



**Vieux Carré  
Commission Meeting**

**Wednesday, May 18, 2022**



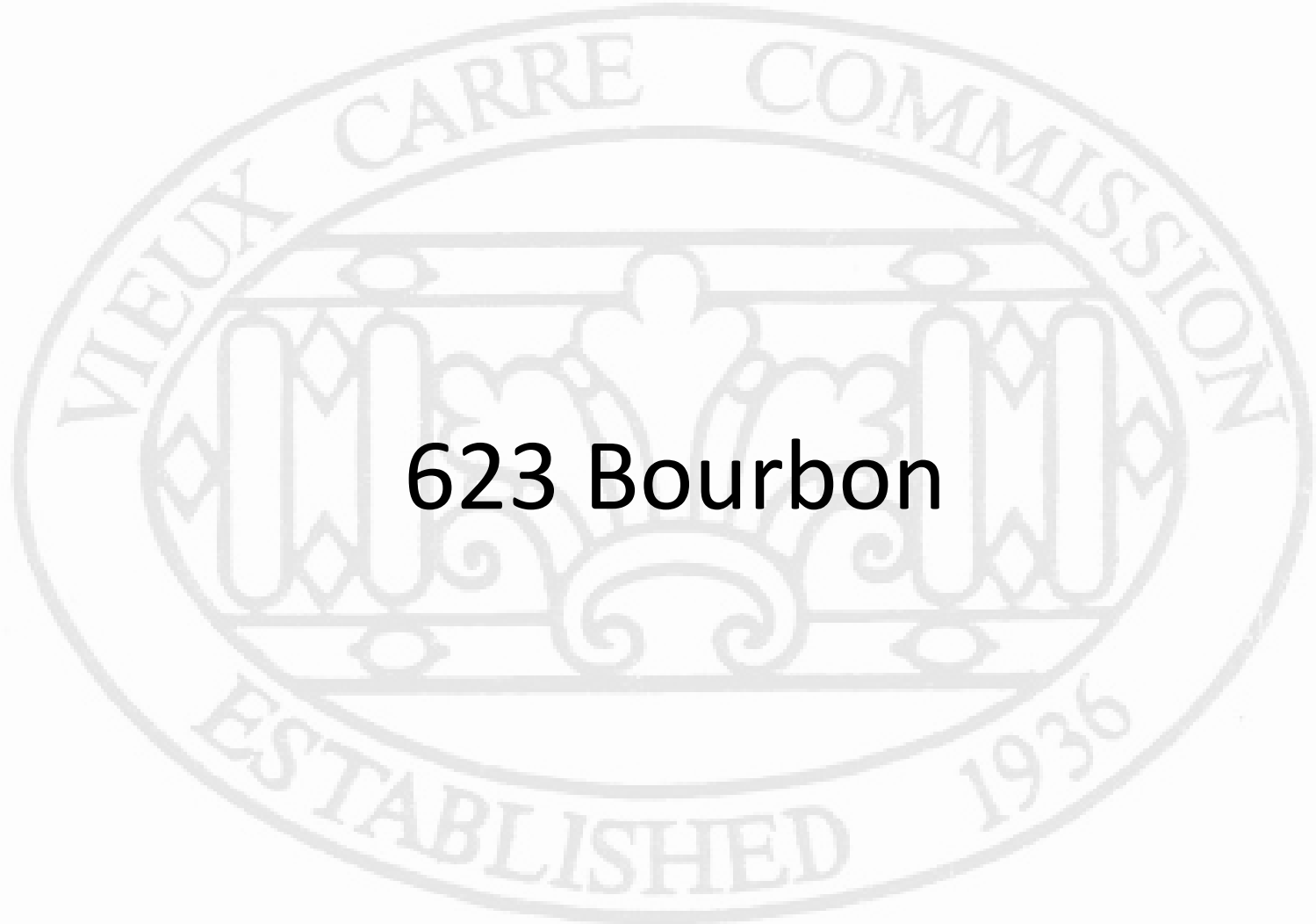
# Chairperson's Report



# Director's Report



**Change of Use**



**623 Bourbon**



## 623 Bourbon

Vieux Carré Commission

May 18, 2022





623 Bourbon, ca. 1900

Vieux Carré Commission

May 18, 2022





623 Bourbon, ca. 1939

Vieux Carré Commission

May 18, 2022







623 Bourbon, 1964

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623 Bourbon

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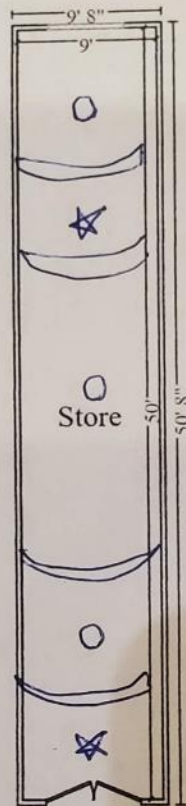
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623 Bourbon

Vieux Carré Commission

May 18, 2022





☆ Star; is original lantern with chain. Height is 24" tall  
 Lantern size is 24" Tall & 14" Wide (original)  
 with 2 ft chain.

Main Lev

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O = circle - Same length & dimensions as  
 original lanterns - but  
 newly purchased



