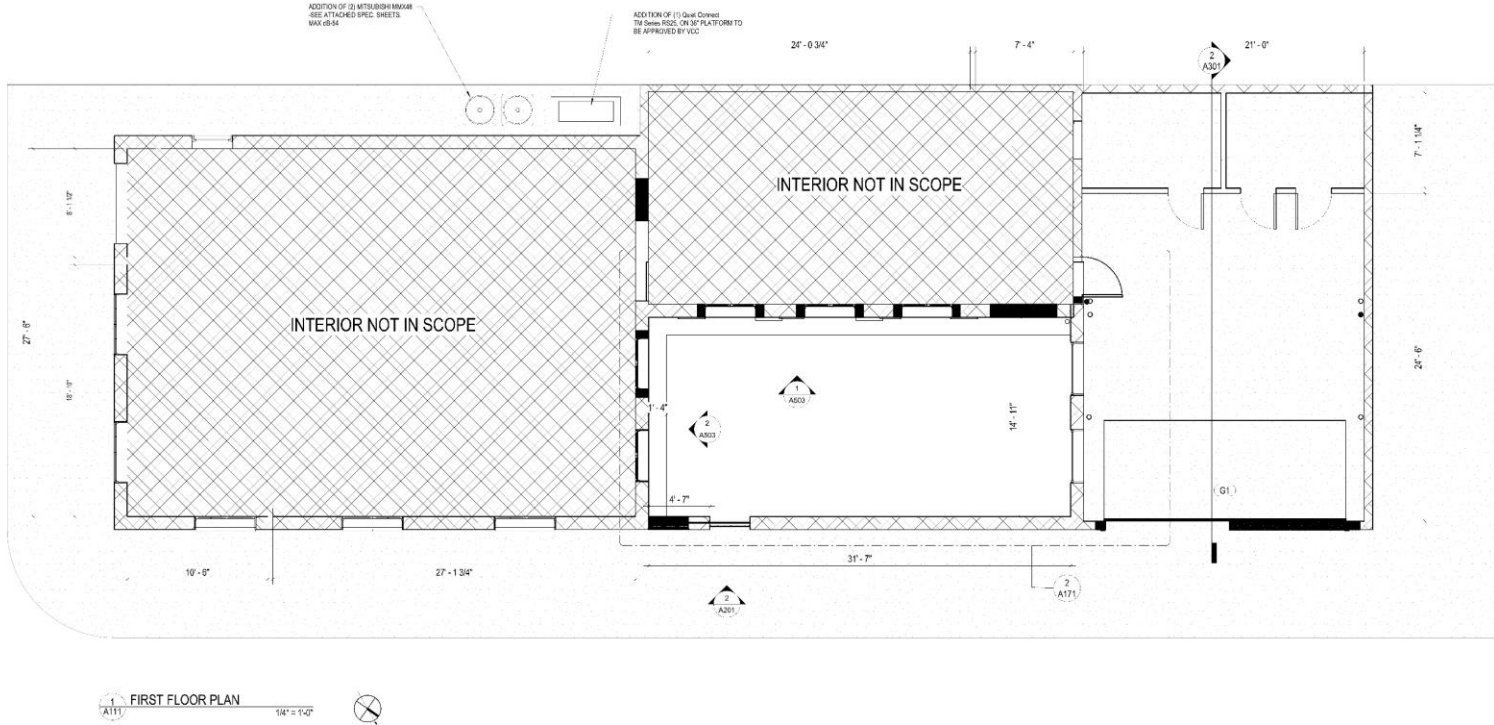
**KATZENSTEIN RESIDENCE**  
1039 BURGUNDY STREET  
NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING  
FIRST FLOOR PLAN  
DRAWING BY: PC  
SCALE: 1/4" = 1'-0"  
JOB No.: 500061  
DATE: 10/25/2022  
Sheet No:

**A111**



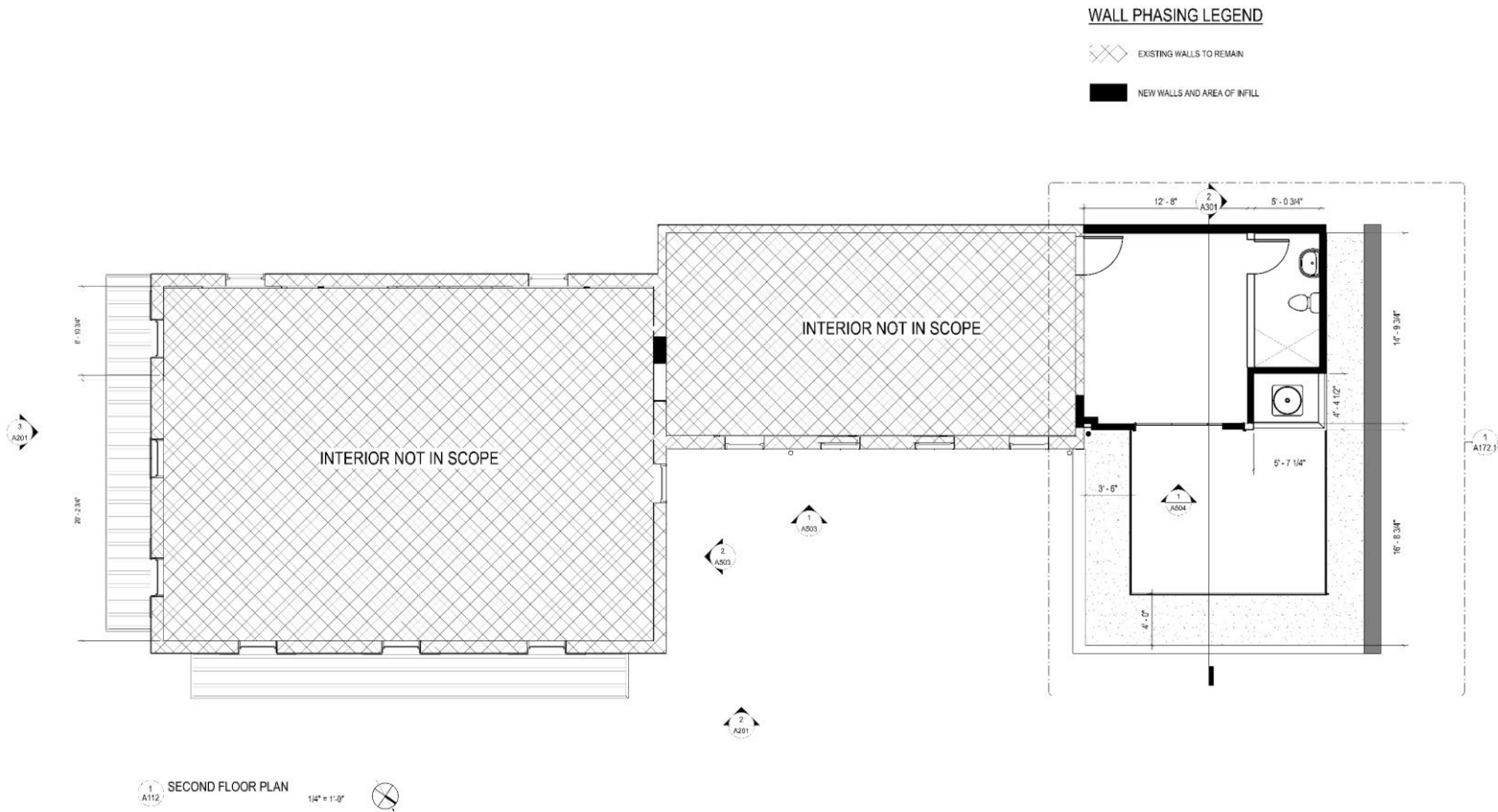
**FIRST FLOOR PLAN**  
1/4" = 1'-0"

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I will not be held liable for providing project information and/or other third party information.



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NEW ORLEANS, LA 70116

**-REVISIONS-**

No.	Date	Scope

DRAWING  
SECOND FLOOR PLAN  
DRAWN BY PC  
SCALE 1/4" = 1'-0"  
JOB No. 100001  
DATE 10/25/2022  
Sheet No.

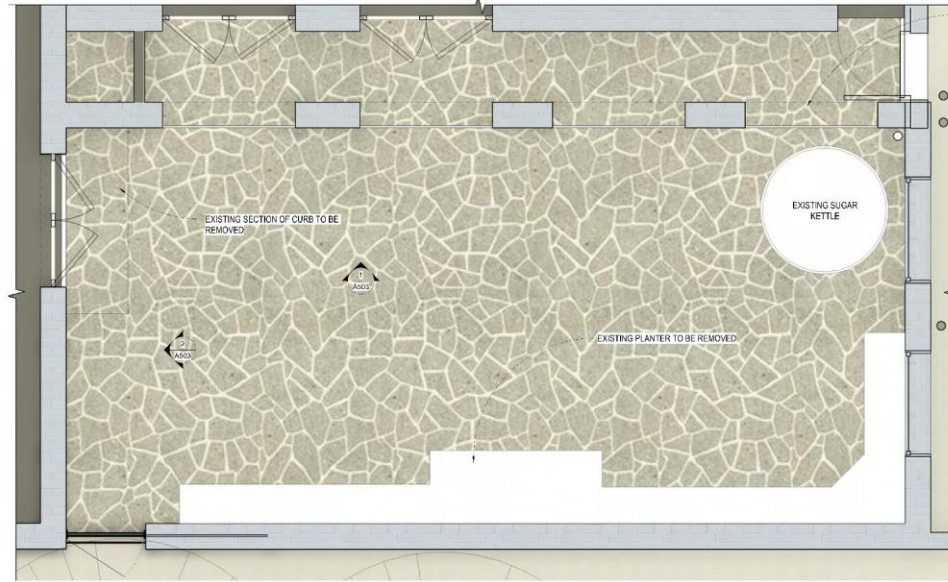
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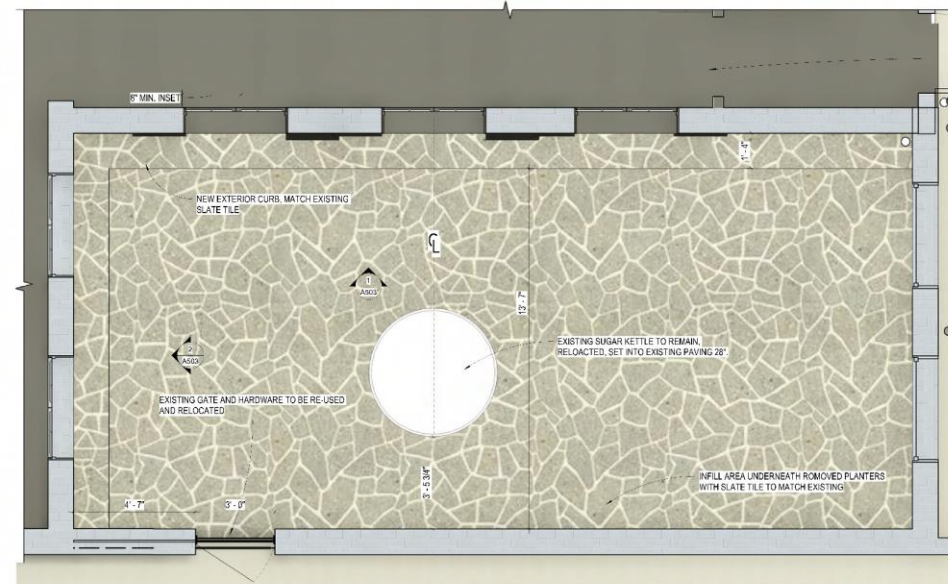


PHOTOGRAPH OF EXISTING COURTYARD

1  
A171  
ENLARGED COURTYARD - EXISTING  
1/2" = 1'-0"



2  
A171  
ENLARGED COURTYARD - PROPOSED  
1/2" = 1'-0"



10/26/2022 1:18:08 PM P:\320095-10-1039 Burgundy\Drawings\320095-10-1039 Burgundy\1039 Burgundy 10 19.rvt

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I have indicated on these drawings any special conditions I have intended for the contractor.

*John Williams*

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-REVISIONS-

No.	Date	Scope

DRAWING  
ENLARGED COURTYARD PLANS

DRAWING BY: PC  
SCALE: 1/2" = 1'-0"  
JOB No: 300001  
DATE: 10/26/2022  
Sheet No.

**A171**

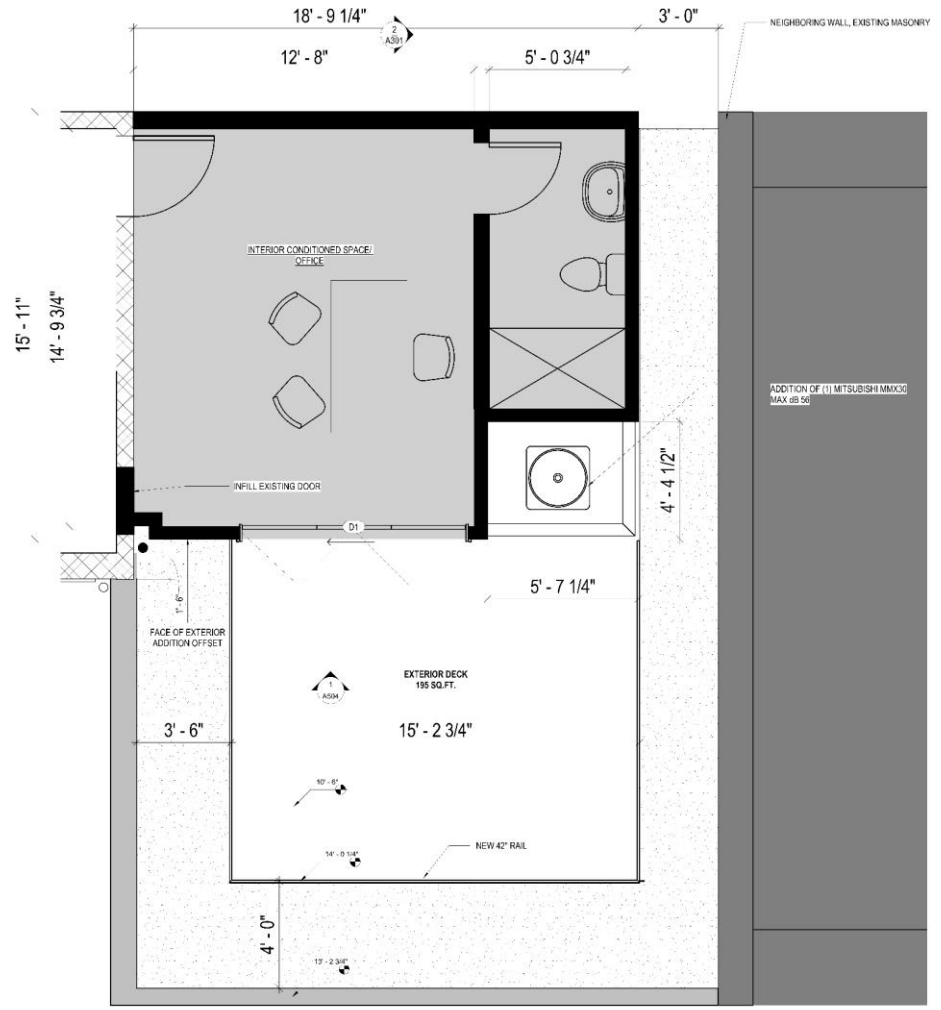




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**WALL PHASING LEGEND**

- EXISTING WALLS TO REMAIN
- NEW WALLS AND AREA OF INFILL



1  
A172 SECOND FLOOR - PROPOSED  
1/2" = 1'-0"



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I (or I/we) hereby provide project completion and warranty for the engineering.

*John C. Williams*



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REVISIONS

No.	Date	Scope

DRAWING ENLARGED SECOND FLOOR PLANS

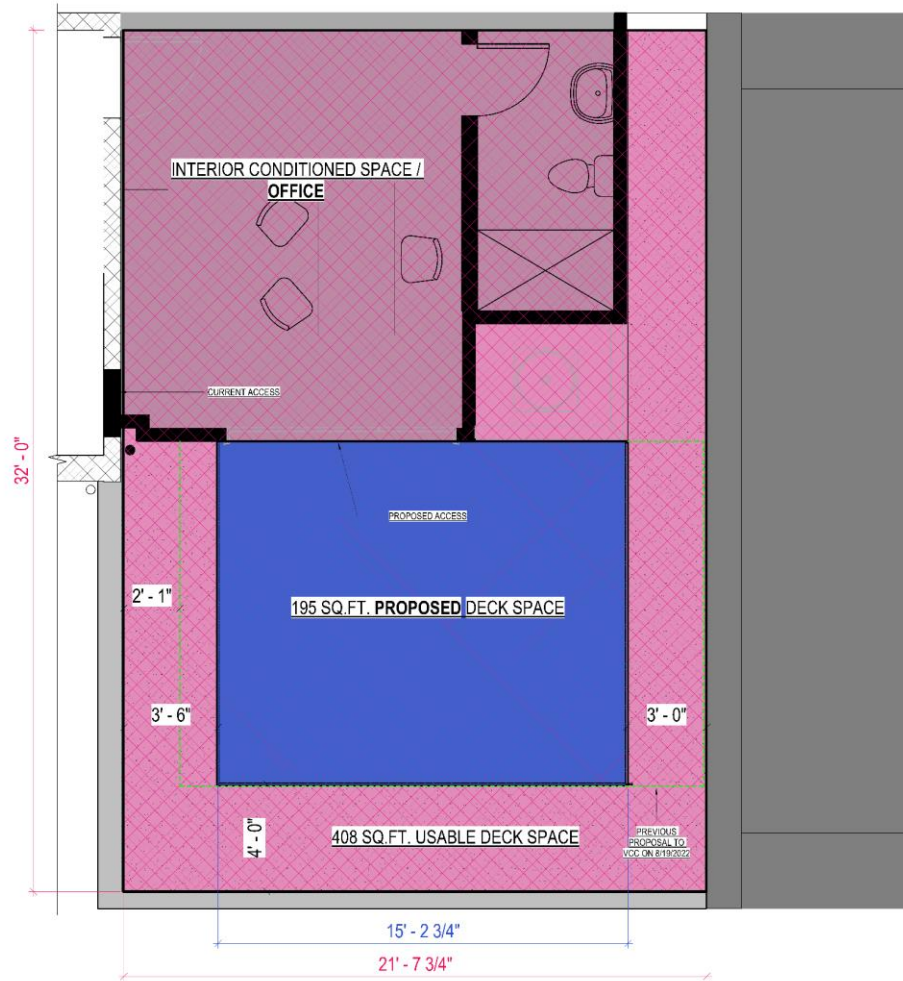
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DATE: 10/25/2022  
Sheet No.:

**A172**



10/25/2022 1:18:10 PM P:\2020086100-1039 Burgundy\Change\CD\_BEST\REV\1039 Burgundy 01.rvt

- DECK EXISTING / PROPOSED DIAGRAM**
- EXISTING USABLE AND ACCESSIBLE DECK SPACE  
695 SQ.FT.
  - PROPOSED USABLE AND ACCESSIBLE DECK SPACE  
195 SQ.FT.
  - PROPOSED DECK SPACE ON VCC ARC 8/19/2022



SECOND FLOOR - EXISTING AND PROPOSED DECK SIZING  
1/2" = 1'-0"



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-REVISIONS-

No.	Date	Scope

DRAWING  
DECK DIAGRAM

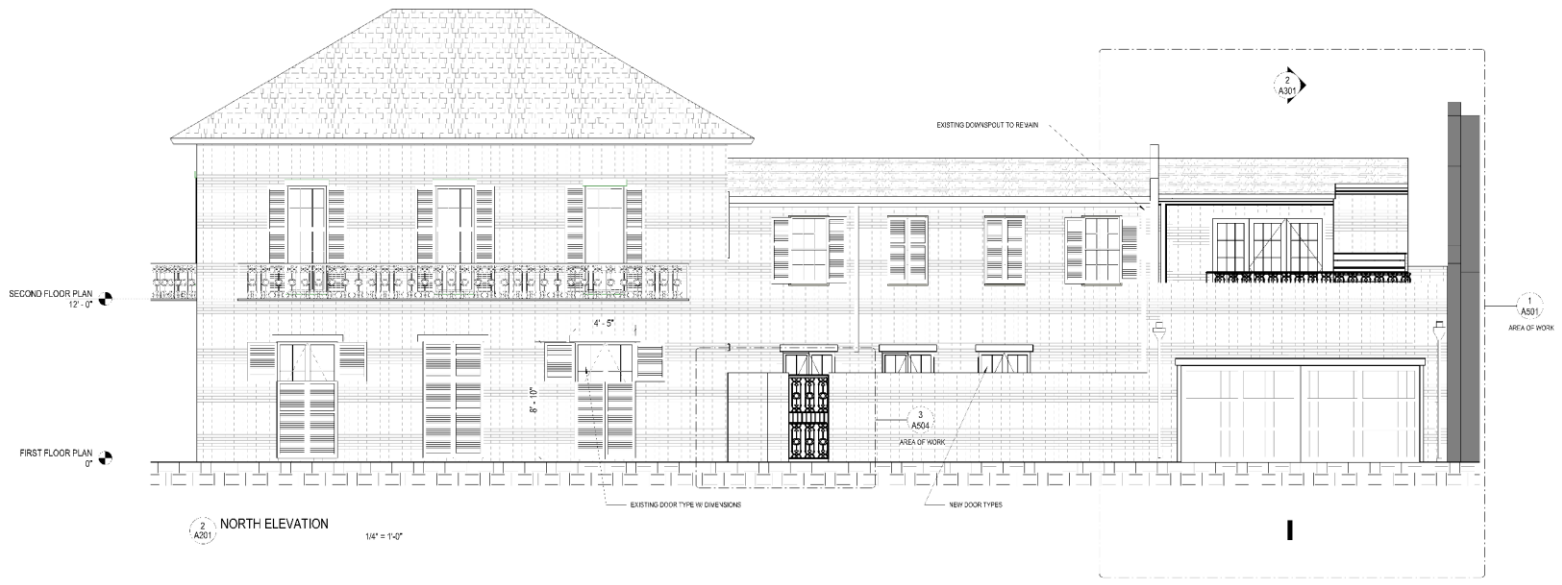
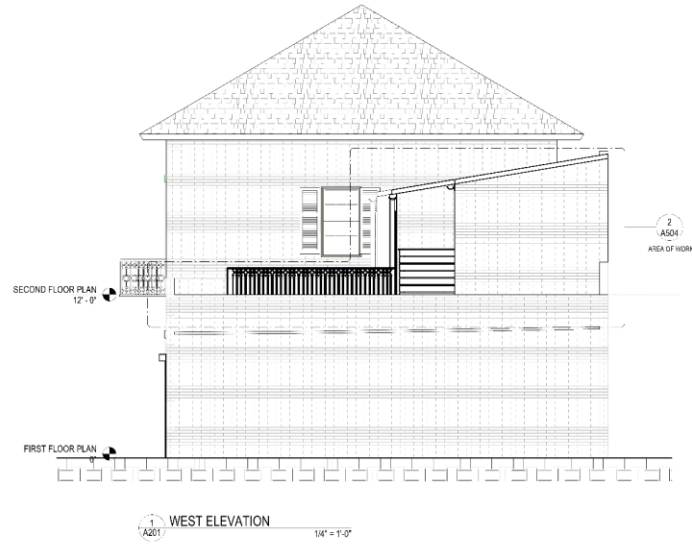
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Sheet No.

