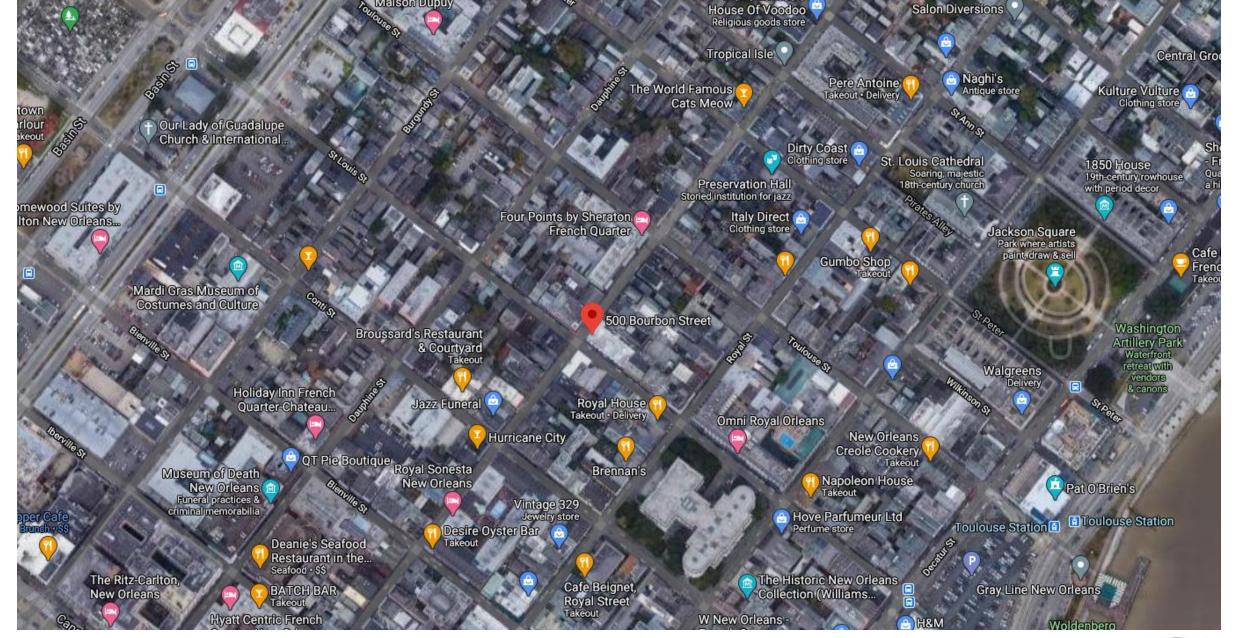
# Vieux Carré Commission Architecture Committee Meeting

Tuesday, October 10, 2023







500 Bourbon























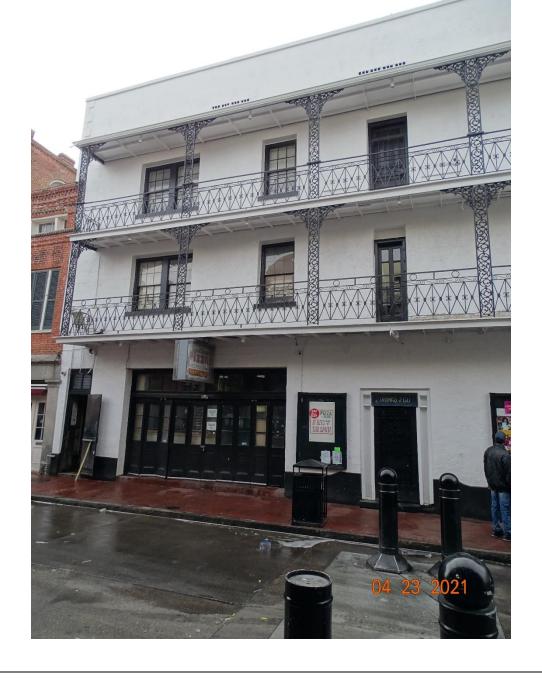






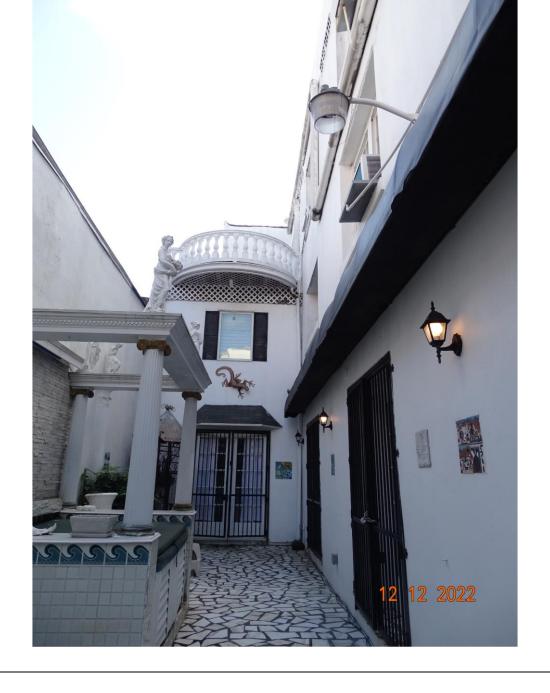














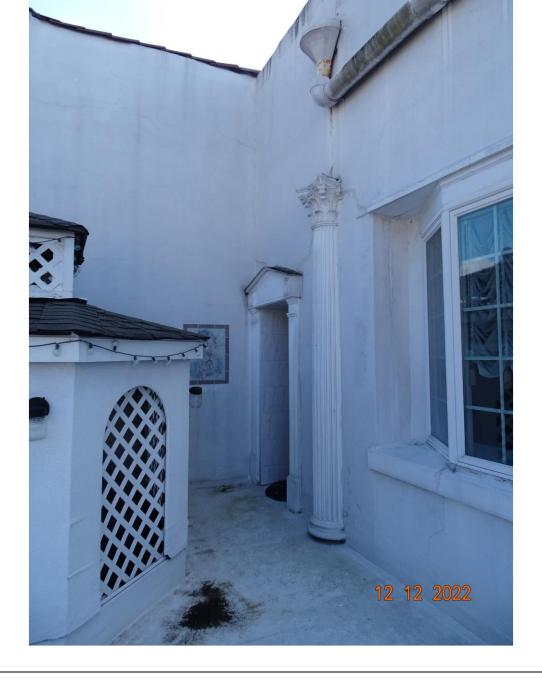




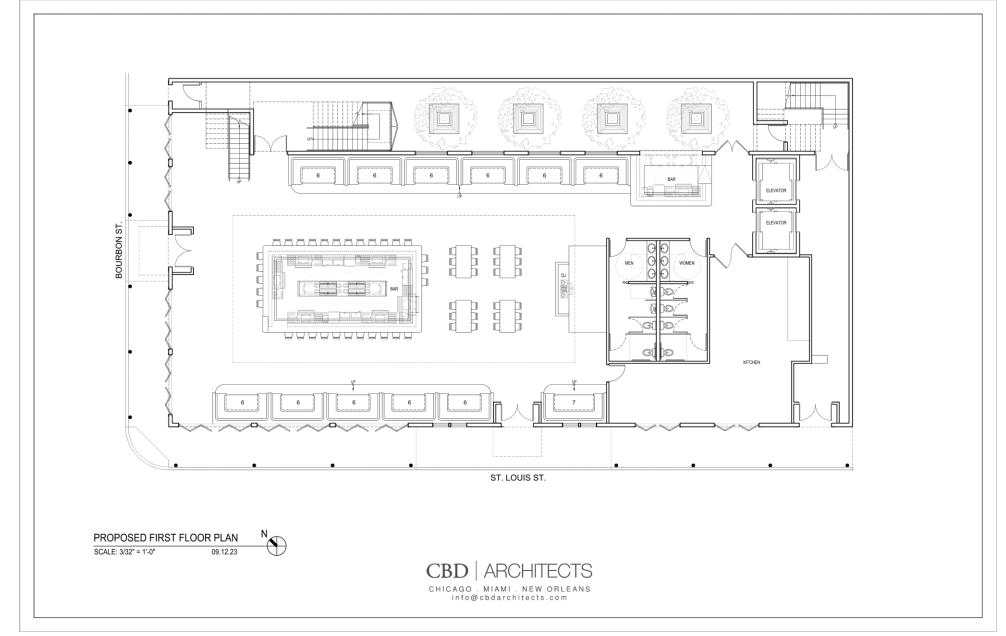




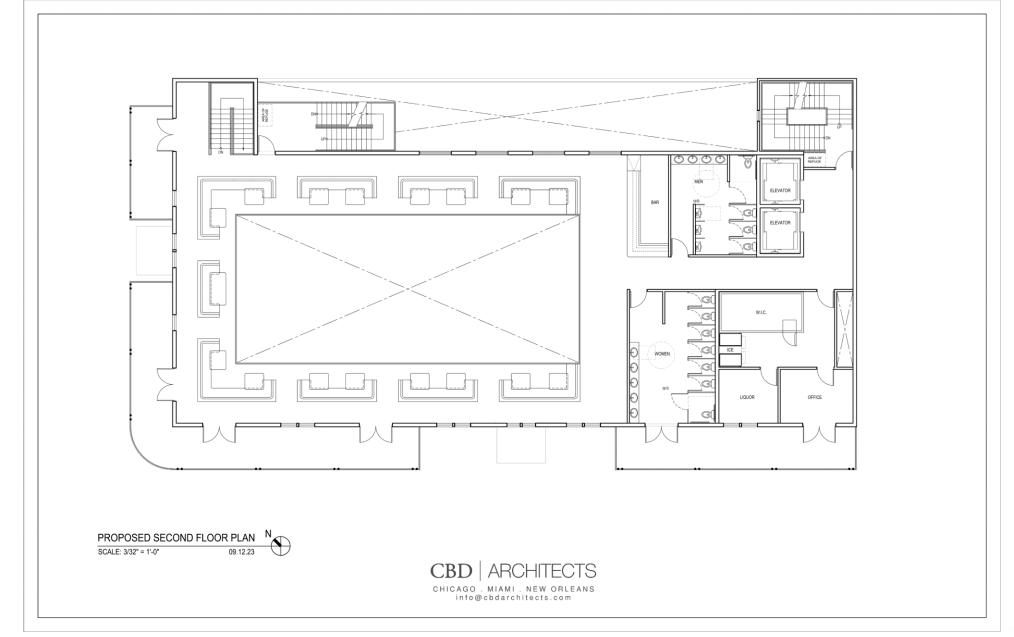




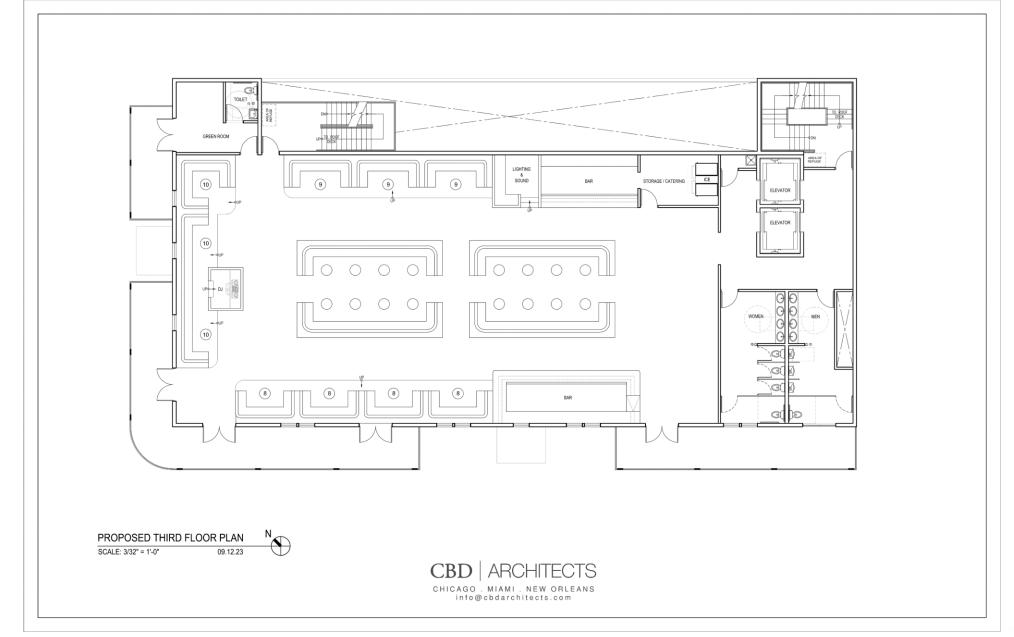




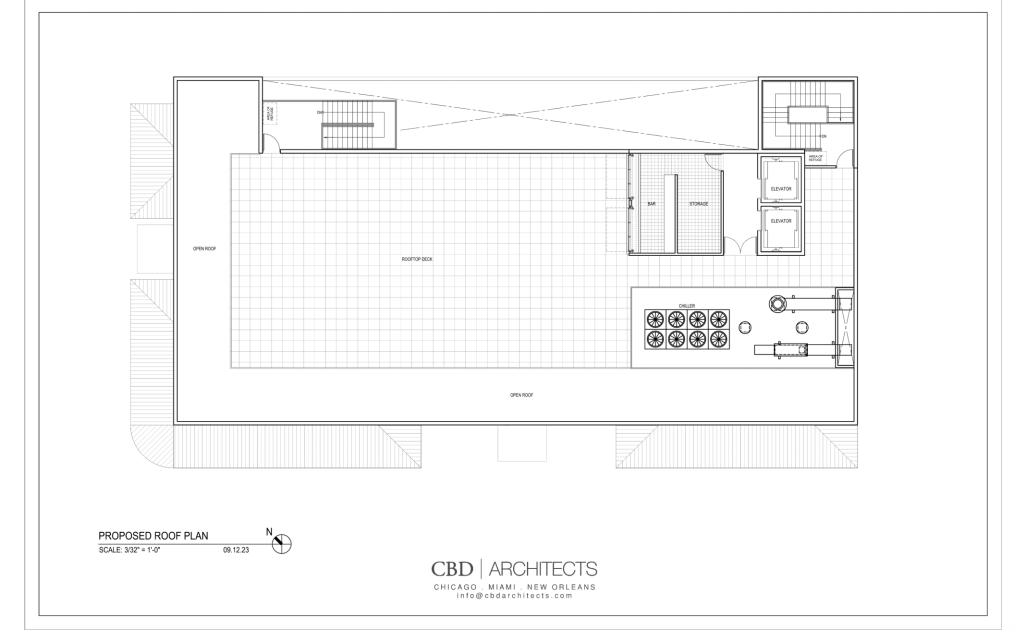




















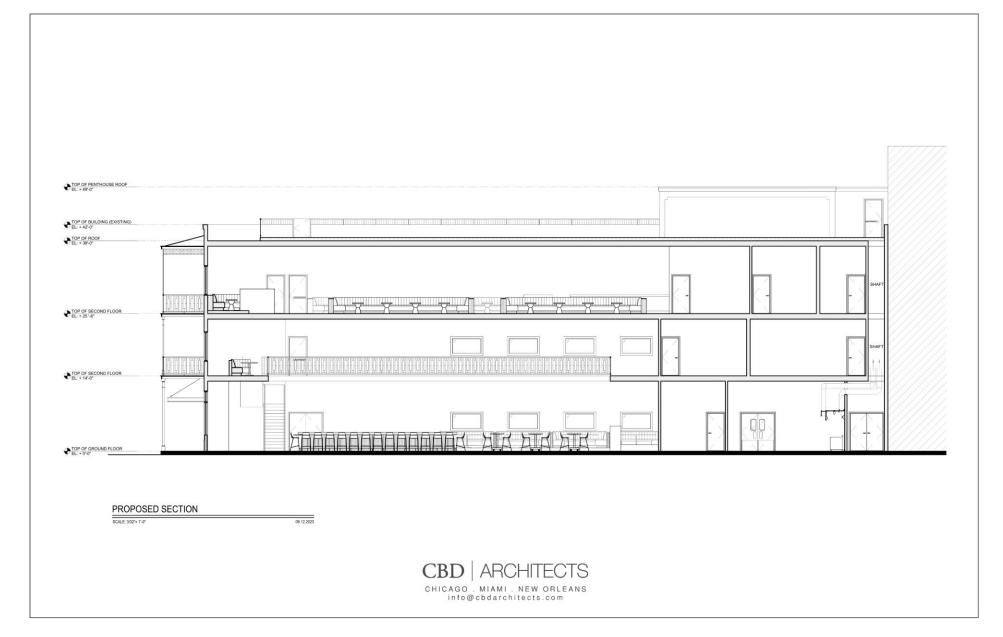












#### PROPOSED REVISIONS TO VCC DESIGN GUIDELINES

Currently, the design guidelines define a **roof top addition** as any new construction on top of an existing rooftop for occupied or unoccupied space, and includes a full-floor addition. This definition should be revised to include "occupied, finished space designed to accommodate outdoor commercial or residential living space including, but not limited to, furniture, landscaping, lighting, etc., all of which must be reviewed and approved by VCC."

Roof deck should be defined as, generally, a platform built above the roof structure, capable of supporting weight, similar to a floor and connected to the main building by stairs and possibly an elevator. It is typically enclosed by a railing or parapet for safety.

Based on research of how other similar historic districts have regulated this condition, we also propose that **food** must be served in such activated, commercial, open-air rooftop additions, not just alcohol, and no rooftop space can be occupied after 10:00 pm. Noise must not exceed prescribed decibel levels, reading to be taken at 5' above deck. No amplified music nor speakers shall be allowed.

For properties located adjacent to residential areas, approved screens, walls, shutters, or other devises shall be required to restrict visual access to the residential units.

Illumination of the activated, open-air rooftop addition shall be restricted to avoid lights that focus outward or upward and should limit spillage of light from the deck.

Guidelines should explicitly indicate that rooftop decks that are highly visible are strongly discouraged. Such

#### ROOFTOP ADDITIONS

#### THE VCC REQUIRES:

- Compliance with the Comprehensive Zoning Ordinance (CZO) – A rooftop addition shall not require a variance for height limit or floor area ratios
- Review of all exterior items located on a roof surface including paving, railings and built-in furnishings

#### THE VCC DOES NOT RECOMMEND:

- A rooftop addition on a Green, Pink or Yellow rated building
- A rooftop addition on a building of less than three full stories in height

#### THE VCC DOES NOT ALLOW:

- · A rooftop addition on a Purple or Blue rated building
- A rooftop addition on a building originally constructed as a residential building
- A rooftop addition on a roof with a pitch greater than 3-inches vertically in 12-inches horizontally and an existing parapet less than 18-inches in height – Except at a camelback shotgun
- A roof addition greater than one story and/or 12'-0" in height or with a roof form other than a flat or lowsloped roof – Excluding an elevator override

additions to historic buildings shall be located to the rear of the structure or the most inconspicuous side of the building. Additions to roofs shall not be visible from the front elevation.

To be added to VCC Design Guidelines 14:17 Design Standards for Rooftop Addition Review (at left):

- Activated, open-air rooftop additions shall comply with all Rooftop Addition requirements and recommendations shown on VCC Design Guidelines.
- No activated, open-air rooftop addition shall be allowed such that accessory structures (stair, elevator, etc.) would exceed the max. height allowable as per the CZO.



#### **ROOFTOP ADDITIONS**

As most buildings in the Vieux Carré were built at or close to their property lines, it is often not possible to expand a building's footprint. As a result, some property owners hope to add new space on top of an existing building. The two types of additions on top of an existing building are a camelback and a rooftop addition.

- Camelback: The camelback is a traditional addition design for a wood frame shotgun or shotgun double (Refer to Shotgun, Guidelines for Architectural Building Types & Architectural Styles, page 02-8) - A traditionally designed camelback proposed for a wood-framed shotgun building is not subject to the more rigourous submittal requirements for a rooftop addition; however, it must be compatible with the existing building (Refer to Principles for Additions, page 14-11)
- Rooftop Addition: A rooftop addition is defined as any new construction on top of an existing rooftop for occupied or unoccupied space, and includes a full-floor addition

A rooftop addition is a way to increase the square footage and floor area ratio of an existing masonry building in the Vieux Carré. This method of adding space to a building predominantly occurs between Bourbon Street and the river where conversion of a commercial or warehouse building to residential use is common. In considering a proposed rooftop addition, the VCC considers the historic integrity of the original structure and surrounding area. It is equally important that an addition, when appropriate and allowed, contribute to the character of the area and respect the design and context of the building and its streetscape.

When reviewing a proposal for a rooftop addition, the VCC evaluates the application on a case by case basis. An approved rooftop addition at one location should not be considered a precedent or construed to mean that a similar proposal for another property will be approved. Factors considered by the VCC in its review include:

- The significance of the building or site as defined by its color rating
- The location of the building and site
- The height of the existing building, the proposed addition and surrounding buildings - It must also meet zoning requirements including height and setback
- The visibility of the proposed addition
- The architectural treatment of the proposed addition and its compatibility with the existing building - it should not be obtrusive or detract from the architecture of the existing building or the surrounding Vieux Carré Historic District, streetscape or adjacent buildings.

#### **ROOFTOP ELEMENTS**

The VCC has jurisdiction over roof-mounted equipment and rooftop decks, including paving and semi-permanent furnishings. (Refer to Roof Mounted Equipment, Guidelines for Roofing, page 04-11, and Outdoor Furnishings, Guidelines for Site Elements & Courtyards, page 10-9.)



camelback addition typically is found on a woodframed shotaun single or double.



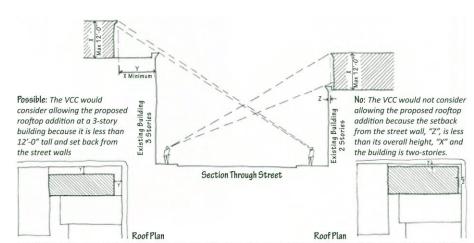
This rooftop addition is set back from the building corner on both sides and has a flat roof without permanent projecting overhangs. The metal railing is nominally visible to pedestrians.

#### ROOFTOP ADDITIONS SUBMITTAL REQUIREMENTS

In addition to the submission requirements identified in the New Construction & Addition Review (page 14-2), the following information is required for each application for a rooftop addition:

- · Dimensioned elevations and plans showing the proposed rooftop addition on the existing building
- · Sight-line studies, either photographs or drawings, illustrating the massing of the proposed addition and visibility in all directions, and showing not only the impact on the subject building, but also on the adjacent buildings and the Vieux Carré as a whole
- · A scaled massing model of the addition on the existing building that includes adjacent buildings
- · A section through the building to the boundary of the property on the other side of the street

14-16 Vieux Carré Commission - Guidelines for New Construction, Additions & Demolition



A rooftop addition must be set back from the street walls of the existing building by a minimum of the proposed height of the addition, (i.e. 12'-0" high rooftop addition must be set back from the street wall a minimum of 12'-0".) The VCC discourages a rooftop addition on a building less than three full stories in height because of the increased likelihood of visibility.

#### DESIGN STANDARDS FOR ROOFTOP ADDITION REVIEW

If allowable by the Comprehensive Zoning Ordinance (CZO) and appropriate at a particular site, the VCC uses specific design standards to review a rooftop addition proposal. In its review of a proposed rooftop amenity or addition, the VCC:

- · Strives to make a rooftop addition, including an elevator and mechanical equipment, as well as furnishings as unobtrusive and minimally visible as possible
- · Limits the overall height of a rooftop addition, including framing and parapet, to 12'-0" above the lowest surface of the existing roof, except for code-required components, such as an elevator override
- · Requires that a rooftop addition be set back from the street facade(s) of the building by a minimum of the overall height of the proposed addition (i.e., a 12'-0" high rooftop addition should be set back from the street wall a minimum of 12'-0")
- Requires that a rooftop addition incorporate elevator. mechanical and HVAC equipment within the single story and allowable addition footprint
- · Requires that all furnishings including railings, screens, planters, plants and permanent rooftop furnishings taller than the closest parapet be setback from the street wall(s) a minimum of the height of the proposed furnishing from the lowest roof surface
- · Considers a proposal for a rooftop addition that does not conform to these Guidelines at a Green, Pink or Yellow rated building under limited circumstances; however, excellence in design and the architectural character of the existing building are strong factors in the review

#### **Rooftop Addition Review**

Construct a rooftop addition 1 2 3

Commission

#### ROOFTOP ADDITIONS

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Vieux Carré Commission - Guidelines for New Construction, Additions & Demolition 14-17

500 Bourbon



October 10, 2023 Vieux Carre Commission



A first floor remnant of the old St. Louis Hotel remains to the right. In 1960, a larger hotel was constructed, incorporating the remnant, with compatible arched ground floor openings and storefront cornice.

#### COMPATIBLE DESIGN PRINCIPLES

The development of the Vieux Carré followed its own pattern and rhythm. As the heart of New Orleans, the heritage and culture of the French Quarter's early inhabitants are expressed through the architectural and built environment. To continue the District's evolution, the VCC encourages design excellence and creative design solutions for a new construction and/or an addition that are sensitive to the character of their historic surroundings. Generally, there are three appropriate design approaches in the Vieux Carré:

- Reconstruction: A design that faithfully duplicates details and materials based upon clear documentary evidence
- Traditional: A design that could have been constructed on a property for which there is insufficient evidence
- Present Day: A contemporary design compatible within the context of the property and neighboring sites

The approach, style and type of compatible new construction or an addition will vary at each site depending on the specific context. The approach for an addition or new secondary building is guided by the architectural and historical importance of the property as identified by its color rating. Recognizing that what might be appropriate at one property is not appropriate at another, the VCC does not mandate specific design "solutions" for new construction or an addition. However, when determining the appropriateness of a new construction or an addition, the VCC is guided by The Secretary of the Interior's Standards and the general design principles below.