623 Bourbon

Vieux Carré Commission

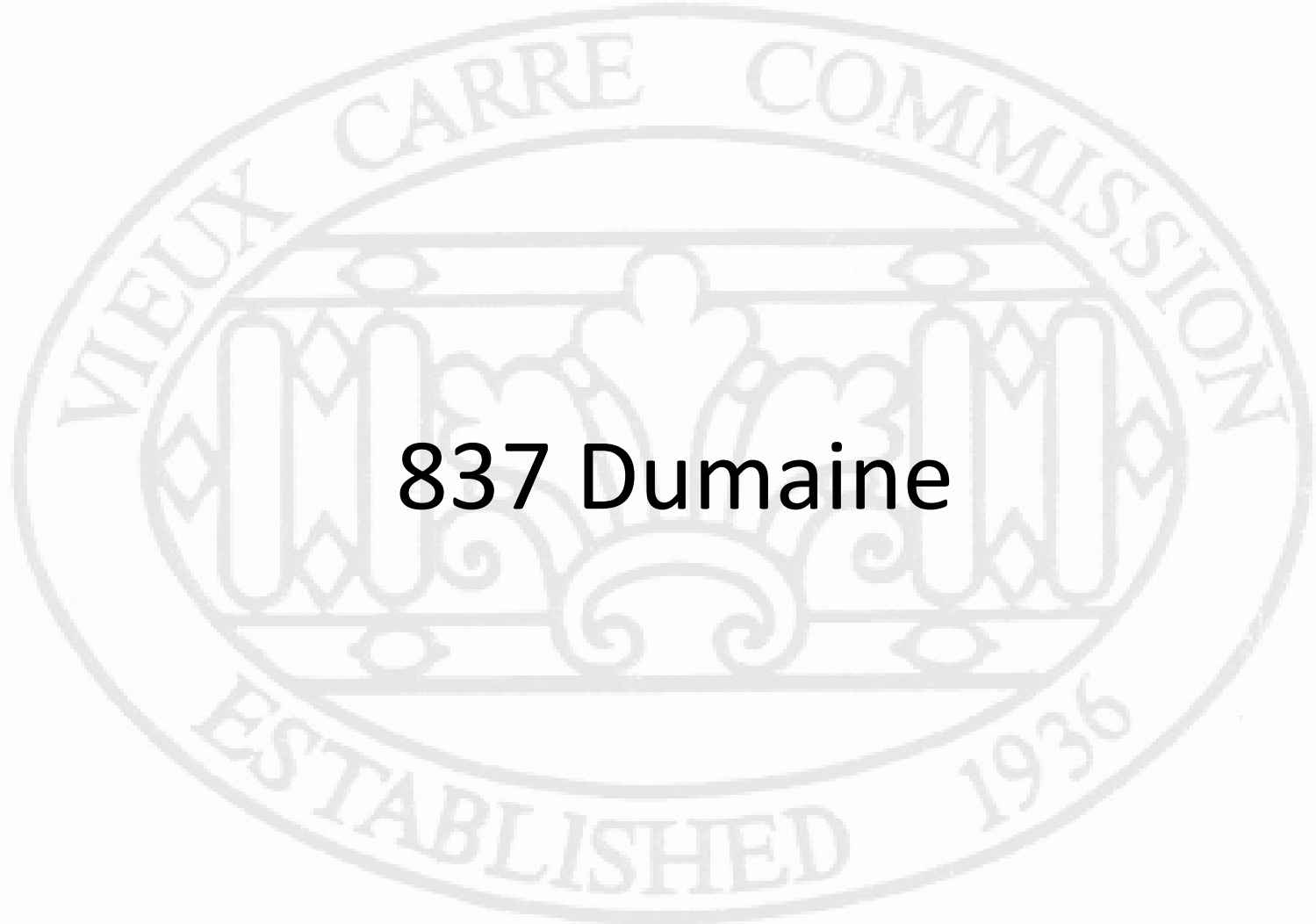
May 18, 2022







# Appeals and Violations



**837 Dumaine**



## 837 Dumaine

Vieux Carré Commission

May 18, 2022





837 Dumaine

Vieux Carré Commission

May 18, 2022





837 Dumaine

Vieux Carré Commission

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# AGUAGRIP



## WHAT IS AGUAGRIP?

AguaGrip is a low viscosity primer adhesive used to re-adhere loose granules on a cap sheet, and to encapsulate difficult to remove dust and dirt.

In addition, it makes for an excellent bleed-blocker and aid system for leveling surfaces for application of MonoBase.

AguaGrip can be used on virtually all substrates, including asphalt, concrete, granulated cap sheets, asbestos cement roofing, plastisol coated metal, and other pre-coated surfaces.

## PRODUCT BENEFITS

- Insignificant VOC emissions
- No requirement to close buildings/factories during installation
- Non-toxic, zero hazmat - safe to apply
- No special equipment required to install product
- Easy application & clean up



# AGUAGRIP



## APPLICATION INSTRUCTIONS

1. Hand stir the contents of the pail to ensure solid materials that may have settled are thoroughly mixed.
2. Apply AguaGrip with an approved brush, roller, or airless sprayer.
3. Do not use if temperatures are going to be below 32F / 0C.
4. Protect the container from direct sunlight.

### COVERAGE:

Coverage rates are always subject to substrate condition / porosity of surface).

On average, to prime the substrate will require approximately 125 square feet per gallon.

To apply reinforcing fabric to the substrate (ie; on a metal roof) use at a rate of 2-3 gallons per 100 square feet.

### CLEAN UP:

Thoroughly clean and rinse application equipment with fresh water.

### SAFETY & HANDLING

or specific information regarding the safe handling of AguaGrip please refer to the Safety Data Sheet.

# TECHNICAL DATA

## AGUAGRIP

Surface Characteristics	Slightly tacky with blue tint
Density	1.0 - 1.1
Viscosity	17 seconds ford cup 4, 25 centipoise
Shelf Life	18 months if containers are unopened and stored between 40F - 70F
Drying Time	1 - 2 hours at 70F, 55% Rh

**AguaGrip** is a bleed-blocking, water based primer, sealer and leveling agent that binds granular particles on virtually all substrates and various pre-coated surfaces including:

- asphalt
- concrete
- granulated cap sheets
- asbestos cement roofing
- coated metals

**AguaGrip** is used as preparation for the installation of the MonoBase foundation system. Apply AguaGrip with an approved brush, roller, or airless sprayer.

**Average Coverage:** 125 sq. ft. / gal \*\*

- [AGUAGRIP APPLICATION & TECHNICAL DATA SHEET](#)
- [AGUAGRIP SAFETY DATA SHEET](#)





837 Dumaine

Vieux Carré Commission

May 18, 2022







## PRI Construction Materials Technologies LLC

6412 Badger Drive  
Tampa, FL 33610  
813.621.5777

<https://www.pri-group.com/>

### Laboratory Test Report

**Report for:** Perry Smith  
AguaSeal Waterproofing Systems USA LLC  
3609 River Road  
Johns Island, SC 29455

**Product(s):** AguaGrip

**Project No.:** 2058T0003

**Date(s) Tested:** Mar. 3, 2022 - Apr. 4, 2022

**Test Method(s):** ASTM E 96 / E 96M-16, Procedure B

**Results Summary:** AguaGrip  
Water Vapor Permeance = 3.6 Perms  
Water Vapor Transmission = 1.5 grains/h·ft<sup>2</sup>

**Purpose:** Conduct testing to evaluate the following properties of the client-supplied material waterproofing material.

- *ASTM E 96 / E 96M Water Vapor Permeance and Transmission*

AguaGrip is described as a bleed-blocking, water-based primer, sealer and leveling agent

**Test Methods:** Testing was conducted in accordance with standard test methods.

<u>Test Method</u>	<u>Title</u>	<u>Year</u>
ASTM E 96 / E 96M	<i>Standard Test Methods for Water Vapor Transmission of Materials</i>	2016



**Sample Preparation:**

Whatman 1440-150 Ashless Grade 40 Quantitative Filter Paper, Pore Size: 8µm was saturated with product under test to encapsulate all stray fibers of the filter paper. Excess material was removed from the paper. Specimens were then placed on a Teflon-coated glass plate and allowed to cure 24h. The specimens were flipped allowing for material under test to be applied to smooth surface created by the Teflon at the following application rates:

AguaGrip                      125 ft<sup>2</sup>/gal

**Sampling:**

The following materials were received by PRI.

<u>Product</u>	<u>Source</u>	<u>Date</u>	<u>Sampling</u>
AguaGrip	Johns Island, SC	Jan. 28, 2022	AguaSeal

2058T0003

The laboratory test results presented in this report are based on the material(s) supplied and tested. The results, and by extension any statements of conformity, opinions, or interpretations, apply the "simple acceptance" decision rule for measurement uncertainty accounting. This report is for the exclusive use of stated client. Only the client is authorized to permit copying or distribution of this report and then only in its entirety. PRI Construction Materials Technologies LLC assumes no responsibility nor makes a performance or warranty statement for this material or products and processes containing this material in connection with this report.