**A172.1**





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I have made every effort to ensure that all information is correct and complete as of the date of this drawing.



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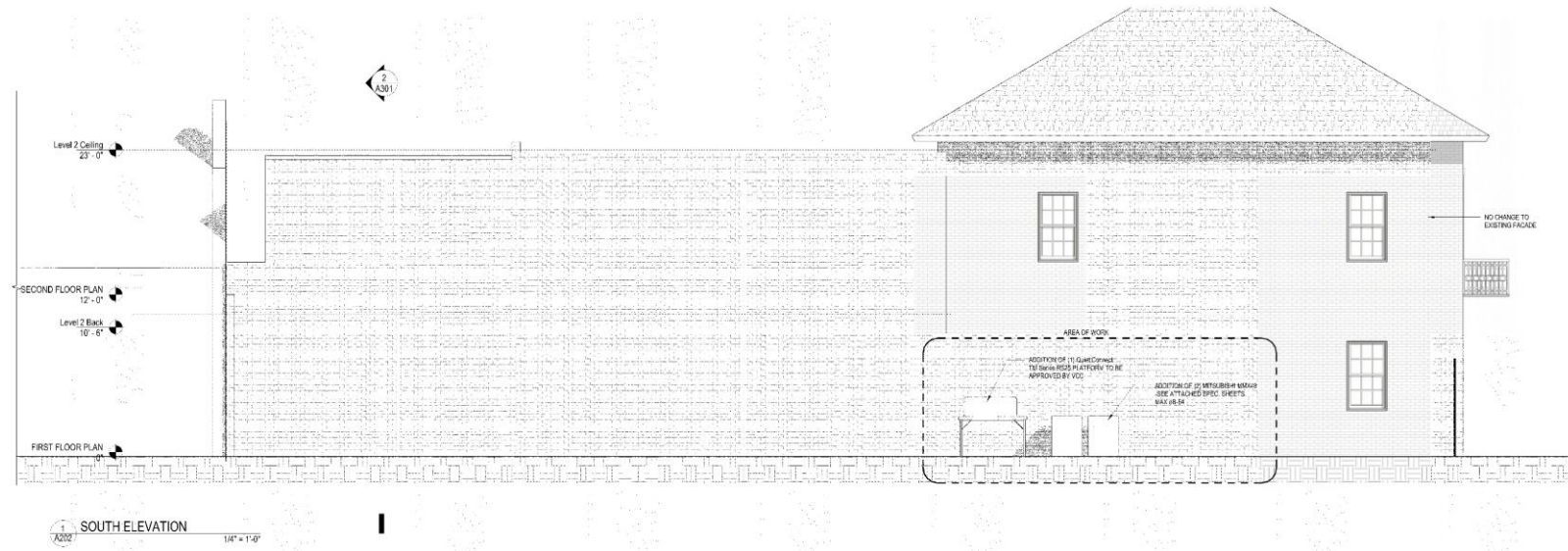
No.	Date	Scope

DRAWING  
EXTERIOR ELEVATIONS  
  
DRAWING BY PC  
SCALE 1/4" = 1'-0"  
JOB No 300001  
DATE 10/26/2022  
Sheet No.

**A201**



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I (we) acknowledge providing project construction administration services as follows on this project:  
*John Williams*



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 1039 BURGUNDY STREET  
 NEW ORLEANS, LA 70116

REVISIONS-

No.	Date	Scope

DRAWING  
 EXTERIOR ELEVATIONS

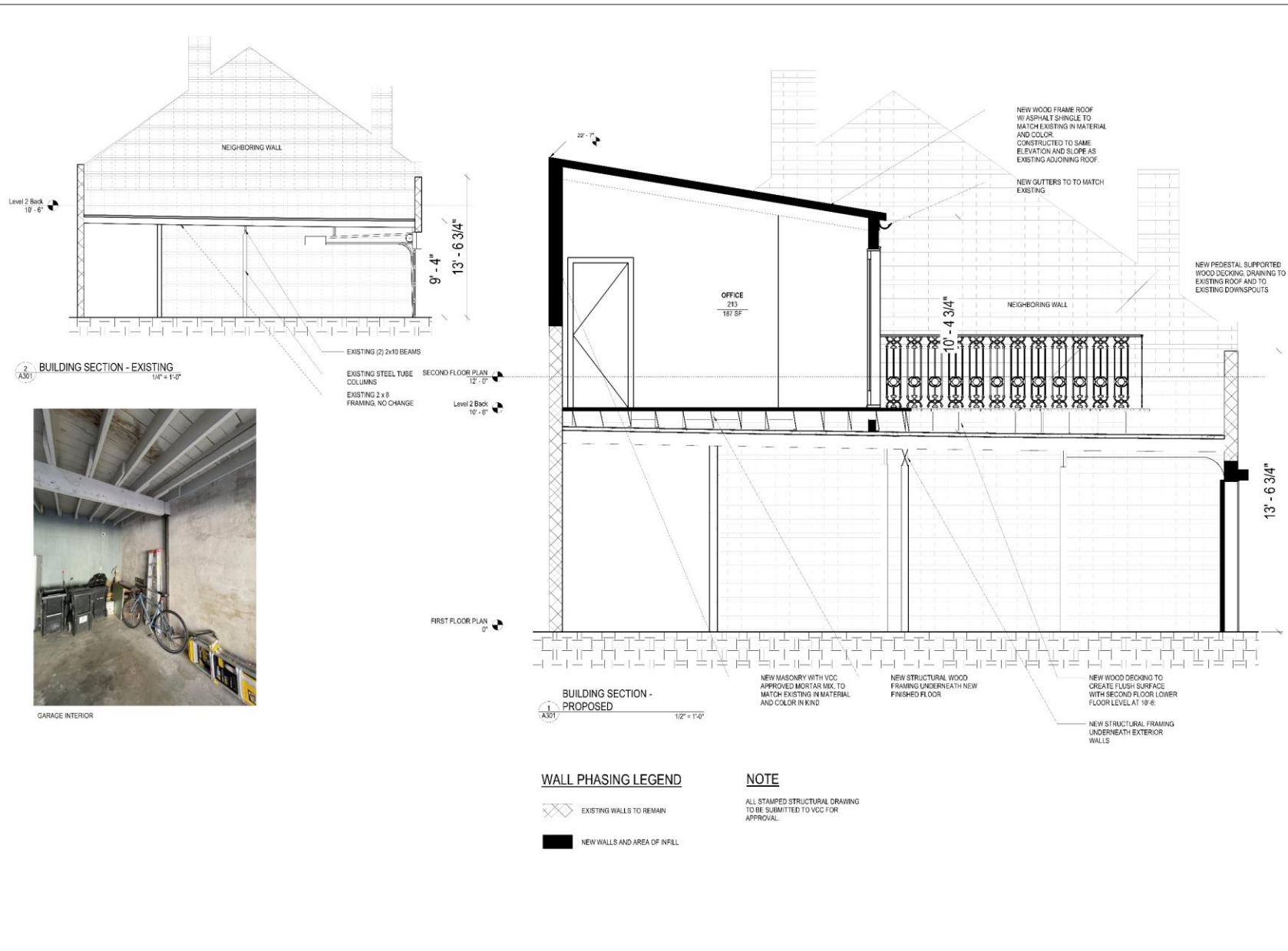
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 DATE: 10/25/2022  
 Street No.:

**A202**





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GARAGE INTERIOR



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REVISIONS-		
No.	Date	Scope

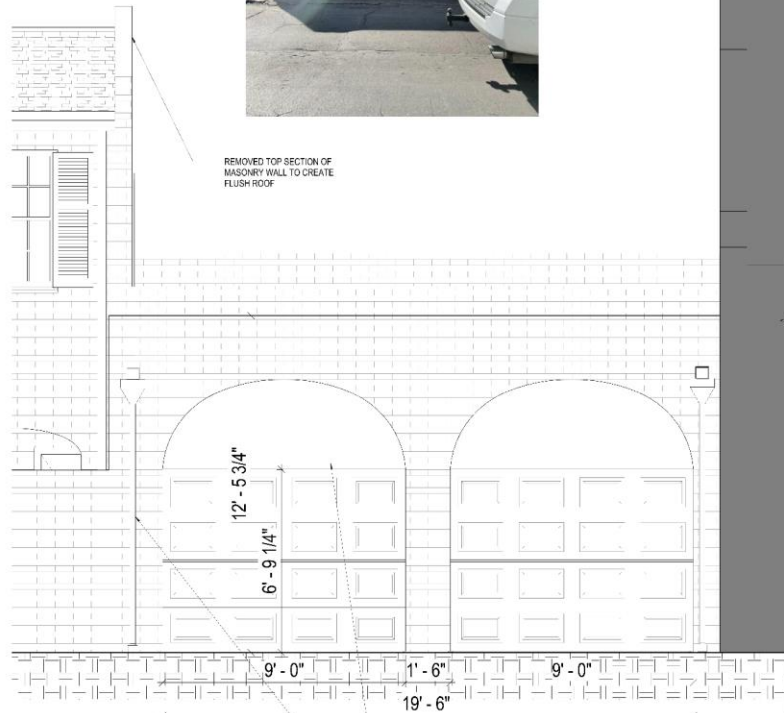
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 DATE: 10/29/2022  
 Sheet No.

A301



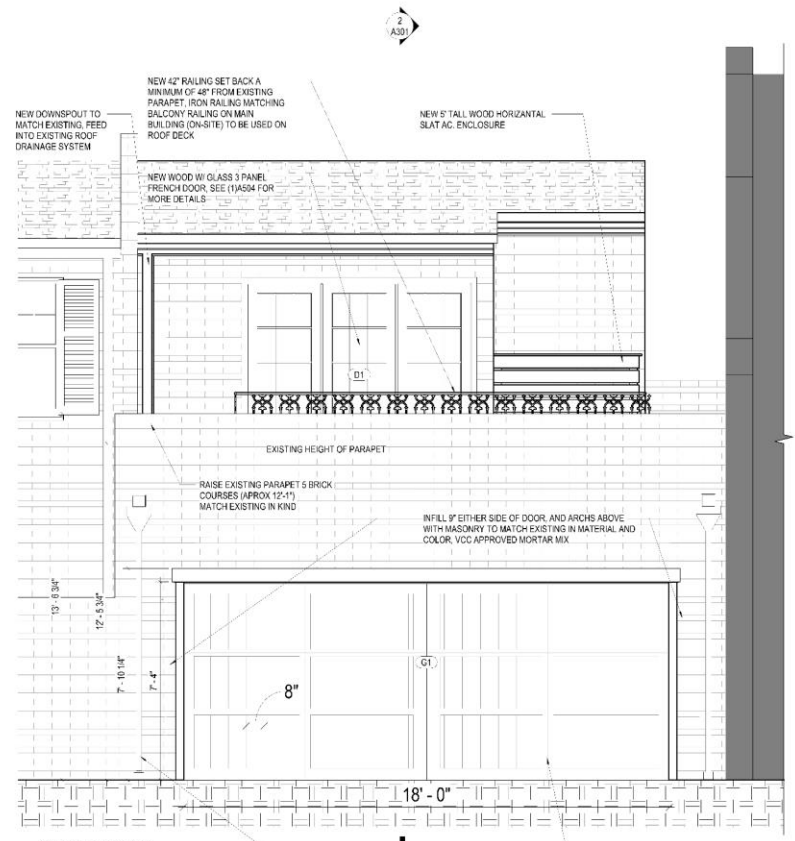


PHOTOGRAPH OF EXISTING GARAGE DOORS



1 NORTH ELEVATION - EXISTING  
A501  
1/2" = 1'-0"

EXISTING GARAGE DOORS, METAL ROLL-UP, TOP OF DOORS CURRENTLY FILLED WITH PLYWOOD BOARD  
EXISTING DOWNSPOUTS TO BE REMAIN



2 NORTH ELEVATION - PROPOSED  
A501



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I will remain available providing project consultation and/or assistance before and during construction.



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No.	Date	Scope

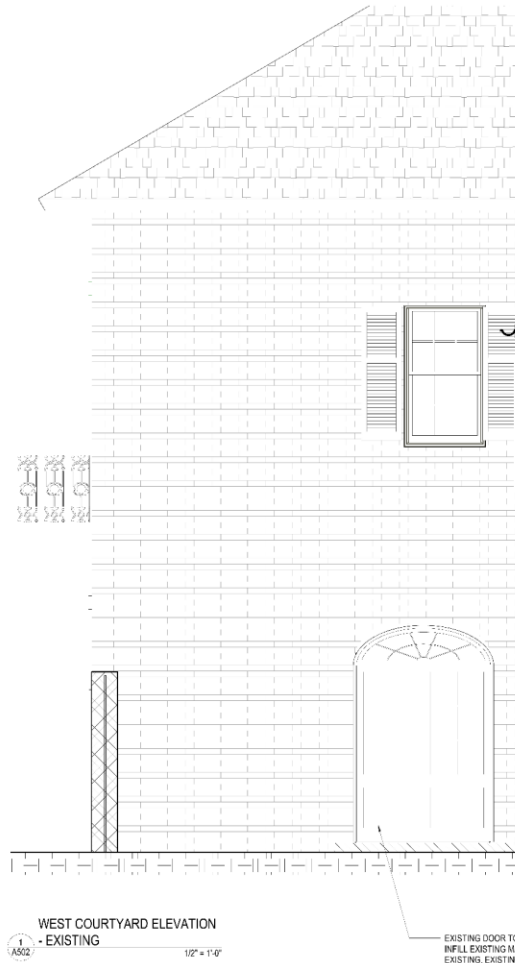
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JOB No. 5000091  
DATE 10/29/2022  
Sheet No.

**A501**



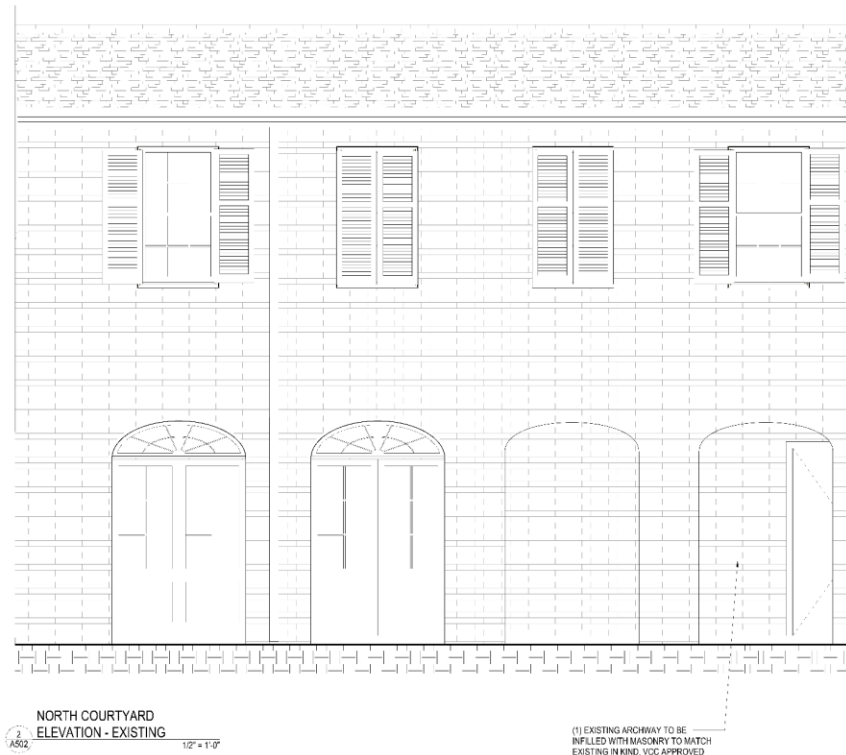


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WEST COURTYARD ELEVATION  
- EXISTING  
A502 1/2" = 1'-0"

EXISTING DOOR TO BE REMOVED.  
INFILL EXISTING MASONRY TO MATCH  
EXISTING. EXISTING CURB  
UNDERNEATH TO BE REMOVED



NORTH COURTYARD  
ELEVATION - EXISTING  
A502 1/2" = 1'-0"

(1) EXISTING ARCHWAY TO BE  
INFILLED WITH MASONRY TO MATCH  
EXISTING IN KIND. VCC APPROVED  
MORTAR MIX



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NEW ORLEANS, LA 70113  
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I hereby certify that I am a duly licensed professional architect in the State of Louisiana.  
*John C. Williams*



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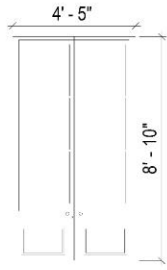
**KATZENSTEIN RESIDENCE**  
1039 BURGUNDY STREET  
NEW ORLEANS, LA 70116

-REVISIONS-		
No.	Date	Scope

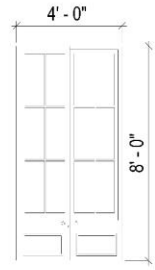
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DATE 10/25/2022  
Sheet No.