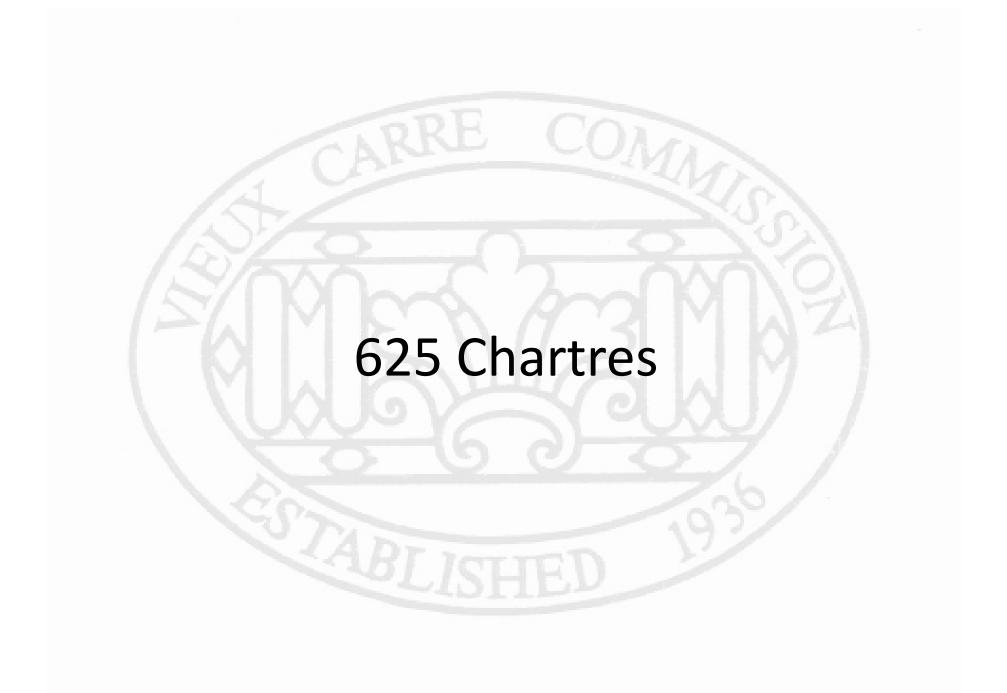
DESIGN PRINCIPLES	NEW CONSTRUCTION & ADDITIONS
Scale: Height & Width	Proportions and size of the new building/addition compared with neighboring buildings/existing building
Building Form & Massing	The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building
Setback	Distance of the new building/addition to the street or property line when compared with other buildings on the block/existing building
Site Coverage	Percentage of the site that is covered by a building/addition, when compared to nearby sites of compatible size
Orientation	Location of the front of the new building/addition and principal entrance relative to other buildings on the block
Alignment, Rhythm & Spacing	Effect the new building/addition will have on the existing patterns on its block
Architectural Elements & Projections	Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building's overall shape and silhouette relative to neighboring buildings
Façade Proportions: Window & Door Patterns	Relationship of the size, shape and location of the new building/addition façade and building elements to each other, as well as when compared to other buildings on the property, block/existing building
Trim & Detail	Mouldings, decorative elements and features of a building that are secondary to major surfaces such as walls and a roof and how they relate to the neighboring buildings/existing building
Materials	Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building

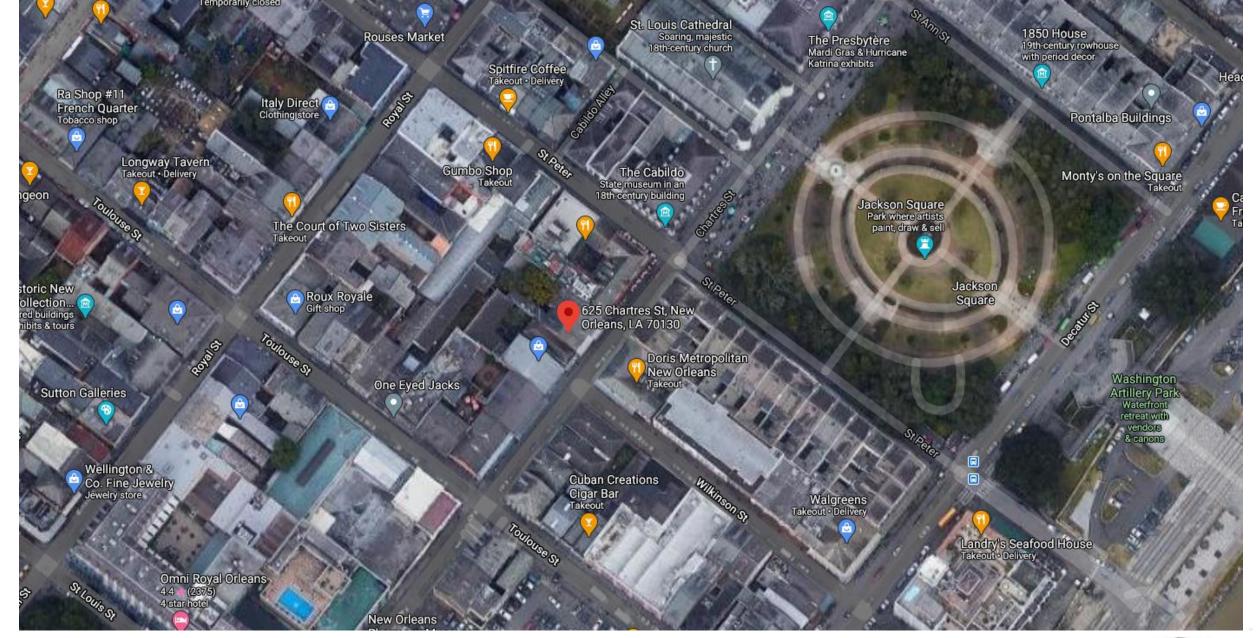
14-4 Vieux Carré Commission - Guidelines for New Construction, Additions & Demolition











625 Chartres









625 Chartres



Vieux Carre Commission October 10, 2023















625 Chartres





625 Chartres – previous conditions



Vieux Carre Commission October 10, 2023



625 Chartres – previous conditions



Vieux Carre Commission October 10, 2023



625 Chartres – previous conditions



Vieux Carre Commission October 10, 2023







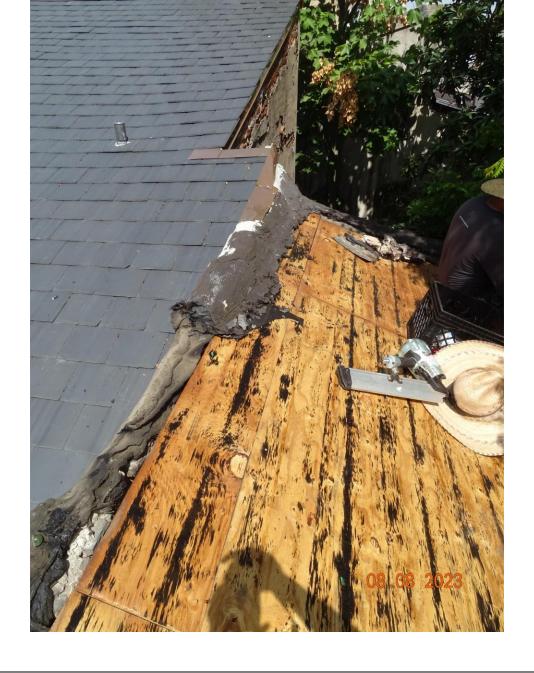


625 Chartres















































October 10, 2023























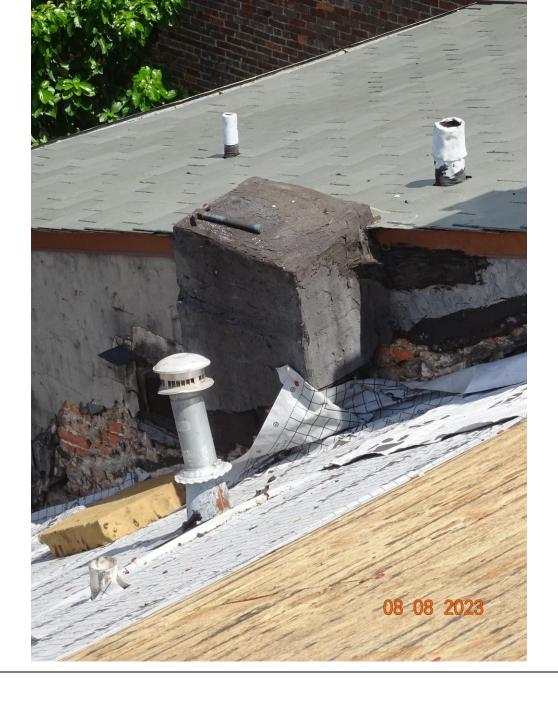


































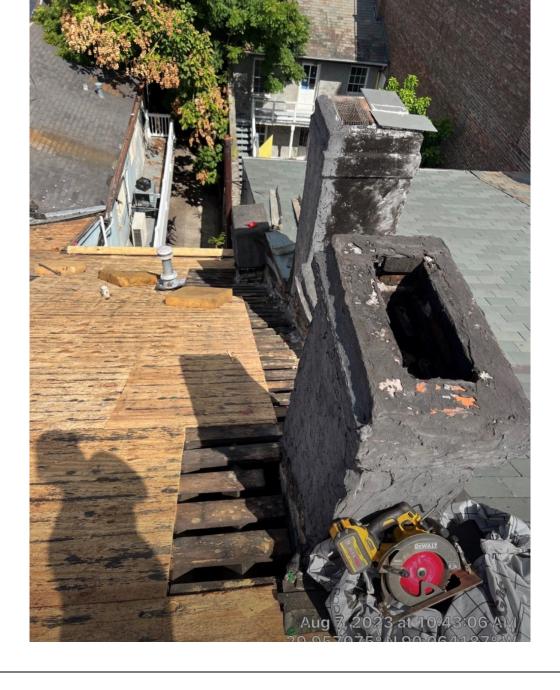




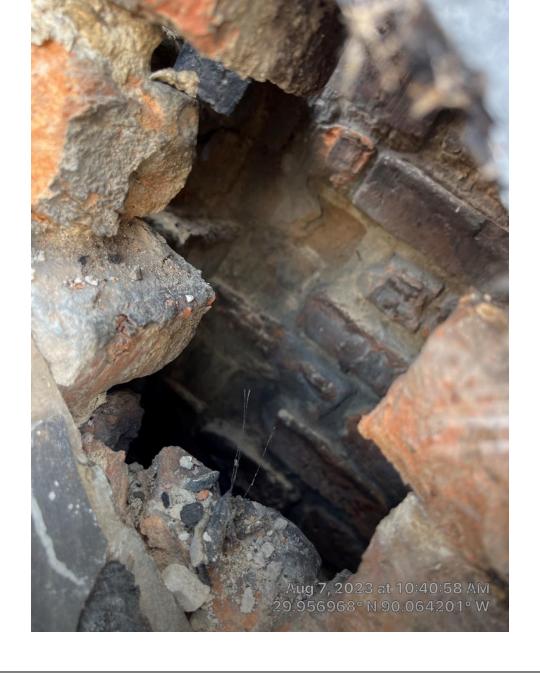




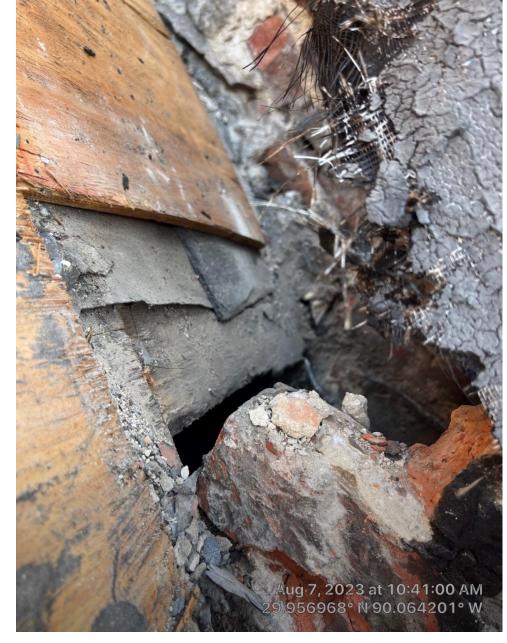














625 Chartres

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Vieux Carre Commission

# JOHN C. BOSE

Consulting Engineer A Professional Limited Liability Company 2113 Octavia Street New Orleans, Louisiana 70115 (504) 866-9941

September 6, 2023

Mr. Pierre Touzet 1639 Robert Street New Orleans, LA 70115 Via Email

> RE: Addendum No. 1 to Structural Review of 625 Chartres Street New Orleans, LA

Dear Mr. Touzet:

This report is Addendum No. 1 to my first report about 625 Chartres Street dated August 15, 2023. I visited the building again on August 31, 2023 to get a better look at all of the chimneys and to take measurements and pictures. This visit revealed a clearer picture of the actual existing conditions. I did not get on the roof during this visit, but I have reviewed the photographs of the roof.

Some of the problems in placing new roofing on the buildings relate to the chimneys. Based on my conversations with the roofing company, the following issues can be problematic:

- a. Adhesion Issues: Copper flashing relies on mechanical fasteners and a smooth, predictable surface for soldering or sealing. Roofing cement is uneven and does not provide a suitable surface for these adhesion methods. The adhesion between the copper and the cement would likely be weak, undermining the integrity of the flashing.
- b. Different Expansion Coefficients: Materials like copper and roofing cement have different coefficients of thermal expansion. Copper metal expands and contracts with temperature fluctuations more so than roofing cement. Over time, this can lead to a loosening of the seal, which compromises the flashing's ability to keep water out.
- Chemical Reactions: The combination of copper with the chemicals in roofing cement
  may lead to corrosion or other reactions that compromise the integrity of either or both
  materials.
- d. Maintenance Complexity: Over time, both copper flashing and roofing cement will degrade and require maintenance or replacement. Because they are incompatible materials adhered together, you can't easily repair one without affecting the other. This complicates long-term maintenance.

September 6, 2023 625 Chartres Street Attn: Pierre Touzet Page - 2

It is my understanding that there are five issues requiring my review for the entire roof to be replaced for both buildings on the property. These issues include problems with the brick chimneys, a portion of the parapets and the brick walls. The following is my review of each issue:

### 1. Front Chimney of Main Building

This chimney appears to be original to the building. The second floor joists over the side entrance hallway were placed to allow for the chimney to penetrate the second floor. The chimney is in good condition except where it penetrated the roof. Some of the bricks were pulled out of the chimney when the existing old roof flashing was removed. The bricks need to be rebuilt in the area where the chimney penetrates the roof. Once the bricks are replaced, the exposed surface can be properly flashed by the roofer.

### 2. Middle Chimney of Main Building

This chimney appears to have been added after the original construction of the building. The mortar has either been re-pointed, or the chimney is not very old. The second floor framing does not show any penetration of the chimney through floor. The chimney is in good condition. In my opinion it doesn't need any repairs other than covering the open top of the chimney. This work is best designed and performed by the roofer and should be based on best practices accepted by the VCC.

# 3. Back Chimney of Main Building

This chimney definitely appears to have been added after the original construction of the building. The brick side walls of the chimney in the attic were never knitted into the brick walls. Instead a slot was made in the brick wall and bricks placed in the slot without attachment. The existing 4 1/2" wide x 6 1/2" deep wood attic joist along the brick party wall was cut and rested on the second floor stud walls below that surround a gas water heater. The chimney may have been constructed as a vent for the water heater. The water heater is currently vented with steel insulated pipe through the roof. The bricks for the chimney are currently resting on 1 1/2" thick boards on the flat. I have attached a sketch of the bottom of the chimney in the attic. Based on pictures of the chimney above the roof, the chimney is completely covered in black roofing cement. I assume the brick side walls of the chimney were not knitted into the brick wall above the roof. In my opinion the chimney should be removed since it was not part of the original construction. To properly flash the sides of the chimney, the black roofing cement would need to be removed. This work would likely cause the bricks to shift or fall out of place similarly to the front chimney thus making it unstable. If the chimney was removed, the slot in the wall would be repaired and properly flashed. If the chimney cannot be removed, additional support will need to be added in the attic.

### 4. Chimney at Rear Building:



September 6, 2023 625 Chartres Street Attn: Pierre Touzet Page - 3

The chimney was placed against the side brick wall towards Chartres Street. The roof has been filled in between the front main building and the rear building which makes the chimney appear in the middle of the roof and not against a brick wall. This chimney does not extend below the second floor. The framing at the second floor is covered with sheetrock and isn't visible. The entire chimney above the roof is covered with black roofing cement. Base on the roofing issues mentioned above, the roof would leak less if the chimney were removed below the roof.

# 5. Parapet Wall at Rear Building:

The rear building has a single sloped roof with the top starting at the party wall with the adjacent property toward Canal Street (perpendicular to Chartres Street.) The bottom of the roof is towards the courtyard along the adjacent property toward Jackson Square. About fifteen feet of the top of the party wall toward Chartres Street had a brick parapet. The rest of the top of the party wall has roof decking stopping almost at the edge of the brick wall towards Canal Street. The brick parapet is only one wythe thick and is in very poor condition. I am proposing the remaining brick of the parapet be removed and new roof deck extended to the edge of the roof matching the rest of the roof. I have attached a sketch of the roof edge at the top of the wall.

I have reviewed of the crack in the side wall of the rear building from the top of the door to the bottom of the second floor window again. I do not think the crack is that big, therefore in my opinion the crack can now be filled in with mortar and does not need to be knitted back together.

Please let me know if you have any questions or concerns.

Sincerely,

John C. Bose, P.E. JCB/hvg

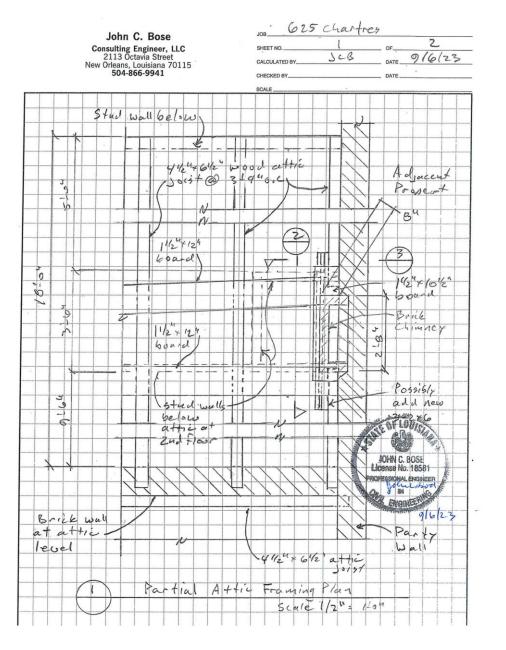
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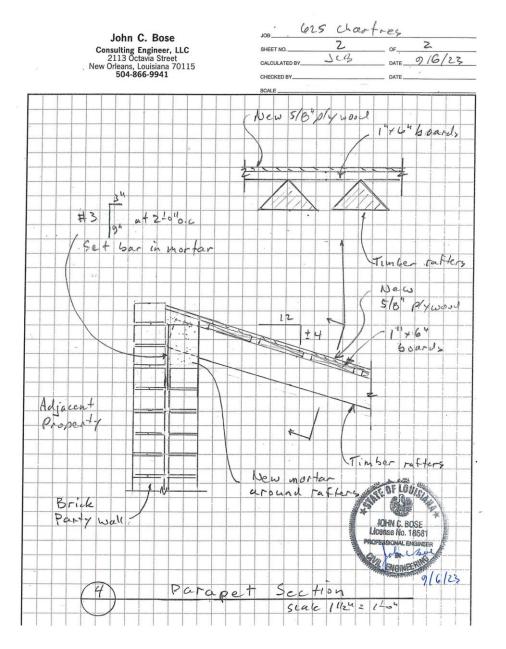
















625 chartres John C. Bose Consulting Engineer, LLC 2113 Octavia Street New Orleans, Louisiana 70115 504-866-9941 JCB 9/6/23 CALCULATED BY CHECKED BY. Stul wall below. Adjacent Propert 34 0 11/2 4 124 3 Possibly add new 3-2×6 Brick wall Party level 41/2 × 61/2 atti

Partial Attic Framing Plan





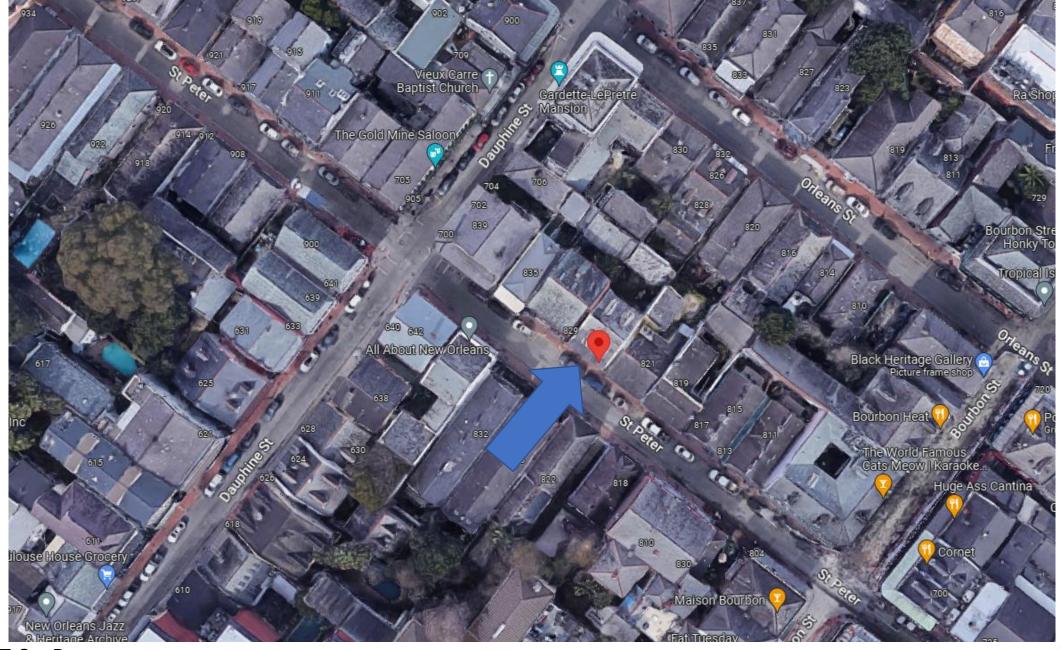
625 chartnes John C. Bose Consulting Engineer, LLC 2113 Octavia Street New Orleans, Louisiana 70115 504-866-9941 Jeg 916/23 CALCULATED BY. CHECKED BY\_ New 5/B" ply wood 1't 6 boards at 21010.c Set bar in mortar Timber rafters News 5/8" Pywood +4 boards Adjacent Property Timber rafters New mortan around taffers Brick Party wall Parapet Section





# September 26<sup>th</sup> – Appeals & Violations





827 St. Peter



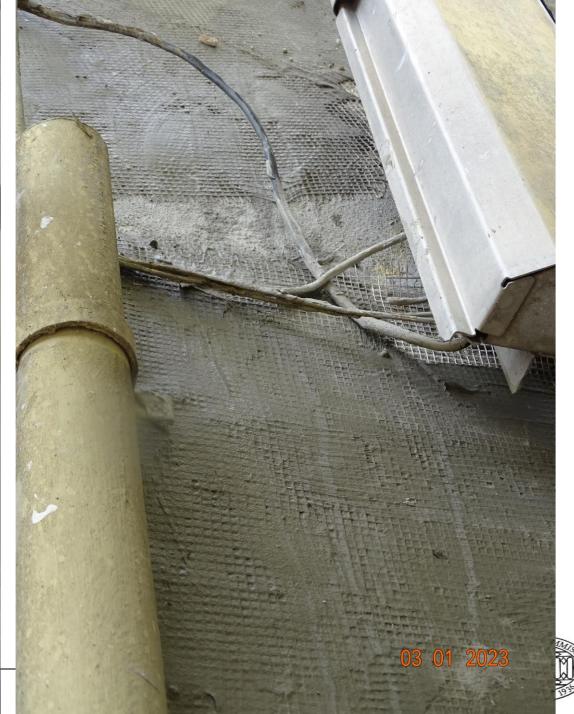












827 St Vieux Ca



Bourbon elevation



827 St. Peter



Bourbon elevation

827 St. Peter



Dauphine elevation

827 St. Peter









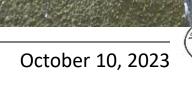




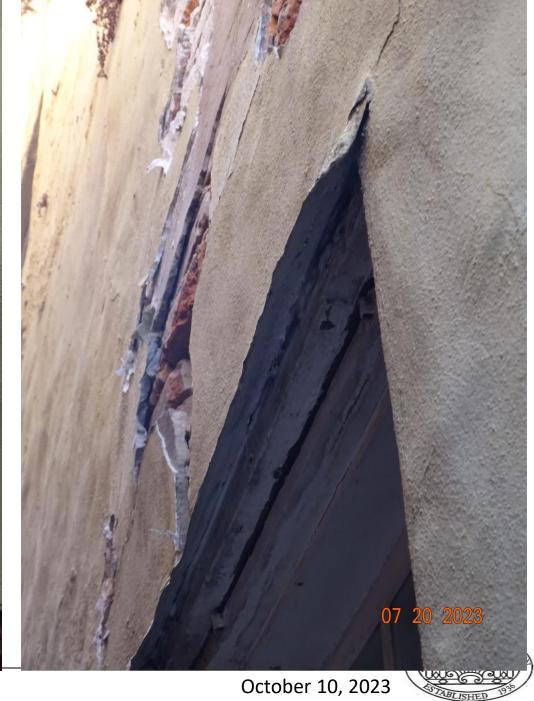




827 St. Peter







Dauphine elevation



Dauphine elevation



St. Peter elevation



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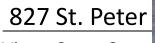