PRI Construction Materials Technologies LLC 6412 Badger Drive Tampa, FL 33610 Tel: 813-621-5777 Fax: 813-621-5840 e-mail: materialstesting@pricmt.com WebSite: <http://www.pri-group.com>



**Results:**

Testing was completed as described in ASTM E 96/E 96M-16: *Standard Test Methods for Water Vapor Transmission of Materials*. Specimens were prepared and tested at 73.4±3.6°F and 50±2% relative humidity in accordance with Procedure B, Water Method. Test specimens were excised from a larger films following 14 days of cure. Specimens were sealed along sides and to the cup with wax.

Sample	ASTM E 96 Water Vapor Permeance (Perms)				
	1	2	3	Avg.	Std. Dev.
<sup>1</sup> AguaGrip	3.9	3.5	3.3	3.6	0.3

Note(s): None.

Sample	ASTM E 96 Water Vapor Transmission (grains/h·ft <sup>2</sup> )				
	1	2	3	Avg.	Std. Dev.
<sup>1</sup> AguaGrip	1.6	1.5	1.3	1.5	0.1

Note(s): None.



**Statement of Attestation:**

Testing was conducted in accordance with standard test methods described herein. The laboratory test results presented in this report are representative of the material supplied.

Signed:   
Brent Barbeau

Manager

Signed: \_\_\_\_\_  
Apr. 14, 2022

**Report Issue History:**

Issue #	Date	Pages	Revision Description (if applicable)
Original	Apr. 14, 2022	2	NA

END OF REPORT

2058T0003

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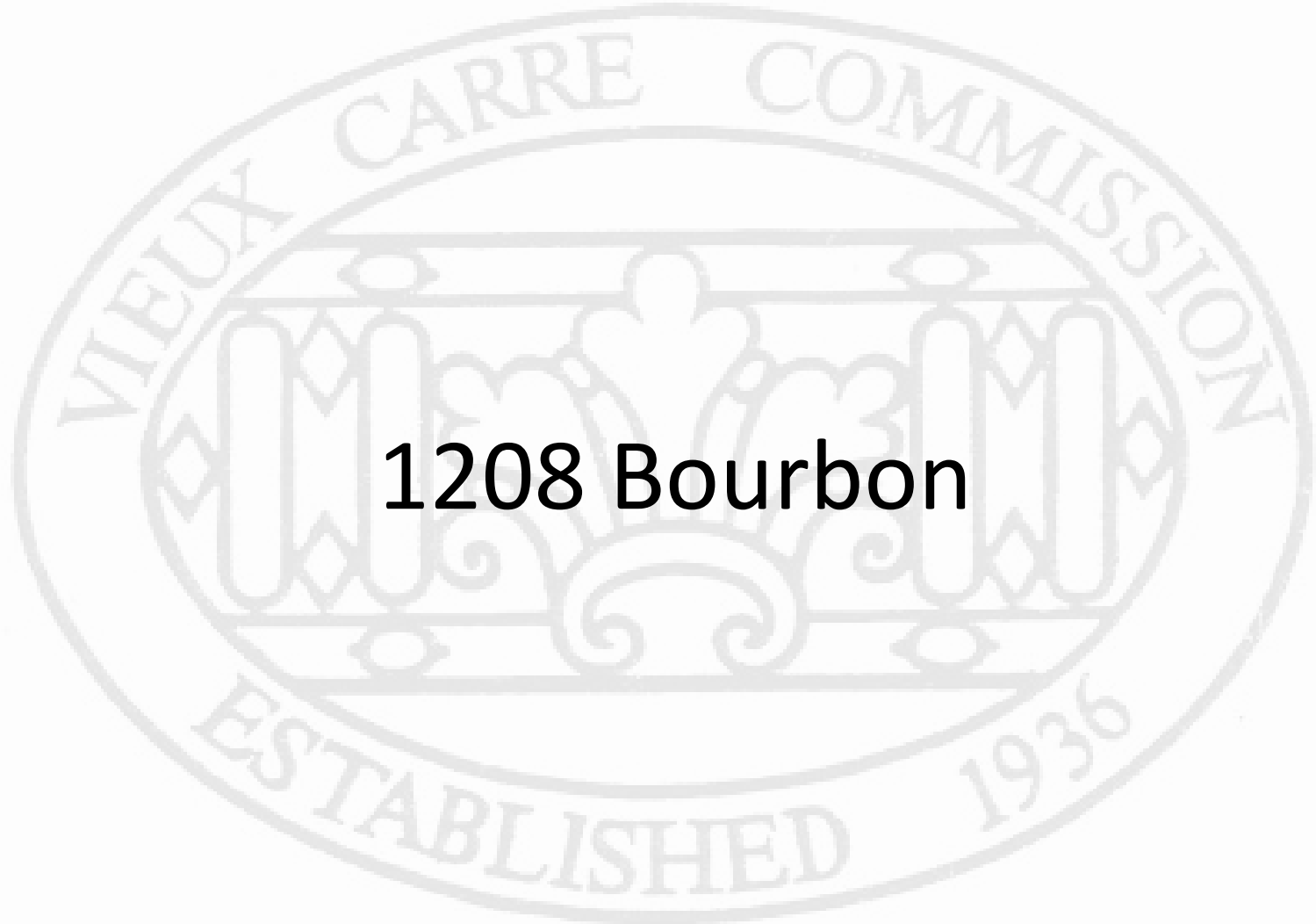
PRI Construction Materials Technologies LLC 6412 Badger Drive Tampa, FL 33610 Tel: 813-621-5777 Fax: 813-621-5840 e-mail: materialtesting@pricmt.com WebSite: http://www.pri-group.com