**A502**





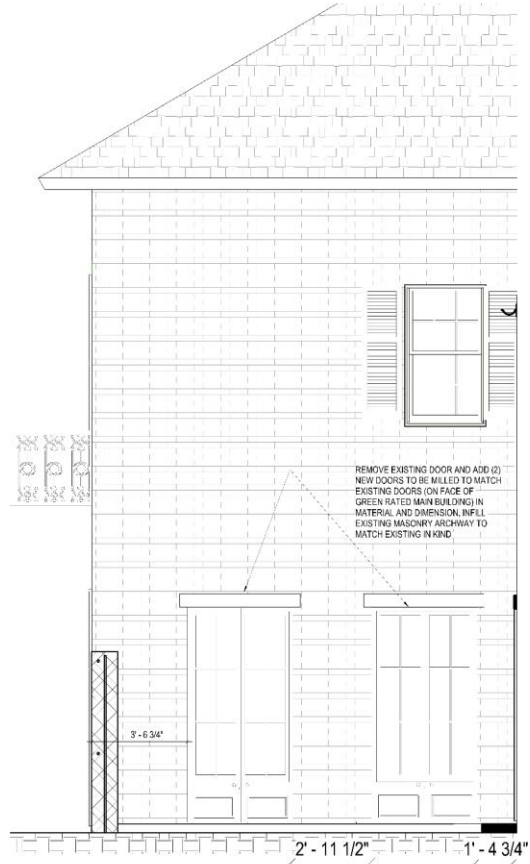
EXISTING DOORS ON MAIN GREEN RATED BUILDING



PROPOSED SMALLER VERSION TO BE INSTALLED ON ORANGE RATED SERVICE ELL

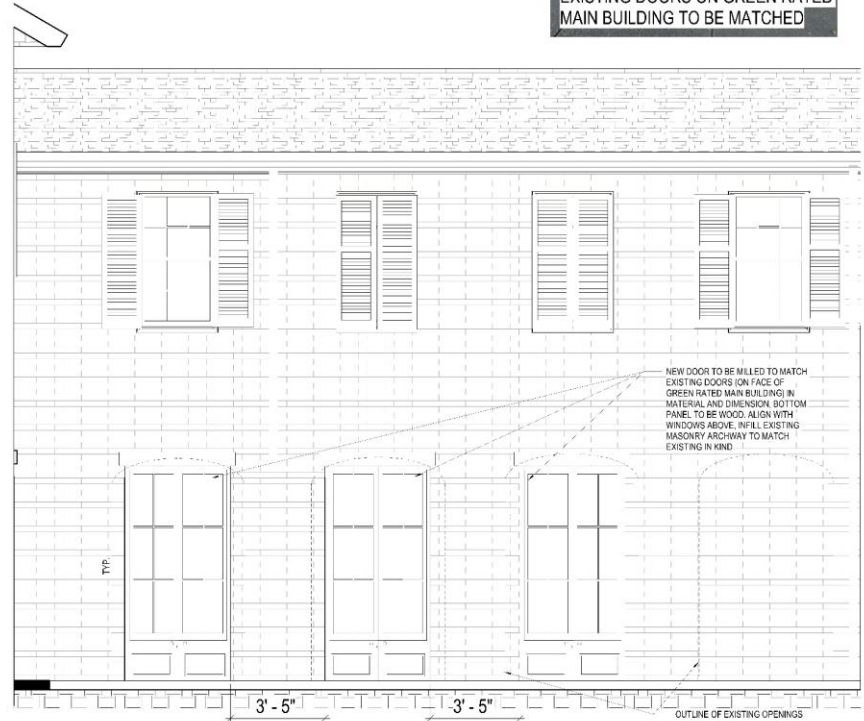


EXISTING DOORS ON GREEN RATED MAIN BUILDING TO BE MATCHED



WEST COURTYARD ELEVATION - PROPOSED  
1/2" = 1'-0"

REMOVE EXISTING DOOR AND ADD (2) NEW DOORS TO BE MILLED TO MATCH EXISTING DOORS (ON FACE OF GREEN RATED MAIN BUILDING) IN MATERIAL AND DIMENSION, INFILL EXISTING MASONRY ARCHWAY TO MATCH EXISTING IN KIND.



NORTH COURTYARD ELEVATION - PROPOSED  
1/2" = 1'-0"

NEW DOOR TO BE MILLED TO MATCH EXISTING DOORS (ON FACE OF GREEN RATED MAIN BUILDING) IN MATERIAL AND DIMENSION, BOTTOM PANEL TO BE WOOD, ALIGN WITH WINDOWS ABOVE, INFILL EXISTING MASONRY ARCHWAY TO MATCH EXISTING IN KIND.



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I (we) undertake providing project construction administration services on a fee-for-service basis.  
*John Williams*



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NEW ORLEANS, LA 70116

REVISIONS-

No.	Date	Scope

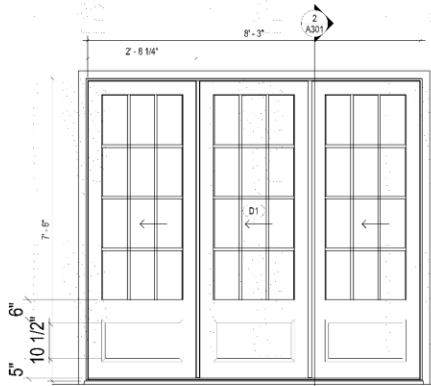
DRAWING ENLARGED ELEVATIONS

DRAWING BY: PC  
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JOB No.: 500001  
DATE: 10/25/2022  
Street No.:

**A503**



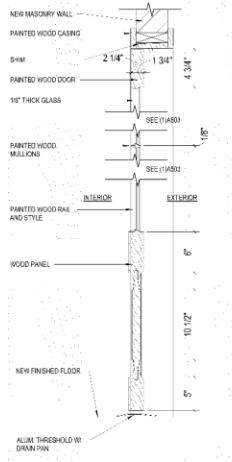




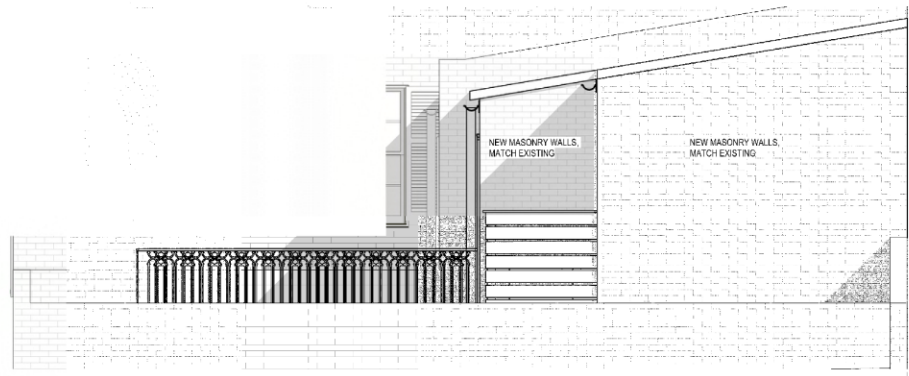
1 ENLARGED DOOR DETAIL  
1/2" = 1'-0"

**NOTE**

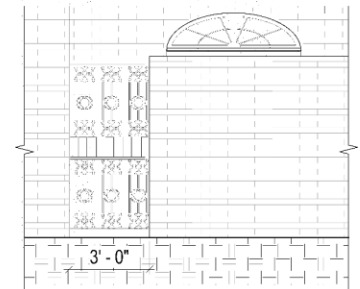
NEW 3 PANEL WOOD FRENCH FOLDING DOOR TO BE CUSTOM MILLED BY WOODWRIGHT SHOP. HEAD JAMB SILL DETAILS AND OVERALL SIZE AND STYLE TO BE APPROVED BY VCC STAFF.



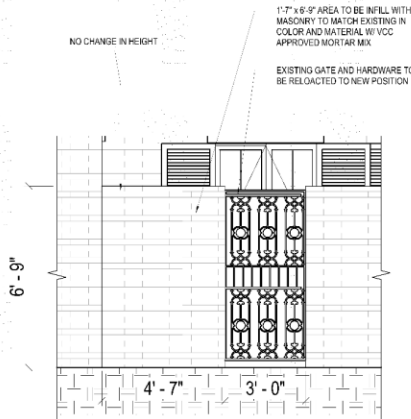
1 D1 HEAD JAMB SILL DETAILS  
1/2" = 1'-0"



2 WEST ELEVATION - PROPOSED  
1/2" = 1'-0"



3 COURTYARD ENTRY GATE FROM SIDEWALK - EXISTING  
1/2" = 1'-0"



4 COURTYARD ENTRY GATE FROM SIDEWALK - PROPOSED  
1/2" = 1'-0"



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I will not undertake providing project inspection and construction for this project.



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NEW ORLEANS, LA 70116

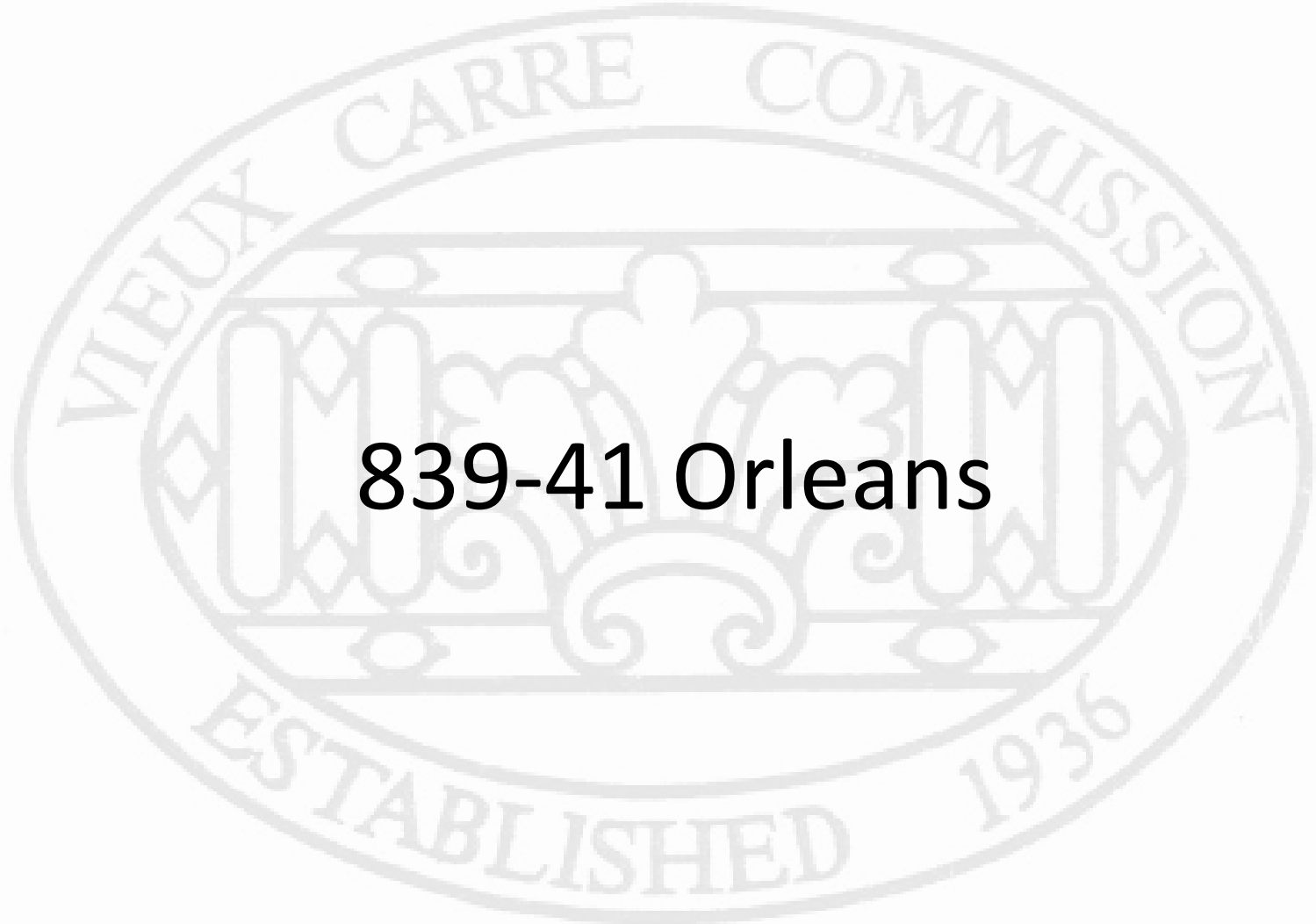
-REVISIONS-

No.	Date	Scope

DRAWING ENLARGED ELEVATIONS - DOOR DETAILS  
DRAWING BY: AS04  
SCALE: As indicated  
JOB No.: 100001  
DATE: 10/25/2022  
Sheet No.:

**A504**





**839-41 Orleans**





839-41 Orleans

Vieux Carré Commission

November 16, 2022







839-41 Orleans

Vieux Carré Commission

November 16, 2022







839-41 Orleans

Vieux Carré Commission

November 16, 2022







839-41 Orleans – 1963

Vieux Carré Commission

November 16, 2022







839-41 Orleans

Vieux Carré Commission

November 16, 2022







839-41 Orleans

Vieux Carré Commission

November 16, 2022







View of 839 Orleans from the corner of Orleans (sunbathed side) and Dauphine.



Front left corner of 839 Orleans (at Dauphine) showing the 20" between the corner of the house and the edge of the open shutter of the left-hand entrance where the 14" plaque below would be centered at eye level (6' at the top edge). I would defer to methods recommended by the Vieux Carré Commission for mounting the plaque, but most sources recommend inserting plastic anchors in the stucco and then insert [in to](#) them the screws from the back of the plaque. Other methods, designed to avoid drilling into the structure, suggest using an industrial adhesive over the back surface area of the plaque. I would employ whatever method approved and have the work done by professionals with experience.



View (top) from the 900 block of Orleans in the 1930's (based on the autos) and (bottom) from the 700 block of Dauphine in the 1940's (based on the YouTube video and auto), both showing the Coca-Cola sign on the corner of a shop/restaurant in the front room of 839 Orleans. Both are screen shots from film reels used in YouTube videos. The rest of the information on the plaque comes from the HNOC, Wikipedia, the Times Picayune (2017).

## 839-41 Orleans



839-41 Orleans

Vieux Carré Commission

November 16, 2022





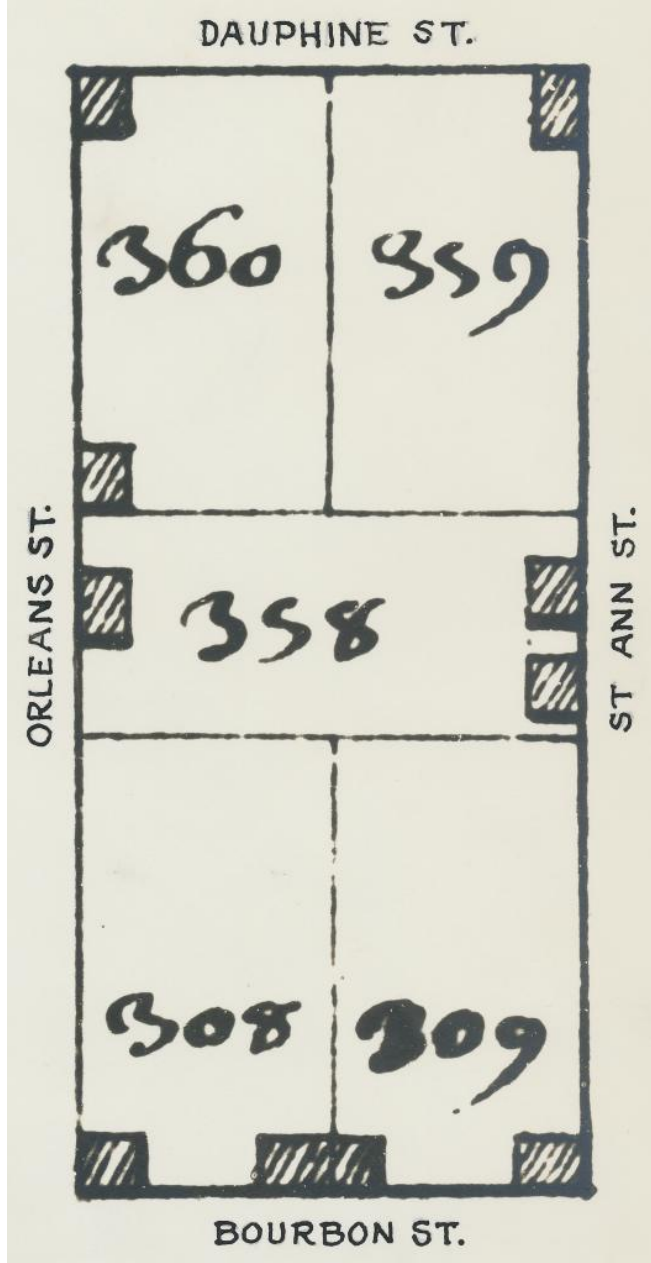


839-41 Orleans

Vieux Carré Commission

November 16, 2022





839-41 Orleans – 1722

Vieux Carré Commission

November 16, 2022

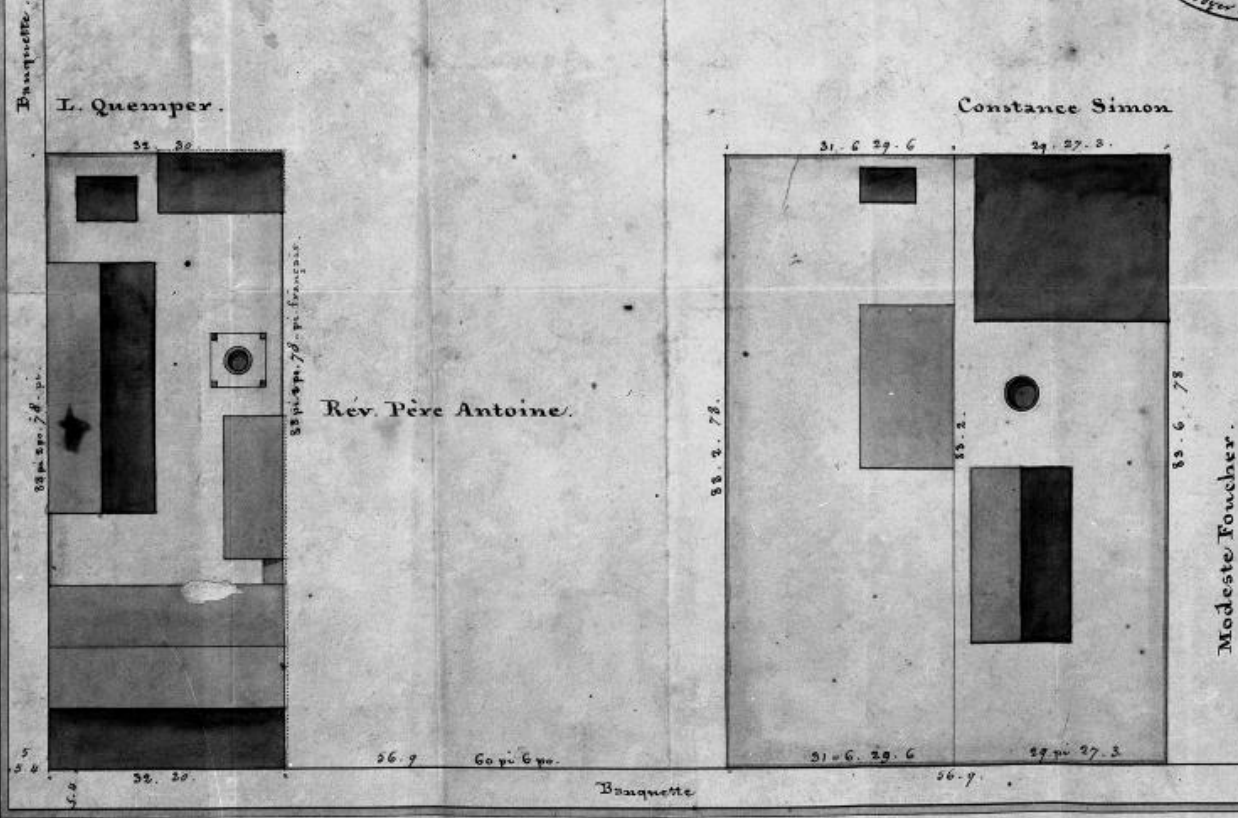




**PLAN** représentant deux Terrains, appartenants à la Succession de Marthe D'Éco veuve de Cupidon Caresse, l'un situé Rues D'Orléans et Dauphine, ayant 32 pi. de face à la première rue et 84 pi. 3 pou. à la seconde (A). L'autre, situé Rue d'Orléans entre les Rues Dauphine et Bourbon, divisé en deux portions, l'une de 31 pi 6 po. de face sur 83 pi. 2 po. de profondeur, et l'autre de 29 pi. de face sur également 83 pi. 2 po. de Profondeur (B).