827 St. Peter











827 St. Peter
Vieux Carre Commission























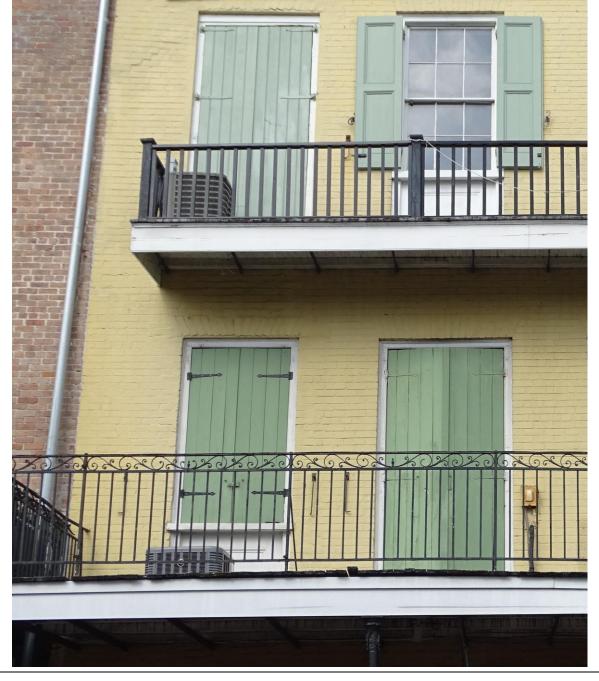






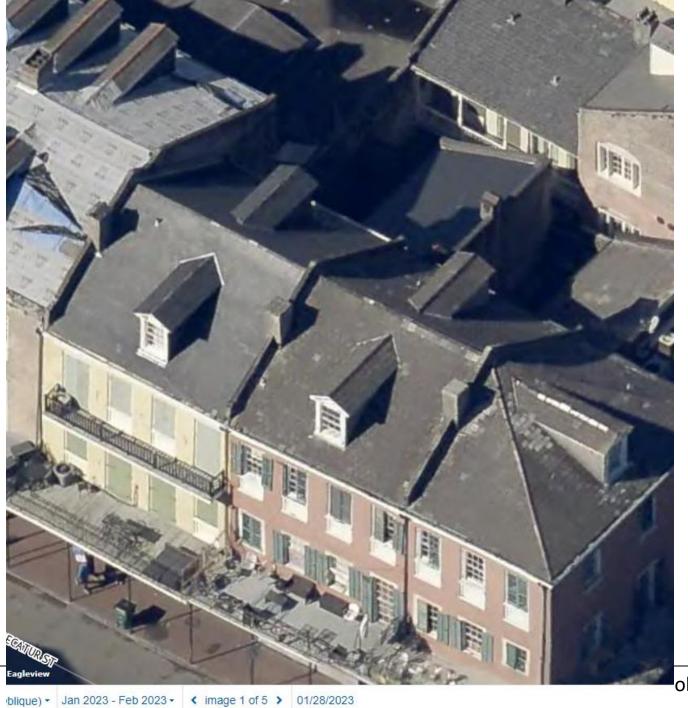










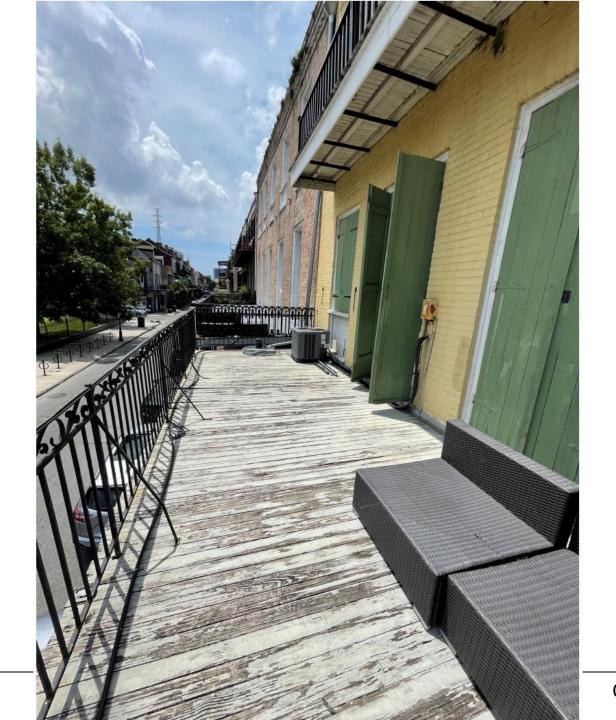




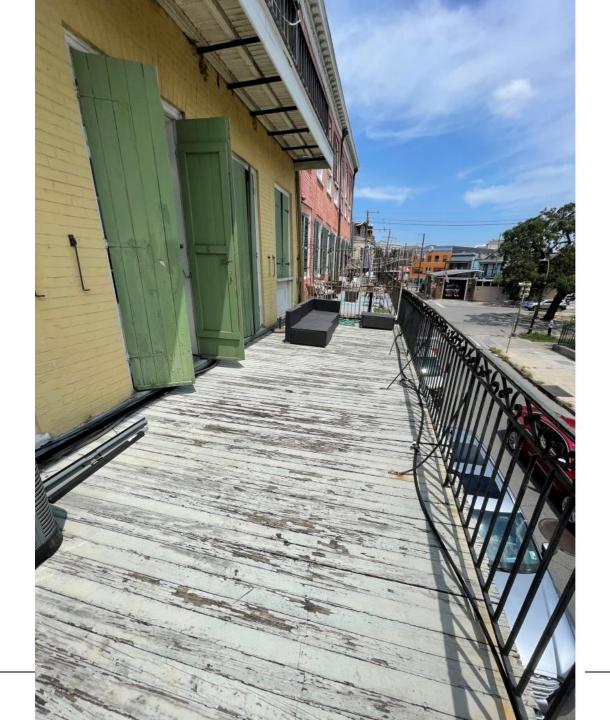
VCC Architectural Committee











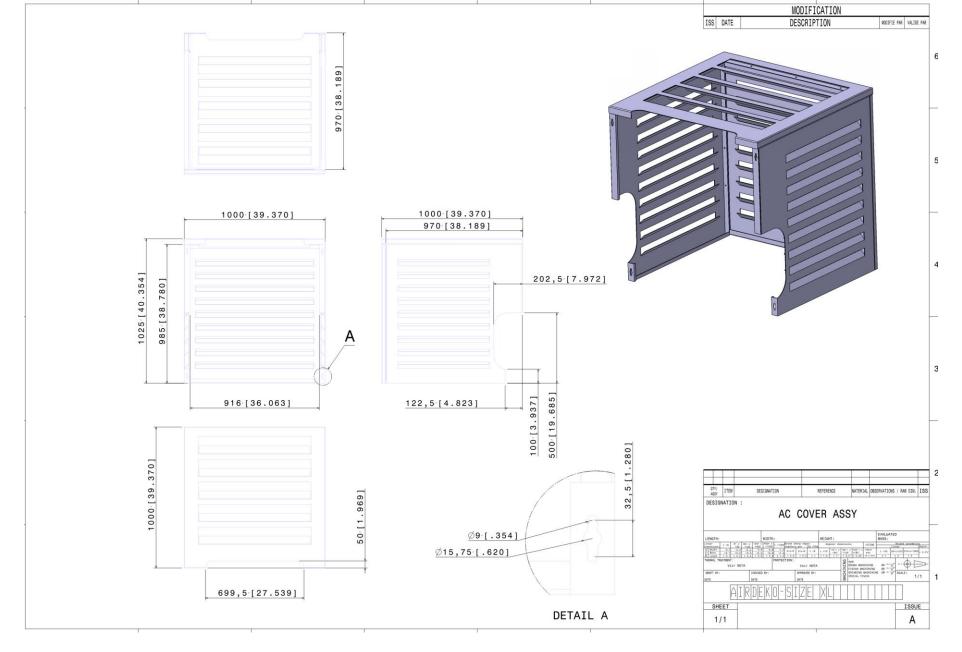




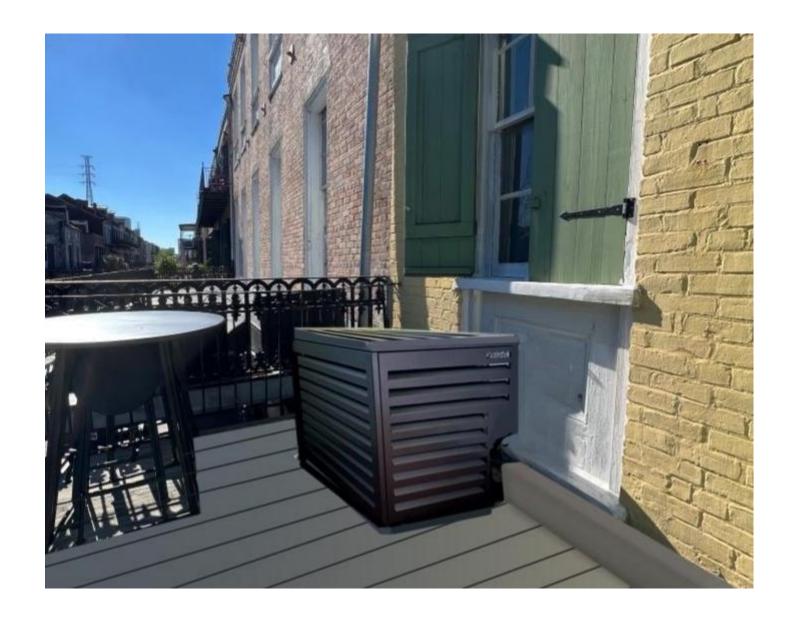




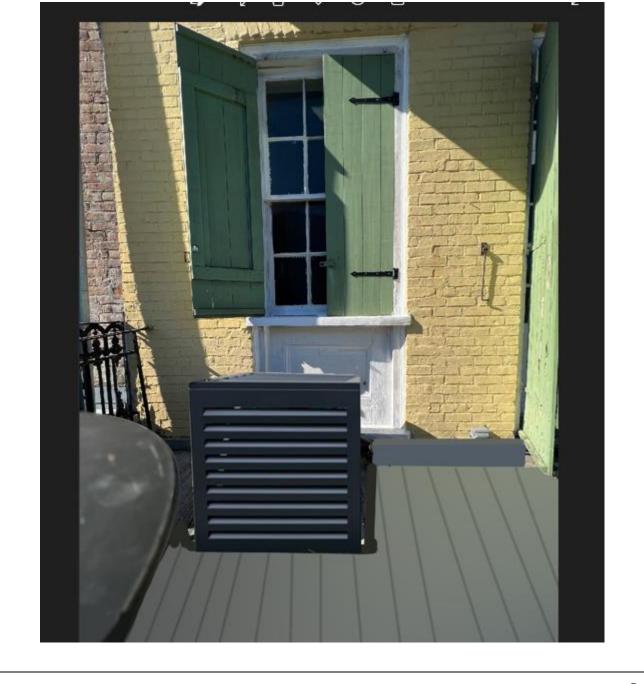




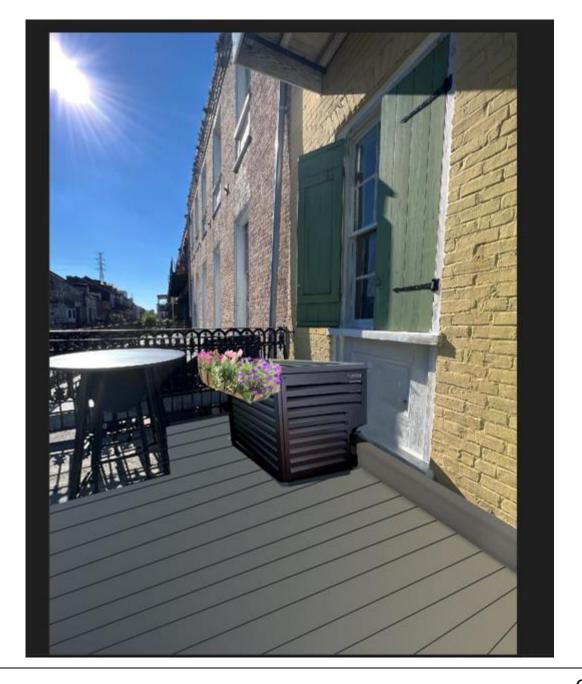












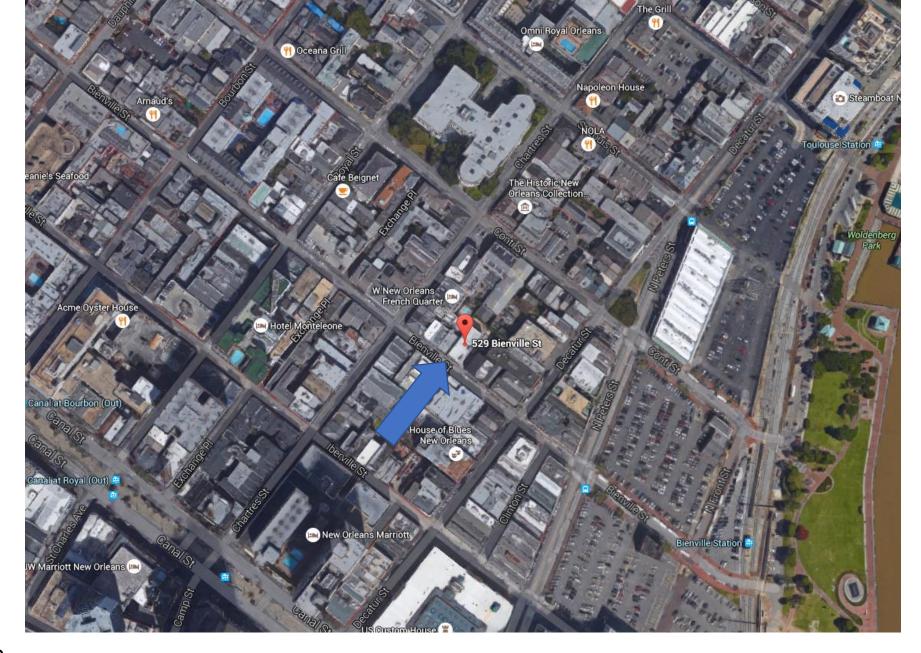










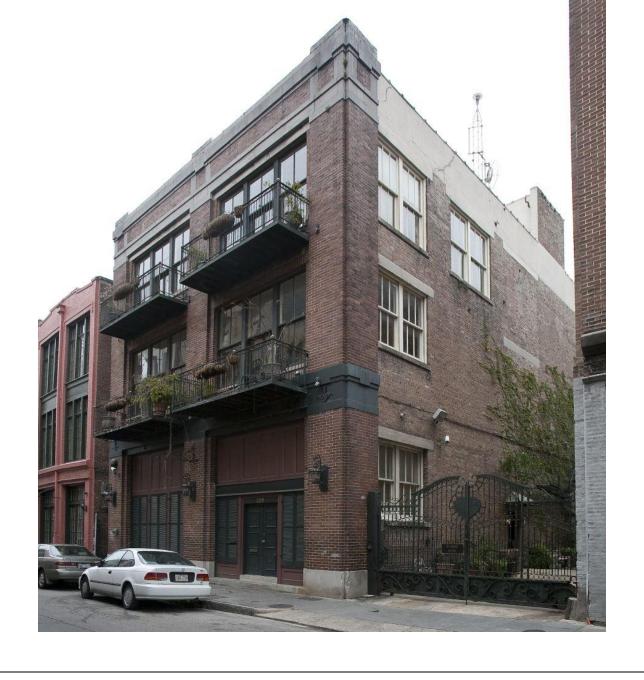




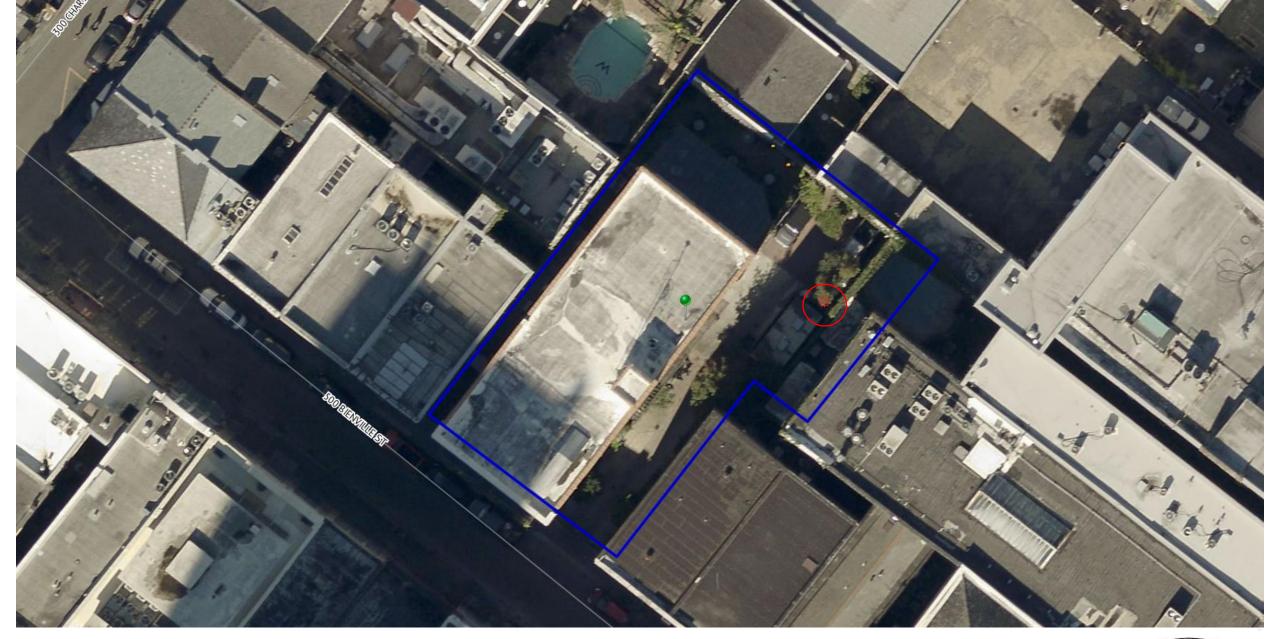






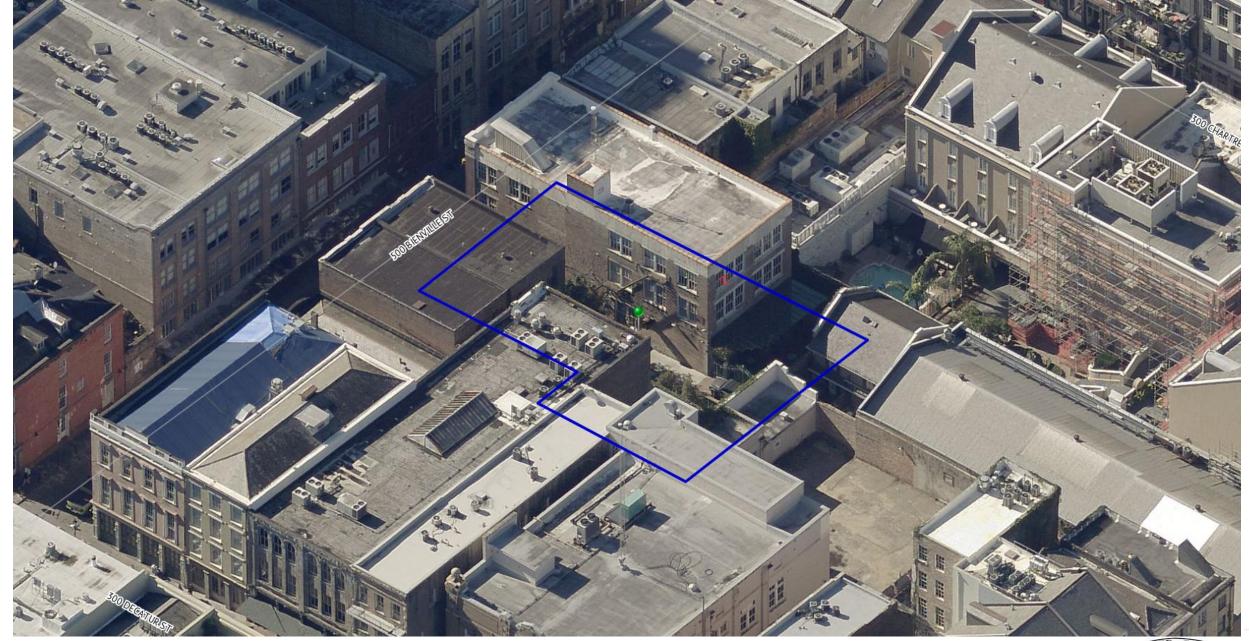




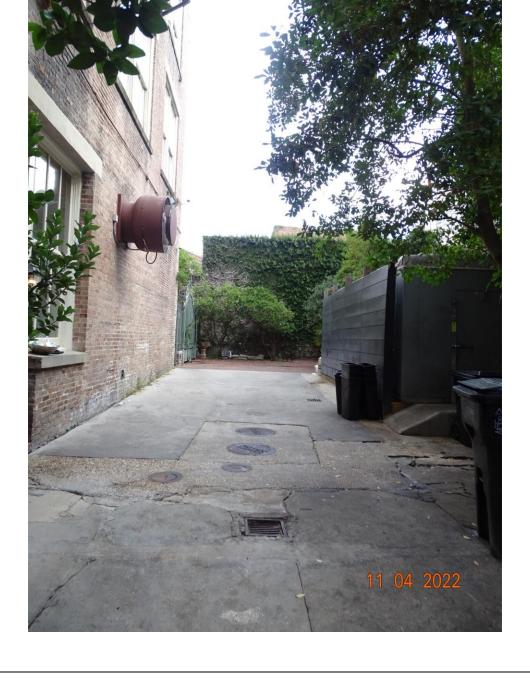


529 Bienville





529 Bienville



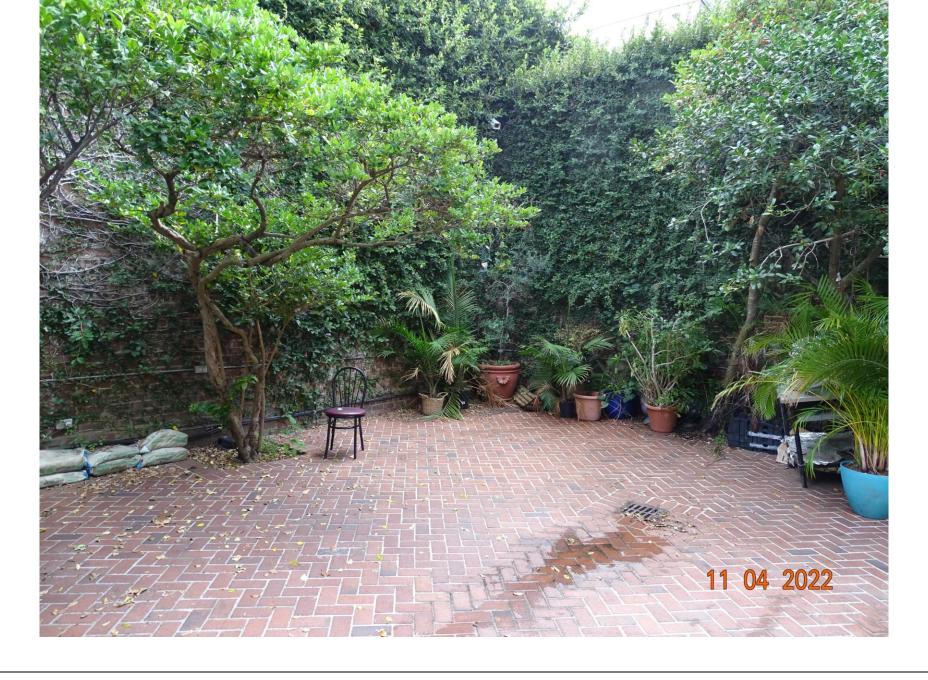






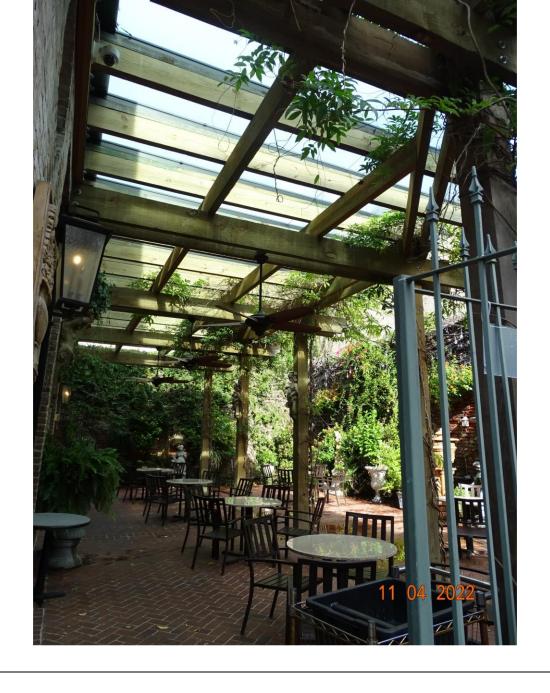






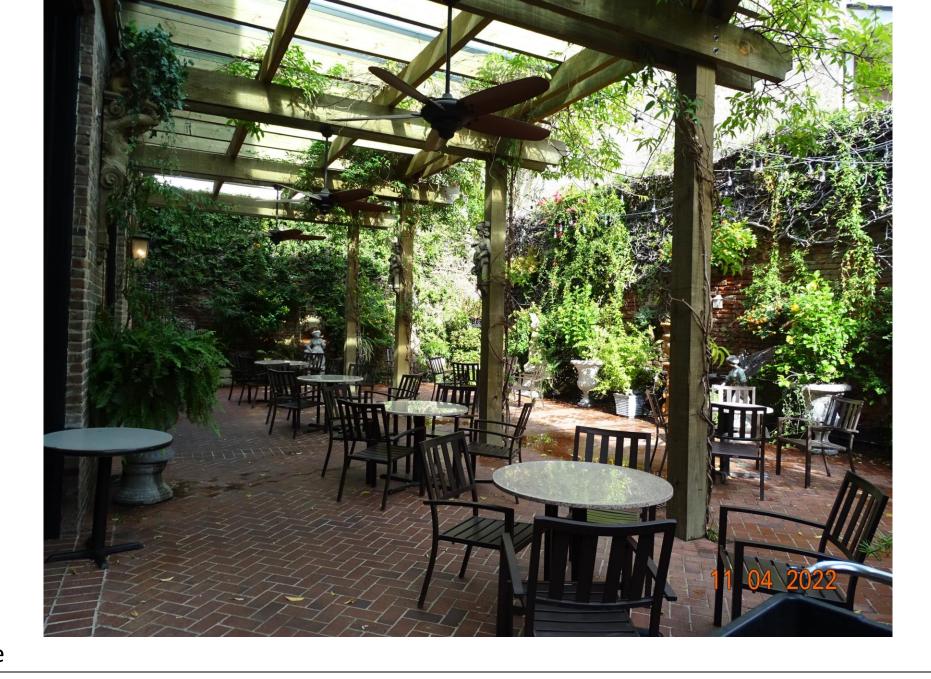






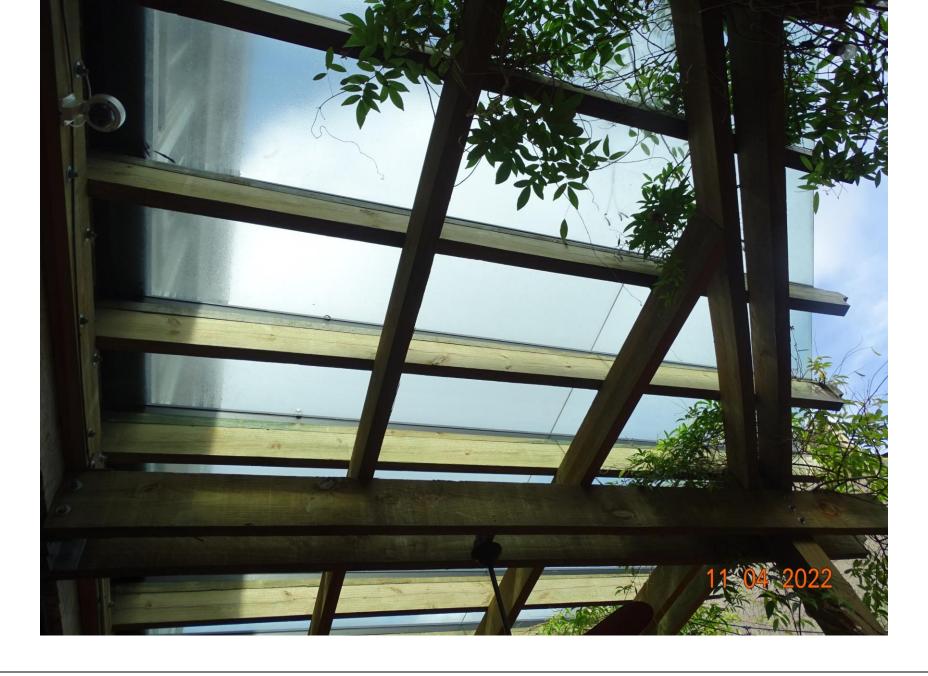






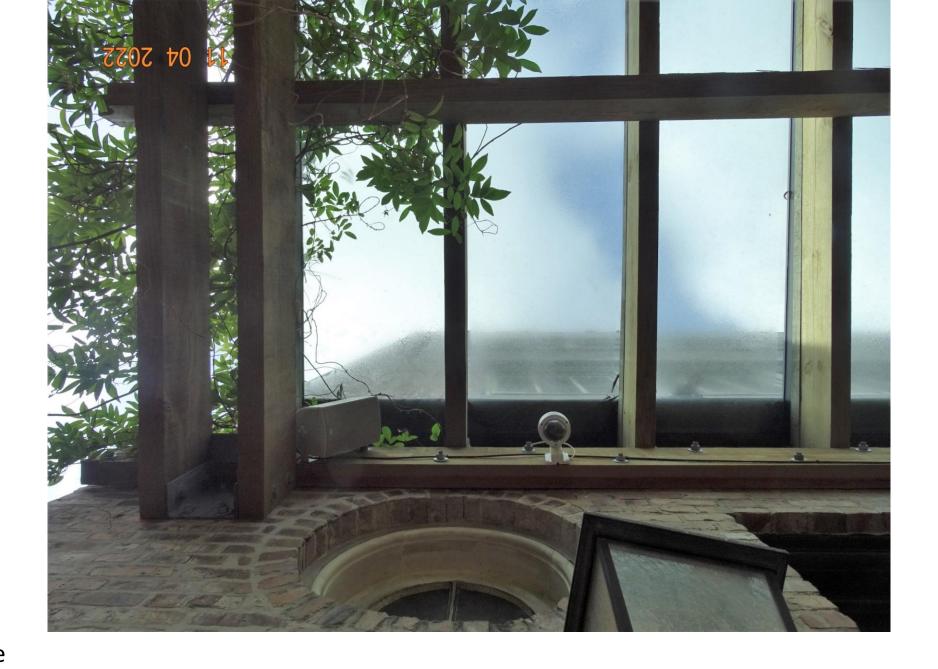










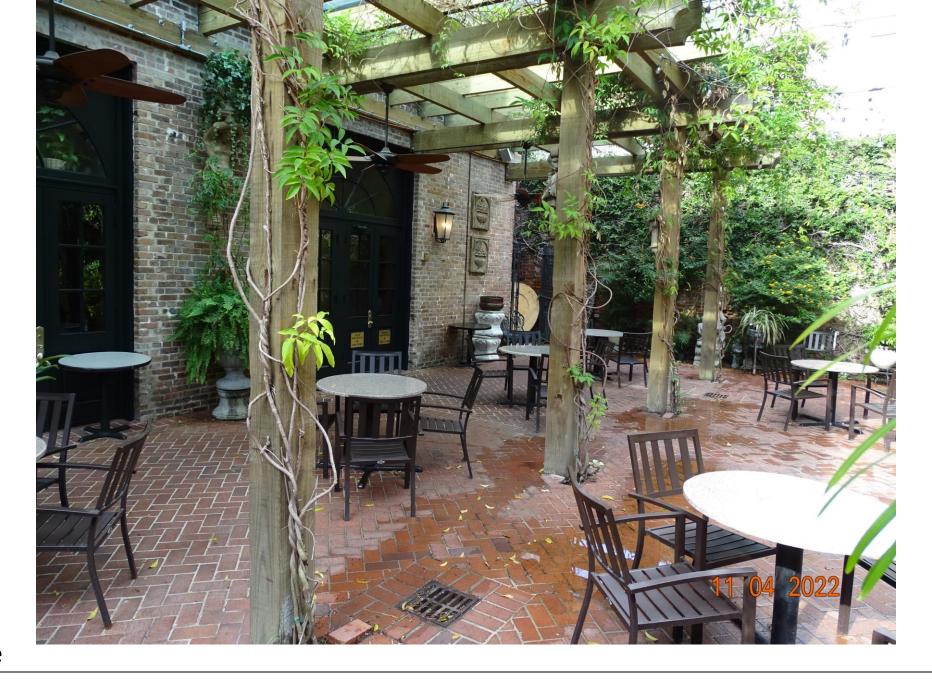






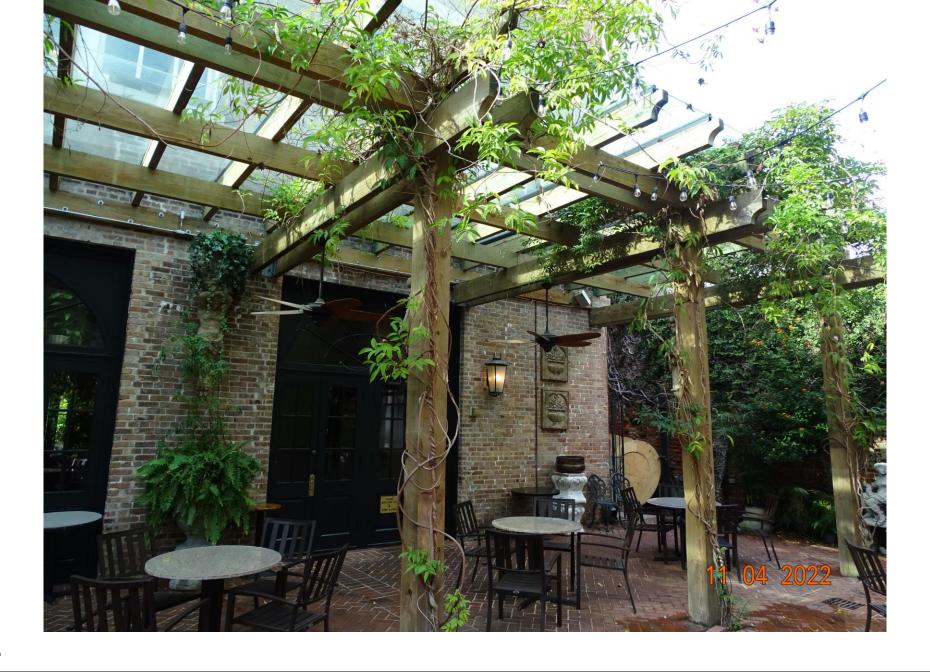






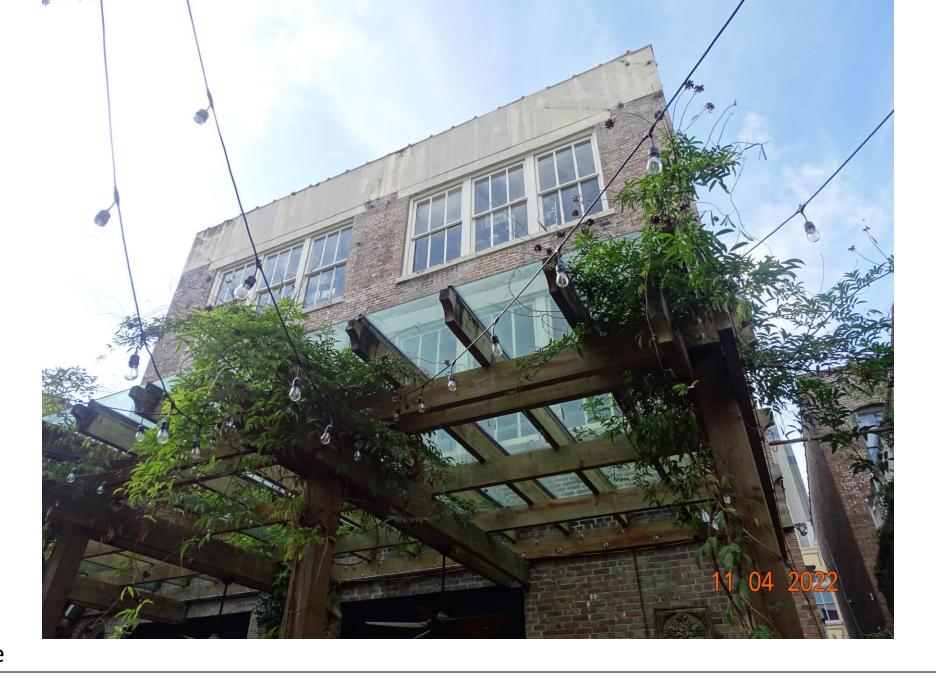










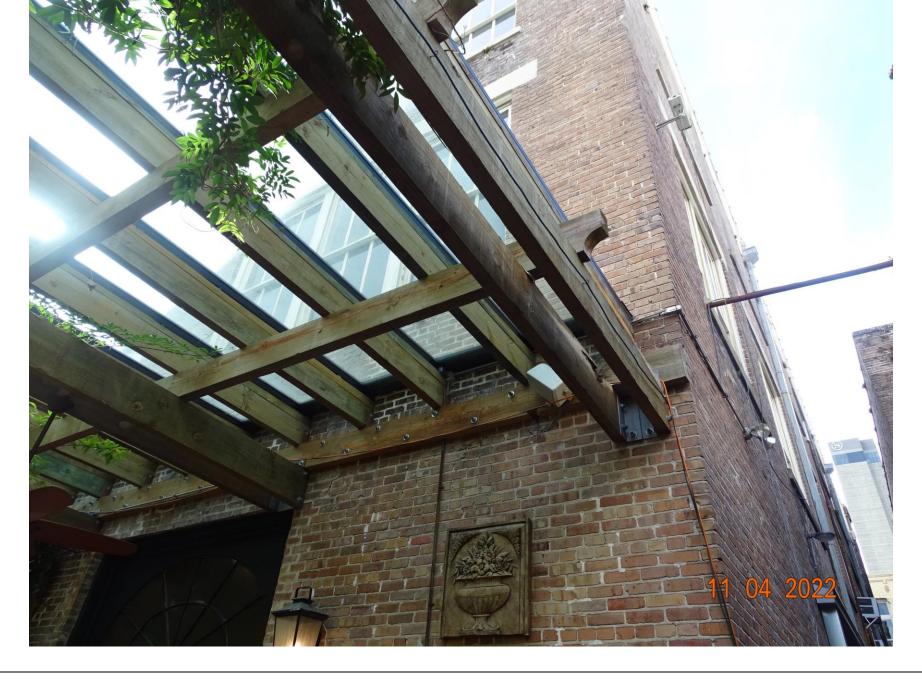






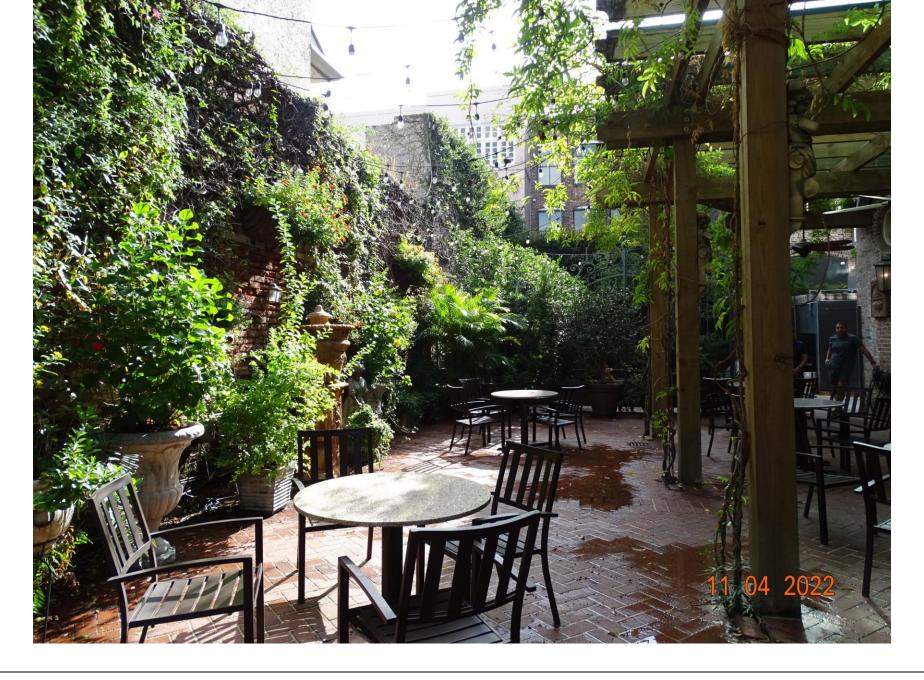






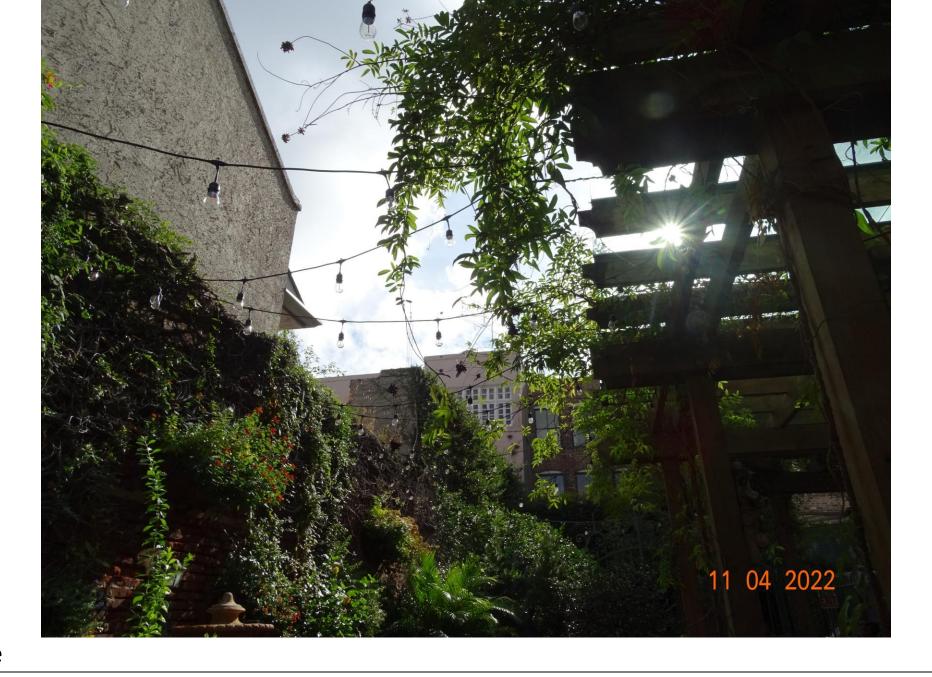






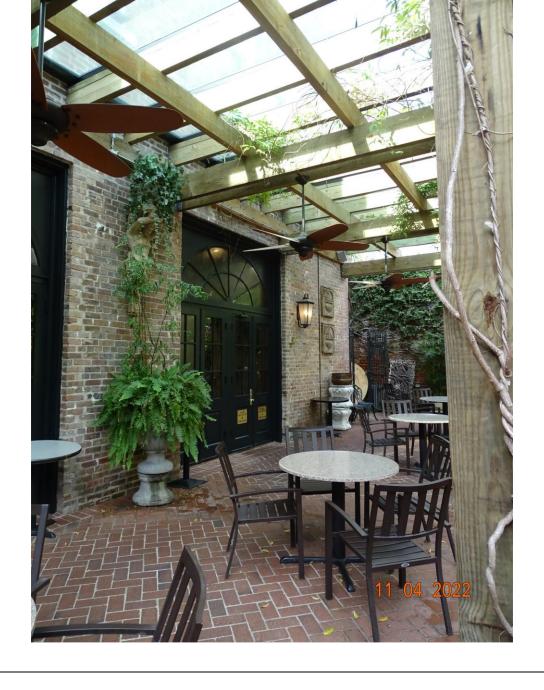










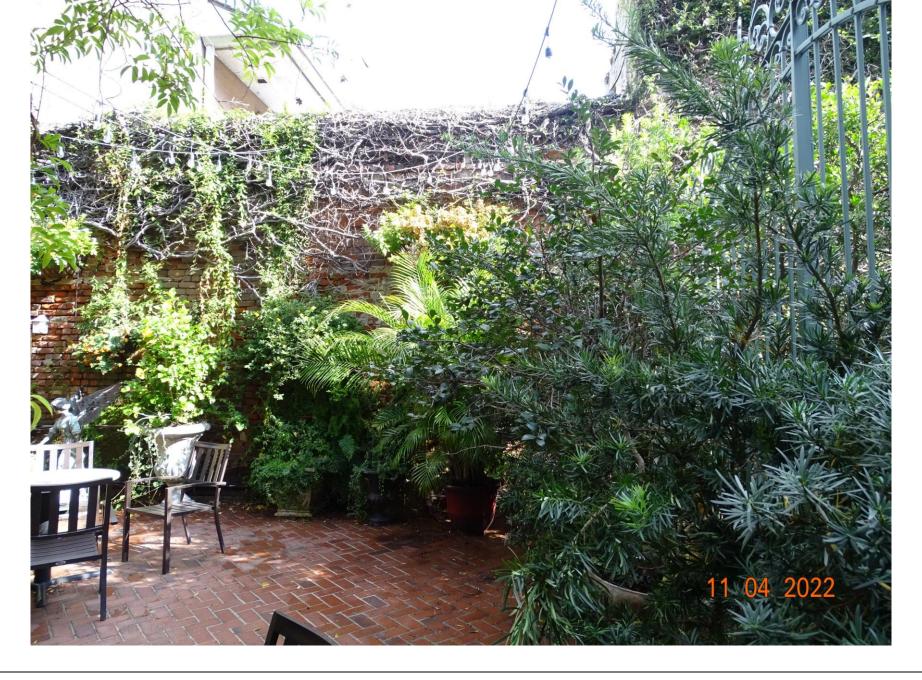






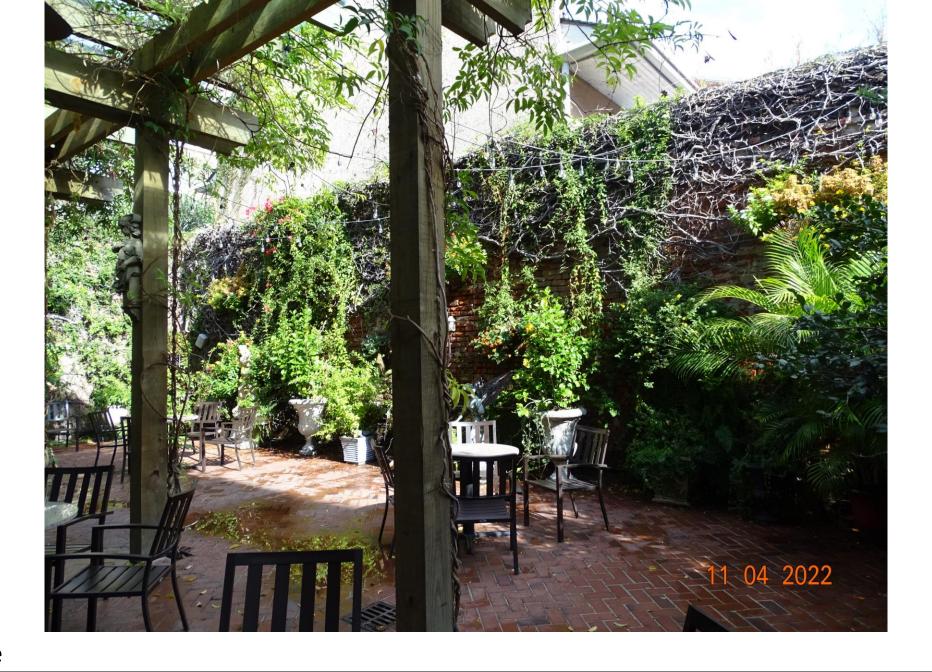






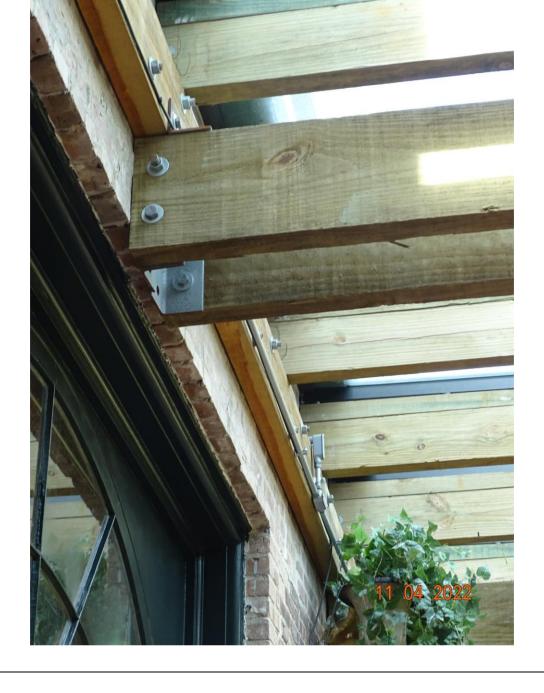




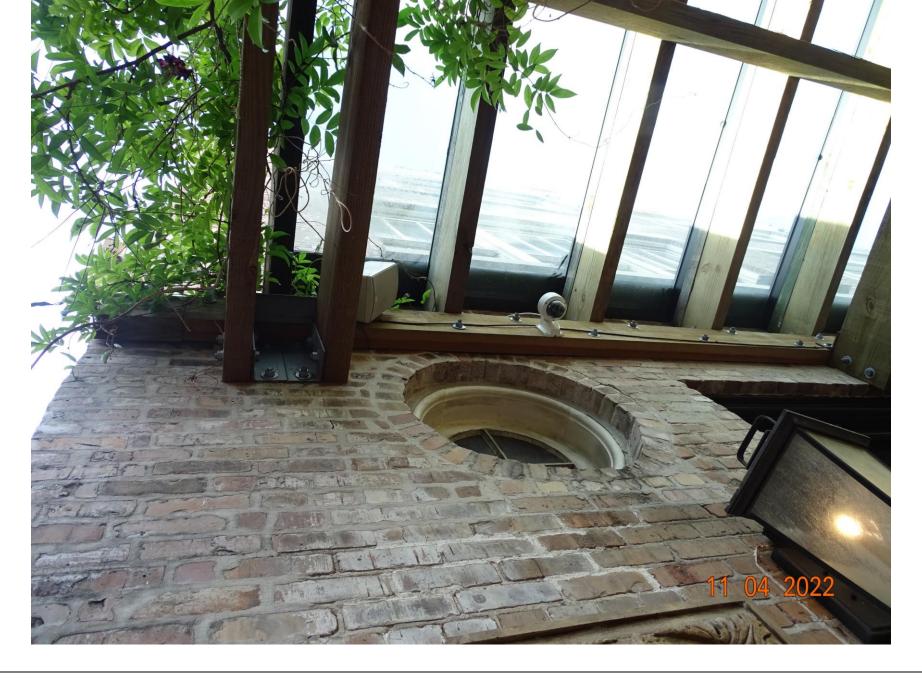






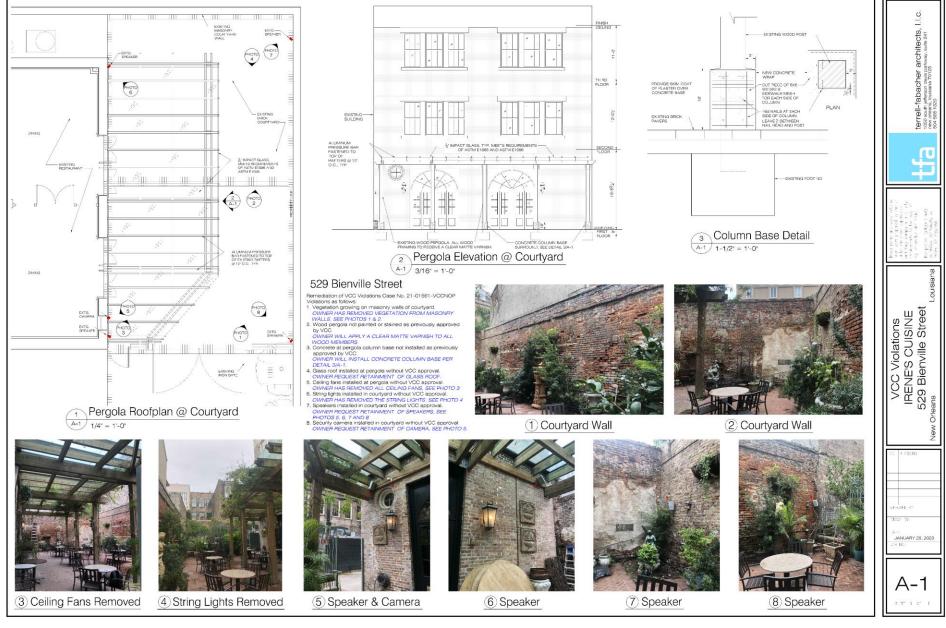