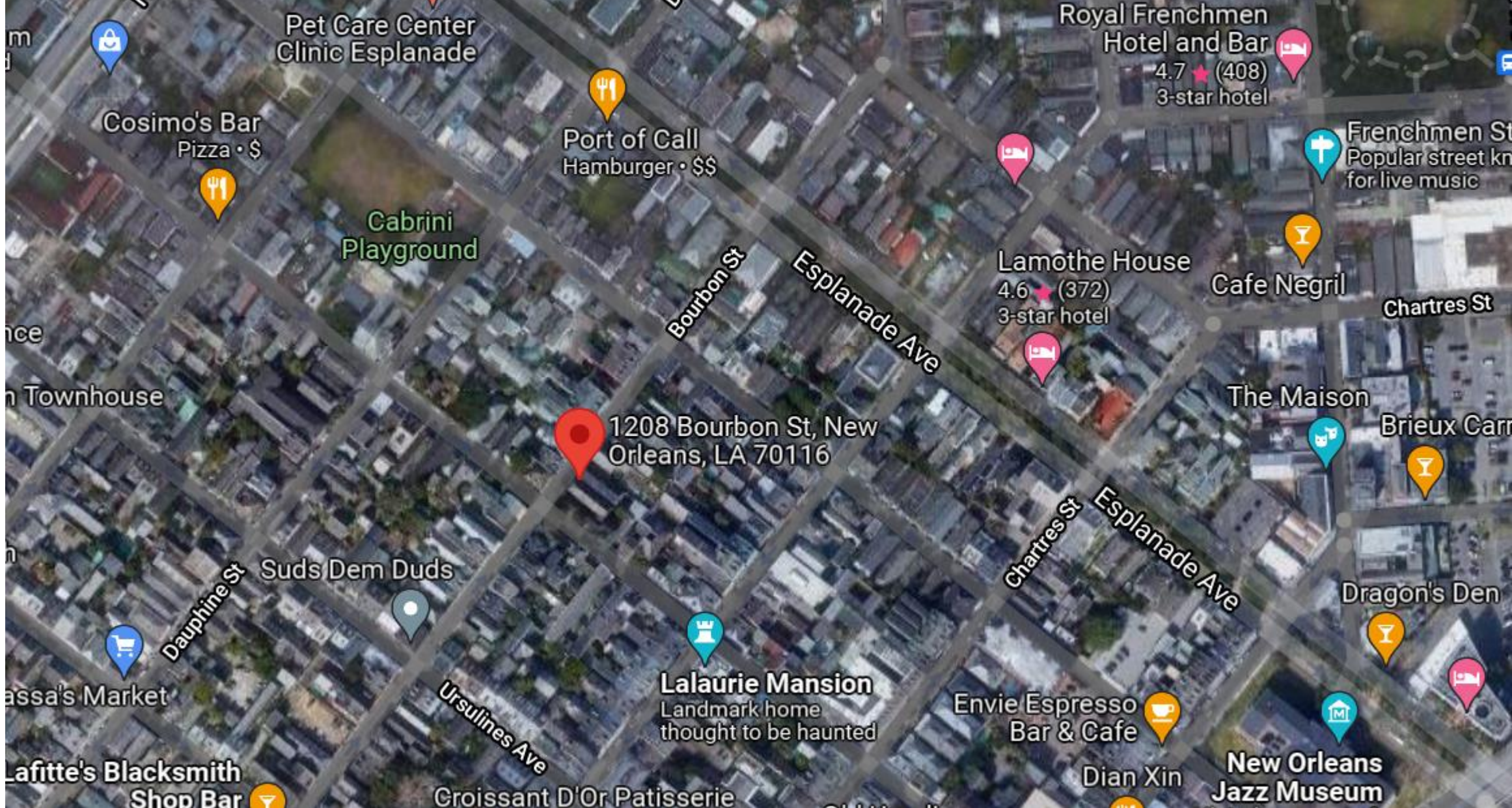
## Four Classifications of Vapor Permeance\*

Classification	Permeance
Vapor impermeable	0.1 perm or less
Vapor semi-impermeable	1.0 perm or less and greater than 0.1 perm
Vapor semi-permeable	10 perms or less and greater than 1.0 perm
Vapor permeable	greater than 10 perms

\* Source: *Lstiburek, Joseph. BSD-106: Understanding Vapor Barriers. Building Science Corporation. April 15, 2011.*



**1208 Bourbon**



1208 Bourbon





1208 Bourbon - 1962

Vieux Carré Commission

May 18, 2022







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Vieux Carré Commission

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Vieux Carré Commission

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May 18, 2022



The Vieux Carre Commission in conformity to Chapter 65 of the Code of the City of New Orleans, as amended, hereby grants permission for work to be performed on the premises listed in accordance with outlined specifications within given dates and under inspectory supervision.

THIS PERMIT AND ALL PLANS & SPECIFICATIONS MUST BE ON PREMISES AT ALL TIMES.

Permit No.	81254	Premises:	1208-10 Bourbon Street	Use:	Residential
Applicant:	Arnold Watson		414 Cardinal Street, Slidell, LA	649-2796	
Owner:	Dr. Rex Toole		1208 Bourbon Street	70458	
Contractor:	Arnold Watson		414 Cardinal Street, Slidell, LA	649-2796	70458
Work to Commence:	5/8/81	To be completed:	11/8/81		

This permit expires six (6) months after date of commencement if work as specified has not begun or after a period of six (6) months of no activity.

Specifications:

To replace asphalt shingles with fiberglass shingles, in either black or charcoal, retaining ridge tiles.

NOTE: ALL WORK MUST CONFORM TO STANDARD VIEUX CARRE COMMISSION POLICIES AND DETAILS.

1208 Bourbon

Vieux Carré Commission

May 18, 2022



WARREN E. MOULEDOUX, JR.  
A Professional Law Corporation  
833 Fourth Street  
Gretna, LA 70053  
(504)367-4444 fax (504)366-2973  
wmouledoux@wmouledouxlaw.com

December 1, 2021

City of New Orleans  
Safety and Permitting  
Attn: Nicholas Albrecht - Plans Examiner  
1300 Perdido Street  
7<sup>th</sup> Floor  
New Orleans, Louisiana 70112

via PDF Upload

Re: Hardship Extension - 1208 Bourbon Street

Dear Mr. Albrecht;

I hope this letter finds you well.

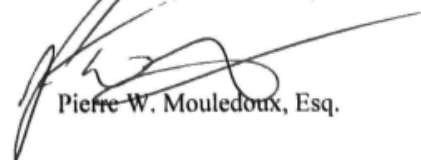
I write to you today to request a hardship extension for my client, the owner of 1208 Bourbon Street, Rex Toole, Jr.

First, Mr. Toole is to undergo an inpatient medical procedure imminently soon. Secondly, Mr. Toole's insurance carrier, State National Fire, whom he submitted his Hurricane Ida damage claims was placed in receivership/bankruptcy with the State of Louisiana Department of Insurance. Lastly, roofing and or repair contractors are extremely difficult to secure given the widespread effects of Hurricane Ida and the overwhelming recovery and need for contractors that followed.

Please let the foregoing reasons be deemed good and sufficient to establish the need for the granting of the requested hardship extension.

Sincerely,

WARREN E. MOULEDOUX, JR.  
A Professional Law Corporation

  
Pierre W. Mouledoux, Esq.

1208 Bourbon

Vieux Carré Commission

May 18, 2022





Mark Graves  
 Graves Construction  
 P.O Box 698  
 Hahnville , La 70057  
 Mobile 504-442-0923  
 License #: 10530032#3CF52

# Estimate

<b>Project</b>
replace roof

<b>Customer</b>	
Pierre Mouledoux 1208 Bourbon st New Orleans, La	Mobile 504-650-0592 pmouledo@gmail.com

Remove shingles, clean up roof and debris, Install synthetic felt and 2 inch drip edge , Install timberline Hdz Slate Lifetime shingles and Gaf Slate Timbertex ridge cap , nail according to code. Haul away trash, All vents and fans will be new , Take off slate ridge cap, reinstall Once roof is done , mortar joints . price doesn't include any rotten decking needing changed. If any, each sheet will be 200 per sheet more.