Nouvelle Orleans le 25 Mai 1813.

*J. P. Pilié*  
*Notaire de la ville*



(A) La vente d'Estevan Canalle à Cupidon N.E. en date du 31 Mai 1779, porte un terrain de 80 pi. français de face à la Rue d'Orléans sur 60 pi. de profondeur à la Rue Dauphine. Mais à la mesure il s'en est trouvé 78 pi. jusqu'à une ancienne clôture qui à toujours servi de limite entre le dit Cupidon et son Sr H. Boutet, aujourd'hui I. Quemper. On déclare que le dit Cupidon et sa femme ont toujours joint paisiblement des 18 pi. d'excédant.

(B) La Vente de Bartholomey Bosquet à Cupidon N.E. porte un terrain de 57 pi. de face à la Rue D'Orléans, plus ou moins, sur 78 pi. de profondeur. Mais il s'en trouve 78 pi. par conséquent 6 pi. d'excédant dont le dit Cupidon et sa femme ont joint sans aucun trouble.

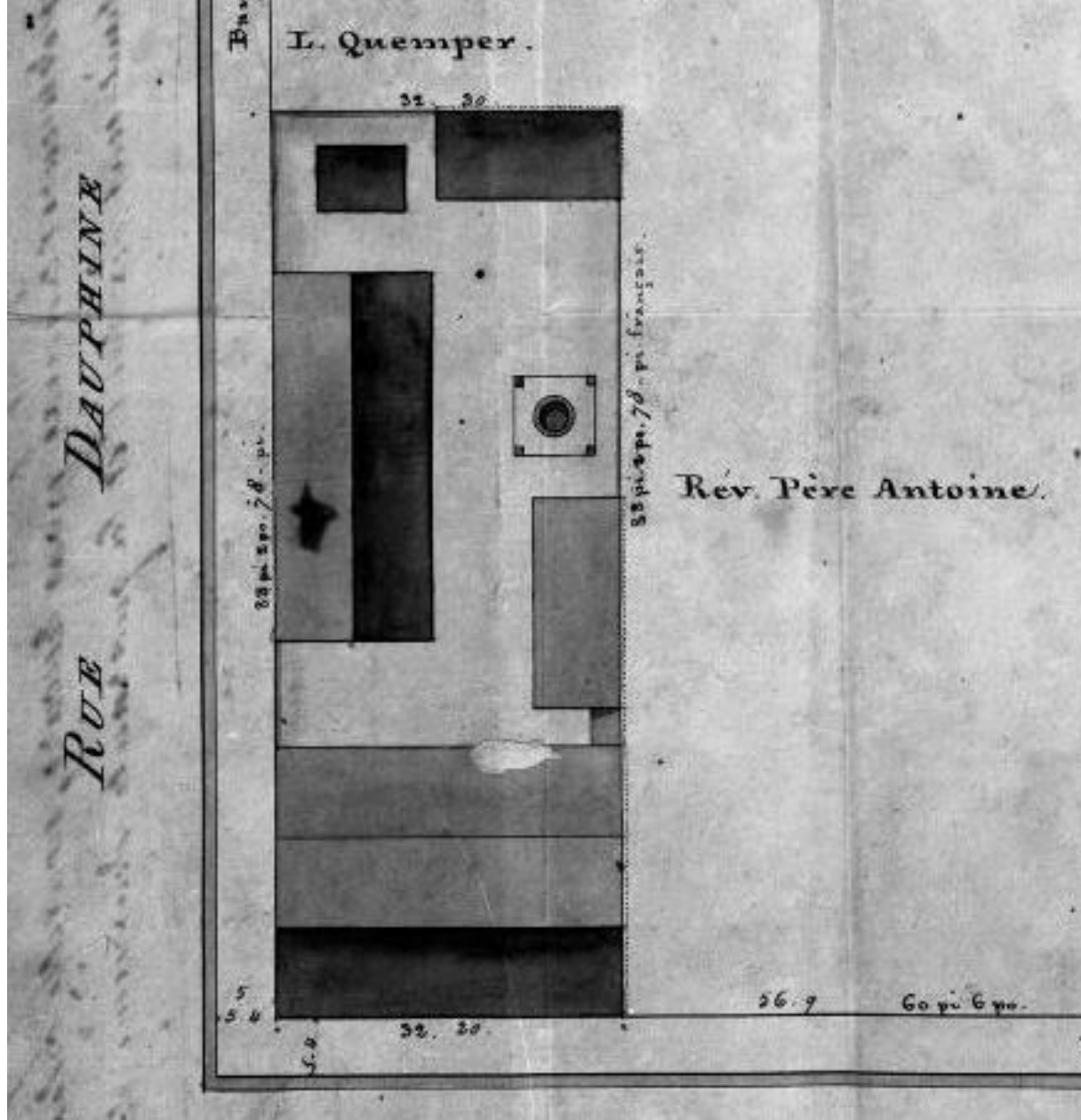
A. B. La date de la Vente du second terrain est le 4 Mai 1797.

RUE D'ORLÉANS

Echelle de 0 5 10 16 32  
 Echelle de 0 5 10 20 30

64 Pieds Americains  
 60 Pieds Français.





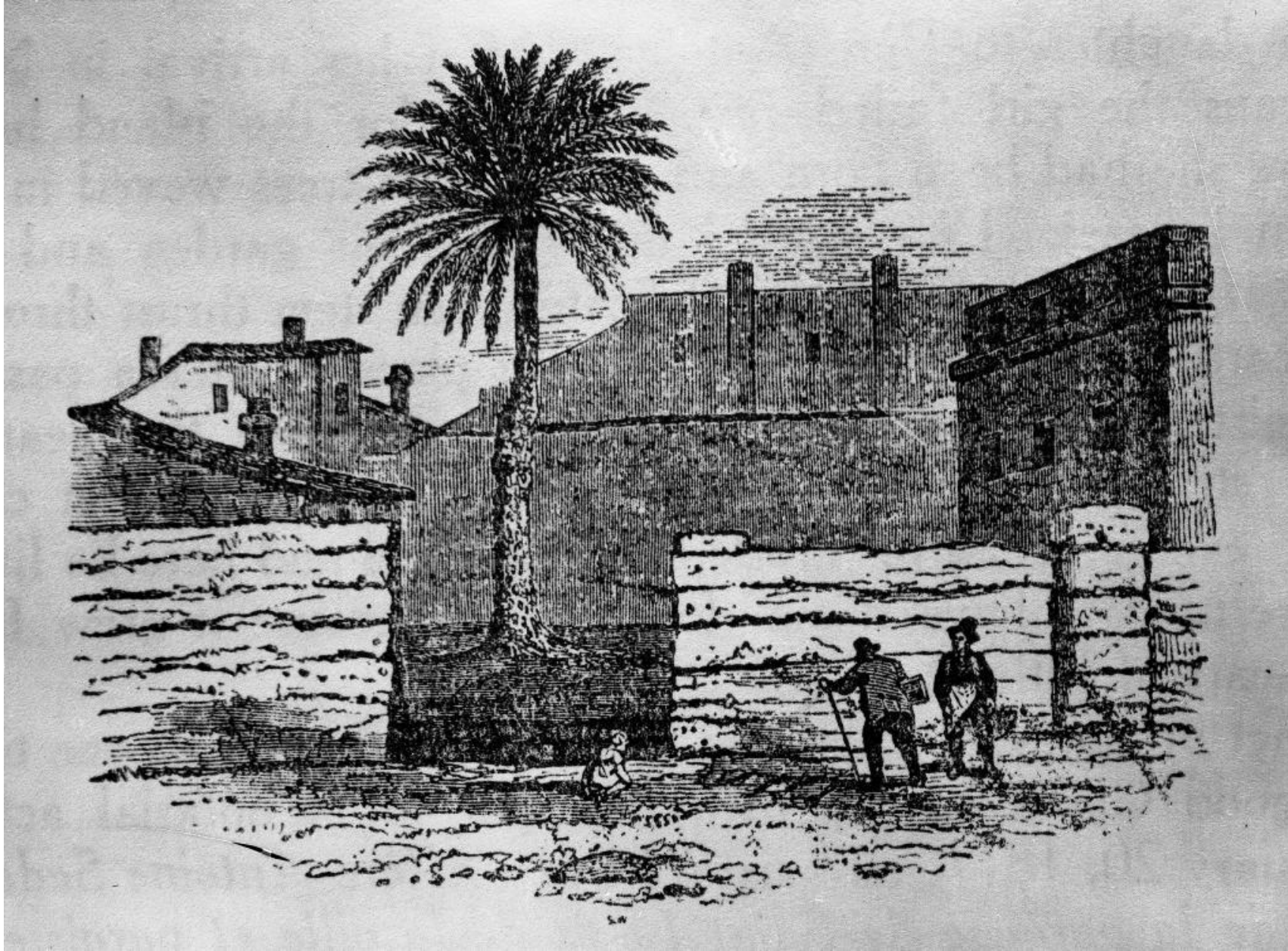
839-41 Orleans – 1818

Vieux Carré Commission

November 16, 2022



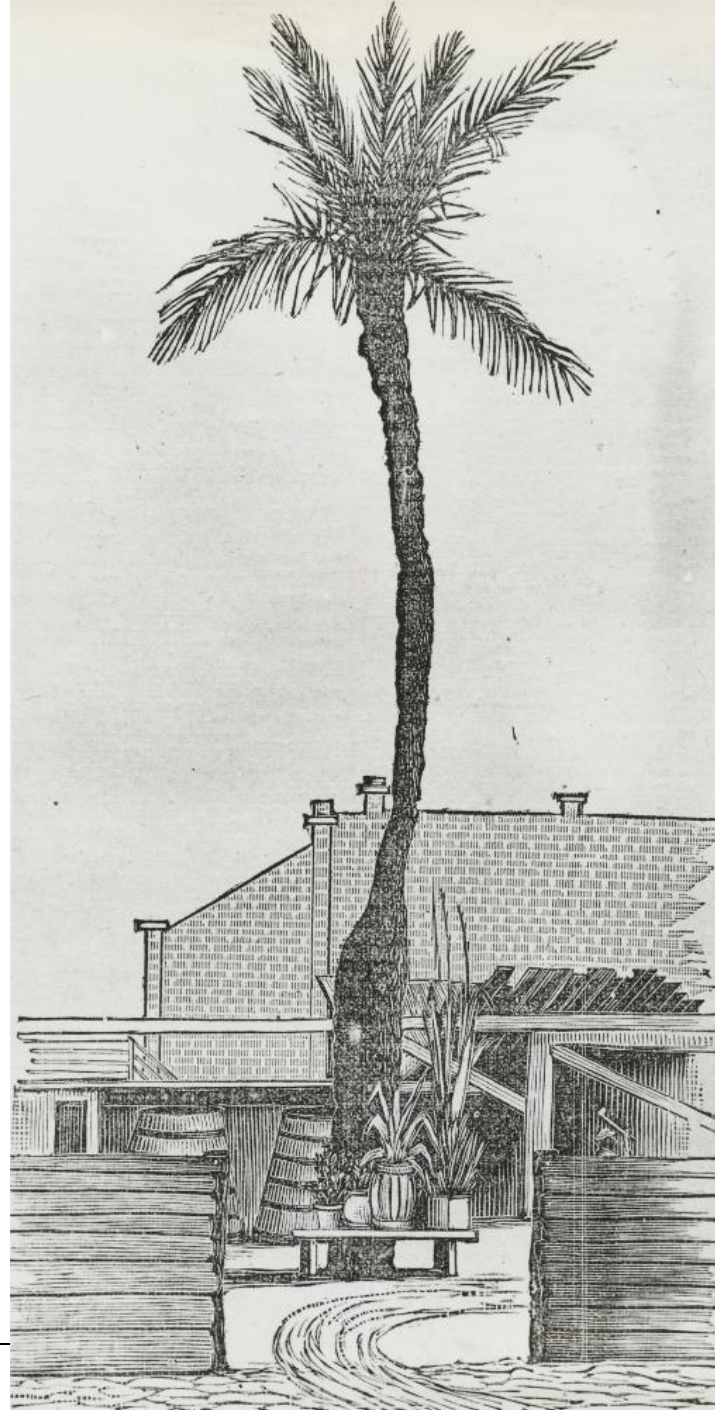




835-37 Orleans – Father Antoine's Date Palm (*Phoenix dactylifera*) as it appeared in 1841 (1936)

835-37 Orleans – 1885

Vieux Carré Commission



*Pere Antoine's Palm Tree.*

November 16, 2022





## Tuesday, March 16th 1824

Record Source: Unknown

Record Type: [sale?]

Authority: Philippe Pedesclaux (Notary)

Authority Date: Not Given

From: Reverend Pere Antoine de Sedella To: Philippe Avegno

## Wednesday, February 20th 1811

Record Source: Original Act

Record Type: [sale?]

Volume: 62

Authority: Pierre Pedesclaux (Notary)

Page: 264

Authority Date: Wednesday, February 20th 1811

From: Joachim Lozano To: Reverend Pere Antoine de Sedella

**Brief Description:** Note: This property was part of a larger portion of ground belonging to Pere Antoine at this time, measuring, according to notarial record, 60' front on Orleans by 80' of depth and front on Dauphine. Since it is fact that Pere Antoine at this time owned what today is the equivalent of three lots, being present-day Lots No. 18769 or 839-841 Orleans, 722-726 Dauphine; No. 18768 or 835-837 Orleans Street; No. 18767 or 831 Orleans Street, it is obvious that some discrepancy has occurred in the records. Some place on this larger site Pere Antoine's famous palm tree was located.

**0.36"** □ Reverend Pere Antoine de Sedella (1748-1829), Spanish Capuchin friar and Rector of St. Louis Cathedral, lived on this and the adjacent two lots (1811-1824) under his famous palm tree. During the first French Quarter fire (1788), he declined to ring the church bells in warning as it was Good Friday and prohibited on religious grounds. He baptized (1801) and later presided over the wedding of (1819) Marie Laveau, who became the famous voodoo priestess. Three days after his death, he was laid to rest in the Cathedral, where he had baptized the bell *Victoire* (1819) that still rings today. The current home on this lot (839 Orleans) was built when Union soldiers entered New Orleans (1862) and, for some time, had a corner store/restaurant in the front room (1930's-1940's) □ **0.25"**





839-41 Orleans

Vieux Carré Commission

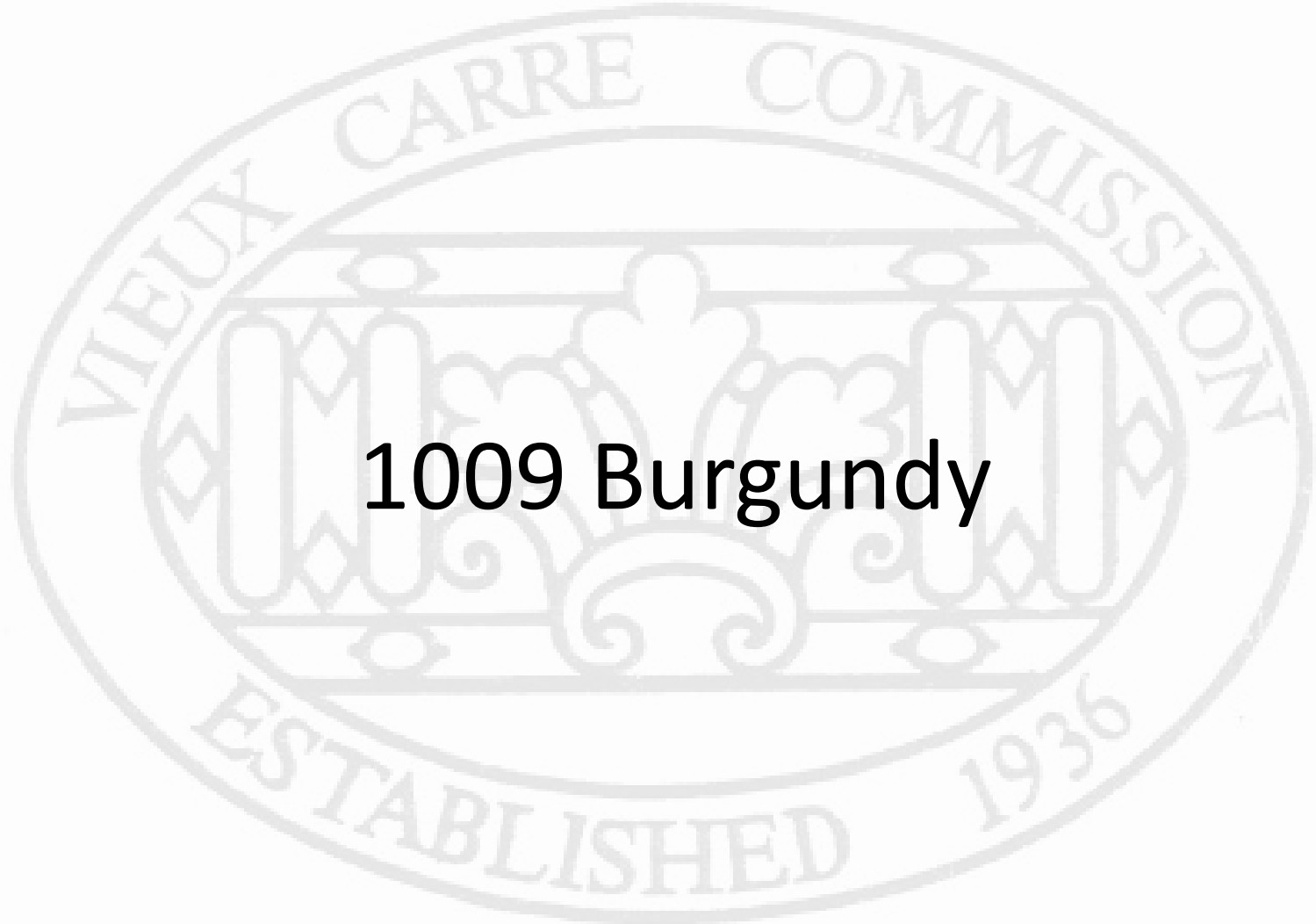
November 16, 2022





# New Business





# 1009 Burgundy





1009 Burgundy

Vieux Carré Commission

November 16, 2022







1009 Burgundy

Vieux Carré Commission

November 16, 2022





1009 Burgundy

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November 16, 2022







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November 16, 2022







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November 16, 2022







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November 16, 2022







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Vieux Carré Commission

November 16, 2022







1009 Burgundy

Vieux Carré Commission

November 16, 2022





# ALTERATIONS & NEW CONSTRUCTION

FOR

THE RESIDENCE OF:

# JEFFERY & CELIA COLLINS

AT

1009 BURGUNDY STREET

NEW ORLEANS, LA. 70116

## CLASSICAL ROOTS ARCHITECTURE LLC

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### DRAWING INDEX

SHEET NUMBER	SHEET NAME	CURRENT REVISION
FRONT END		
A000	TITLE SHEET	
A001	BLDG PROTECTION PLAN	
CIVIL		
C001	BENCHMARK & SURVEY	
ARCHITECTURAL		
A101	FIRST FLOOR PLAN	
A201	SOUTH & EAST ELEVATIONS	
A321	CONSTRUCTION DET - ROOFING	
A322	CONSTRUCTION DET - ROOFING	
A323	CONSTRUCTION DET - ROOFING	
A501	SPECS - GENERATOR	
A502	SPECS - ROOF CURB & LIGHTING	
A503	SCREEN LEVEL INFORMATION	
A801	SHUTTER DETAILS	
A802	DETAILS - SCREEN & AWNING	
A101	3D VIEWS	
STRUCTURAL		
S101	STRUCTURAL 1ST FLOOR PLAN	



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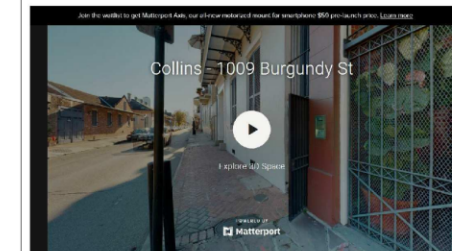
3D WALKTHROUGH SCAN OF THE EXISTING  
PROPERTY FOR CONTRACTORS AND  
SUBCONTRACTORS BIDDING ON PROJECT

CLICK LINK BELOW:

<https://my.matterport.com/show/?m=jcUr2Fi8EAa>

Collins - 1009 Burgundy St

SPACE DETAILS ADD-ONS DOWNLOADS STATS



VCC COMMISSION

No.	Description	Date

**COLLINS RESIDENCE  
- STORAGE BLDG.**  
JEFFERY & CELIA COLLINS  
1009 BURGUNDY STREET  
NEW ORLEANS, LA. 70116  
**TITLE SHEET**

Project number 2021-007  
Date 04/12/2022  
Drawn by MR  
Checked by GG

**A000**

Scale:

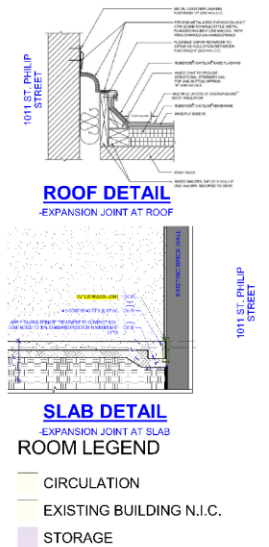
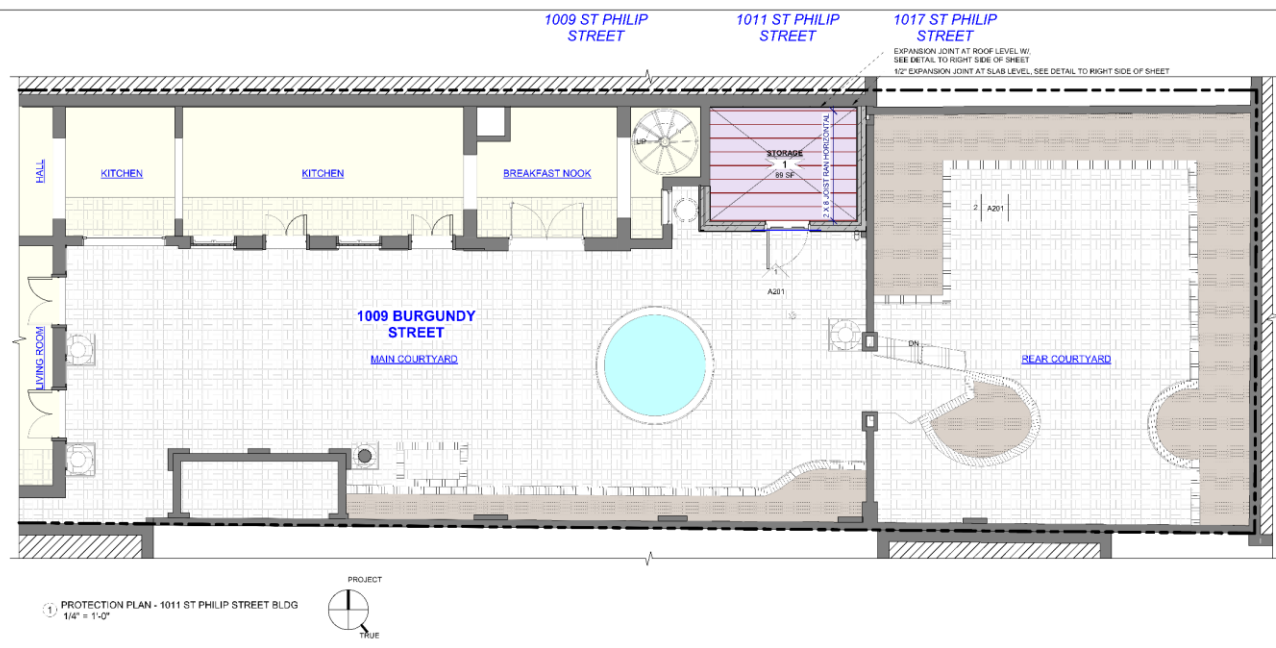
1009 Burgundy

Vieux Carré Commission

November 16, 2022







PROJECT TRUE

**CONTRACTOR SHALL FOLLOW CONSTRUCTION PROTECTION PLAN AS OUTLINED BELOW**

**CONSTRUCTION PROTECTION PLAN**

The intent of the demolition and construction protection plan is to ensure that physical damage to existing historic properties adjacent to demolition and construction activities is prevented. Demolition and new construction can cause harm and damage to the physical integrity of a historic structure.

**Broad Protection Measures:**

- 1. Communication** Pre-demolition and construction meetings on-site to identify potential risks and historic fabric, negotiate changes and agree upon protective measures.
- 2. Documentation** of the existing condition of the historic building and significant historic fabric (including, but not limited to windows, stairs, masonry, cornice details) prior to adjacent work.
- 3. Implementation** of protective measures at historic fabric adjacent to demolition and construction activities.
- 4. On-Site Monitoring** during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to explore and implement additional corrective steps.

**Communication/Pre-demolition/Pre-construction Meeting:**

Pre-demolition and pre-construction meetings will occur to ensure that all trades are aware that the project involves significant historic material fabric that needs to be identified and protected.

**Documentation**

Surveys to document the existing condition of historic fabric will be completed prior to demolition and construction work. Surveys will include photographic documentation with narratives, leveled to plans or elevations as necessary. Survey all historic fabric including:

- Existing Windows - including hardware, sash, glazing, frame and sill. Interior and Exterior Condition
- Infilled Windows - including sills, Interior and Exterior Condition
- Covered Window Openings - including any hardware, sash, glazing frame or sill remaining intact. Interior and Exterior Condition
- Existing Doors - including hardware, glazing, frame and threshold. Interior and Exterior Condition
- Infilled Doors - including threshold. Interior and Exterior Condition
- Covered Door Openings - including any hardware, glazing frame or threshold remaining intact. Interior and Exterior Condition
- Existing masonry walls and mortar joints - including keystone and areas damaged by

tar and alterations due to later additions, interior masonry walls that were originally exterior walls to be documented. Interior and Exterior Condition

- Cornice Details - cornices at all elevations and at areas where cornice is missing.
- Historic Fabric and later construction to be demolished - Photographic documentation of fabric to be demolished and adjacent historic fabric, specifically at connections to historic walls.
- Interior Historic Stairs and Floors - Existing condition of stairs and floor to be documented.

**Implementation of Protection Measures**

**Demolition and Construction Protection:**

Only hand tools or small power tools designed for sawing or grinding, not hammering and chipping, to minimize vibration and disturbance of adjacent surfaces will be used.

Only hand tools will be used where material to be demolished is in direct contact with historic fabric and walls.

Cutting and drilling will occur from the exposed or finished side into concealed surfaces to avoid marring existing finished sides. Hand tools will be adjustable so as to penetrate or cut only the thickness of material being removed.

Masonry will be removed carefully, and temporary bracing installed as necessary to prevent unexpected collapse of materials being removed. The masonry will be removed in easily managed sections to avoid potential damage to historic fabric.

When using cutting torches at steel members a fire watch and portable fire-suppression devices will be maintained.

Materials demolished and removed from elevated locations will be handled so as not to damage historic fabric below. Debris will be removed along a route that avoids historic fabric, protective barriers will be installed where necessary. Materials, products, and equipment used for performing the demolition, and for transporting debris, materials, and products will be of sizes that clear surfaces within historic spaces, areas, rooms, and openings, including temporary protection, by 12 inches or more. Floors and other surfaces along haul routes will be protected from damage, wear and staining.

**Windows & Doors**

Non-historic windows and doors will be removed using hand tools only, taking care not to damage adjacent historic wood window frames and masonry. Hand tools will be adjustable so as to penetrate or cut only the thickness of material being removed. Pry bars over 18 inches long and hammers weighing over 2 lb are not permitted for dismantling work.

Only hand tools will be used immediately adjacent to historic walls. Hand tools will be adjustable so as to penetrate or cut only the thickness of material being removed. Pry bars over 18 inches long and hammers weighing over 2 lb are not permitted for dismantling work.

Windows to remain and be restored, and newly installed windows will be covered with plywood to avoid damage during the demolition and construction process.

Openings to be covered and secured prior to installation of new doors and windows.

**Interior**

All interior demolition work adjacent to historic fabric will use hand tools or small power tools designed for sawing or grinding, not hammering and chipping, to minimize vibration and disturbance of adjacent surfaces. Demolition directly adjacent to historic masonry walls and historic fabric will use only hand tools. Cutting and drilling will occur from the exposed or finished side into concealed surfaces to avoid marring existing finished sides. Hand tools will be adjustable so as to penetrate or cut only the thickness of material being removed. Pry bars over 18 inches long and hammers weighing over 2 lb are not permitted for dismantling work.

Materials, products, and equipment used for performing the demolition and construction work, and for transporting debris, materials, and products will be of sizes that clear surfaces within historic spaces, areas, rooms, and openings, including temporary protection, by 12 inches or more. Floors and other surfaces along haul routes will be protected from damage, wear and staining.

Debris chutes will be directed away from historic structures.

Historic floors will be covered and protected with plywood during the demolition and construction process.

Plywood covering will be placed on opening exposed to demolition or construction process.

**Protection From Fire**

The job site will be kept clear and free of combustible materials including rubbish, paper, waste and chemicals, except to the degree necessary for the immediate work.

A firewatch will be placed at locations where the work involves heat generating equipment or highly combustible materials. Fire extinguishers, fire blankets and rag buckets will be maintained suitable for the type of work being performed.

The job will be a non-smoking site.

**Protection During Application of Chemicals**

Adjacent historic fabric will be protected from harm or damage resulting from the application of chemical cleaners or paint removers. Protection will be materials proven to resist chemical being used and will be removed promptly when no longer needed.

Only chemicals proven safe for the historic fabric to which they will be applied will be used.

**Dust Control:**

Adjacent historic fabric will be protected from damage caused by dust during demolition. Plastic or fabric dust partition will be installed as a containment from other areas during demolition.

**General Protection**

Temporary protection will not be attached to historic surfaces unless approved by Architect. This job site is a NON-Smoking site. All persons within the Project work and staging areas and anywhere on the property are prohibited from smoking.

Each contractor performing work that may cause a fire will be required to provide a fire watch.

Only historically accurate repair and replacement materials and techniques will be used unless otherwise indicated.

Existing work will be documented before each procedure (pre-construction) and progress during the work with digital pre-construction documentation/photograph.

All cutting will be done by hand or with small power tools.

Masonry will be removed carefully and temporary bracing and supports will be erected as needed.

Monitoring and inspection will occur to ensure damage to historic fabric has not occurred during the demolition and construction process.

**References Include:**

National Park Service Preservation Task Note "Temporary Protection Number 1, Protecting a Historic Structure During Adjacent Construction"

National Park Service Preservation Task Note "Temporary Protection, Number 2, Specifying Temporary Protection of Historic Interiors During Construction and Repair."

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**VCC COMMISSION**

No.	Description	Date

**COLLINS RESIDENCE - STORAGE BLDG.**

JEFFERY & CELIA COLLINS  
1009 BURGUNDY STREET  
NEW ORLEANS, LA, 70116

**BLDG PROTECTION PLAN**

Project number: 2021-007  
Date: 04/12/2022  
Drawn by: Author  
Checked by: Checker

**A005**

Scale: 1/4" = 1'-0"

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1009 Burgundy

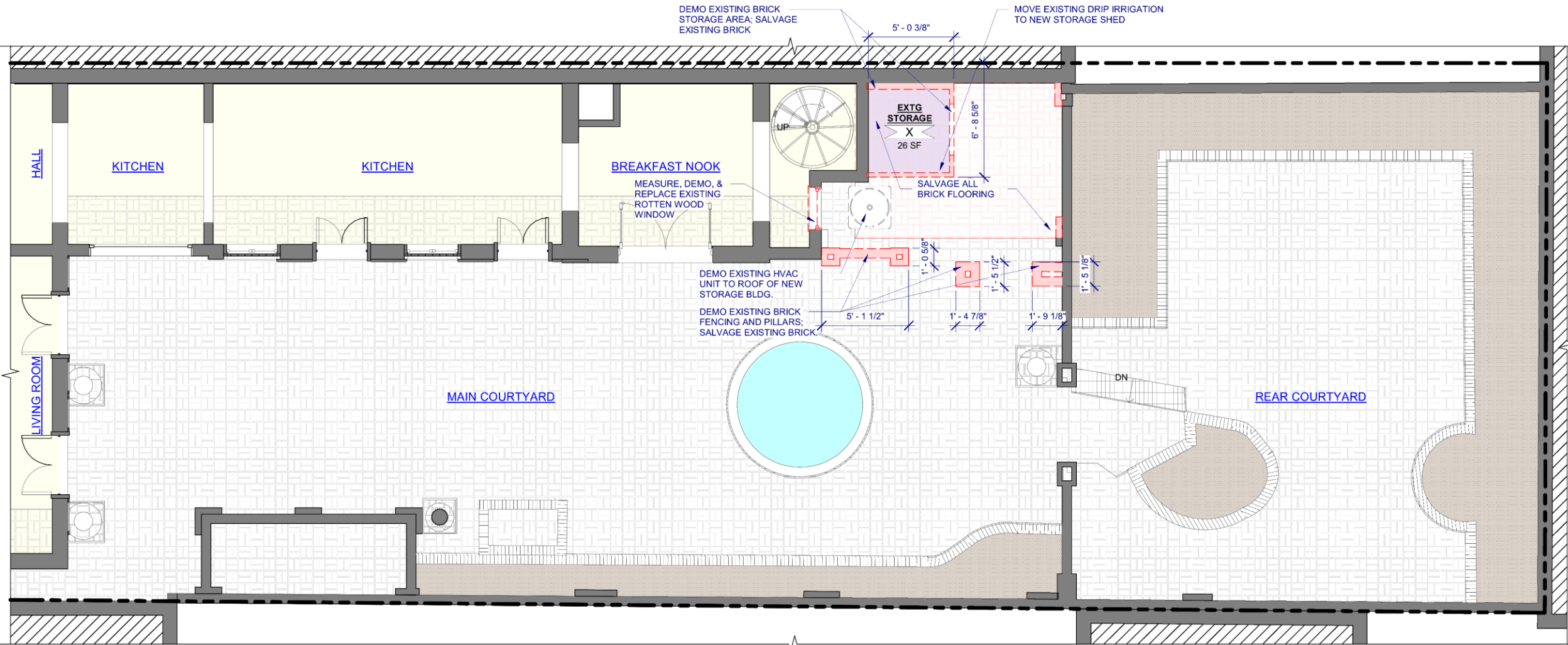
Vieux Carré Commission

November 16, 2022

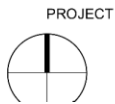








1 DEMO FLOOR PLAN - FIRST FLOOR  
1/4" = 1'-0"



1009 ST PHILIP STREET

WALL OF EXSITING

3  
A101

1011 ST PHILIP STREET

12'-8"

1017 ST PHILIP STREET

# 1009 Burgundy

Viewx Carré Commission

November 16, 2022



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



1009 ST PHILIP STREET

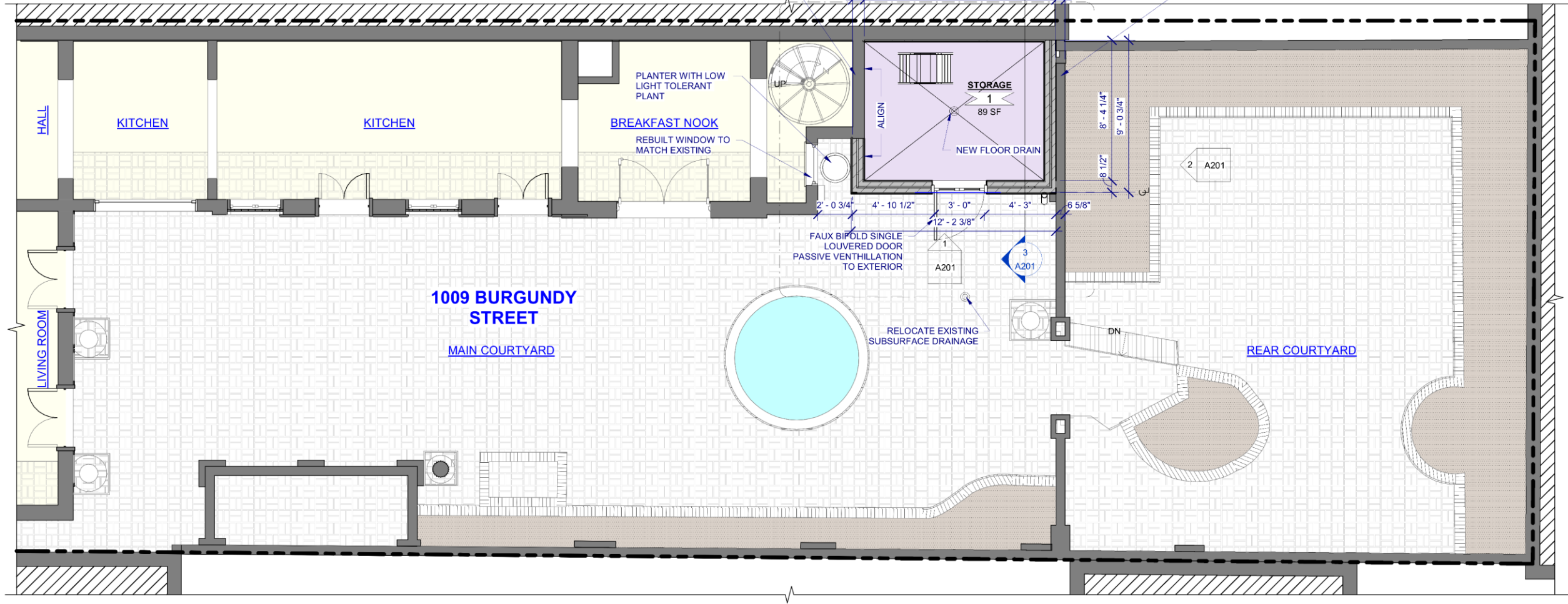
1011 ST PHILIP STREET

1017 ST PHILIP STREET

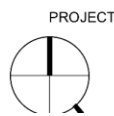
WALL OF EXISTING MAIN BLDG

CONSTRUCT WALL ON TOP OF EXISTING BRICK FENCE. INFILL BRICK CROSS PATTERN OPENINGS WITHIN EXISTING FENCE WITH NEW BRICK TO MATCH EXISTING ADJACENT BRICK.