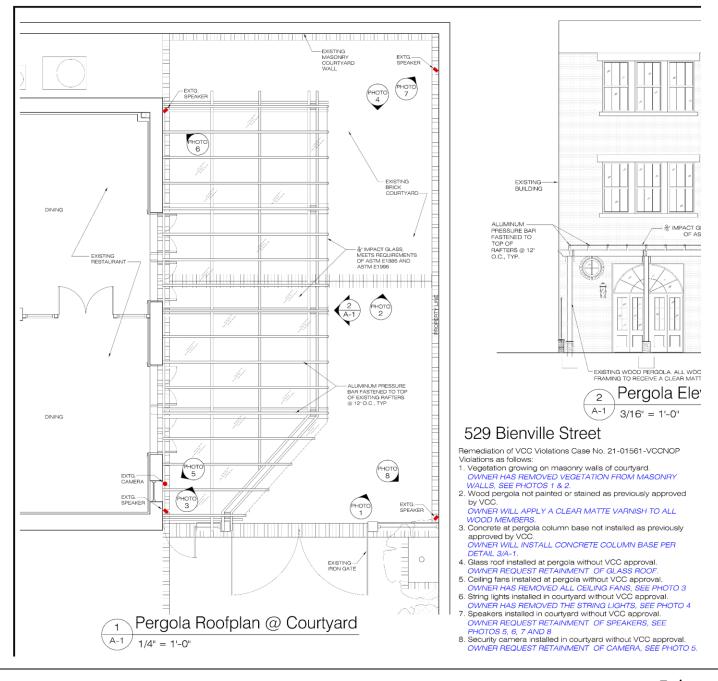






## 529 Bienville

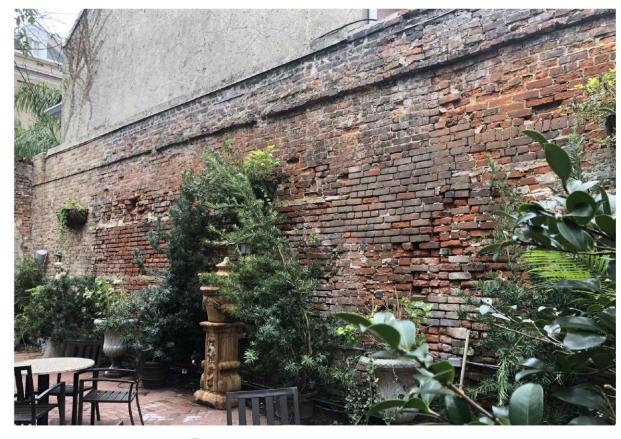




529 Bienville



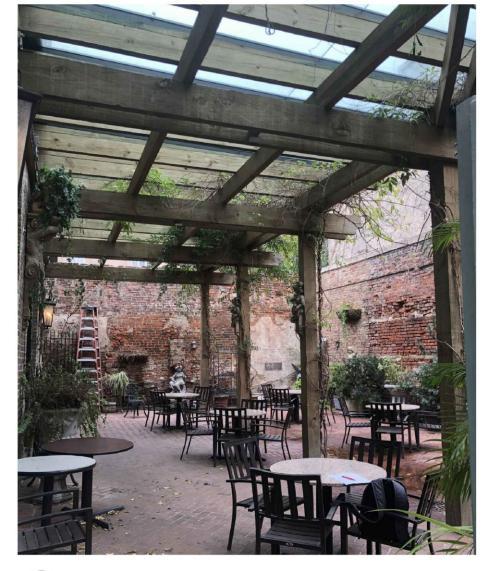
529 Bienville



1 Courtyard Wall

2 Courtyard Wall

529 Bienville



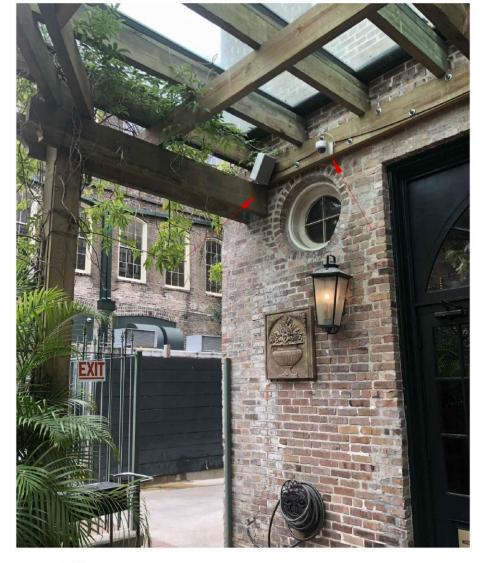
3 Ceiling Fans Removed



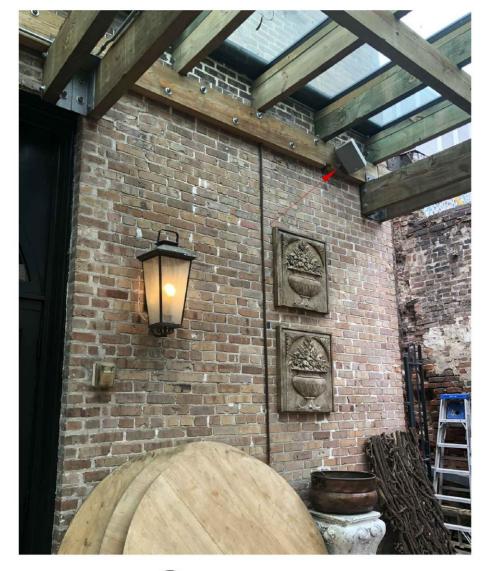
4 String Lights Removed







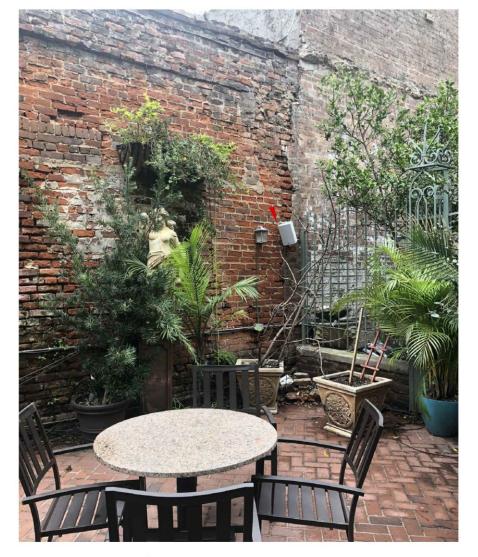
5 Speaker & Camera



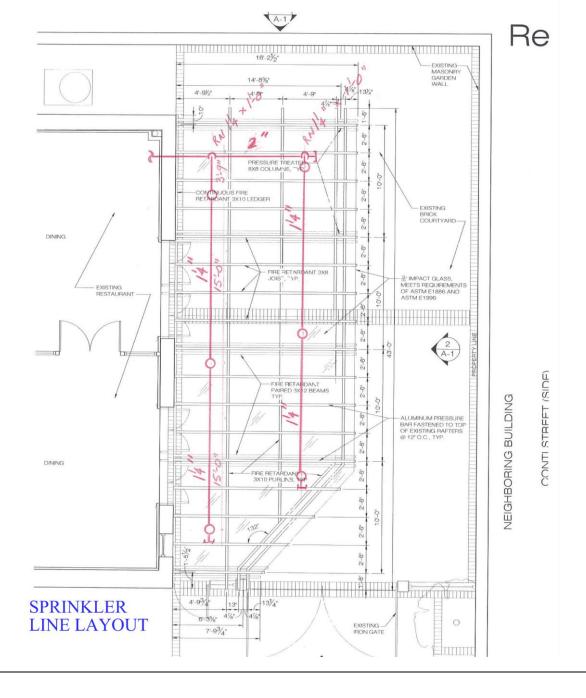
6 Speaker



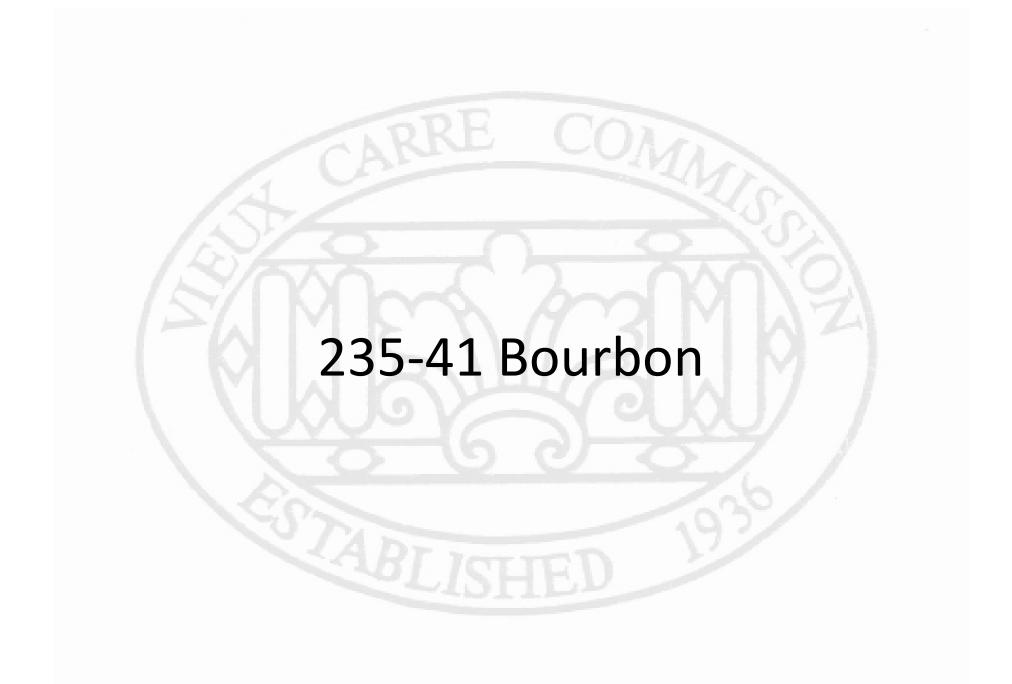
7 Speaker

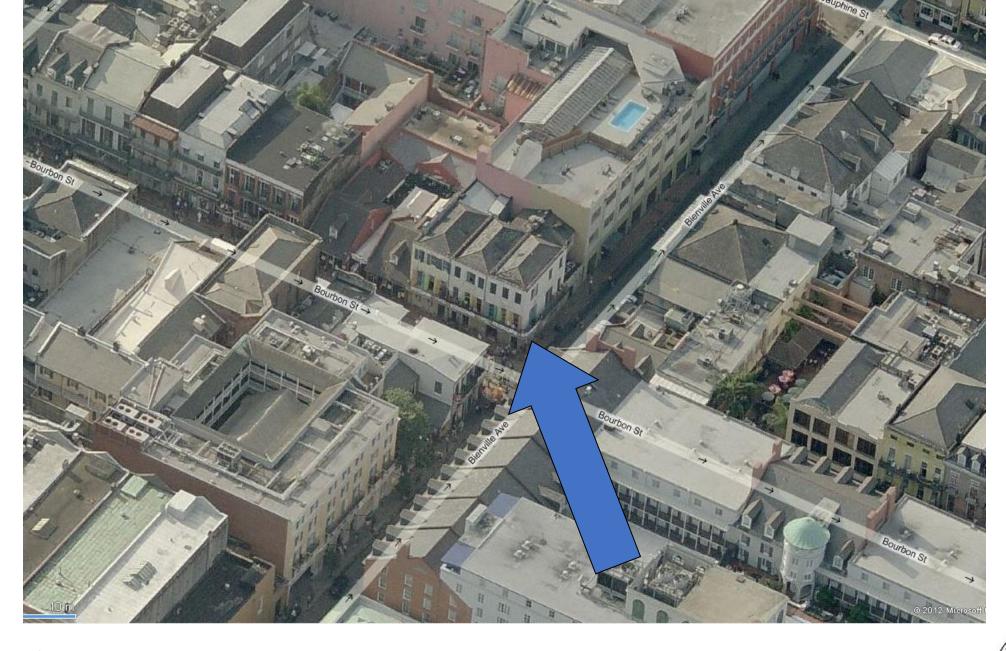


8 Speaker













235-41 Bourbon - 1963

October 10, 2023



235-41 Bourbon - 1965



















































235-41 Bourbon





235-41 Bourbon









VCC Architecture Committee

October 10, 2023





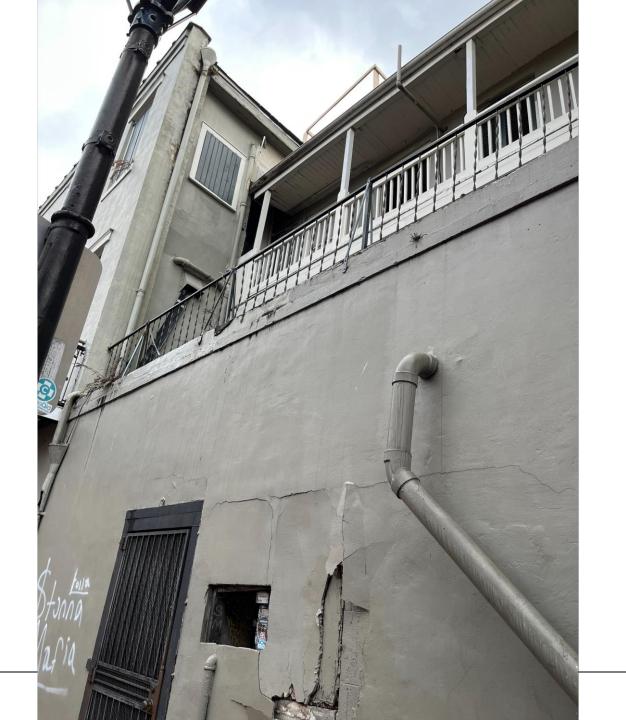






VCC Architecture Committee















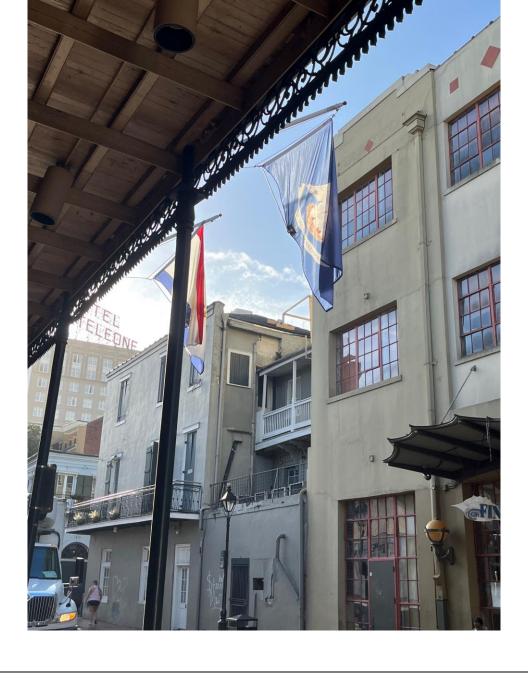


















REF. A1.25, A7.1





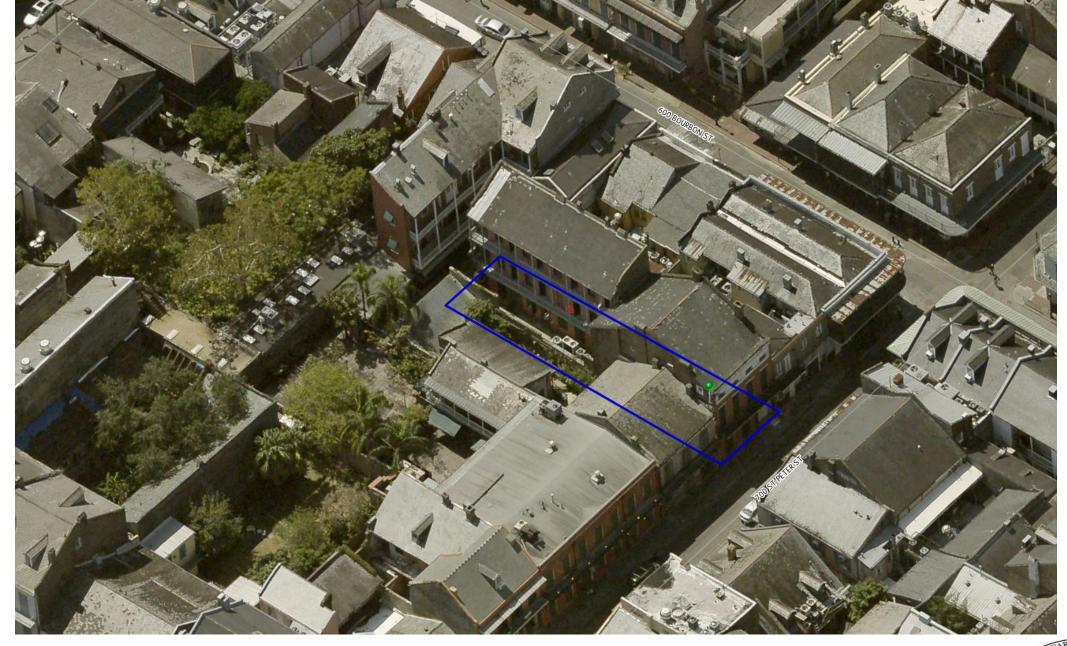
239 - 241 BOURBON ST. VCC REVIEW | OCT 2022







730-732 St Peter



730-732 St Peter



730-732 St Peter – 1860 plan book





730-732 St Peter – 1930s – 40s?





730-732 St Peter – 1950s?













1941 1975

730-732 St Peter

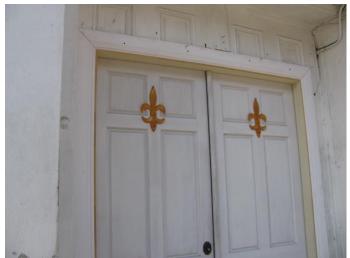




1994 01.2009

730-732 St Peter

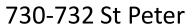




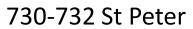


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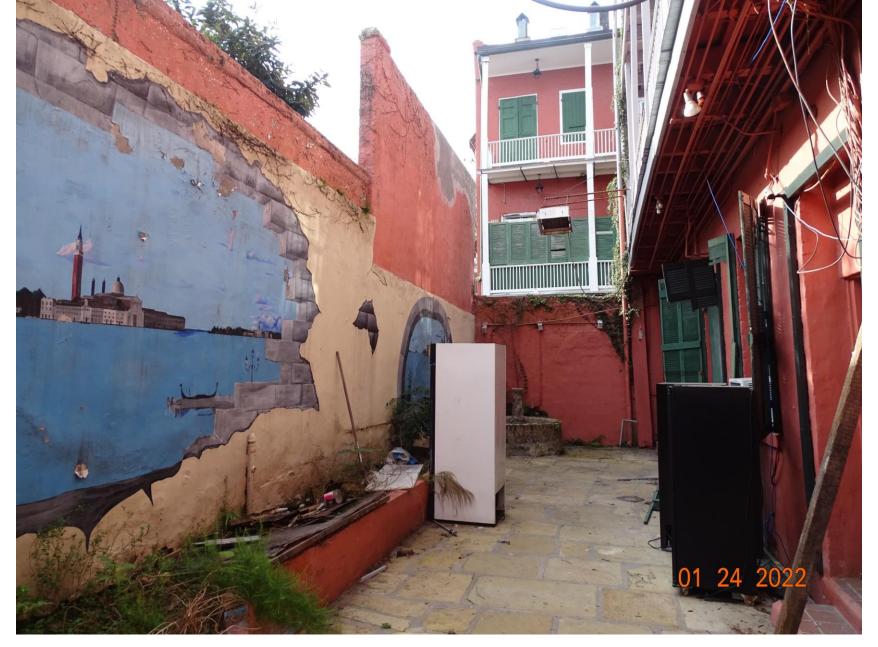