**Notes:**

After further inspection of the roof, It can not be repaired. It has too many missing tiles, amongst possible plywood damage. I lifted up some tiles, and can see that the roof has never had a slate roof prior to the shingled roof. Therefore, I would be very concerned adding that amount of weight to a roof when it has never had that kind of load. Slate is very heavy, and will add thousands of pounds to the roof , if the house was not framed to handle such load, the roof could possibly cave in . I would suggest going back with the roof that has been on the house for over 50 plus years

Description	Cost
<b>Roofing</b>	<b>\$15,045.00</b>
<b>Roofing- Timberline HDZ</b>	\$14,025.00
<small>Timberline HDZ. lifetime architectural shingles over synthetic felt paper with ice and water shield and/or metal at the valleys per code with drip edge. Ridge venting to be cobra or equivalent venting. Ridge cap timbertex .</small>	
<b>Roofing-Remove and Reinstall slate ridge</b>	\$1,020.00
<hr/>	
<b>Project Subtotal</b>	<b>\$15,045.00</b>
Overhead	\$0.00
Profit	\$0.00
<hr/>	
<b>Project Total</b>	<b>\$15,045.00</b>
Tax	\$525.00
<b>Total with Tax</b>	<b>\$15,570.00</b>

We appreciate your business and look forward to working with you.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Date: \_\_\_\_\_

Contractor \_\_\_\_\_

Customer \_\_\_\_\_

1208 Bourbon

Vieux Carré Commission

May 18, 2022



**Notes:**

After further inspection of the roof, It can not be repaired. It has too many missing tiles, amongst possible plywood damage. I lifted up some tiles, and can see that the roof has never had a slate roof prior to the shingled roof. Therefore, I would be very concerned adding that amount of weight to a roof when it has never had that kind of load. Slate is very heavy, and will add thousands of pounds to the roof , if the house was not framed to handle such load, the roof could possibly cave in . I would suggest going back with the roof that has been on the house for over 50 plus years



Mark Graves  
 Graves Construction  
 P.O Box 698  
 Hahnville , La 70057  
 Mobile 504-442-0923  
 License #: 10530032#3CF52

**Esimate**

<b>Project</b>	<b>Customer</b>	
Slate roof install	Pierre Mouledoux 1208 Bourbon st New Orleans, La	Mobile 504-650-0592 pmouledo@gmail.com

Remove shingles, felt . install new felt , copper vents ,drip edge , Real slate tiles , standard colors, nailed with copper nails. Any bad decking will be 200 dollars a sheet for plywood. All trash will be hauled away.

Description	Quantity	Cost
<b>Roofing</b>		<b>\$63,525.00</b>
Slate Roofing - Install slate roofing	33 SF	\$27,225.00
Slate roofing- removal of slate roof	33 SF	\$9,900.00
Slate Roofing- Slate tiles s-1	33 SF	\$26,400.00
	<b>Project Subtotal</b>	<b>\$63,525.00</b>
	Overhead	\$0.00
	Profit	\$0.00
	<b>Project Total</b>	<b>\$63,525.00</b>
	Tax	\$2,640.00
	<b>Total with Tax</b>	<b>\$66,165.00</b>

We appreciate your business and look forward to working with you.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_ Date: \_\_\_\_\_

Contractor \_\_\_\_\_ Customer \_\_\_\_\_

1208 Bourbon

Vieux Carré Commission

May 18, 2022



Mark Graves  
 Graves Construction  
 P.O Box 698  
 Hahnville , La 70057  
 Mobile 504-442-0923  
 License #: 10530032#3CF52

**Estimate**

<b>Project</b>
Synthetic slate roof

<b>Customer</b>	
Pierre Mouledoux 1208 Bourbon st New Orleans, La	Mobile 504-650-0592 pmouledo@gmail.com

Remove shingles, install new copper flashings and vents, felt and install synthetic slate on roof per VCC code, Haul trash away

Description	Quantity	Cost
Roofing		\$82,500.00
Synthetic Slate Roof	33 SF	\$82,500.00
<b>Project Subtotal</b>		<b>\$82,500.00</b>
	Overhead	\$0.00
	Profit	\$0.00
<b>Project Total</b>		<b>\$82,500.00</b>
	Tax	\$4,125.00
<b>Total with Tax</b>		<b>\$86,625.00</b>

We appreciate your business and look forward to working with you.

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_ Date: \_\_\_\_\_

Contractor \_\_\_\_\_ Customer \_\_\_\_\_

1208 Bourbon



**GAF** Timberline<sup>®</sup>HDZ™  
High Definition<sup>®</sup> Shingles



## America's #1-selling shingle just got better!

The same shingle you know and love, now with LayerLock™ Technology which powers the industry's widest nailing area.

1208 Bourbon

Vieux Carré Commission

May 18, 2022





# Timberline® HDZ™ Shingles

## Benefits:

- LayerLock™ Technology** — Proprietary technology mechanically fuses the common bond between overlapping shingle layers.
- Up to 99.9% nailing accuracy** — The StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test.<sup>1</sup>
- WindProven™ Limited Wind Warranty** — When installed with the required combination of GAF Accessories, Timberline® HDZ™ Shingles are eligible for an industry first: a wind warranty with no maximum wind speed limitation.<sup>2</sup>
- Our legendary Dura Grip™ sealant** pairs with the smooth microgranule surface of the StrikeZone™ nailing area for fast tack. Then, an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- StainGuard® Algae Protection** — Helps protect the beauty of your roof against unsightly blue-green algae discoloration.<sup>3</sup>
- High Performance** — Designed with Advanced Protection® Shingle Technology.
- Seamless compatibility** — The new Timberline® HDZ™ Shingles are compatible with traditional Timberline HD® Shingles for the same look and feel homeowners and contractors rely on for beauty and endurance.<sup>4</sup>
- Perfect Finishing Touch** — For the best look, use TimberTex® Premium Ridge Cap Shingles or TimberCrest™ Premium SBS-Modified Ridge Cap Shingles.

## Colors & Availability:



## Product details:

- Product/System Specifics**
- Fiberglass asphalt construction
  - Dimensions (approx.): 13 1/4" x 39 1/2" (337 x 1,000 mm)
  - Exposure: 5 1/8" (143 mm)
  - Bundles/Square: 3
  - Pieces/Square: 64
  - StainGuard™ Algae Protection<sup>3</sup>
  - Hip/Ridge: TimberTex™; TimberCrest™; Seal-A-Ridge™; Z™Ridge; Ridglass™
  - Starter: Pro-Start™; QuickStart™; WeatherBlocker™

- Applicable Standards & Protocols:**
- UL Listed to ANSI/UL 790 Class A
  - State of Florida approved
  - Classified by UL in accordance with ICC-ES AC438
  - Meets ASTM D7158, Class H
  - Meets ASTM D3161, Class F
  - Meets ASTM D3018, Type 1
  - Meets ASTM D3462<sup>5</sup>
  - ICC-ES Evaluation Reports ESR-1475 and ESR-3267
  - Meets Texas Department of Insurance Requirements
  - ENERGY STAR™ Certified (White Only) (U.S. Only). Rated by the CRRC. Can be used to comply with Title 24 cool roof requirements

<sup>1</sup> Results based on a study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HD® Shingles to Timberline® HDZ™ Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

<sup>2</sup> 15-year WindProven™ limited wind warranty on Timberline® HDZ™ Shingles requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products.

<sup>3</sup> StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

<sup>4</sup> To be mixed on one roof, Timberline® HDZ™ Shingles and Timberline HD® Shingles must have matching 5-digit codes found on the end of the bundle. When mixed, always use Timberline HD® installation instructions.