PASSIV  
5 PLY B  
WALL



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



# 1009 Burgundy

Vieux Carré Commission

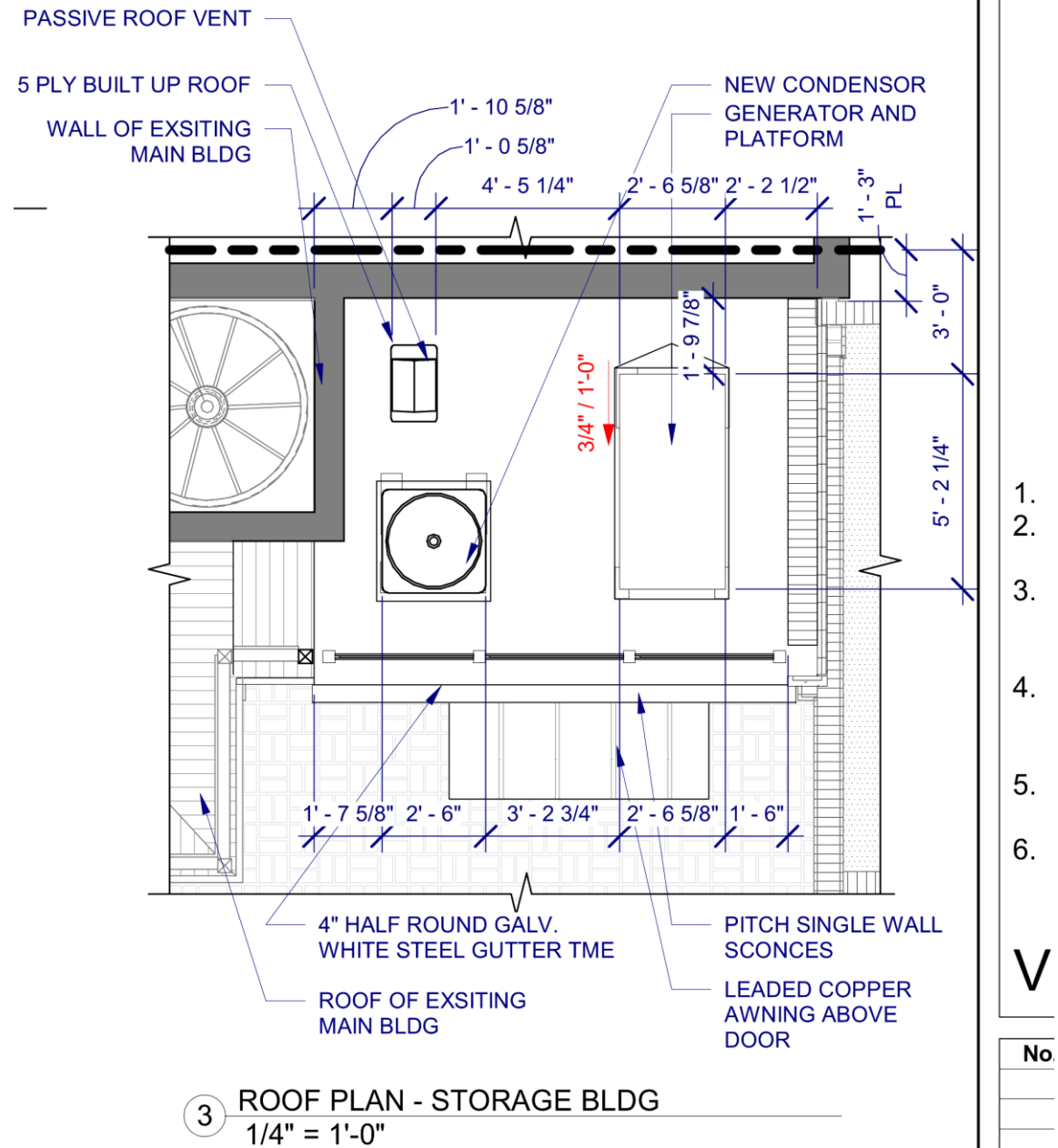
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1. ALL DIMENSIONS ARE G

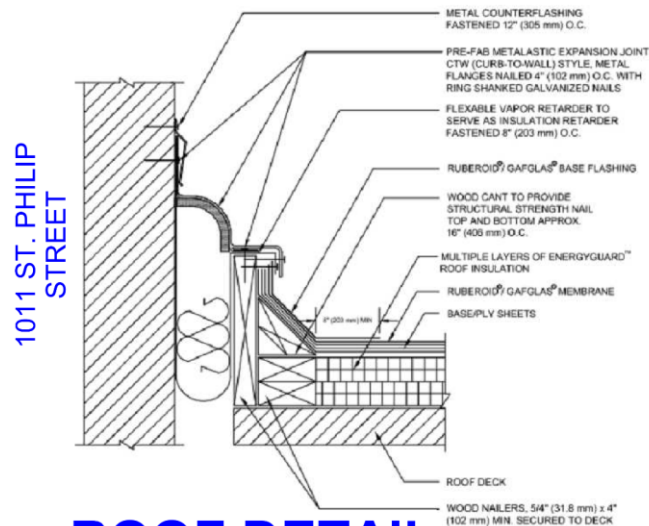


November 16, 2022

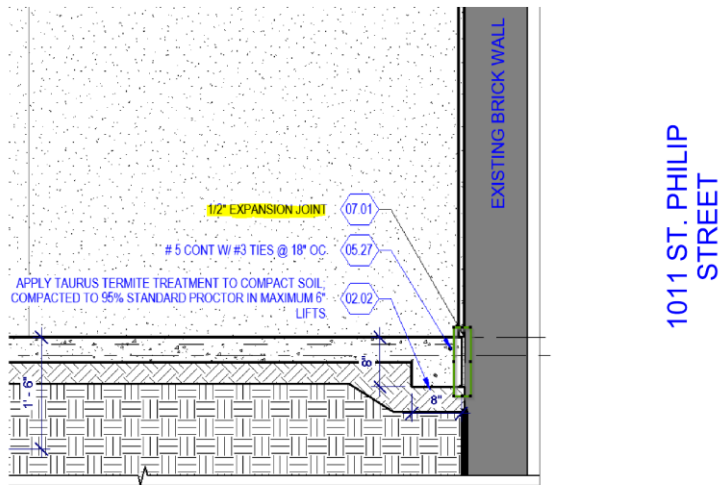




3 ROOF PLAN - STORAGE BLDG  
 1/4" = 1'-0"



**ROOF DETAIL**  
-EXPANSION JOINT AT ROOF



**SLAB DETAIL**  
-EXPANSION JOINT AT SLAB  
**ROOM LEGEND**

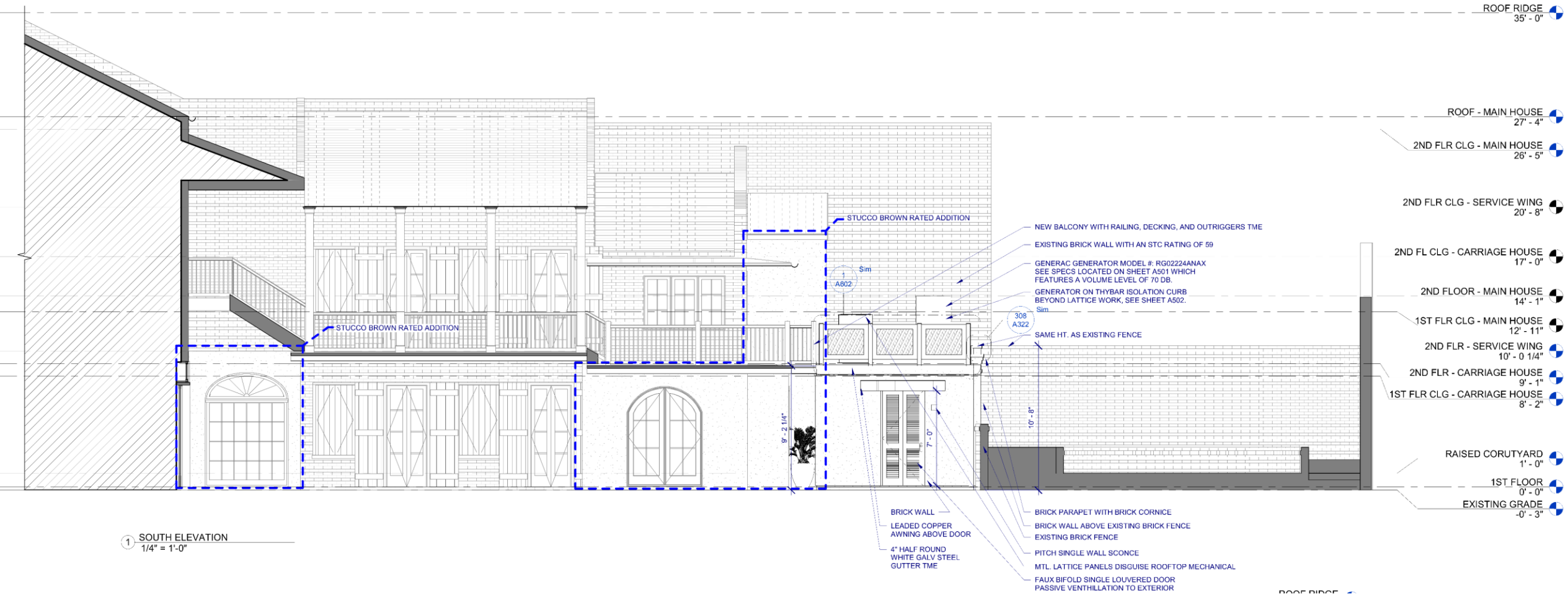
1009 Burgundy

Vieux Carré Commission

November 16, 2022







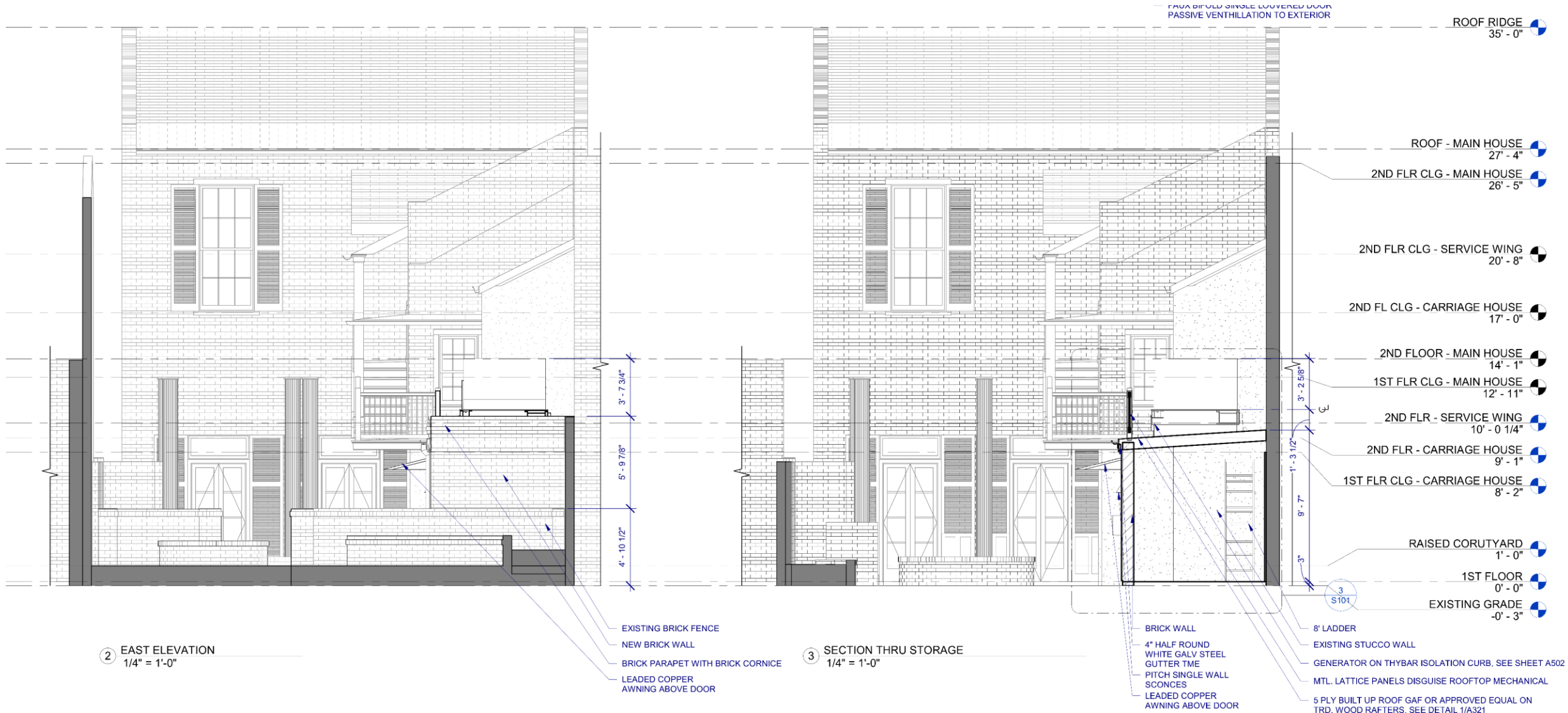
1 SOUTH ELEVATION  
1/4" = 1'-0"

# 1009 Burgundy

Vieux Carré Commission

November 16, 2022





1009 Burgundy

Vieux Carré Commission

November 16, 2022



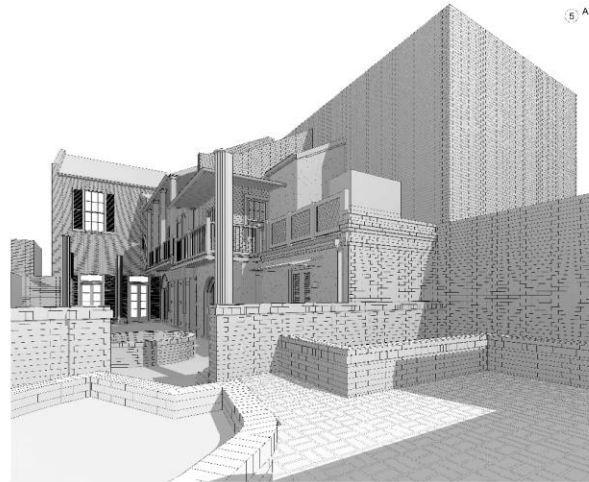




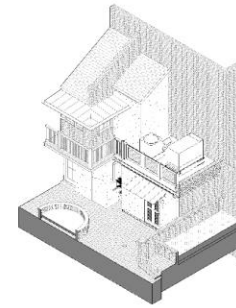
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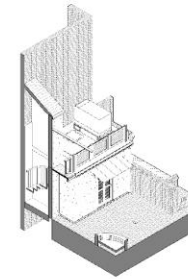
2 PERSPECTIVE - APPROACH (MAIN COURTYARD)



3 PERSPECTIVE - REAR (RAISED COURTYARD)



4 AXON 1



5 AXON 2

  
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VCC COMMISSION

No.	Description	Date

COLLINS RESIDENCE  
- STORAGE BLDG.

JEFFERY & CELIA COLLINS  
 1009 BURGUNDY STREET  
 NEW ORLEANS, LA 70116  
 3D VIEWS

Project number: 2021-007  
 Date: 04/12/2022  
 Drawn by: MR  
 Checkout by: MR

A701

Scale:

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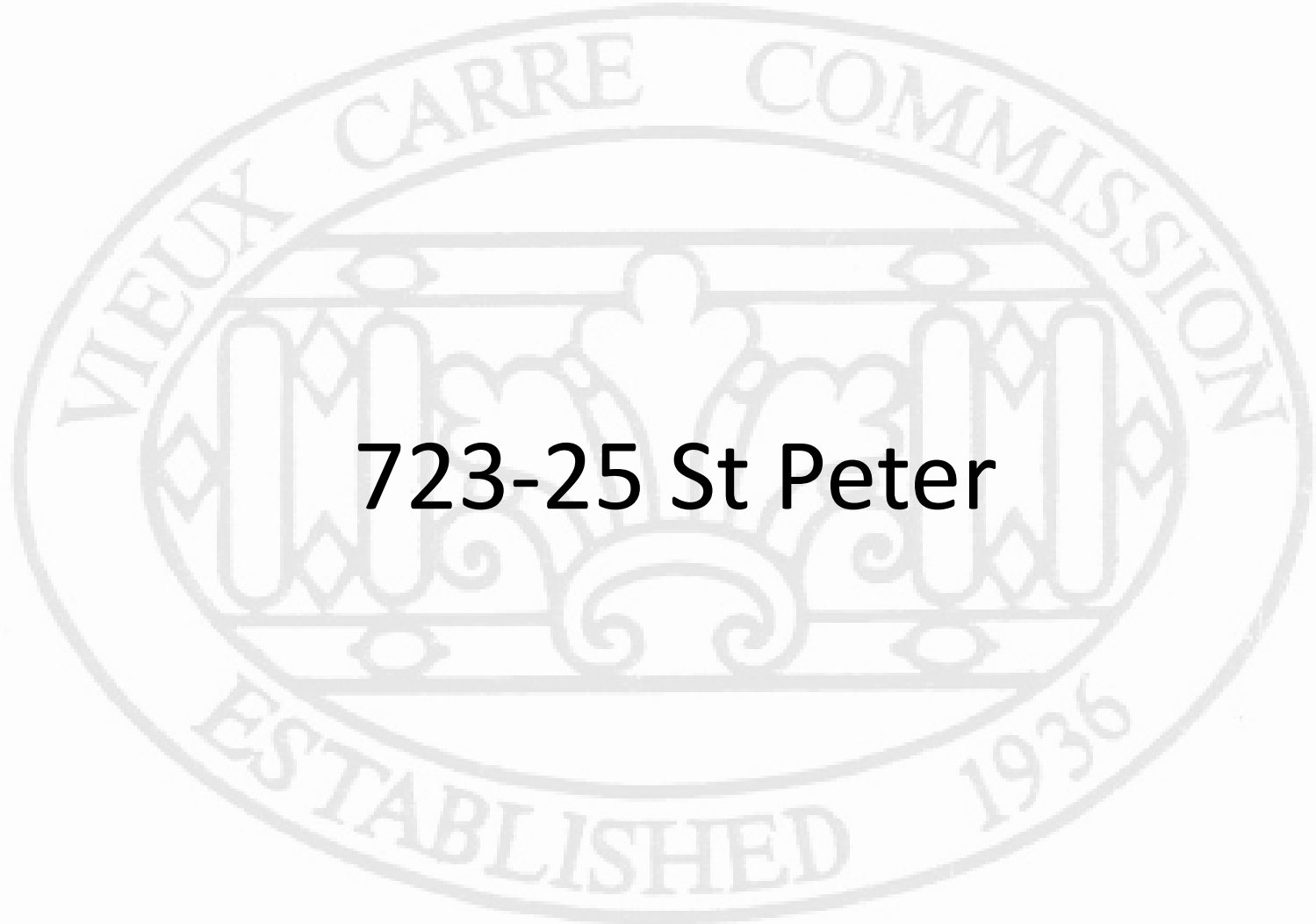