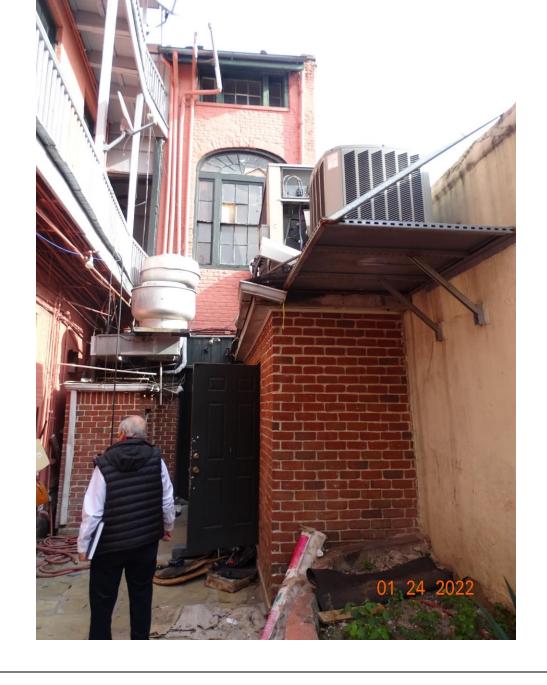


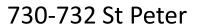




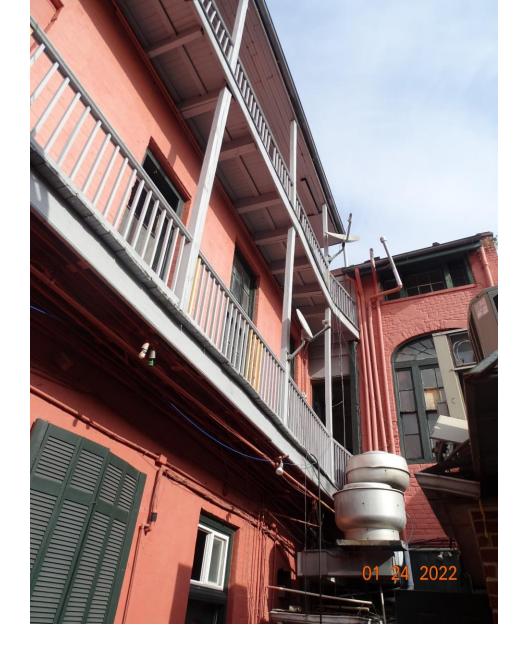


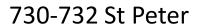


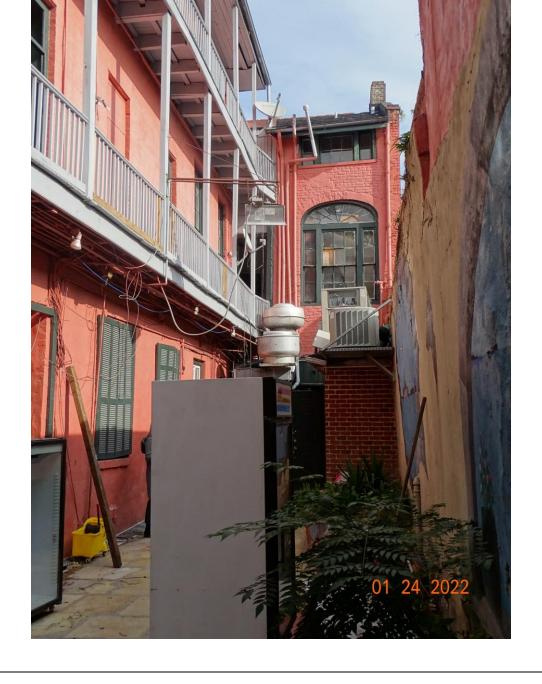


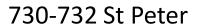






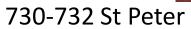






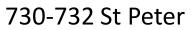






















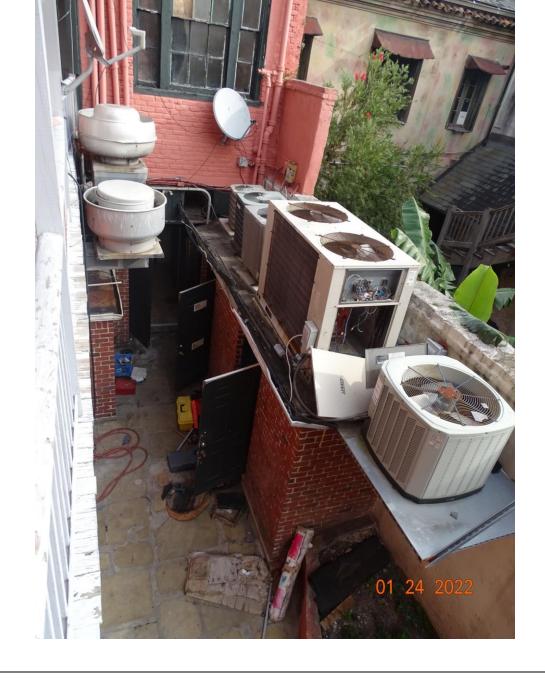


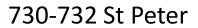




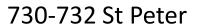






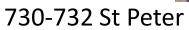






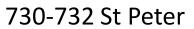




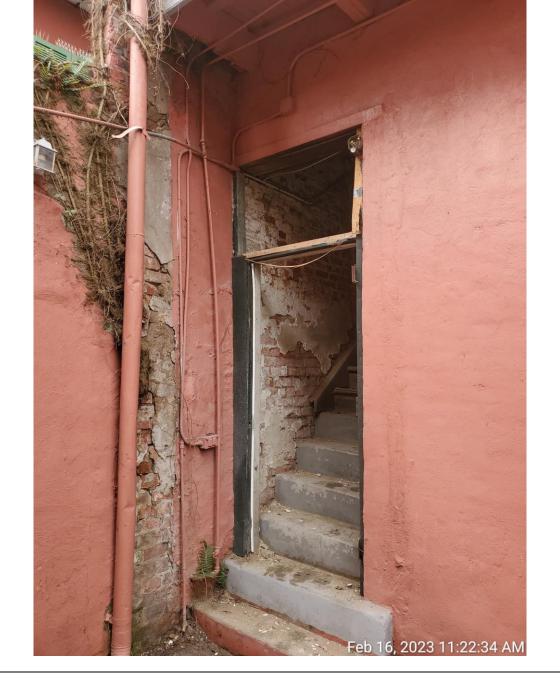


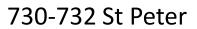






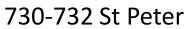










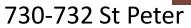




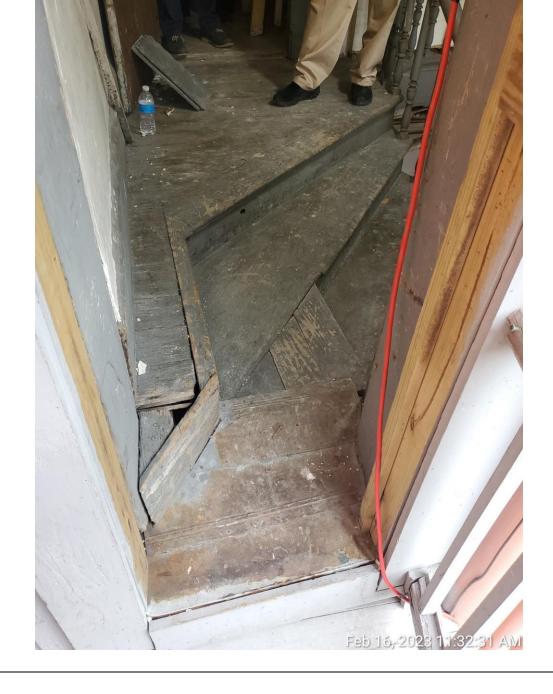


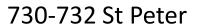






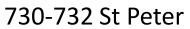






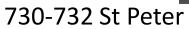






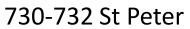




















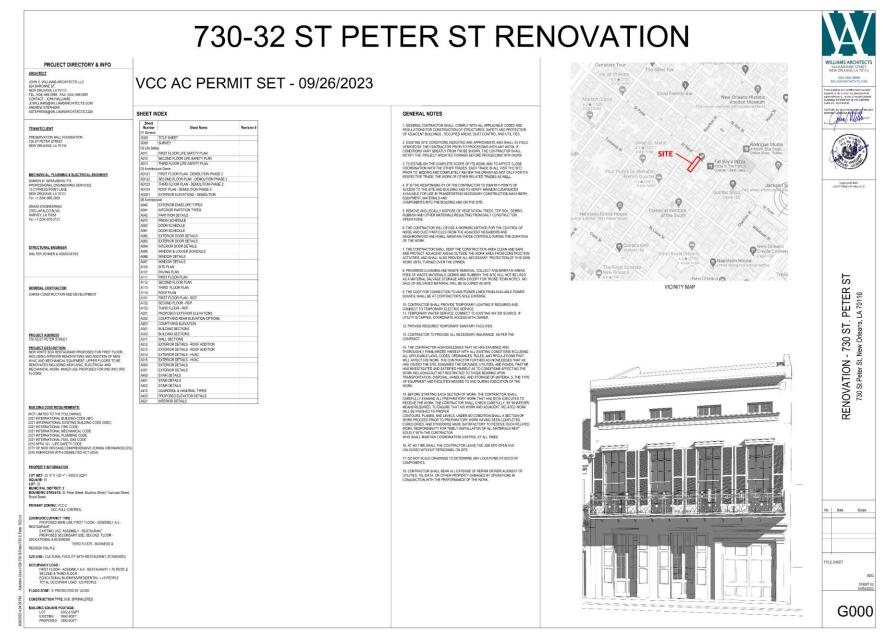




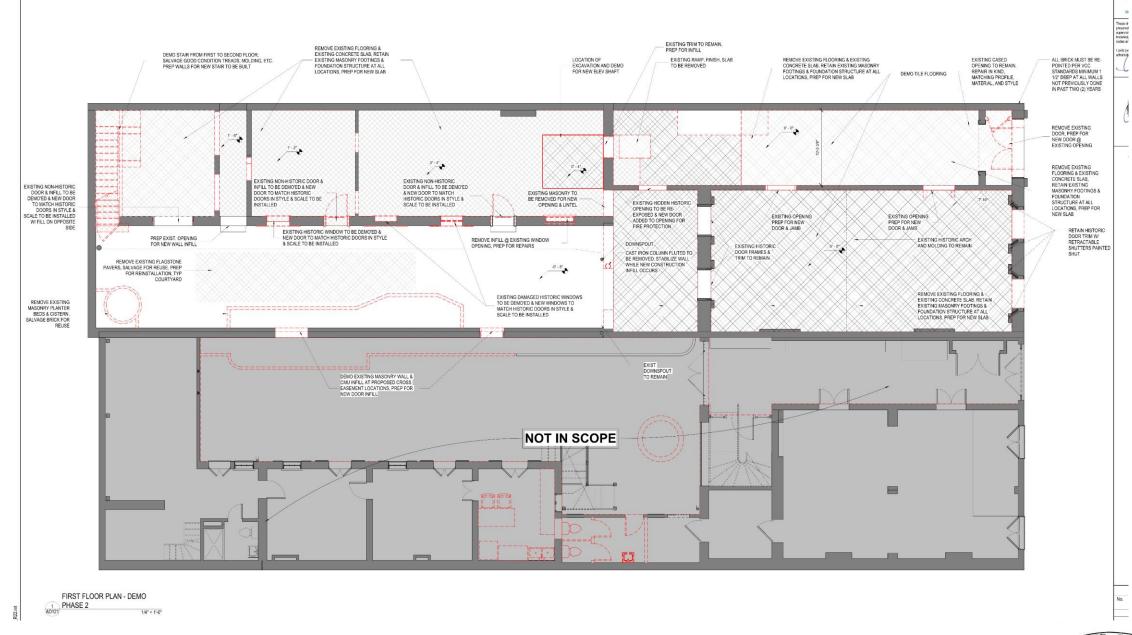








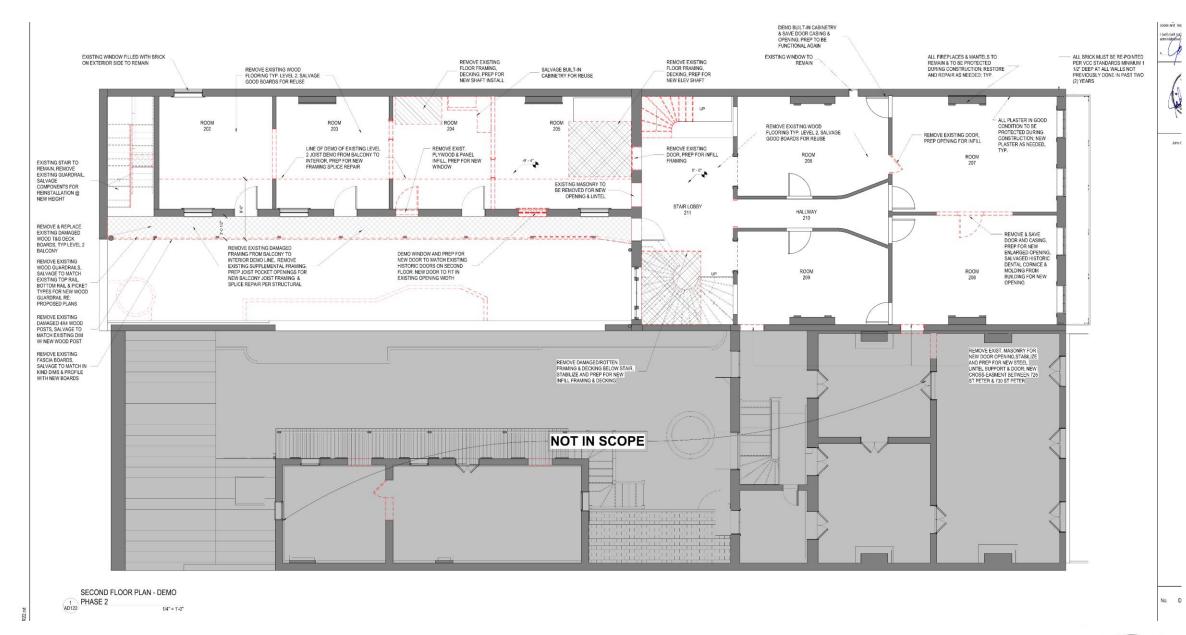








Vieux Carre Commission October 10, 2023





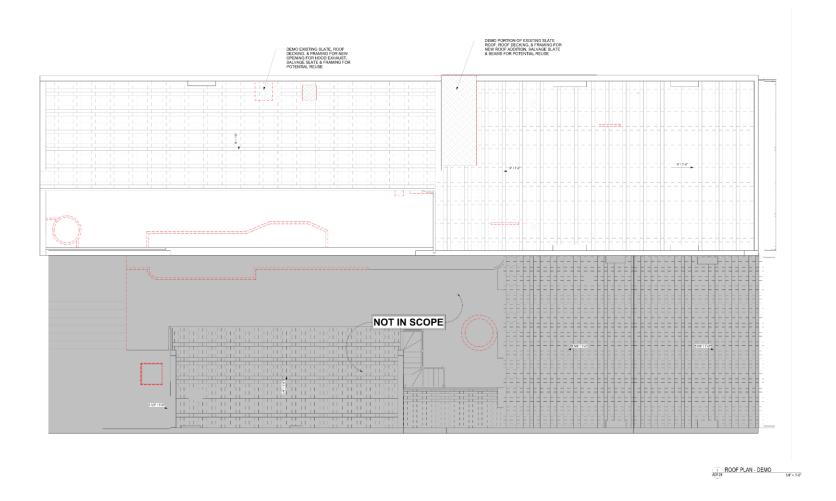
**Vieux Carre Commission** 

October 10, 2023



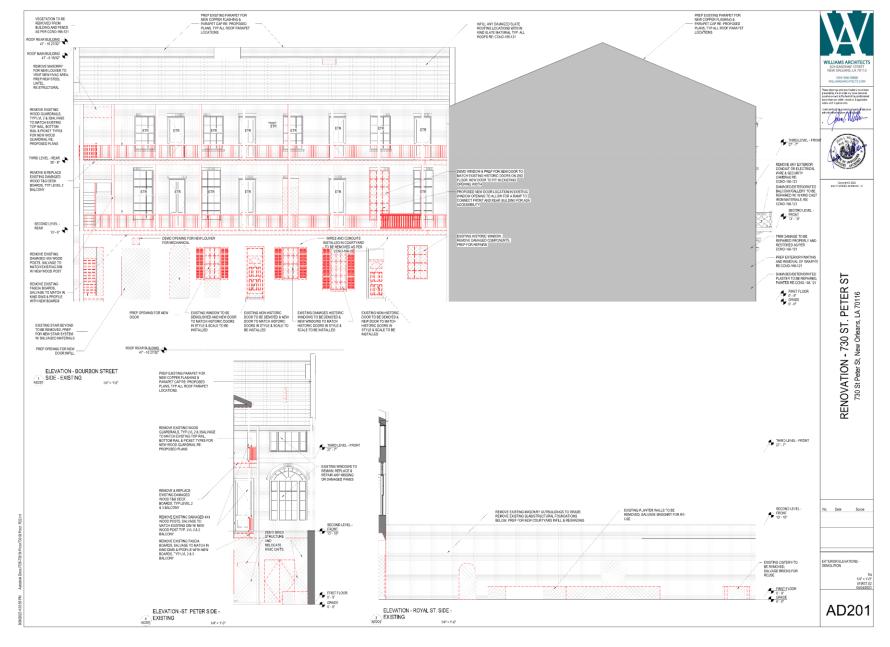


#### GENERAL NOTES - DEMOLITION



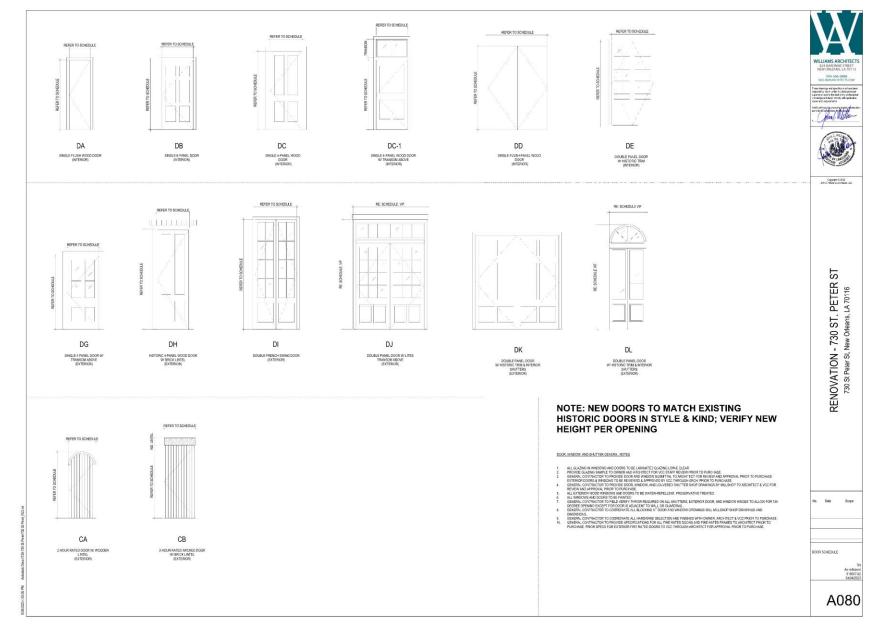






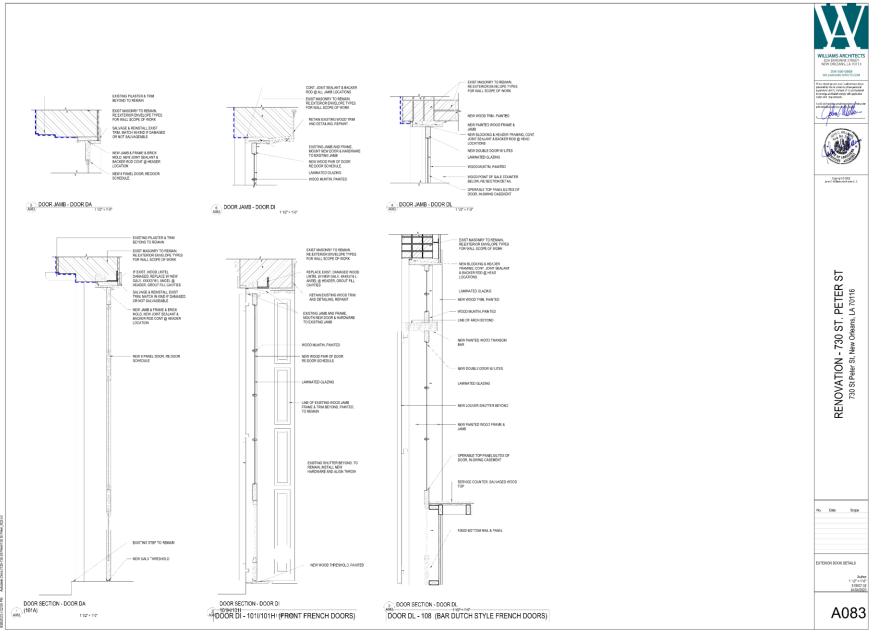






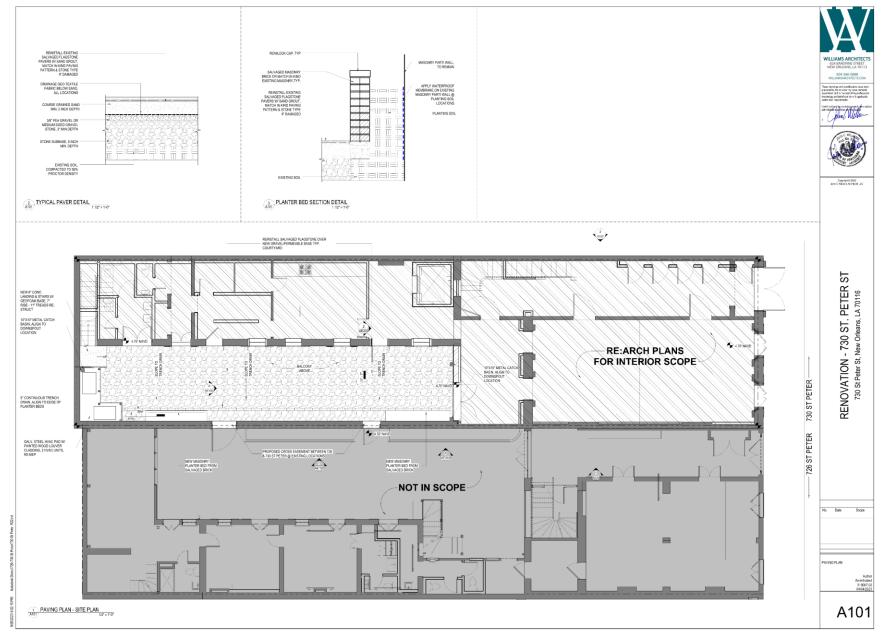


Vieux Carre Commission October 10, 2023



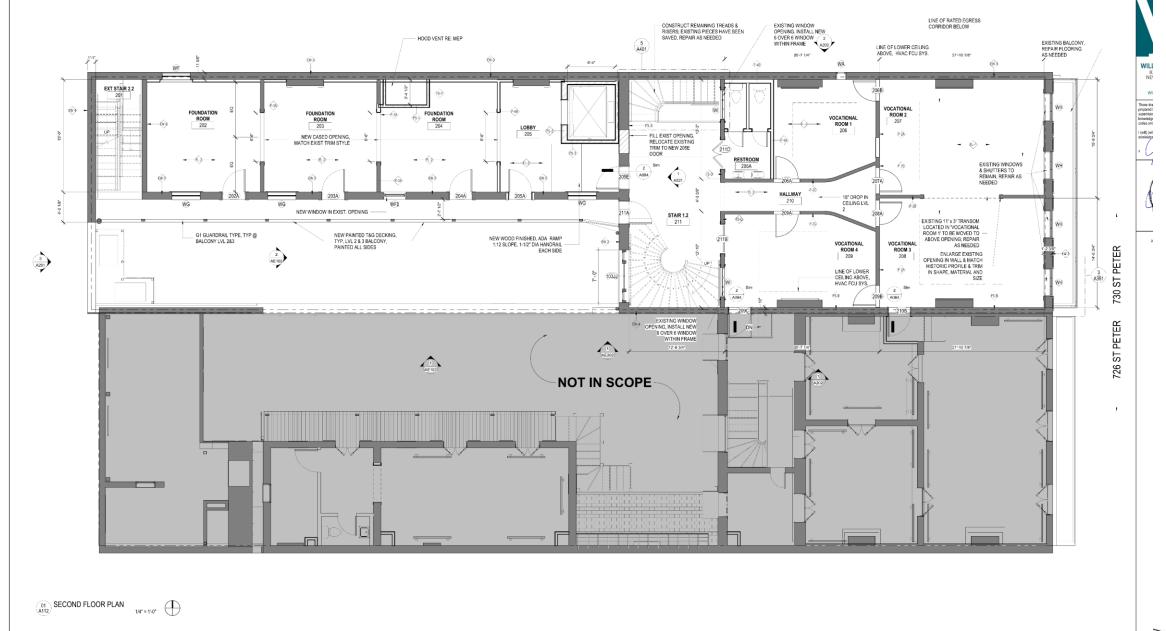
730-732 St Peter





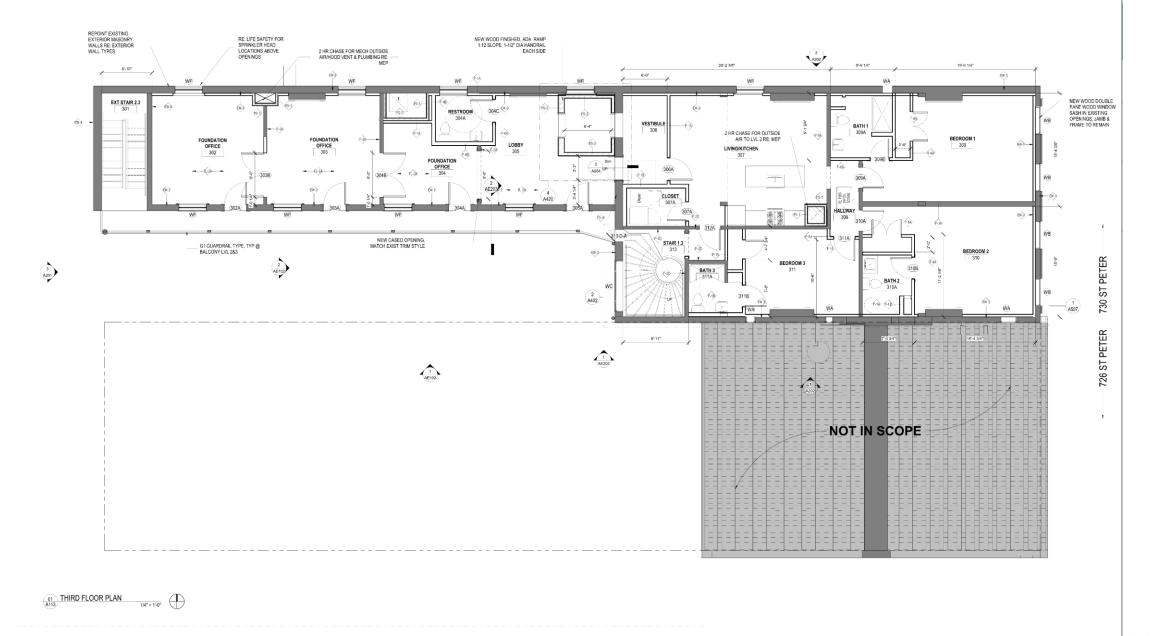






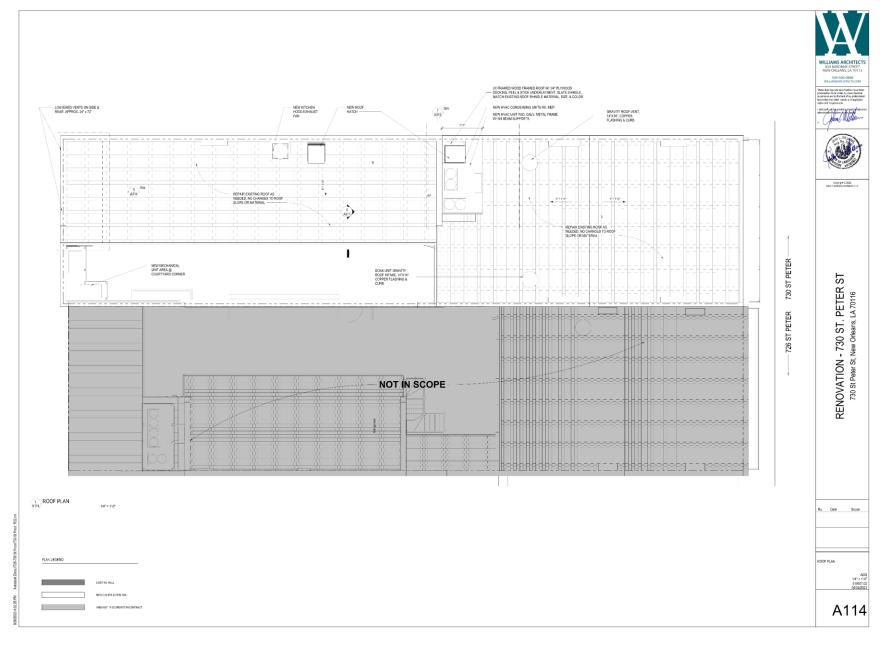




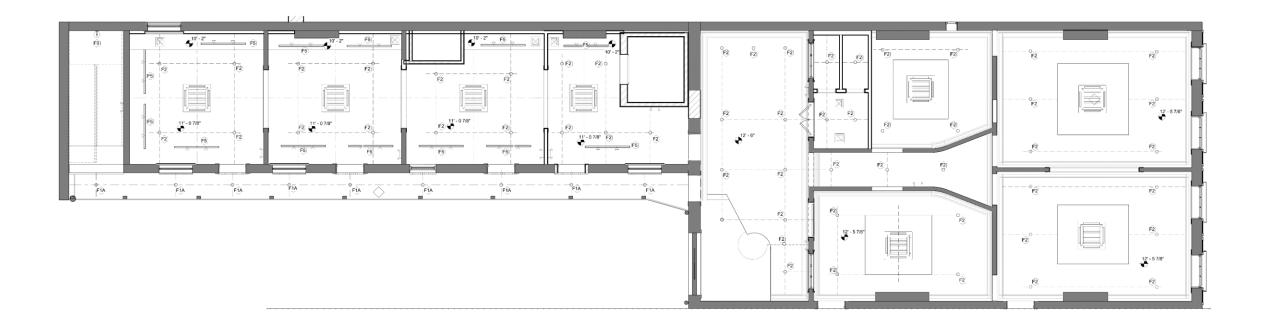




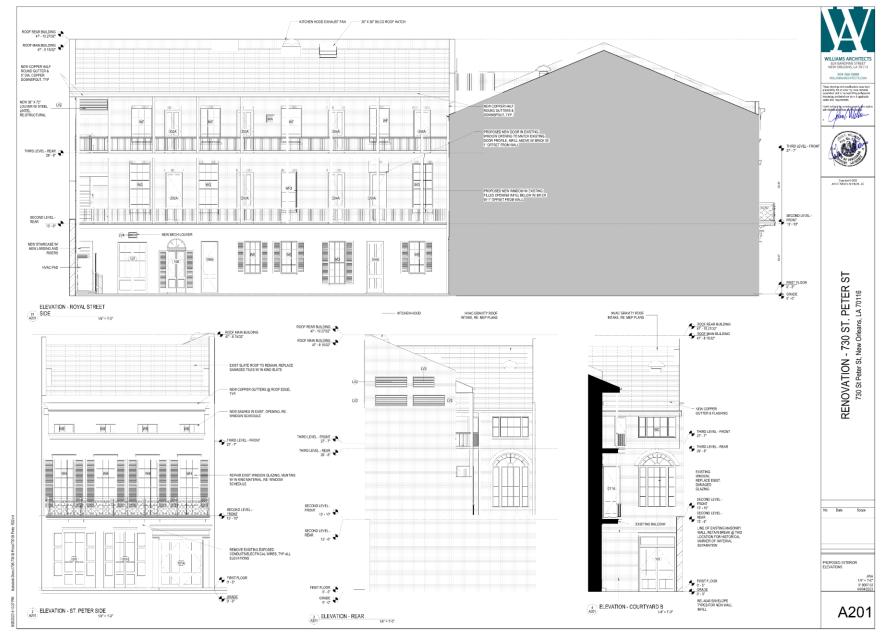






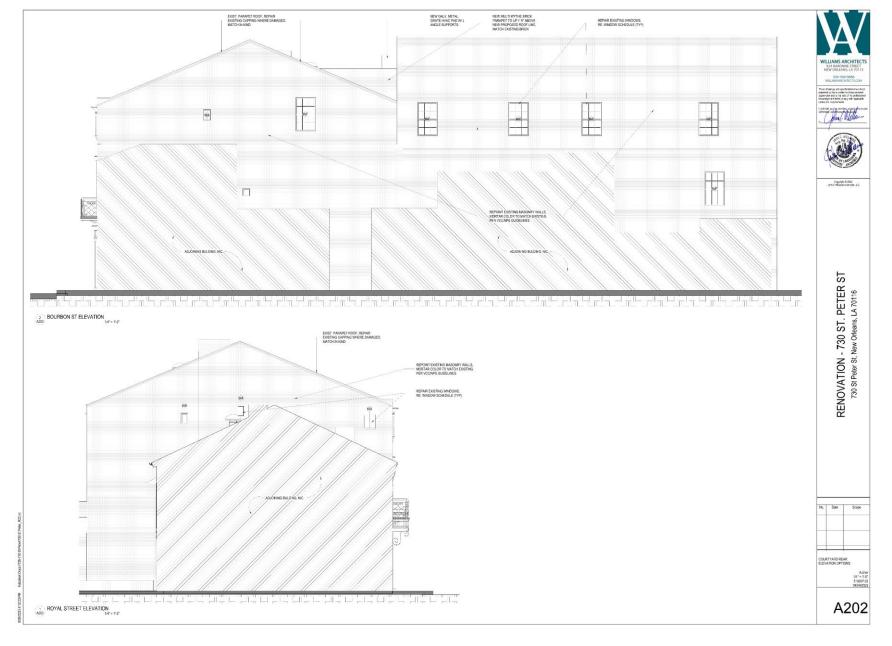


















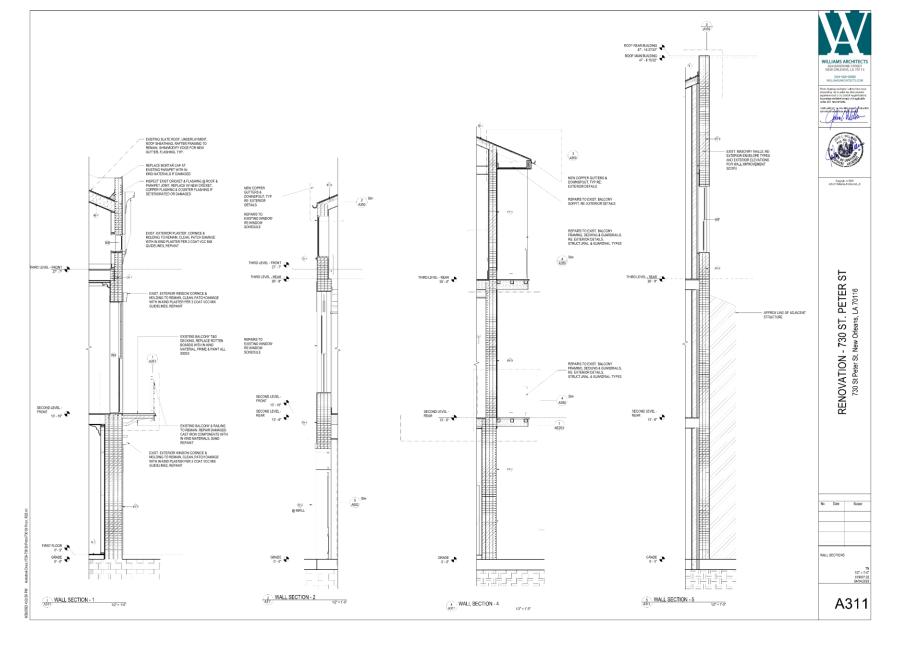






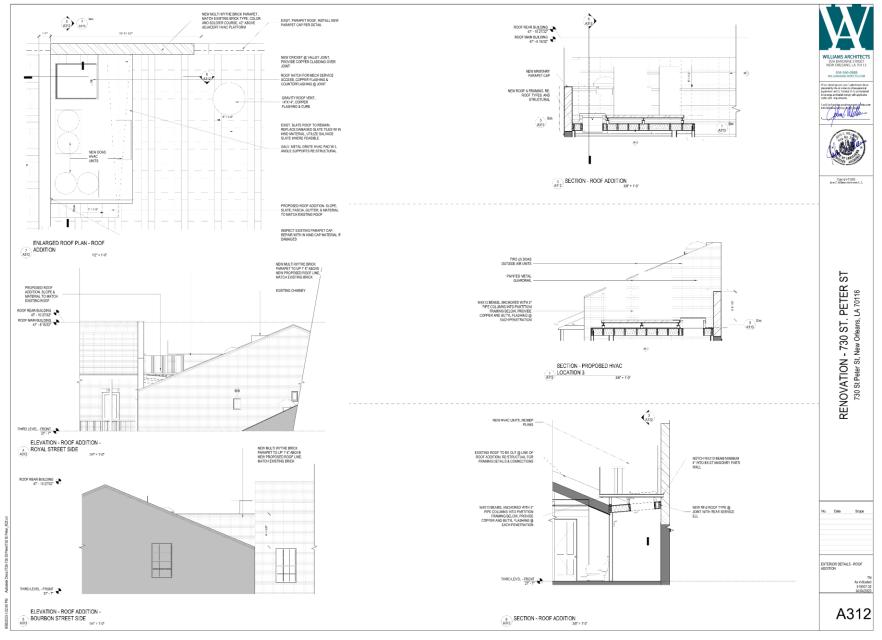






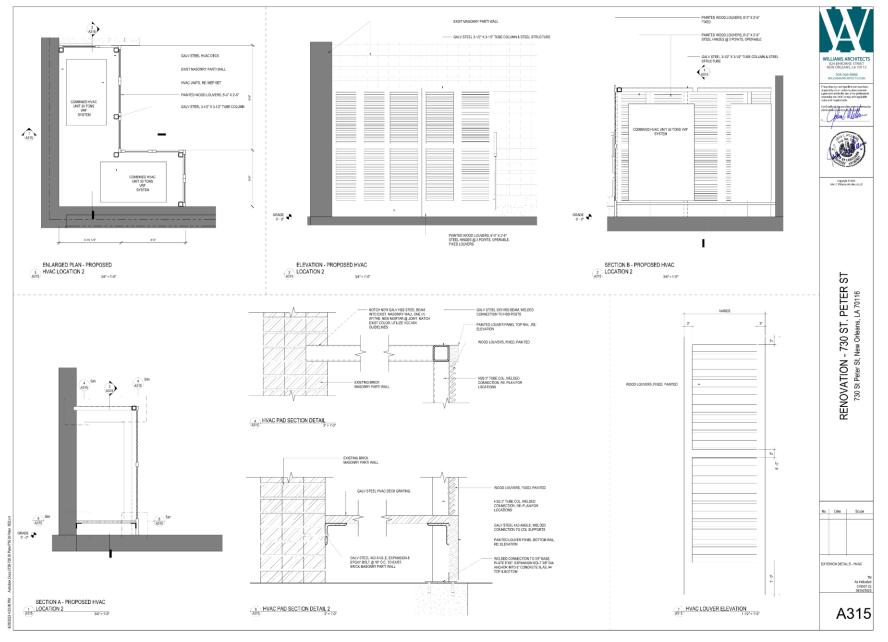








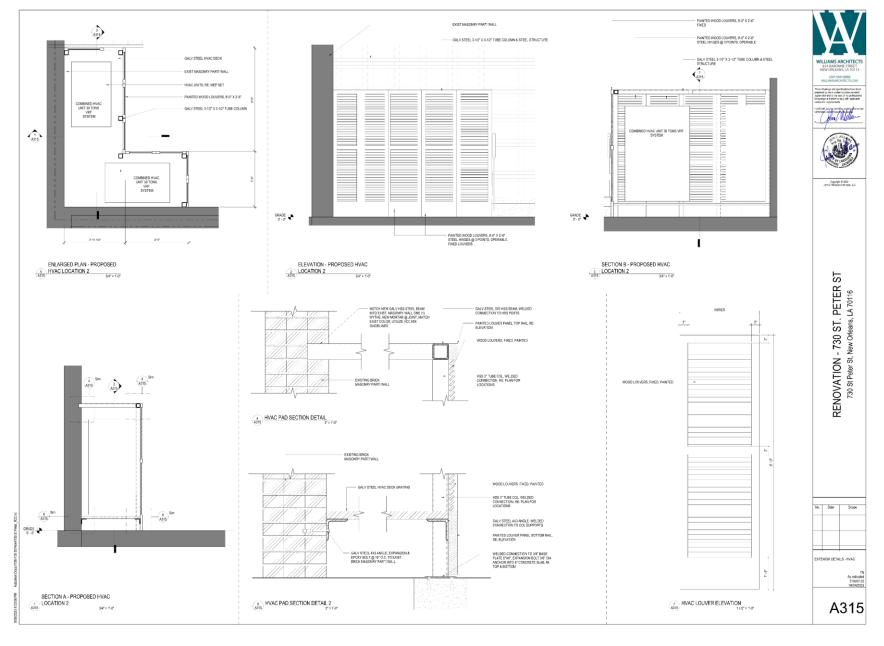








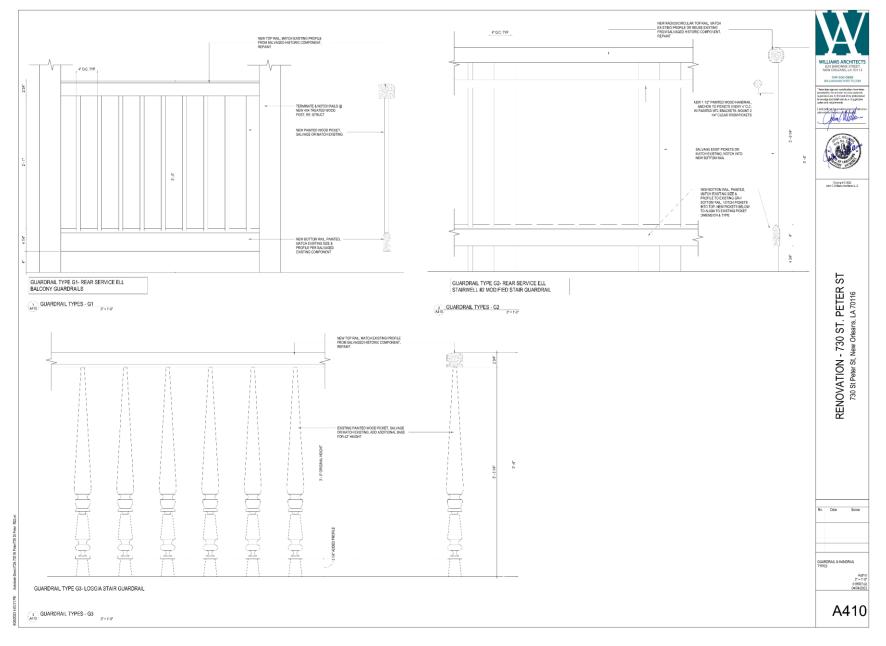
October 10, 2023

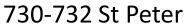






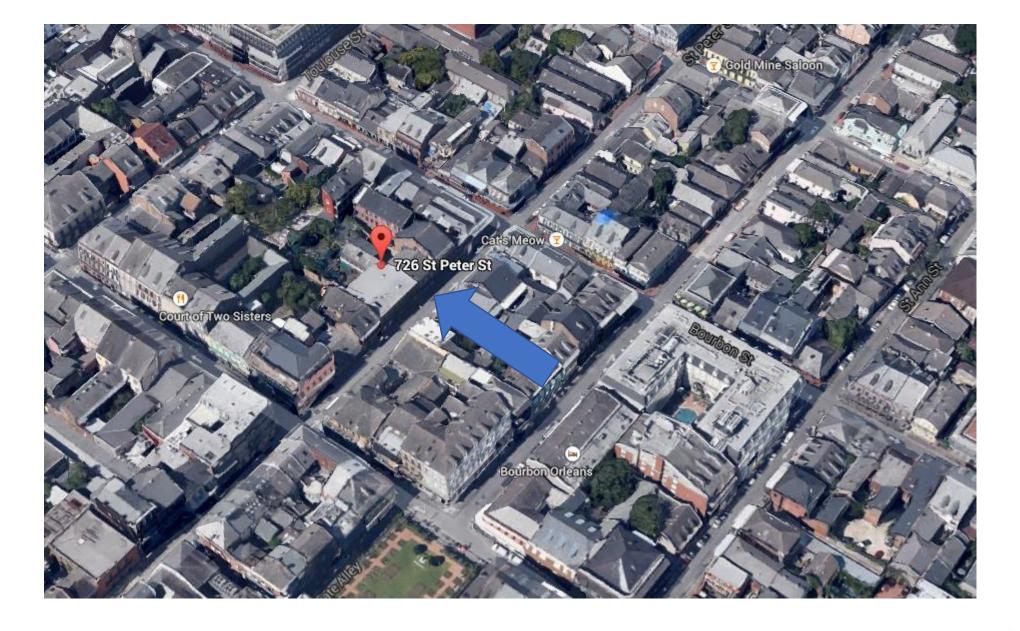
Vieux Carre Commission October 10, 2023











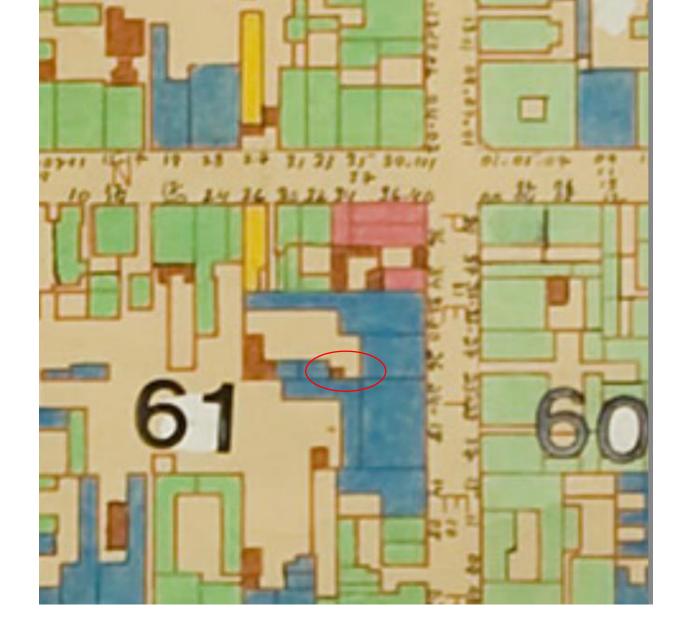






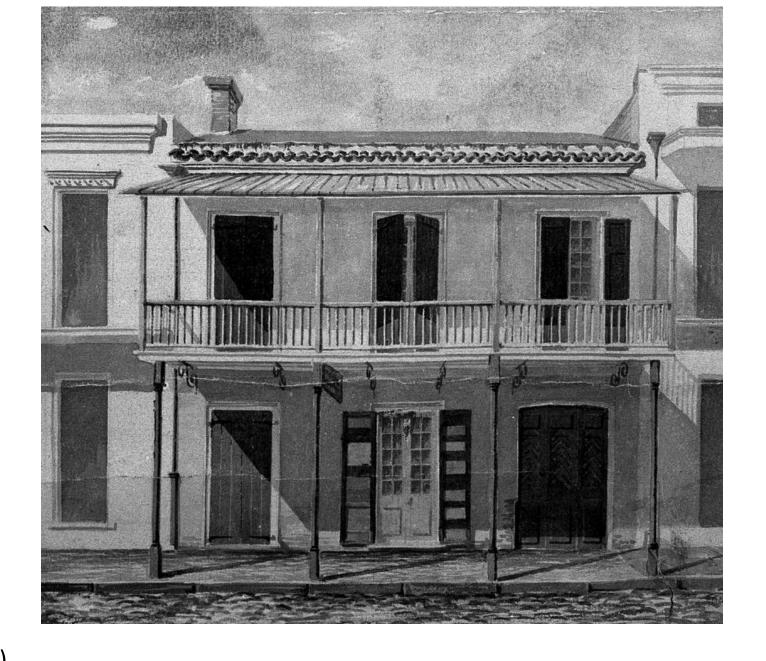
October 10, 2023

726 St. Peter



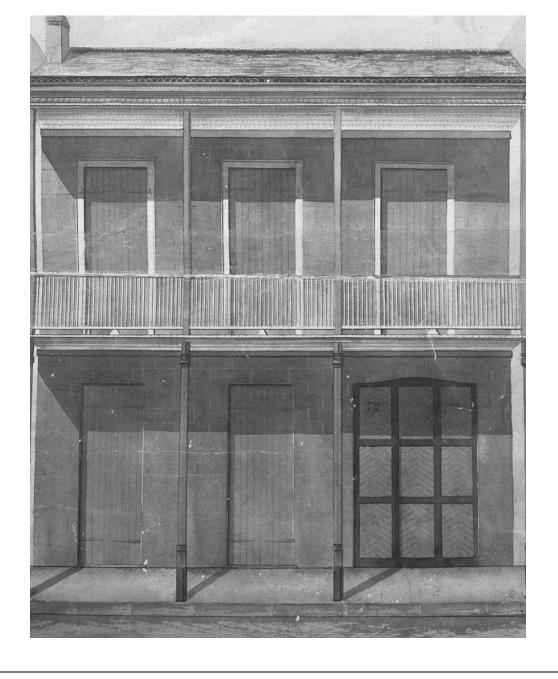
































726 St. Peter (2010)



















































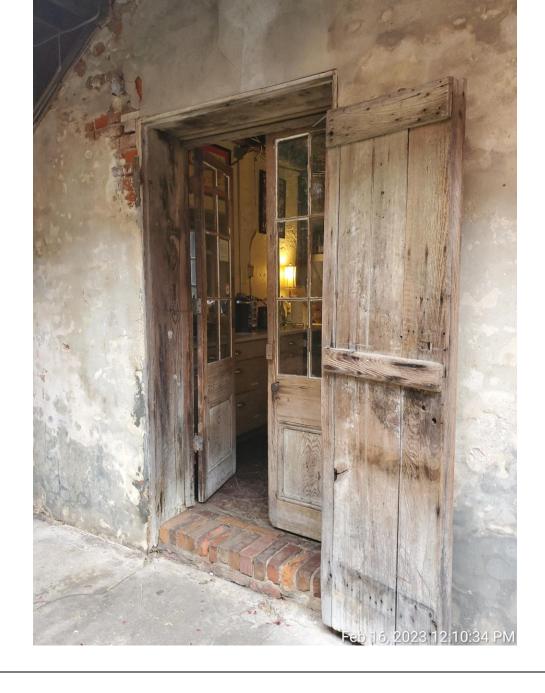






























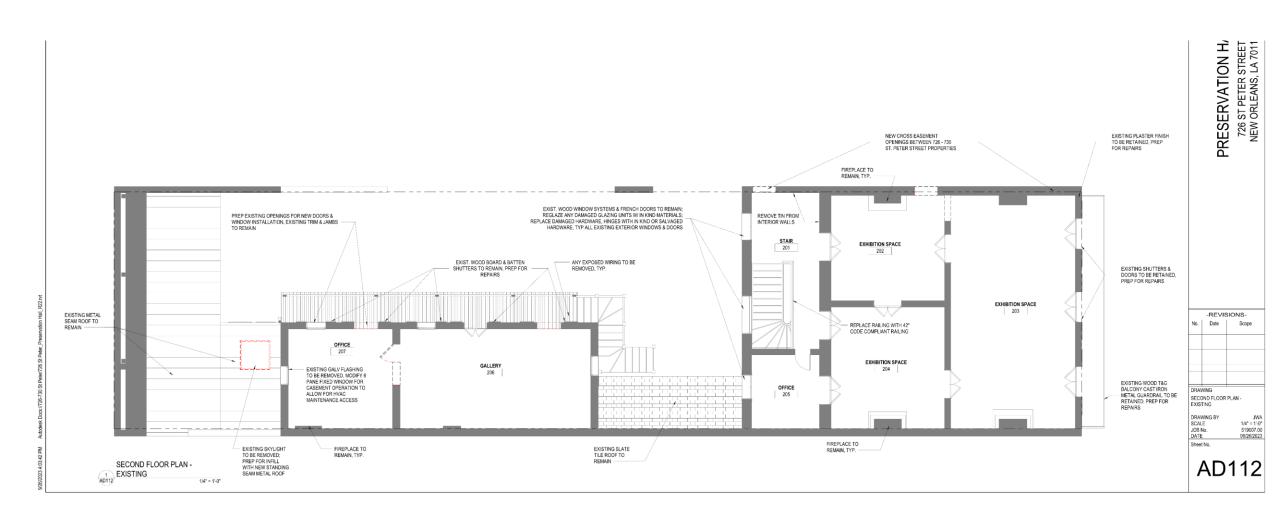






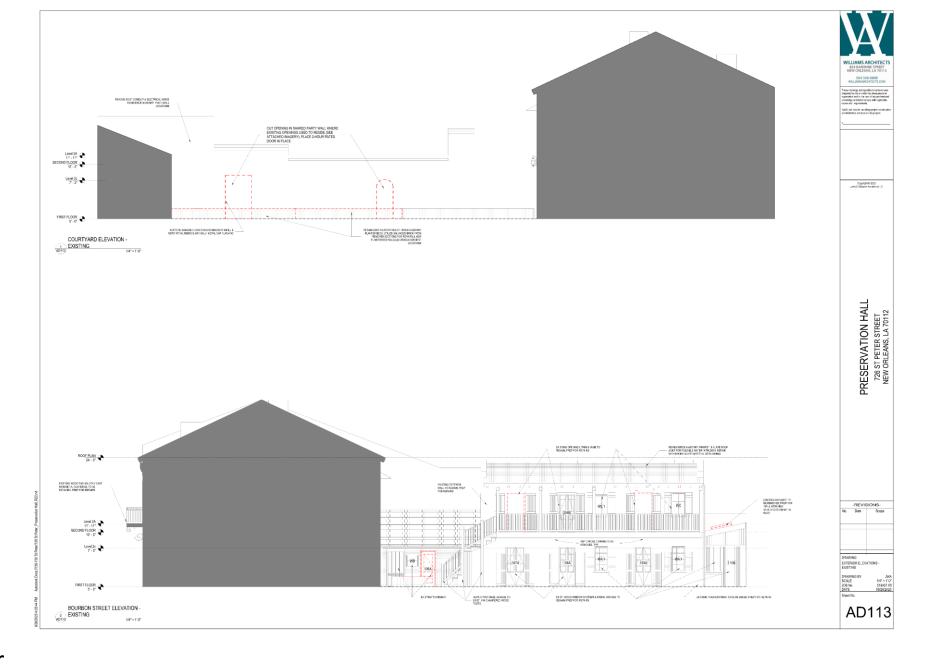


## 726 St. Peter



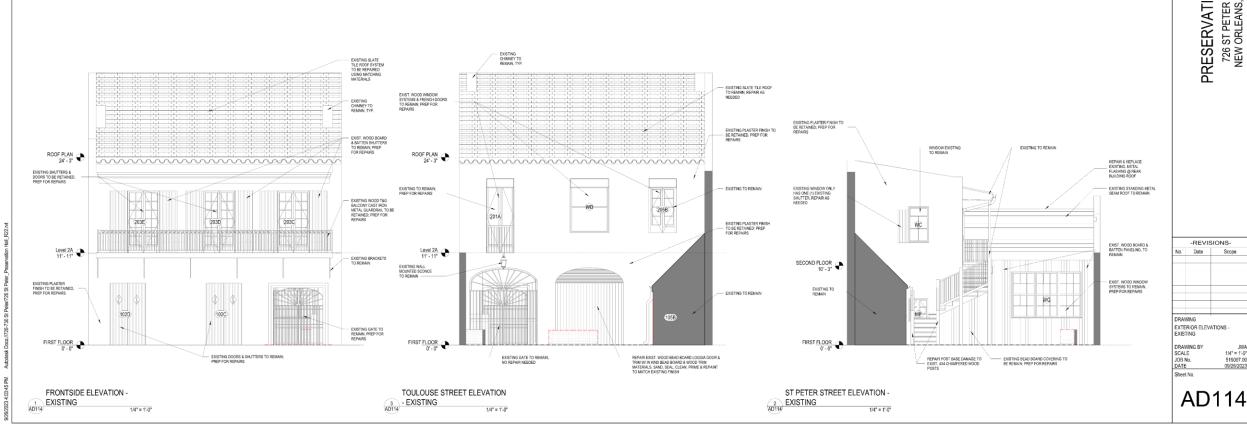
## 726 St. Peter



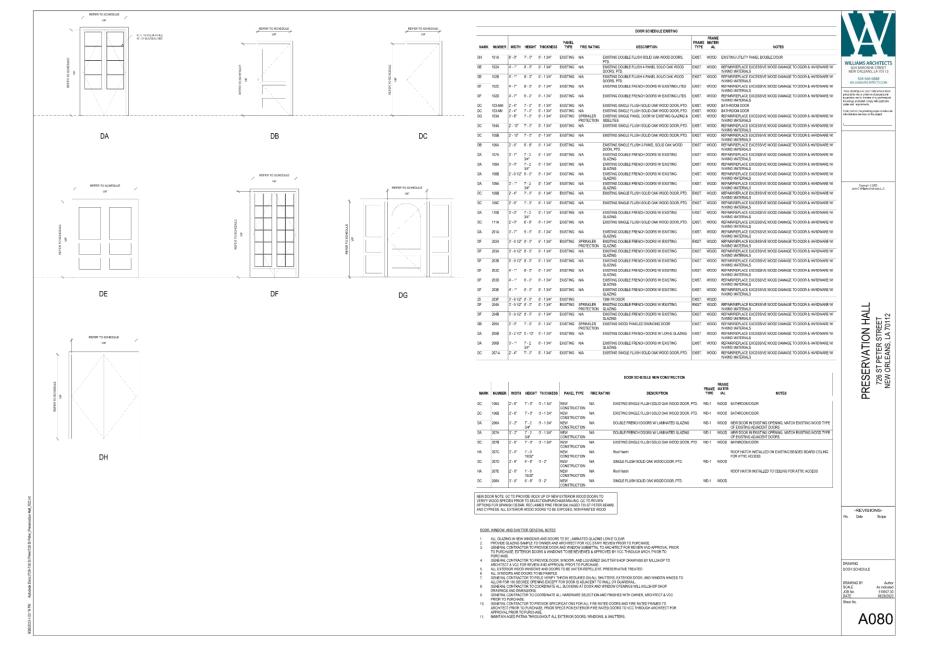






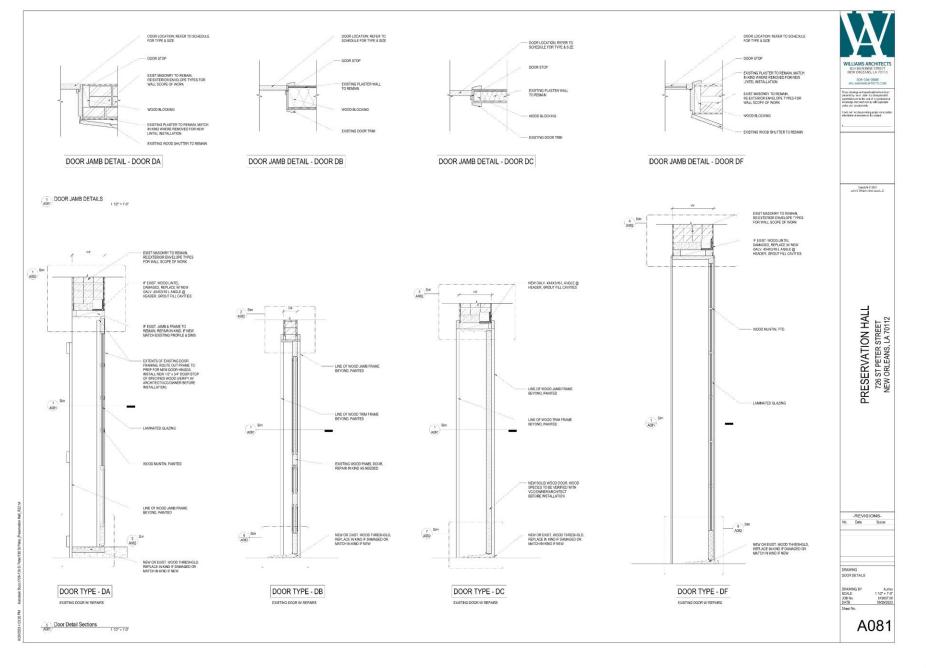


# 726 St. Peter



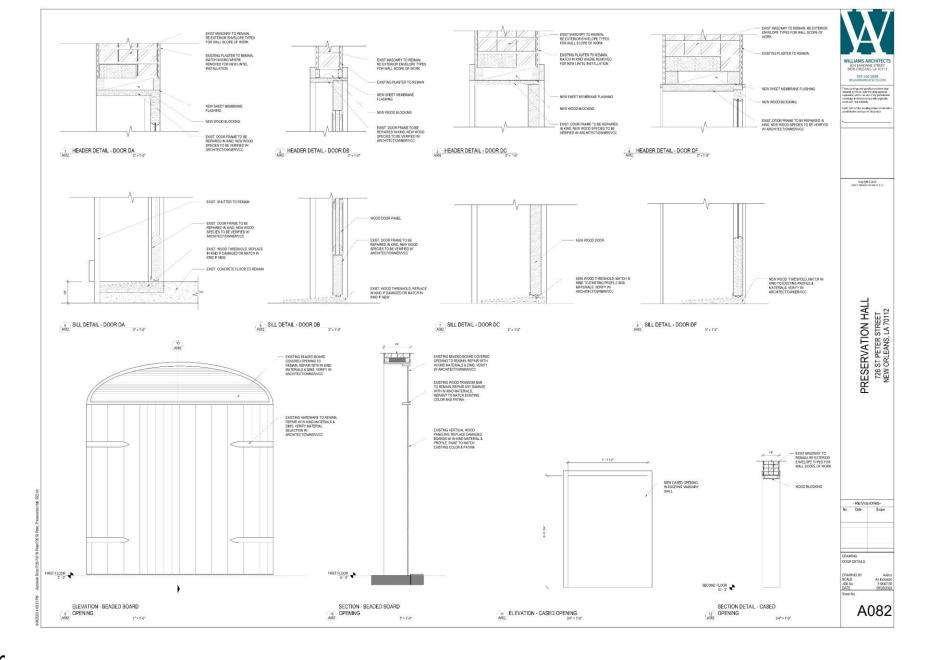
726 St. Peter





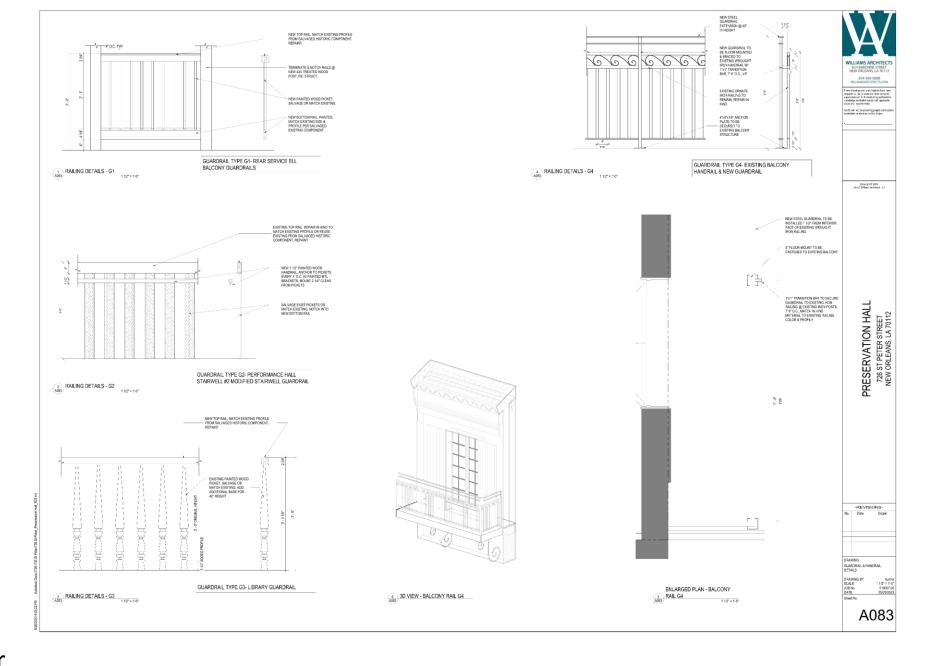
726 St. Peter





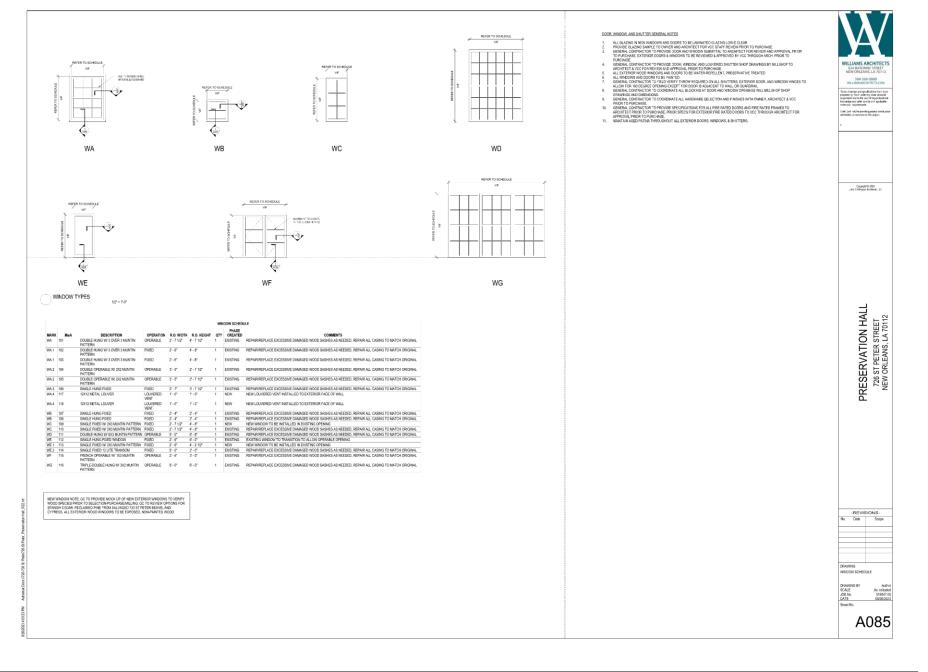
726 St. Peter





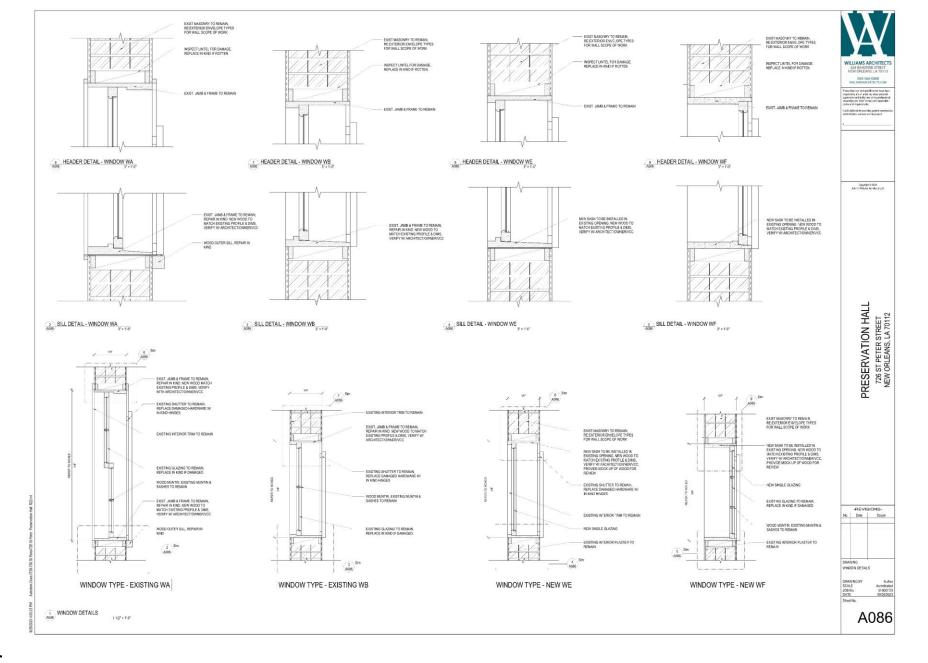


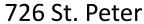




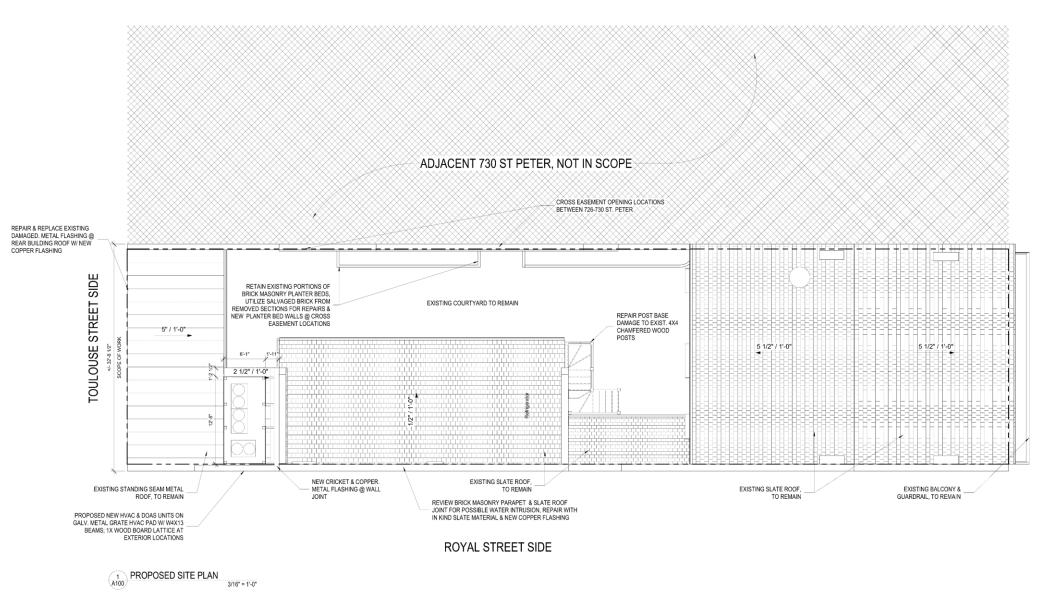
# 726 St. Peter





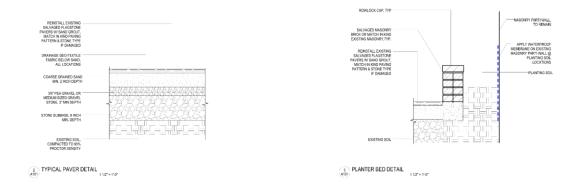


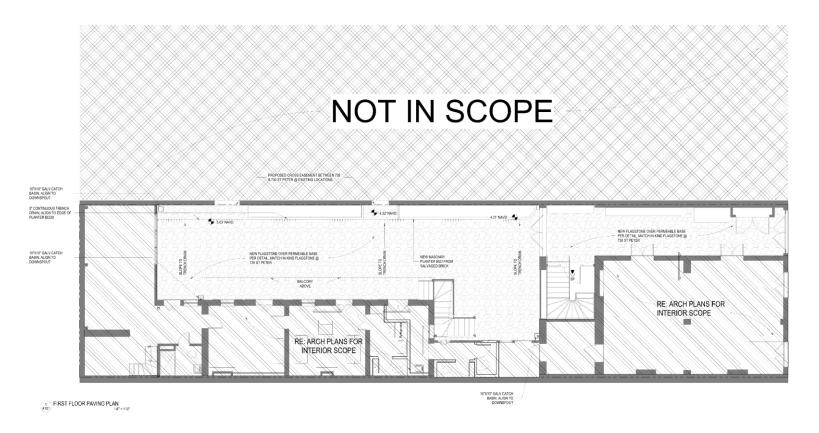


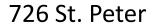




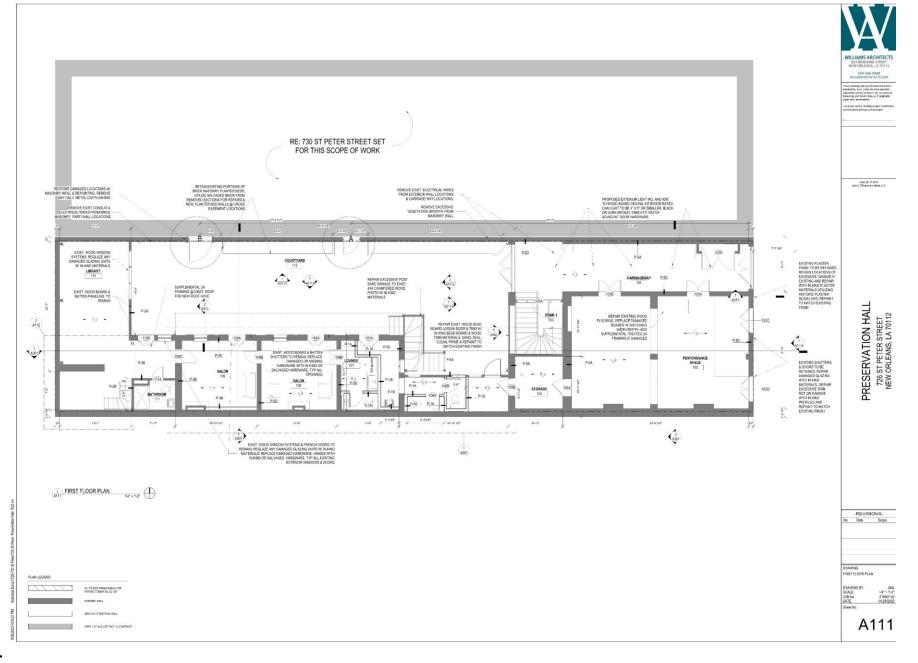






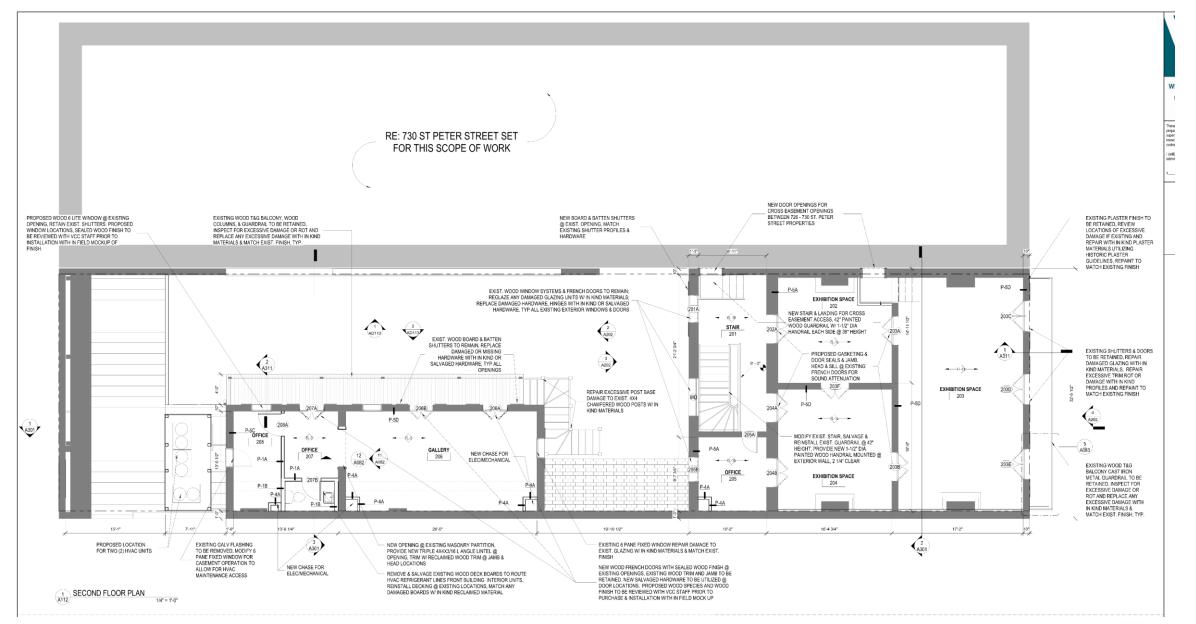






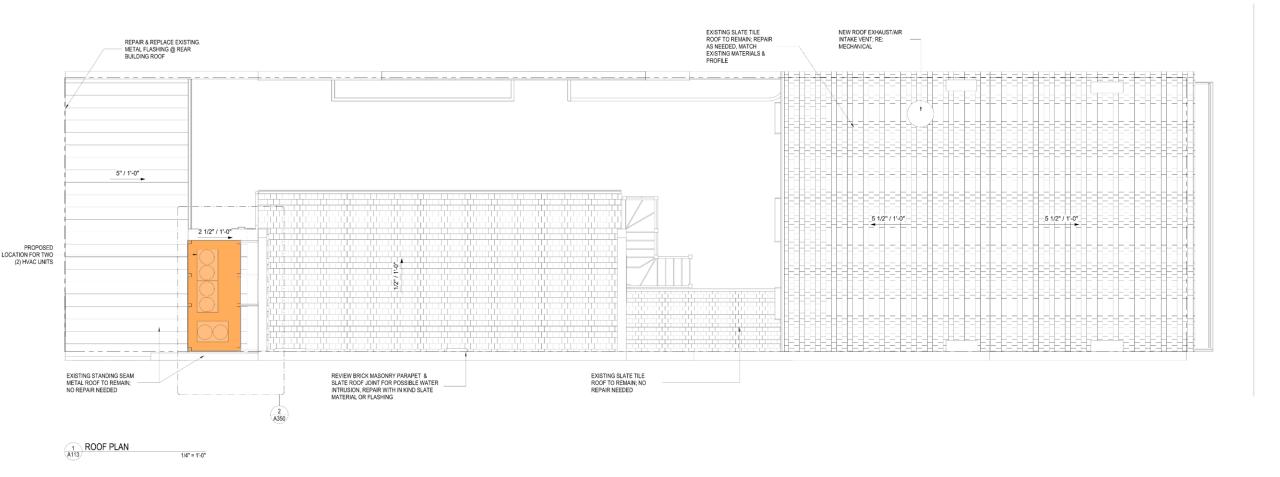




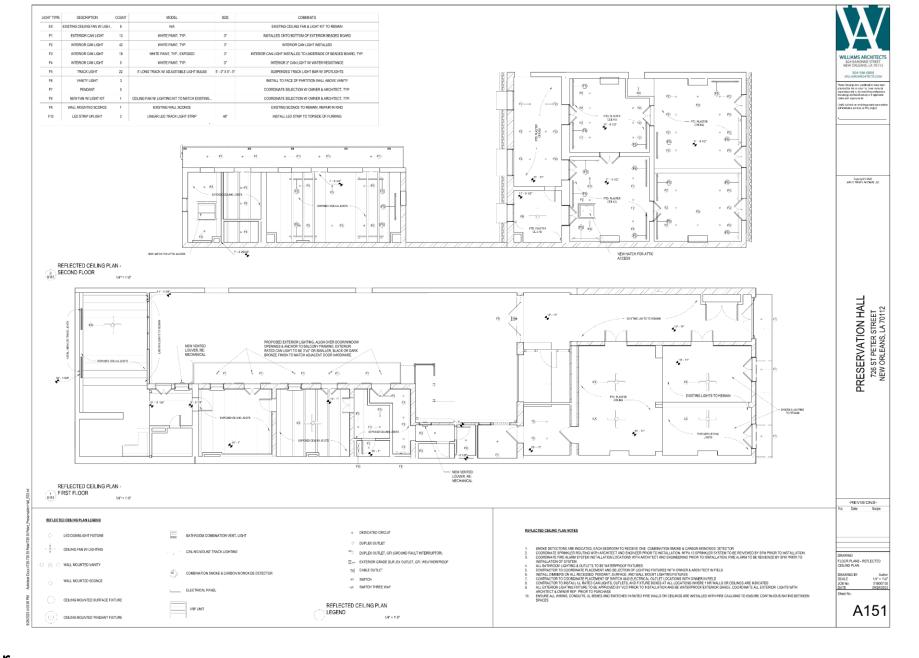


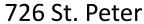






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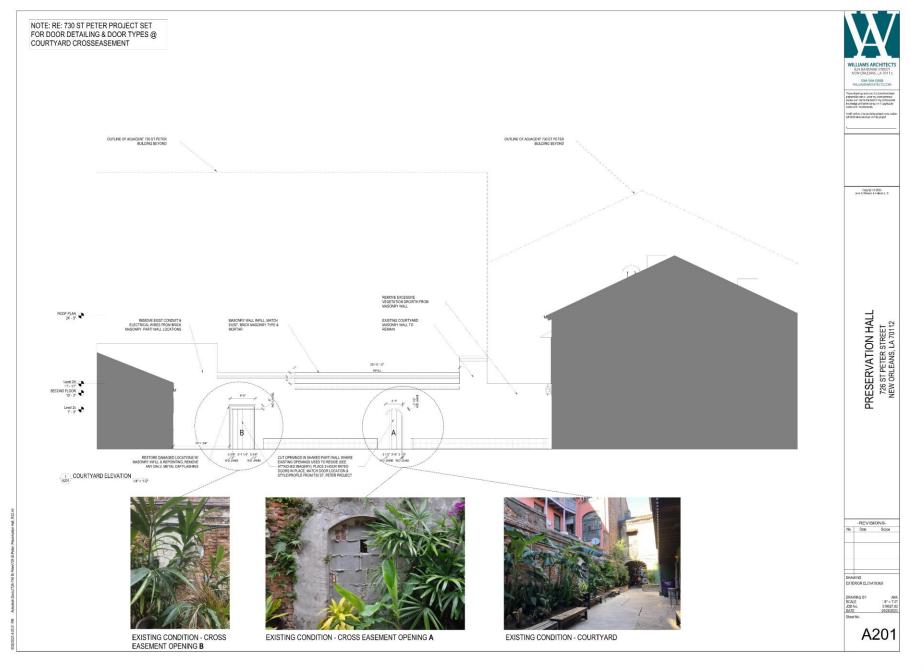






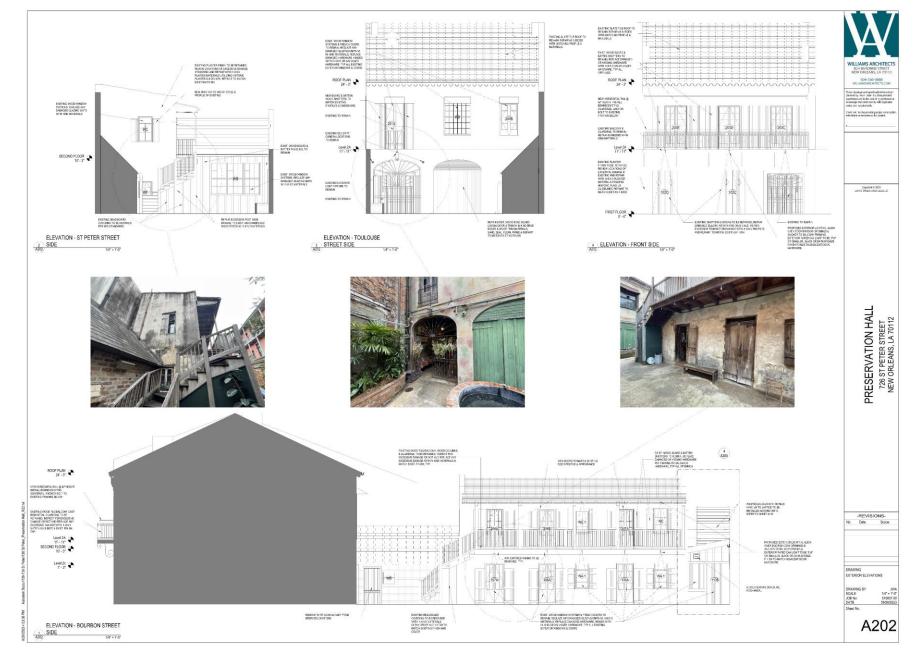
October 10, 2023

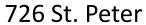
Vieux Carre Commission



726 St. Pete.

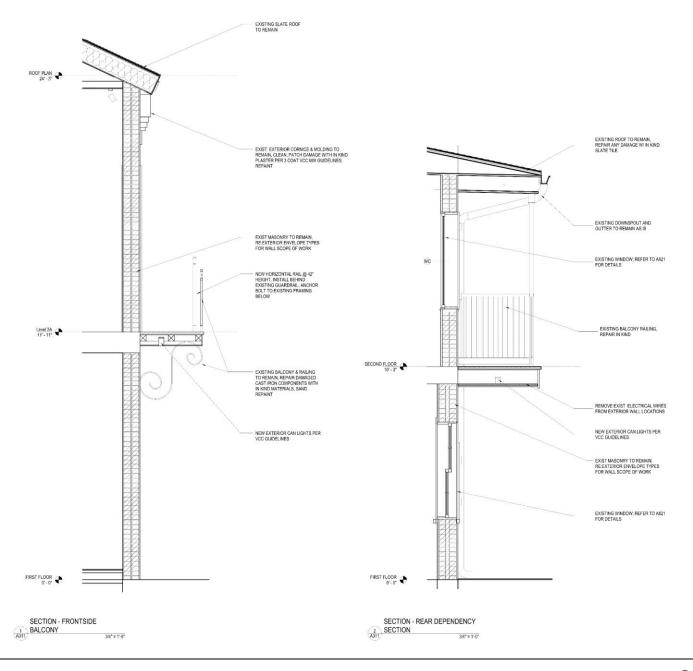






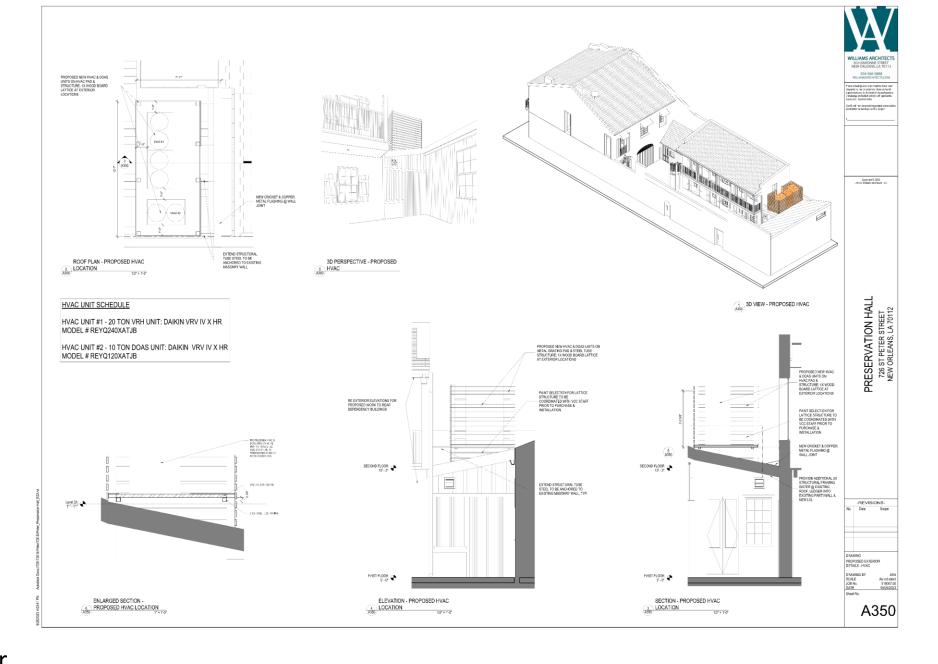


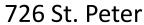
October 10, 2023













## CITY**MULTI**®

# **10-TON TURYP1203AN40A(N/B)**





Job Name:

System Reference: Date:

### 208/230V OUTDOOR VRF HEAT RECOVERY SYSTEM



# UNIT OPTION Standard Model TURYP1203AN40AN Seacoast (BS) Model TURYP1203AN40AB

### ACCESSORIES

ACCECCINEC	
✓ BC Controller (Required)	for details see BC Controller Submitta
□ Joint Kit	for details see Pipe Accessories Submitt
□ Panel Heater Kit	for details see Panel Heater Kit Submitt
□ Snow/Hail Guards Kit	for details see Snow/Hail Guards Kit Submitt

HPU-OA

Speci	fications		System	
Un	it Type		TURYP1203AN40A(N/B)	
Cooling Capacity (Nominal) Heating Capacity (Nominal)		BTU/H	120,000	
		BTU/H	135,000	
0	Cooling	°F [°C]	23~126 [-5.0~52.0]	
Guaranteed Operating Range	Heating	°F [°C]	-13~60 [-25.0~15.5]	
Extended Operating Range	Heating	°F [°C]	-18.0~60 [-18.0~15.5]	
External Dimensions (H x W x D)		In. [mm]	71-5/8 x 48-7/8 x 29-3/16 [1,818 x 1,240 x 740]	
Net Weight		Lbs. [kg]	598 [271]	
External Finish			Pre-coated galvanized steel sheet (+powder coating for -BS type) [MUNSEL 5Y 8/1]	
Electrical Power Requirements	Voltage, Phase, Hertz, Power	Tolerance	208/230V, 3-phase, 60 Hz, ±10%	
Minimum Circuit Ampacity		Α	43.0/40.0	
Maximum Overcurrent Protection		Α	70/60	
Recommended Fuse Size		Α	50/50	
Recommended Minimum Wire Size		AWG [mm]	6/6 [13.3/13.3]	
SCCR		kA	5	
Pofricerent Dining Diameter	Liquid (High Pressure)	In. [mm]	3/4 [19.05] Brazed	
frigerant Piping Diameter	Gas (Low Pressure)	In. [mm]	1-1/8 [28.58] Brazed	
Max. Total Refrigerant Line Length Max. Refrigerant Line Length (Between ODU & IDU)		Ft.	1,968	
		Ft.	541	
Max. Control Wiring Length		Ft.	1,640	
Indoor Unit Connectable	Total Capacity		50.0~150.0% of outdoor unit capacity	
Model/Quantity			P04~P96/1.0~30.0	
Sound Pressure Levels		dB(A)	60.0/62.0	
Sound Power Levels		dB(A)	80.0/80.5	
	Type x Quantity		Propeller fan x 2	
	Fan Motor Output	kW	0.46+0.46	
FAN <sup>4</sup>	Airflow Rate	CFM	8,300	
	External Static Pressure	In. WG	Selectable; 0.00, 0.12, 0.24, 0.32, In. WG; factory set to 0 In. WG	
Compressor Operating Range			15.0% to 100.0%	
Compressor	Type x Quantity		Inverter scroll hermetic compressor x 1	
efrigerant Type x Original Charge		R410A x 17 lbs + 10.0 oz [8.0 kg]		
Protection Devices High Pressure Protection Inverter Circuit (Comp./Fan)			High pressure sensor, High pressure switch at 4.15 MPa (601 psi)	
			Over-heat protection, Over-current protection	
EER			12.1/13.2	
AURI Ratings (Dusted/Non dusted)	IEER		23.3/28.8	
AHRI Ratings (Ducted/Non-ducted)	COP		3.61/4.01	
	SCHE		25.3/29.1	

### NOTES

Nominal cooling conditions (Test conditions are based on AHRI 1230)
Indoor: 80°FD.B./67°FW.B. (26.7°CD.B./19.4°CW.B.), Outdoor: 95°FD.B. (35°CD.B.)
Nominal heating conditions (Test conditions are based on AHRI 1230)
Indoor: 70°FD.B. (21.1°CD.B.), Outdoor: 47°FD.B./43°FW.B. (8.3°CD.B./6.1°CW.B.)

<sup>1</sup>Harsh weather environments may demand performance enhancing equipment. Ask your Mitsubishi Electric representative for more details about your region

<sup>2</sup>For details on extended cooling operation range down to -10° F DB, see Low Ambient Kit Submittal <sup>3</sup>When applying product below -4°F; consult your design engineer for cold climate application best practices, including the use of a backup source for heating

\*Unit will continue to operate in extended operating range, but capacity is not guaranteed



Note 1. At brazing of pipes, wrap the refrigerant service valve with

under 120°C(248°F).

2×6-ø4.6(3/16) Hole (Make hole at the plastic fan guard for snow hood attachment)

20(13/16)

20(13/16) 592(23-5/16)

Left side view

2×2-14(9/16)×20(13/16) Oval hole

Rear view

Intake air Intake air

Service panel

128(5-1/16) 243(9-5/8)

160(6-5/16)

Refrigerant service valve <- High pressur Refrigerant service valve <- Low pressure <- Low pre

1240(48-7/8) Top view

148(5-7/8)

(5-15/16)

Front view

1060(41-3/4) (Mounting pitch) Bottom view

132(5-1/4)

207(8-3/16)

216(8-9/16) 172(6-13/16)

90(3-9/16)

152(6)

\*1 Connect the refrigerant pipe to the service valve according to the Installation Manual.

NO.	Usage		Specifications
1	For pipes	Front through hole	148(5-7/8) × 84(3-5/16) Knockout hole