<sup>5</sup> Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

<sup>6</sup> Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, lifetime coverage is not applicable. Lifetime coverage on shingles requires use of GAF Lifetime shingles only. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and any 3 qualifying GAF accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

1208 Bourbon

Vieux Carré Commission



We protect what matters most™



©2019 GAF 12/19 • 825 • 85867670002 • 34/12/19

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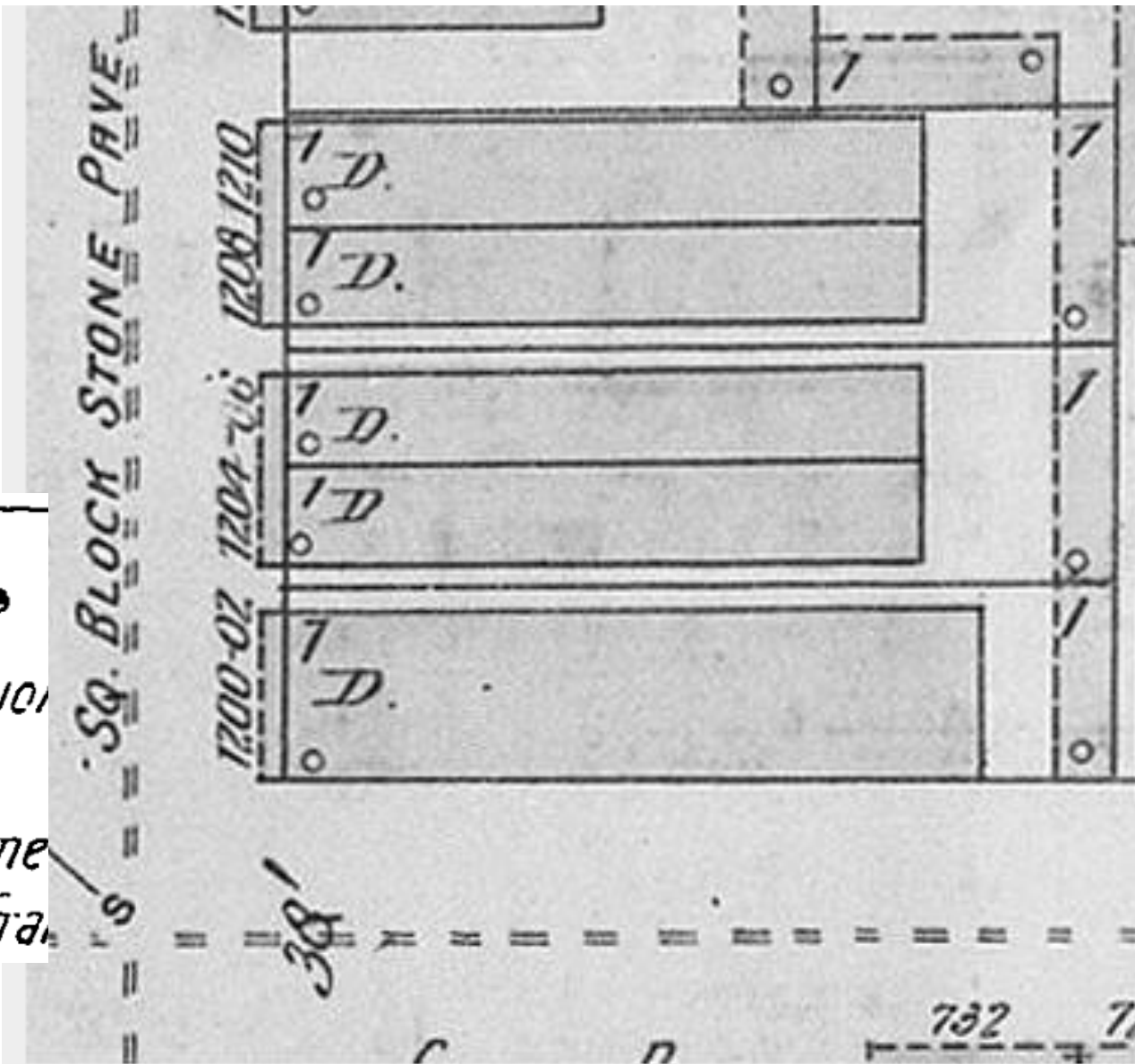


1208 Bourbon – Neighboring 1206-1206 Bourbon with Contemporary Slate Roof



**KEY**

NUMBER OF STORIES 4	Fire proof construction
SLATE OR TIN ROOF ○	Iron building
COMPOSITION ROOF ●	Brick building with me
SHINGLE ROOF x	" " " fra