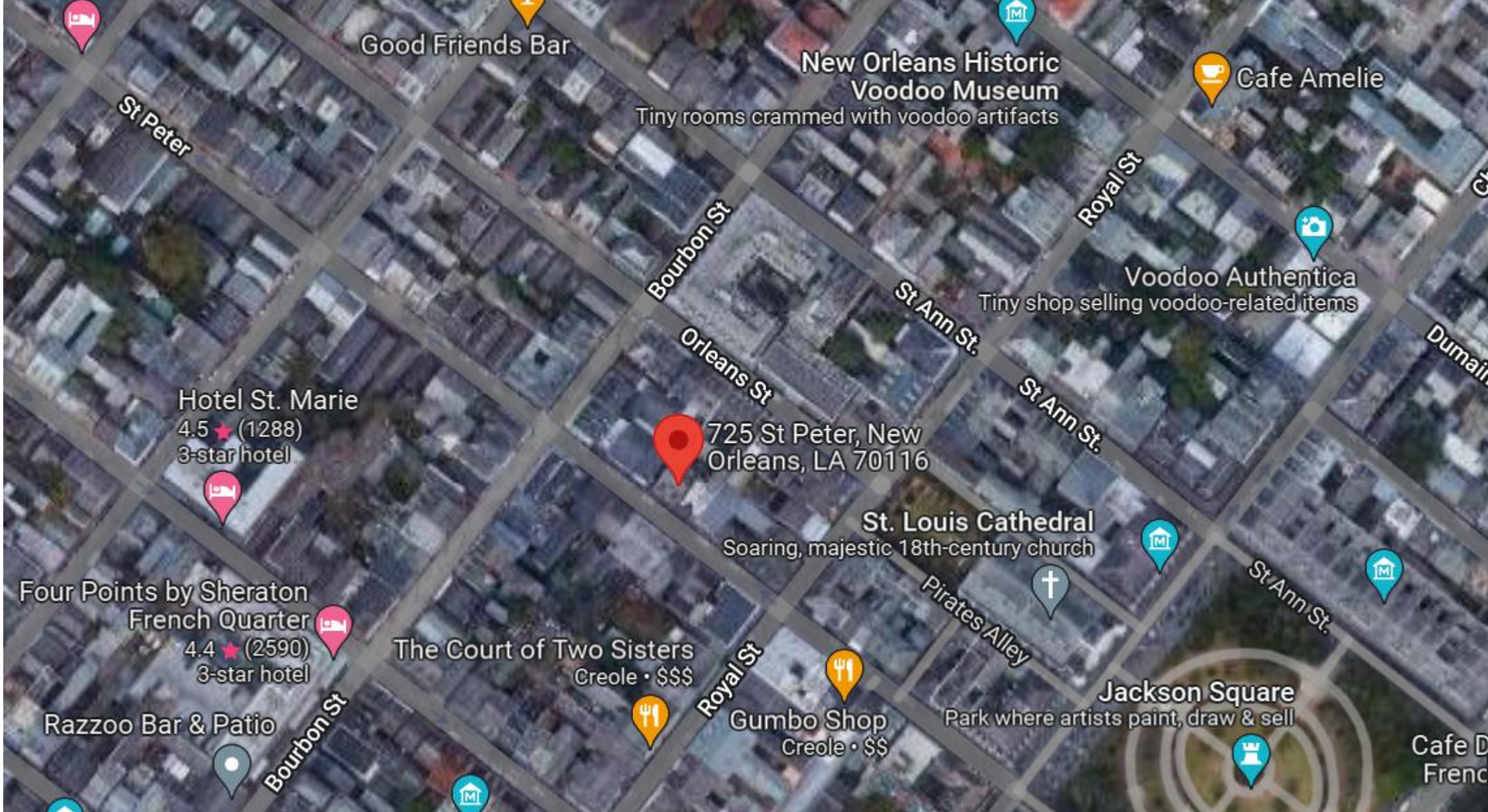


# Change of Use Hearing



**723-25 St Peter**





723-25 St Peter







723-25 St Peter

Vieux Carré Commission

November 16, 2022







723-25 St Peter

Vieux Carré Commission

November 16, 2022





723-25 St Peter

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November 16, 2022







723-25 St Peter





723-25 St Peter

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November 16, 2022







723-25 St Peter







723-25 St Peter

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November 16, 2022







723-25 St Peter

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November 16, 2022





723-25 St Peter

Vieux Carré Commission

November 16, 2022







723-25 St Peter

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723-25 St Peter

Vieux Carré Commission

November 16, 2022







723-25 St Peter

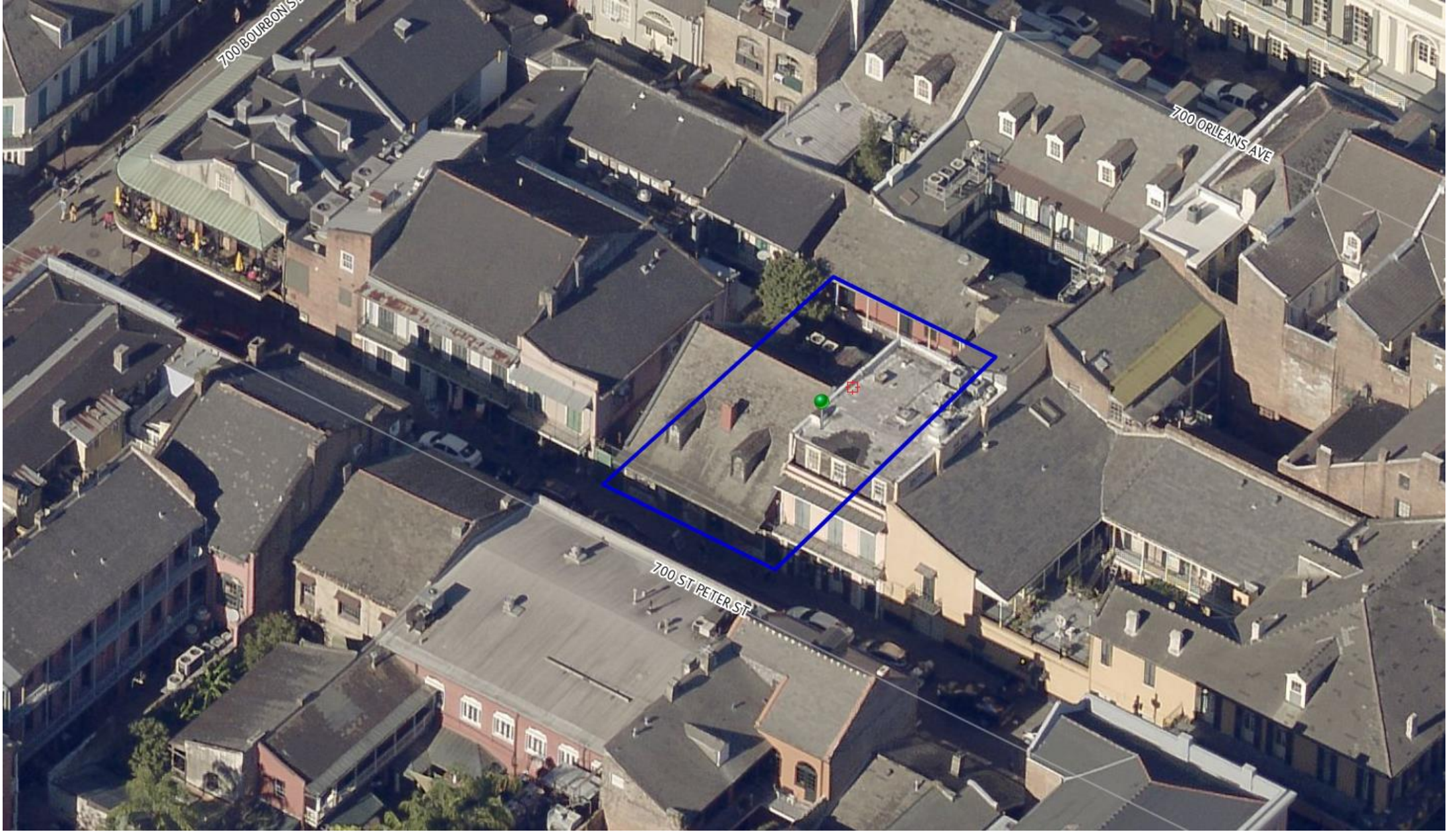
Vieux Carré Commission

Oct 5, 2022 10:05:19 AM

November 16, 2022







723-25 St Peter

Vieux Carré Commission

November 16, 2022





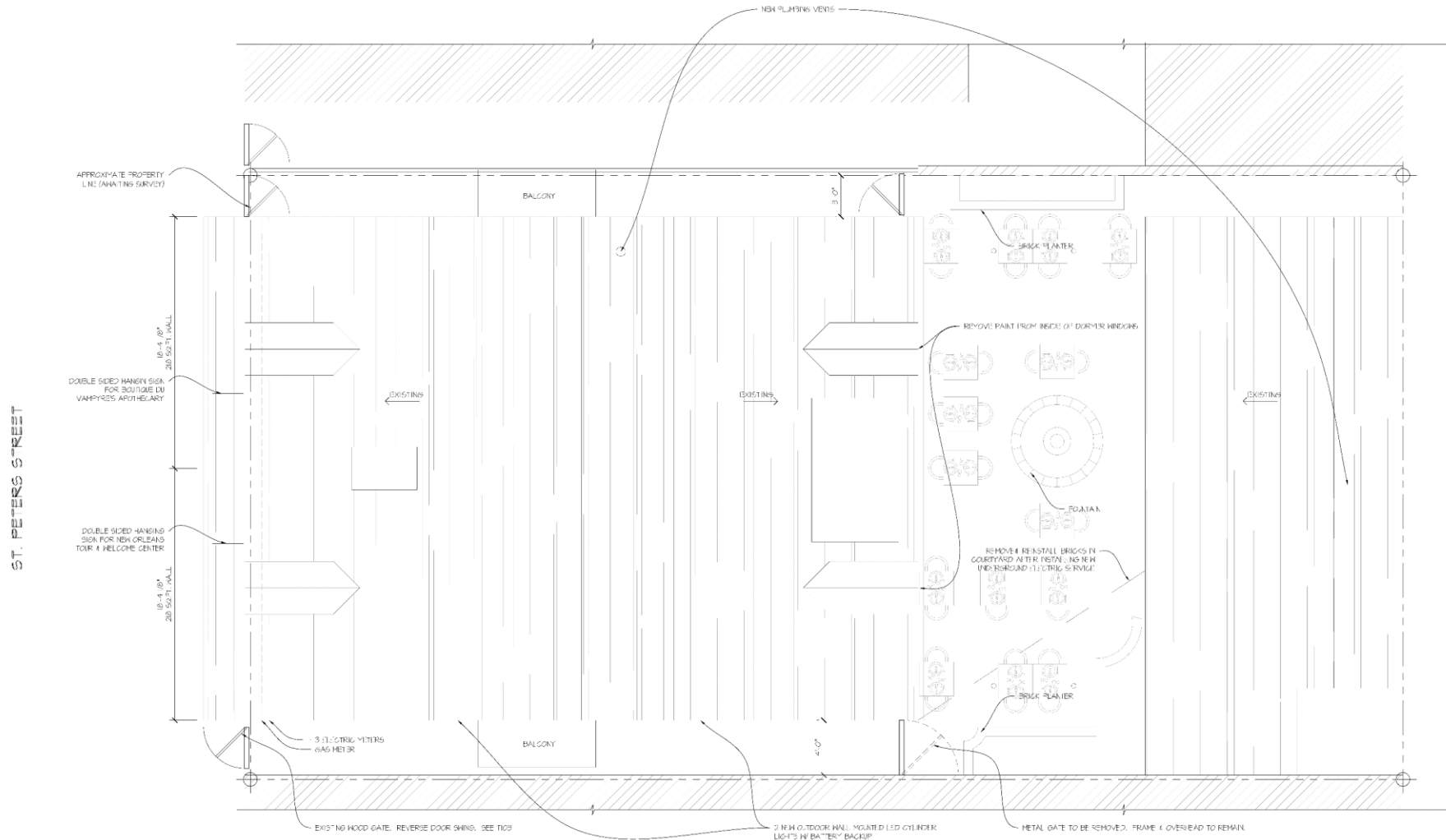


723-25 St Peter

Vieux Carré Commission

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1 EXISTING / PROPOSED ROOF PLAN  
 1/02 SCALE 1/4" = 1'-0"

PERMIT / VCC / STATE FIRE MARSHAL SUBMITTAL

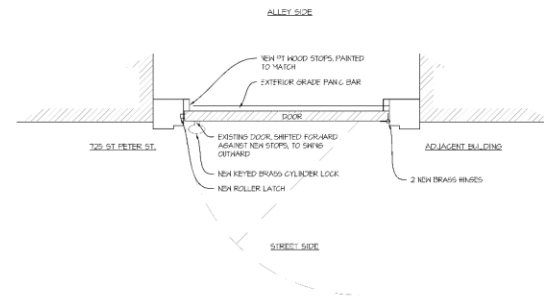
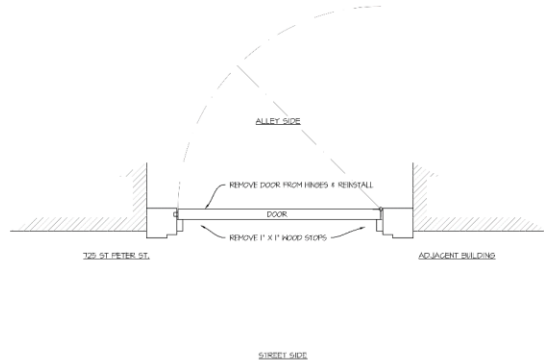
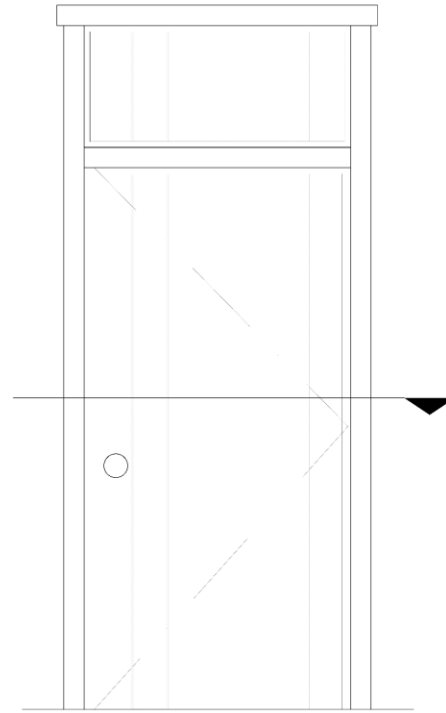
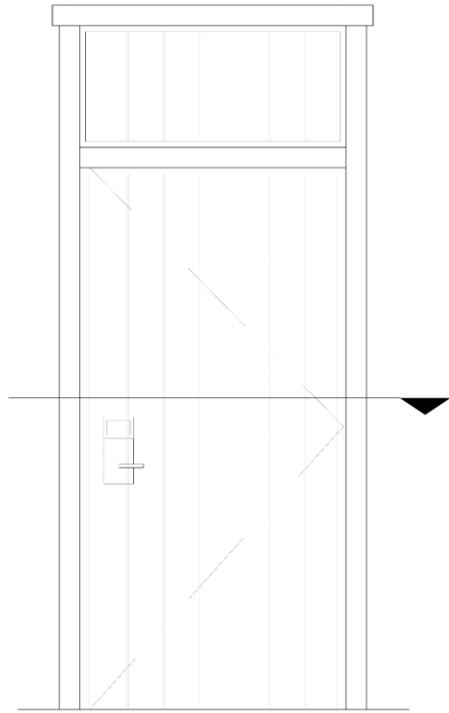
723-25 St Peter

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# 723-25 St Peter

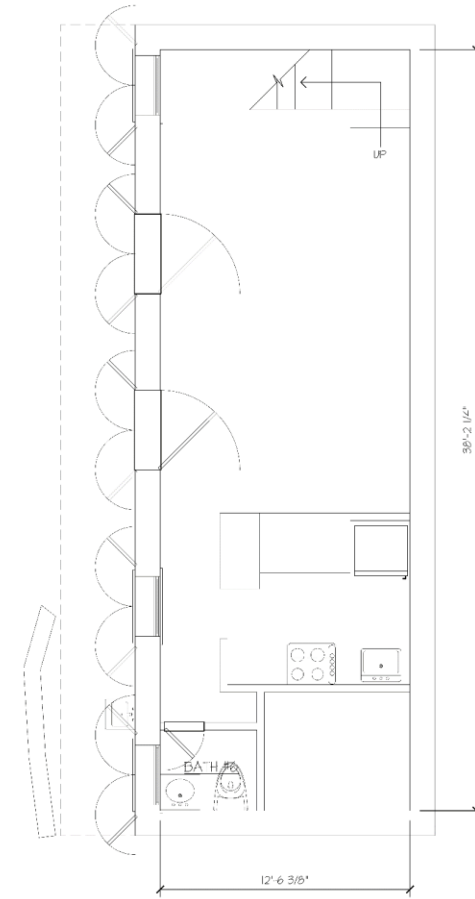
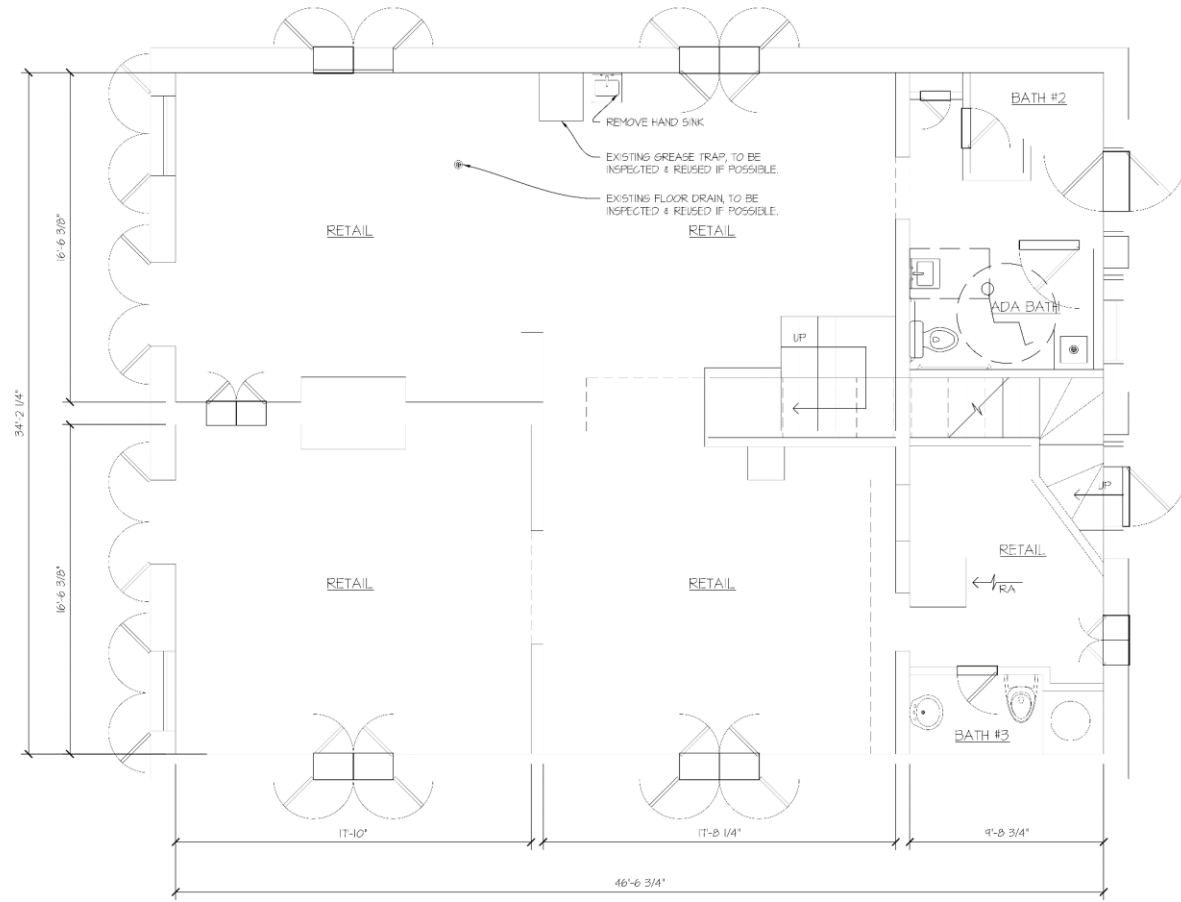
Vieux Carré Commission

1 GATE DETAILS - EXISTING  
 SCALE: 1/2" = 1'-0"

2 GATE DETAILS - PROPOSED  
 SCALE: 1/2" = 1'-0"

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1 EXISTING DEVO FIRST FLOOR PLAN  
 A101 SCALE: 1/4" = 1'-0"