2		Bottom through hole	150(5-15/16) × 94(3-3/4) Knockout hole
3	For wires	Front through hole	ø62.7(2-1/2) or ø34.5(1-3/8) Knockout hole
4		Front through hole	ø43.7(1-3/4) or ø22.2(7/8) Knockout hole
(5)		Bottom through hole	ø65(2-9/16) Knockout hole
6		Bottom through hole	ø52(2-1/16) Knockout hole
7	For transmission cables	Front through hole	ø34(1-3/8) Knockout hole
8		Bottom through hole	ø34(1-3/8) Knockout hole

# 726 St. Peter



wet cloth and keep the temperature of refrigerant service valve ø28.58(1-1/8) Brazed

|--|

Job Name:	
System Reference:	Date:

### 208/230V OUTDOOR VRF HEAT RECOVERY SYSTEM



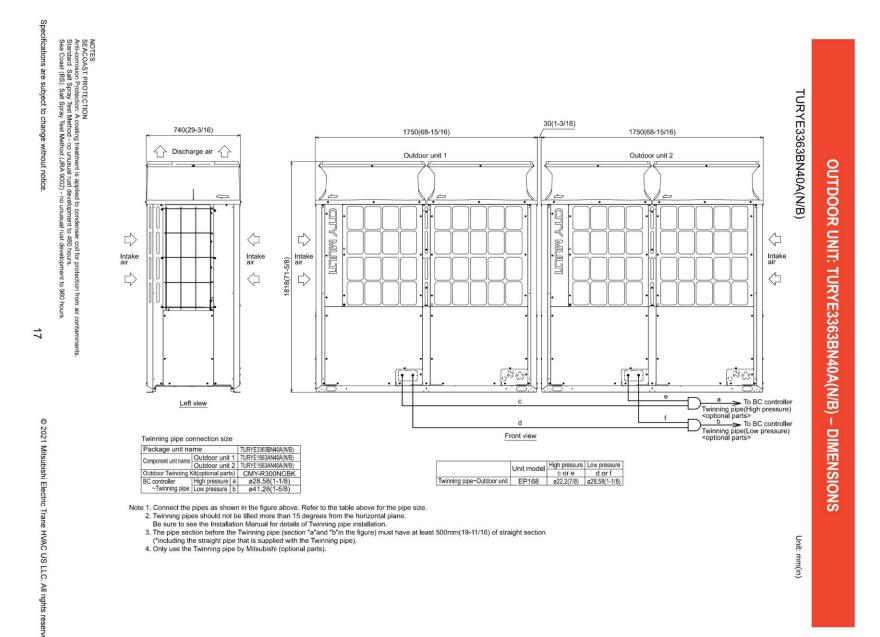
UNIT OPTION	
□ Standard Model	TURYE3363BN40AN
□ Seacoast (BS) Model	TURYE3363BN40AB
ACCESSORIES	
▼ Twinning Kit (Required)	CMY-R300NCBK

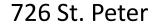
Specifications			System	
	Unit Type		TURYE3363BN40A(N/B)	
Cooling Capacity (Nominal)		BTU/H	336,000	
Heating Capacity (Nominal)		BTU/H	378,000	
Net Weight		Lbs. [kg]	1554 [704]	
Defeirement Dining Diameter	Liquid (High Pressure)	In. [mm]	1-1/8 [28.58] Brazed	
Refrigerant Piping Diameter	Gas (Low Pressure)	In. [mm]	1-5/8 [41.28] Brazed	
Max. Total Refrigerant Line Length		Ft.	3116	
Max. Refrigerant Line Length (Between ODU & IDU)		Ft.	541	
Max. Control Wiring Length		Ft.	1640	
Indiana III a Mariana III a Mariana III a Mariana III a Mariana II a M	Total Capacity		50.0~150.0% of outdoor unit capacity	
ndoor Unit Connectable	Model/Quantity		P05~P96/2.0~50.0	
Sound Pressure Levels Sound Power Levels		dB(A)	65.5-69.5	
		dB(A)	84.0/88.5	
Compressor Operating Range			7.5% to 100.0%	
AHRI Ratings (Ducted/Non-ducted)	EER		10.5/10.3	
	IEER		22.5/24.9	
	COP		3.22/3.29	
	SCHE		20.4/23.4	

			JOILE	20.420.4	
Specifications			Module 1	Module 2	
Unit Type		TURYE1683AN40A(N/B)	TURYE1683AN40A(N/B)		
Cooling Capacity (Nominal)		BTU/H	168,000	168,000	
Heating Capacity (Nominal)		BTU/H	188,000	188,000	
0	Cooling <sup>2</sup>	°F [°C]	23~126 [-5.0~52.0]	23~126 [-5.0~52.0]	
Guaranteed Operating Range <sup>1</sup>	Heating <sup>3</sup>	°F [°C]	-13~60 [-25.0~15.5]	-13~60 [-25.0~15.5]	
Extended Operating Range	Heating	°F [°C]	-25~60 [-31.5~15.5]	-25~60 [-31.5~15.5]	
External Dimensions (H x W x	D)	In. [mm]	71-5/8 x 68-29/32 x 29-5/32 [1,818 x 1,750 x 740 ]	71-5/8 x 68-29/32 x 29-5/32 [1,818 x 1,750 x 740 ]	
Net Weight		Lbs. [kg]	777 [352]	777 [352]	
External Finish		Pre-coated galvanized steel sheet (+powder coating for -BS type)	Pre-coated galvanized steel sheet (+powder coating for -BS type)		
Electrical Power Requirements Voltage, Phase, Hertz, Power Tolerance		208/230V, 3-phase, 60 Hz, ±10%	208/230V, 3-phase, 60 Hz, ±10%		
Minimum Circuit Ampacity A		Α	57.0/53.0	57.0/53.0	
Maximum Overcurrent Protection A		Α	90/80	90/80	
Recommended Fuse Size A Recommended Minimum Wire Size AWG [m		Α	70	70	
		AWG [mm]	4/4 [21.2/21.2]	4/4 [21.2/21.2]	
SCCR		kA	5	5	
	Type x Quantity		Propeller fan x 2	Propeller fan x 2	
	Airflow Rate	CFM	14850	14850	
FAN <sup>4</sup>	External Static Pressure	In. WG	Selectable; 0.00, 0.12, 0.24, 0.32 ln, WG; factory set to 0 ln, WG	Selectable; 0.00, 0.12, 0.24, 0.32 ln. WG; factory set to 0 ln. WG	
Compressor Type x Quantity		Inverter scroll hermetic compressor x 1	Inverter scroll hermetic compressor x 1		
Refrigerant Type x Original Charge		R410A x 23 lbs + 12.0 oz [10.8 kg]	R410A x 23 lbs + 12.0 oz [10.8 kg]		
	High Pressure Protection		High pressure sensor, High pressure switch at 4.15 MPa (601 psi)	High pressure sensor, High pressure switch at 4.15 MPa (60 psi)	
Protection Devices	Inverter Circuit (Comp./Fan)		Over-heat protection, Over-current protection	Over-heat protection, Over-current protection	
	Fan Motor		Over-current protection	Over-current protection	

726 St. Peter

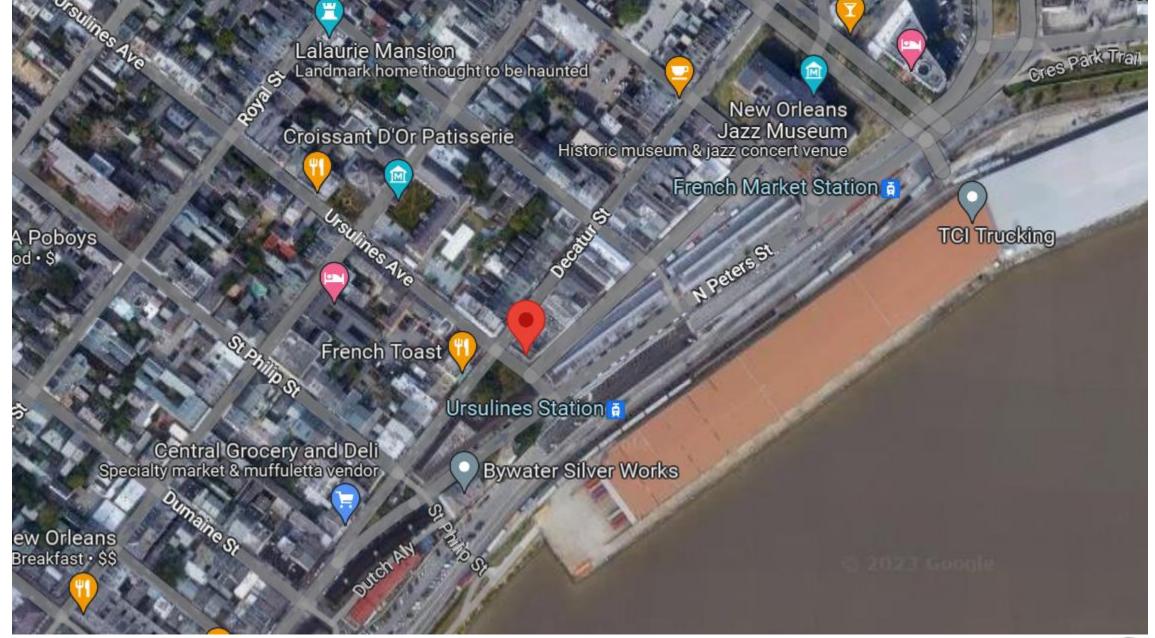








# 1 French Market Place, 1100 Decatur



# 1 French Market Place/ 1100 Decatur





1 French Market Place/ 1100 Decatur - 1959





1 French Market Place/ 1100 Decatur - 1964



October 10, 2023

Vieux Carre Commission



1 French Market Place/ 1100 Decatur

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Vieux Carre Commission