Title: Sanborn's Insurance Maps  
Date: 1896

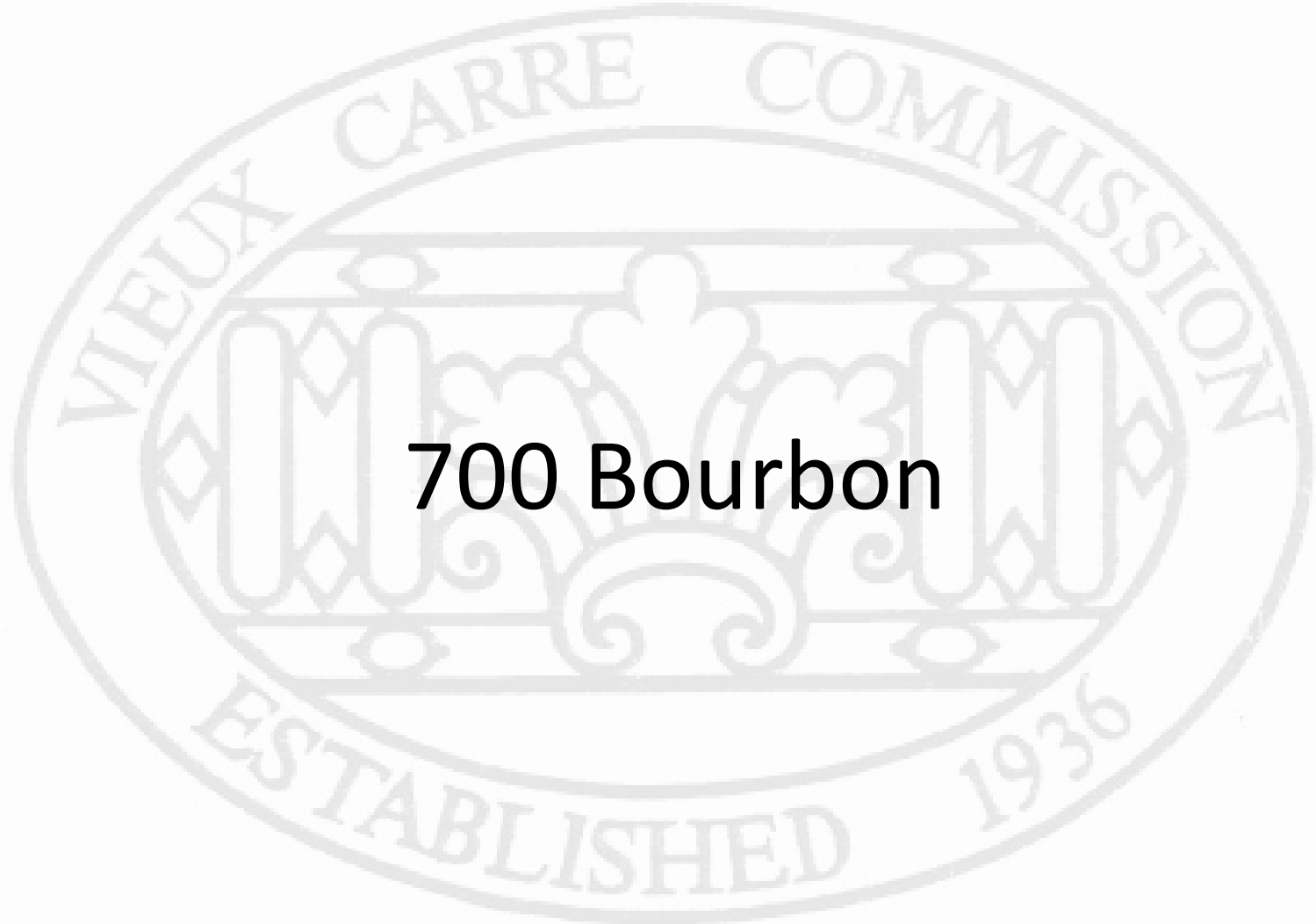
1208 Bourbon



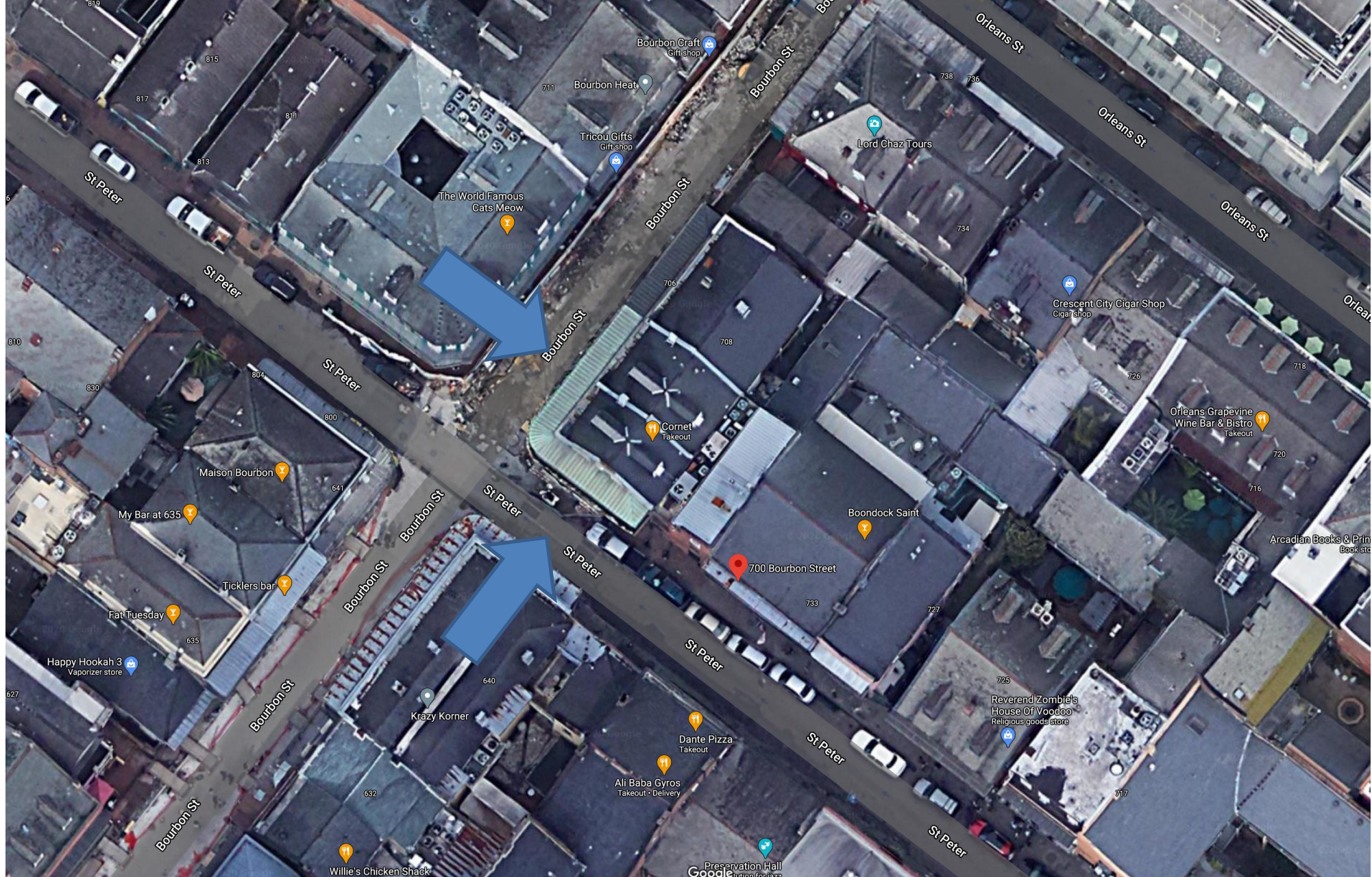


## E. Pitched roofs without slate or tile:

1. On all roofs composed of materials other than slate or tile, replacement materials shall be of at least comparable quality to the material replaced, with no building receiving a roof of lesser quality. **Green** and **pink** rated buildings shall receive no roof of lower rank than cement, slate-type shingles or *Ludo Slate*; **Yellow**, **orange** and **brown** rated buildings shall receive no roof of lower rank than non-cement, synthetic slate-type shingles (*Ludo Slate\**, *Lamarite*, *EcoStar*, *Majestic Slate* or *InSpire\**), unless there is evidence that the original roof was composed of a material other than those permitted.
2. Allowed roofing materials are as follows:
  - Slate - traditional
  - Slate - contemporary (Examples: *Nu-lock Roofing System*; *Tru-Slate*; *Slate2*)
  - Clay tile
  - Cement, slate-type shingles (Examples: *Slate Select*; *Ironstone*)
  - Non-cement, synthetic slate-type shingles (Examples: *Ludo Slate\**, *Lamarite*, *EcoStar* *Majestic Slate*, *Davinci Slate* or *InSpire\*\**)
  - Standing seam copper
  - Standing seam painted galvanized metal