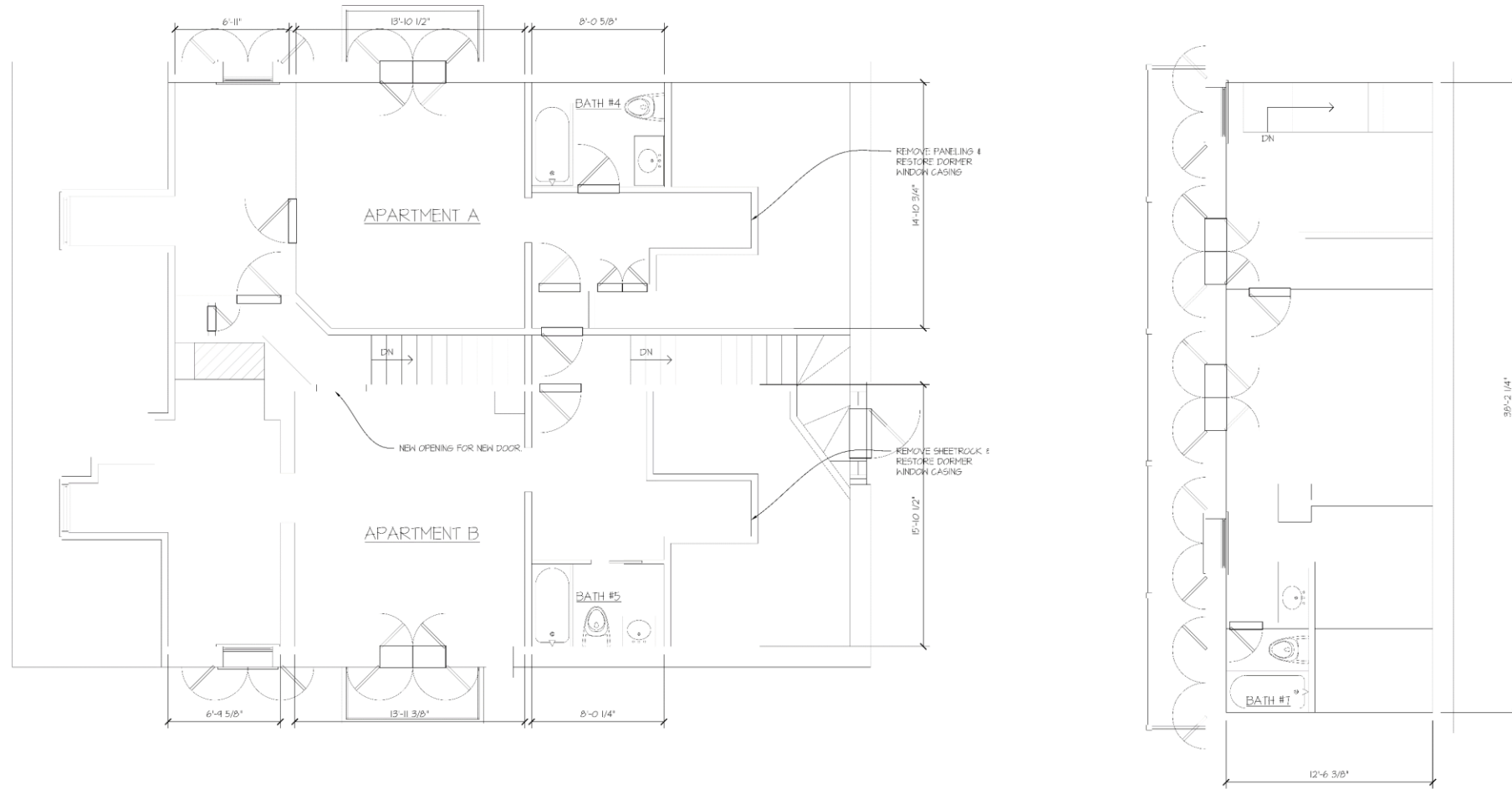
723-25 St Peter

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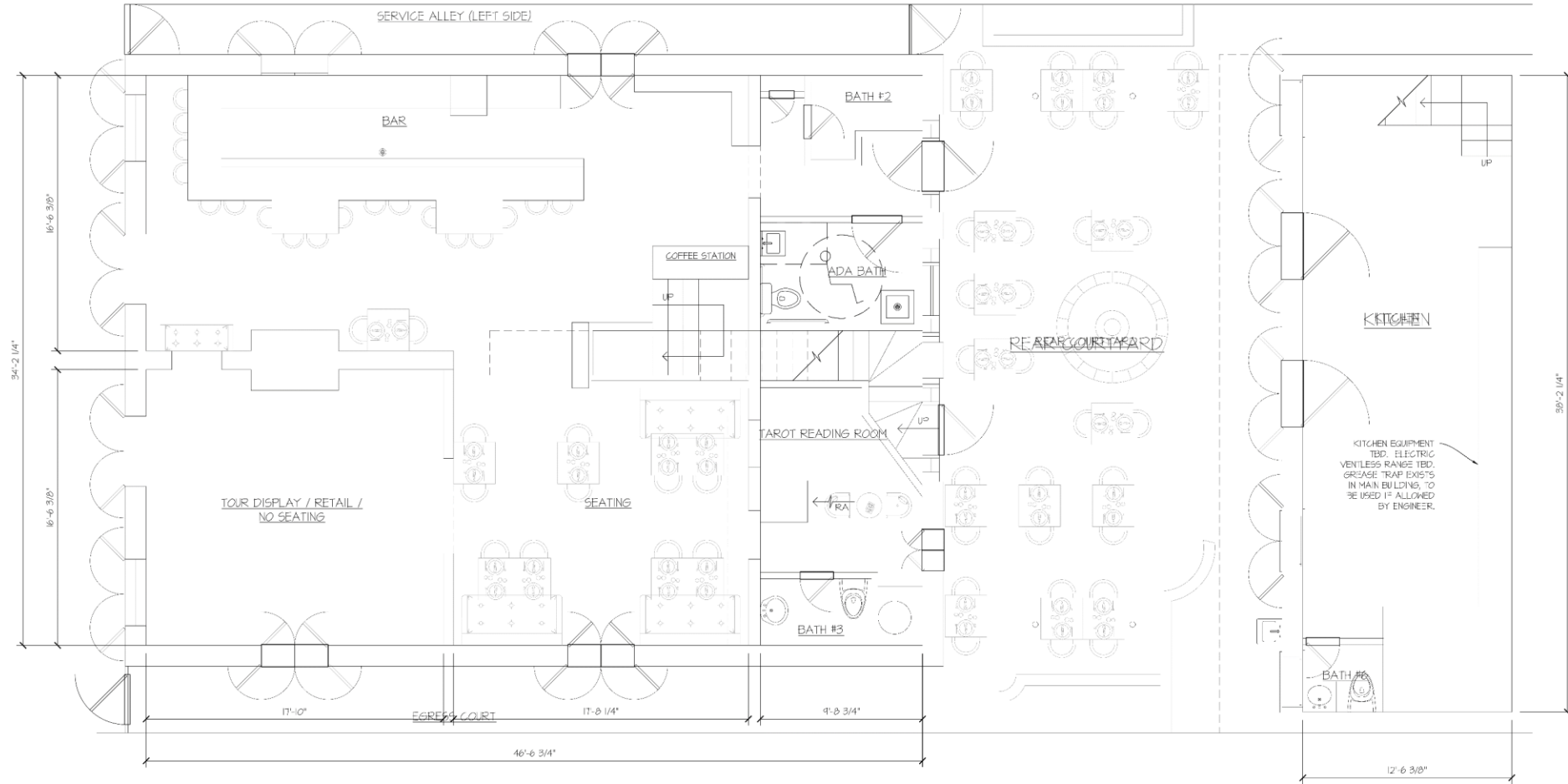
EXISTING DEMO SECOND FLOOR PLAN  
 A-02 SCALE: 1/4" = 1'-0"

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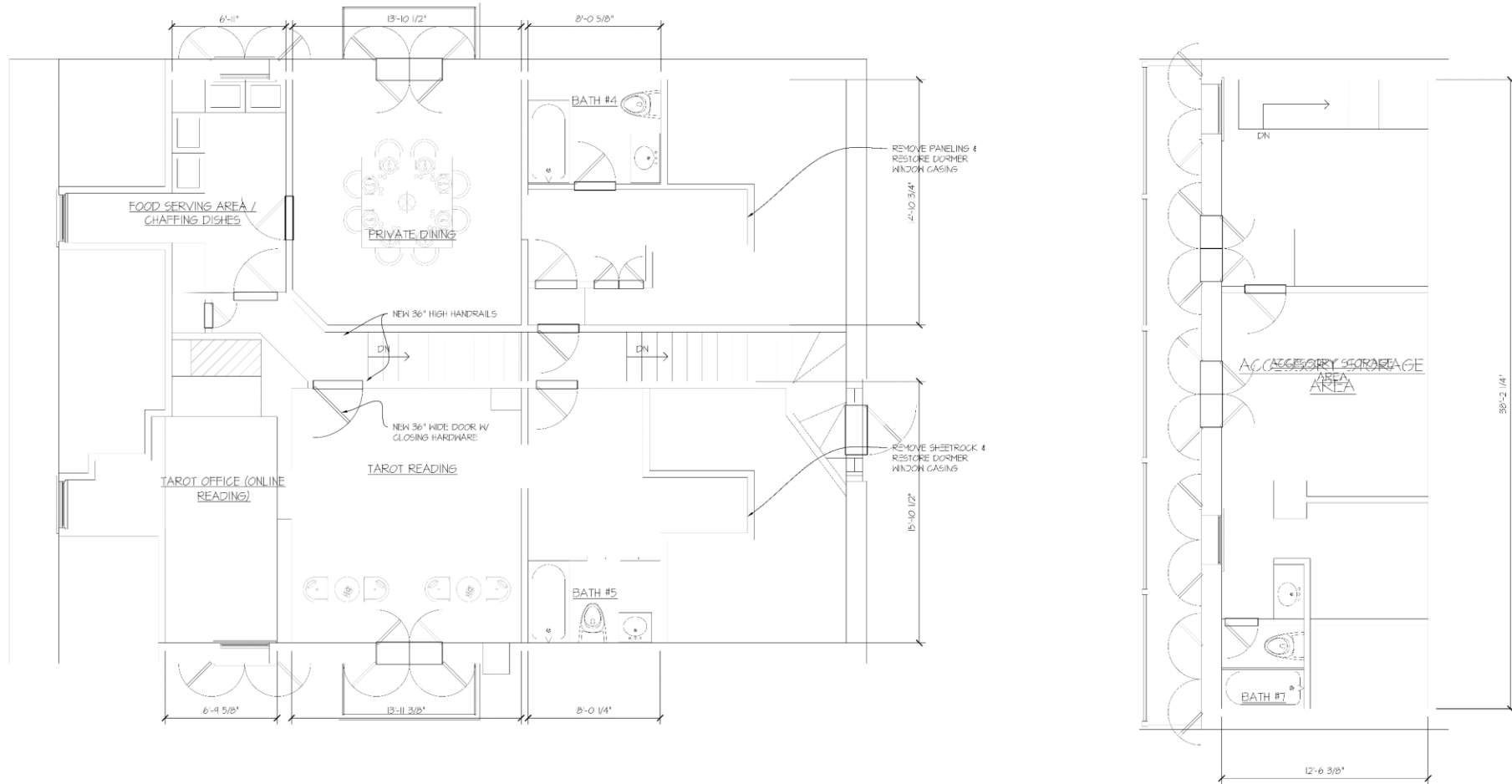
PROPOSED FIRST FLOOR PLAN  
 A103 SCALE: 1/4" = 1'-0"

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1 PROPOSED SECOND FLOOR PLAN  
 A104 SCALE 1/4" = 1'-0"

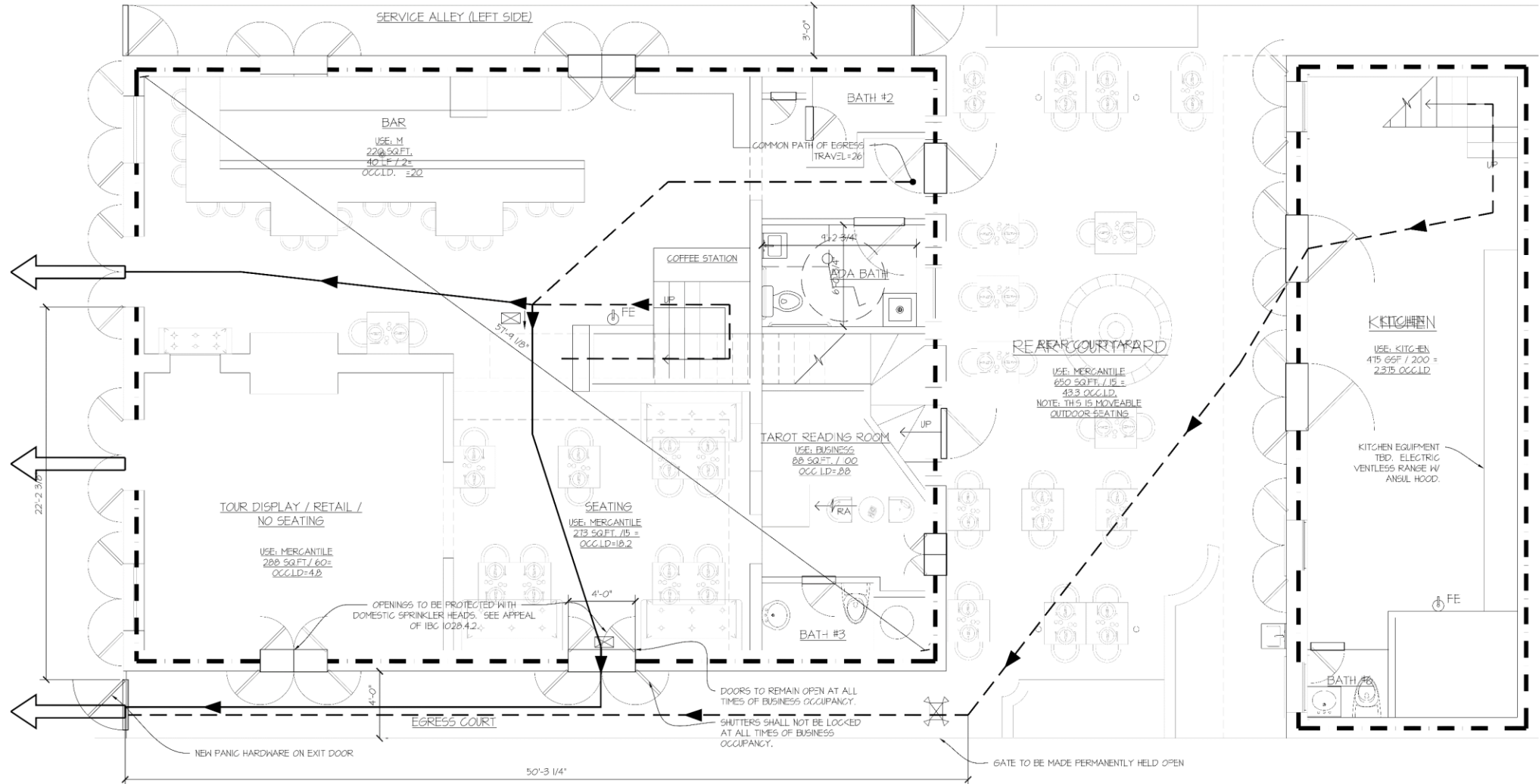
723-25 St Peter

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10. EGRESS CC  
REQUIRED  
IN ALL DC  
UNRATED O  
THICK 5/8"



FIRST FLOOR FIRE ESCAPE ROUTE  
SCALE: 1/4" = 1'-0"

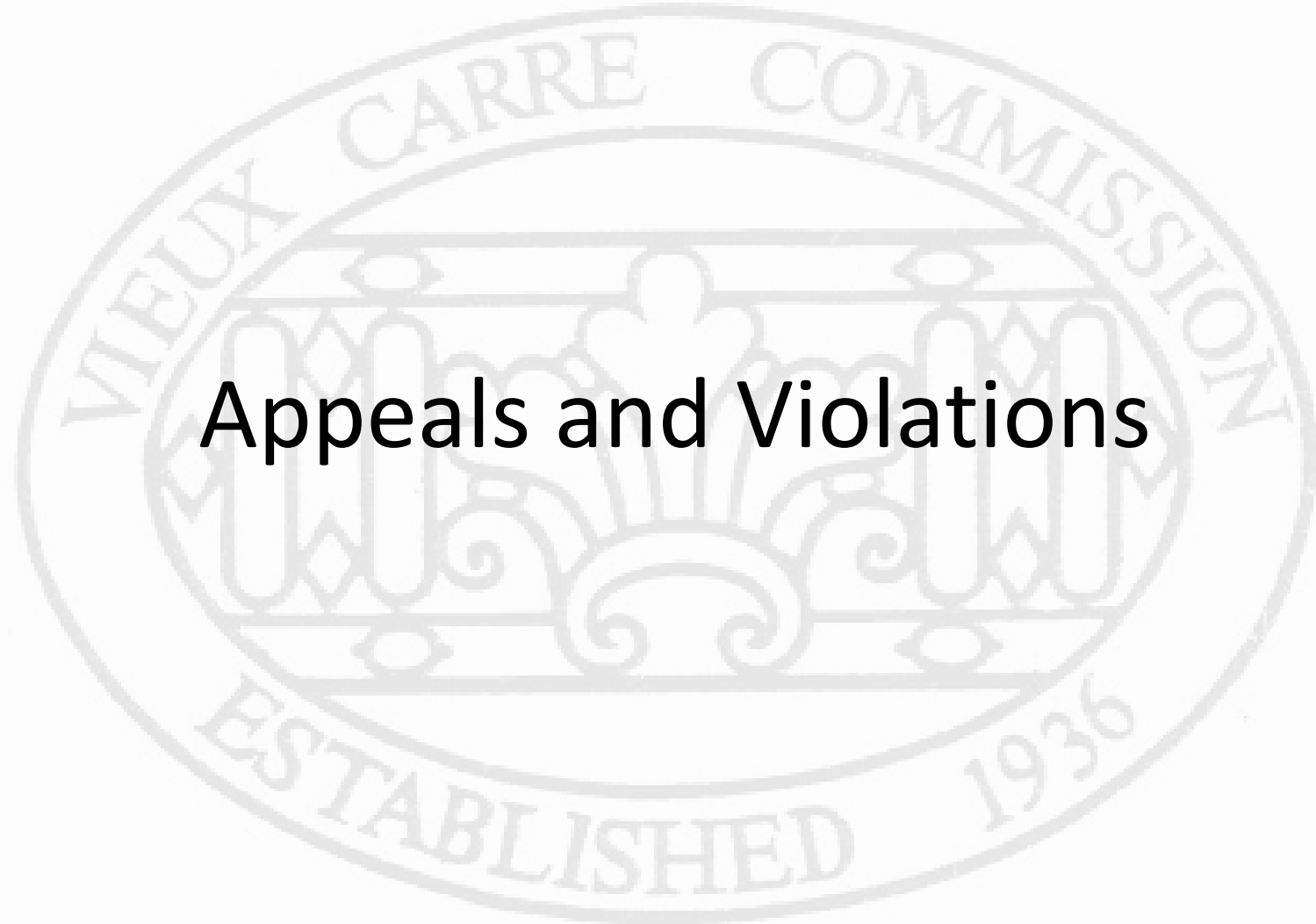
723-25 St Peter

Vieux Carré Commission

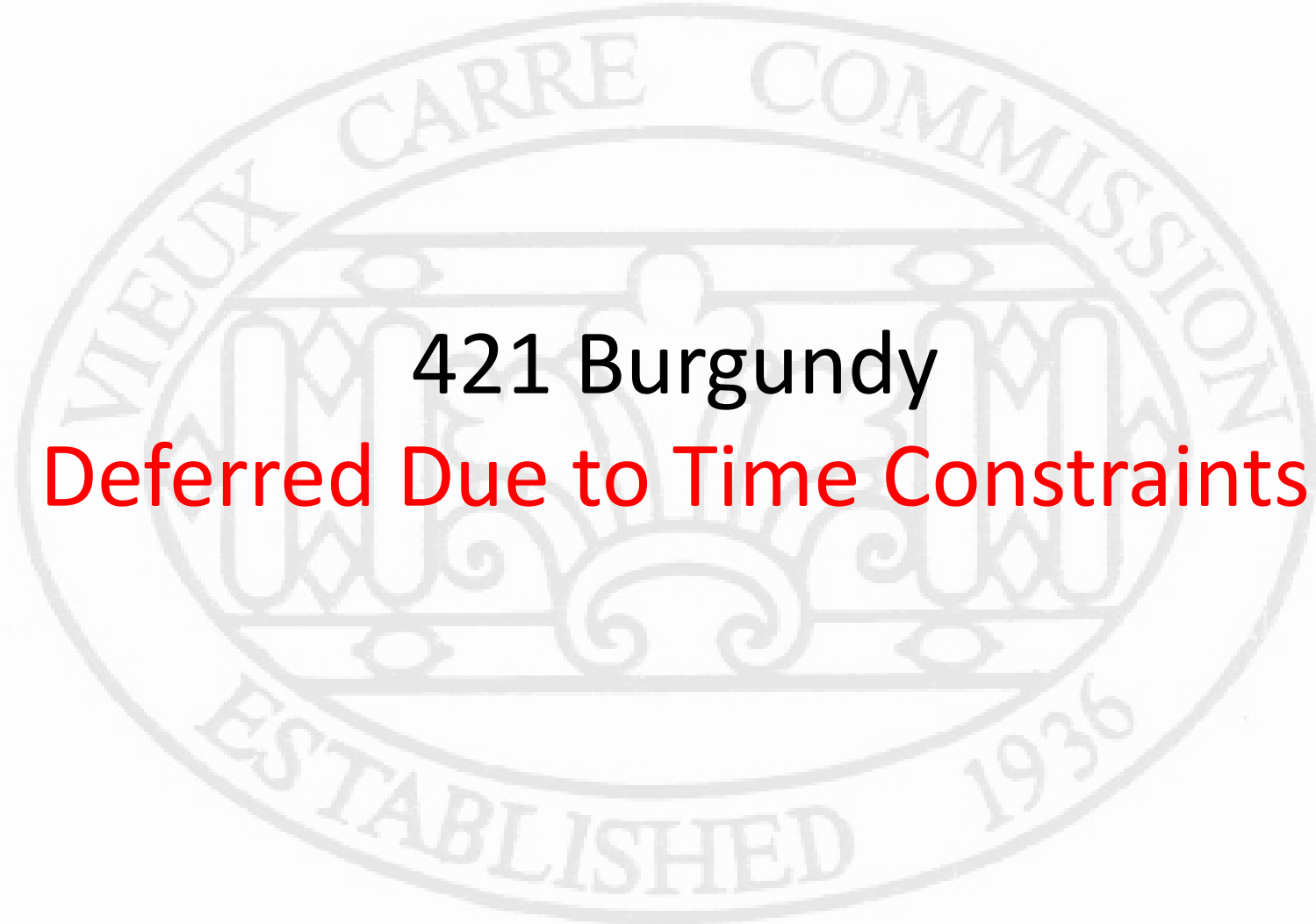
November 16, 2022







# Appeals and Violations



421 Burgundy

Deferred Due to Time Constraints