**700 Bourbon**



700 Bourbon

Vieux Carré Commission

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700 Bourbon

Vieux Carré Commission

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700 Bourbon – 1946

Vieux Carré Commission

May 18, 2022





700 Bourbon – 1961

Vieux Carré Commission

May 18, 2022





700 Bourbon – 1963

Vieux Carré Commission

May 18, 2022





700 Bourbon – 1967

Vieux Carré Commission

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700 Bourbon – 1975

Vieux Carré Commission

May 18, 2022





700 Bourbon – 1980

Vieux Carré Commission

May 18, 2022





700 Bourbon – 2009

Vieux Carré Commission

May 18, 2022





700 Bourbon – 2018

Vieux Carré Commission

May 18, 2022





700 Bourbon – 2018

Vieux Carré Commission

May 18, 2022





700 Bourbon

Vieux Carré Commission

May 18, 2022





700 Bourbon

Vieux Carré Commission

May 18, 2022





700 Bourbon

Vieux Carré Commission

May 18, 2022





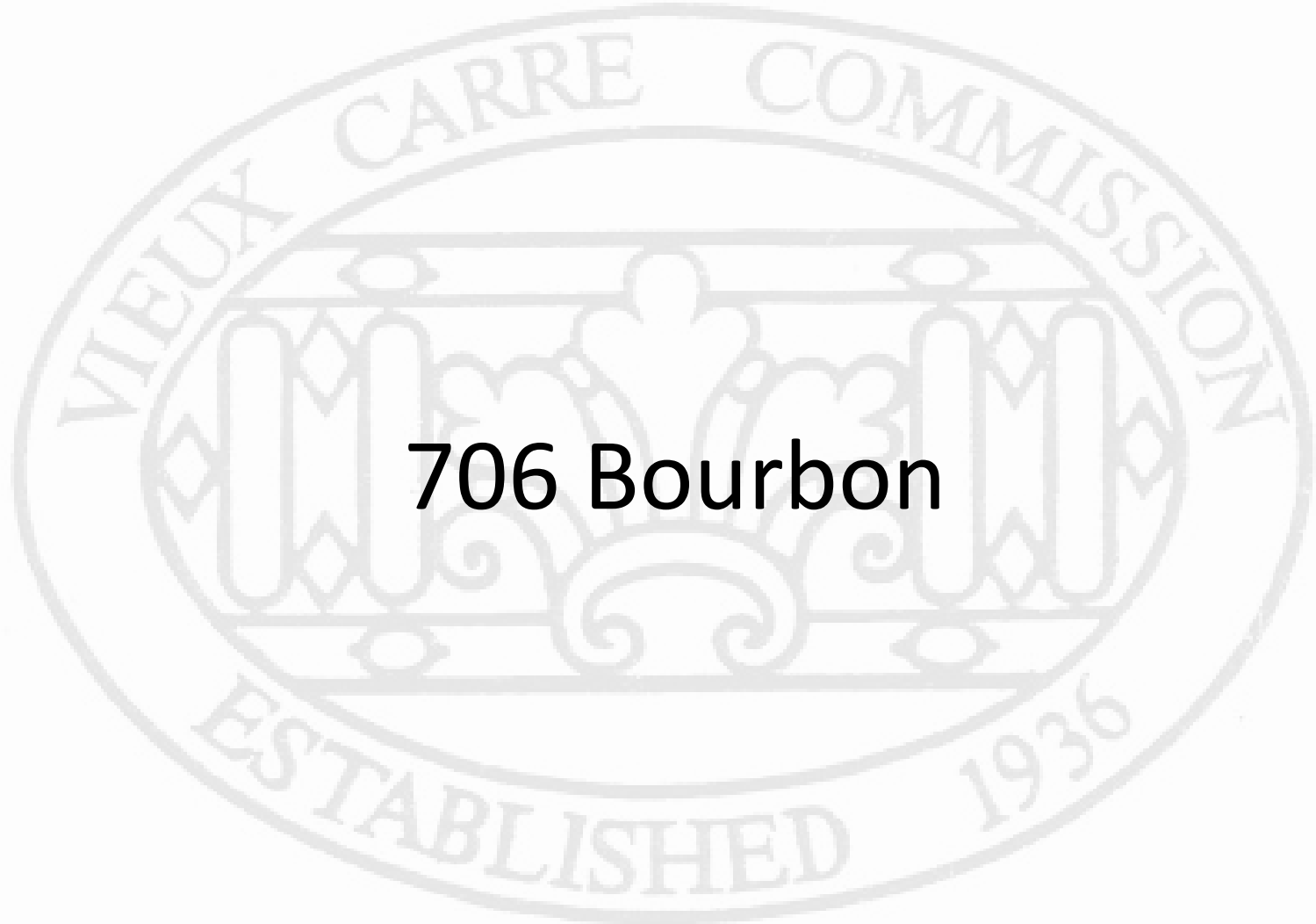


700 Bourbon

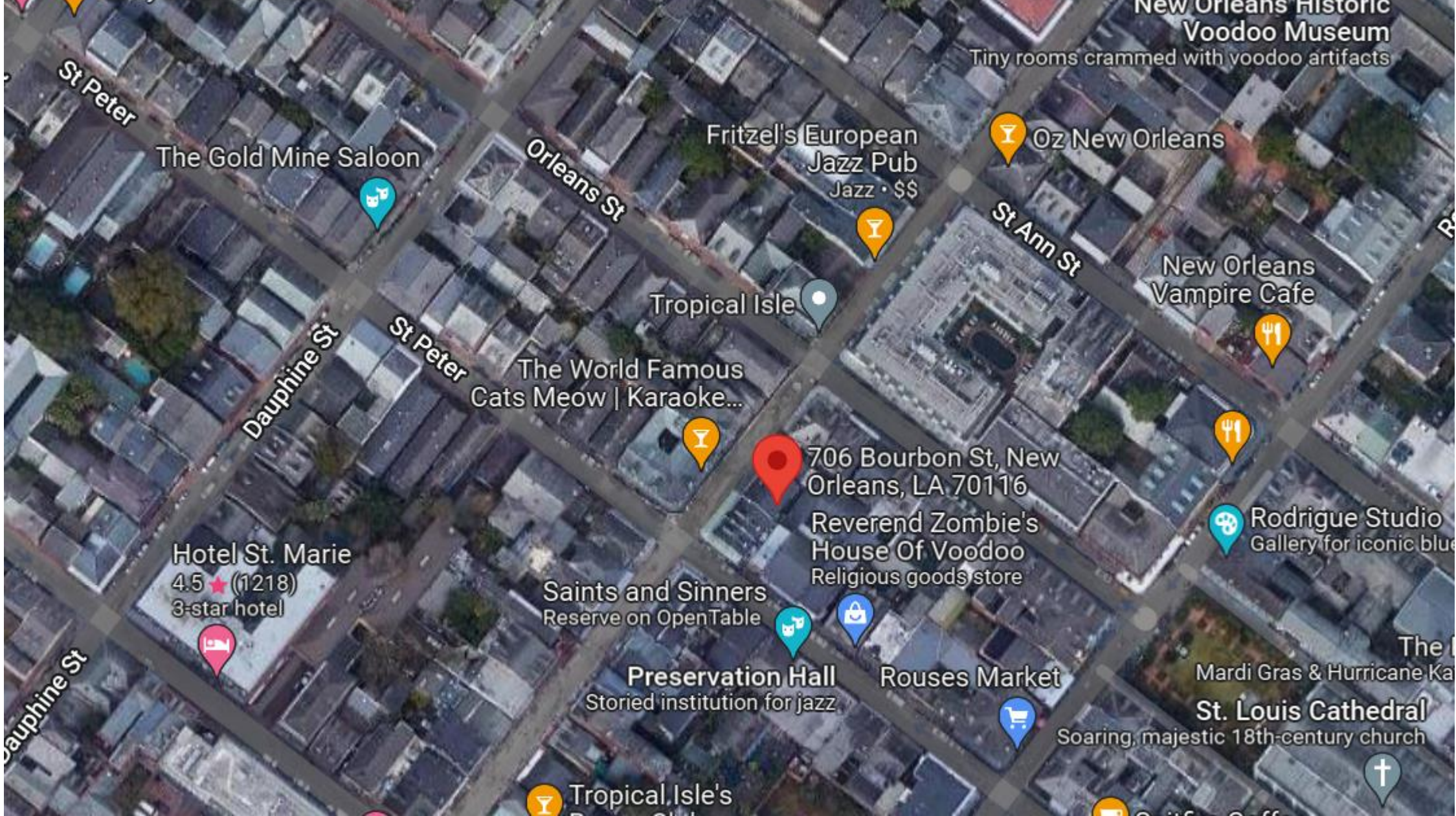
Vieux Carré Commission

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**706 Bourbon**



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