1 French Market Place/ 1100 Decatur





1 French Market Place/ 1100 Decatur, March 2011



October 10, 2023

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October 10, 2023



1 French Market Place/ 1100 Decatur





# 1 French Market Place/ 1100 Decatur





1 French Market Place/ 1100 Decatur



### ANDERSON & BUUCK CONSULTING ENGINEERS, LLC.

SUITE 306 432 N. ANTHONY STREET **NEW ORLEANS, LOUISIANA 70119** 

E-MAIL:

(504) 488-7797

abeng@andersonbuuck.com

July 26, 2023

Gail Bazzano gailbazzano@hotmail.com

1 French Market Place

New Orleans, LA

### Dear Ms. Bazzano:

Upon your request on July 6th and July 10th, 2023, we performed inspections at the above referenced property for the purpose of assessing the existing condition of the structure, with focus on the stability of the parapet and the visible exterior wall cracks and making recommendations for necessary repairs. The following is an outline of our findings with recommended repairs if applicable. The plan diagram and details referenced in the recommended repairs can be found attached to the end of this report.

1. The exterior parapet has a significant crack at the east corner of the building, as can be seen in Photograph #1. Some lateral deflection was evident at the southeastern parapet face.

Recommended Repair: Treat stucco and potential hidden masonry cracks cosmetically. This shall be executed by an expert mason with experience in Vieux Carre renovations. Structurally reinforce with corner stitching per Detail A and at the southeastern parapet vertically reinforce with steel angles per plan and Detail B on the inside face.

2. An exterior plaster crack, potentially also a masonry wall crack, translates down from the parapet outlooker through the window header as depicted in Photograph #2. Past water intrusion, as evident from the paint bulge seen in Photograph #2, could have been a leading cause of the crack. Additional investigation into the attic furthered the concern that the exterior crack translates though multiple wythes of the masonry wall. The interior view of the masonry wall at the location of the crack was limited, however some deterioration was evident upon inspection in the attic, as we attempted to depict in Photograph #3.

Recommended Repair: Treat stucco and potential hidden masonry cracks cosmetically. This shall be executed by an expert mason with experience in Vieux Carre renovations. Structurally reinforce the area of the crack with stitching per Detail C. Repair of the lintel shall be required; however, the method cannot be determined until the ornamental finishes are removed and the nature of the structural is revealed. Thus, the determination of the lintel repair shall be done at in a later phase.

3. Past water intrusion was evident from the roof.

Recommended Repair: The entirety of the roof system shall be inspected and reconditioned as per a waterproofing and roofing consultant retained by the owner.

# 1 French Market Place/ 1100 Decatur

Robert B. Anderson Consulting Engineers, Inc. Page 2 of 6

4. There is a bow evident in the southwestern wall at the location of the crack described in item number 2, as can be seen in Photograph #4. The cause could be a combination of the water intrusion discussed in item number 2 and a lack of lateral ties across the width of the building at the 2nd floor ceiling. The 2nd floor ceiling joists run the length of the building as shown in Photograph #5.

Recommended Repair: Install wood tie backs in the locations shown on the plan diagram and according to Detail D.

A plaster crack is evident at the south corner of the building as shown in Photograph #6.

Recommended Repair: Treat stucco and potential hidden masonry cracks cosmetically. This shall be executed by an expert mason with experience in Vieux Carre renovations, Structurally reinforce with corner stitching per Detail A.

6. The water intrusion as previously discussed has led to what appears to be past termite activity and damage as shown in Photograph #7, however we do not claim to be experts in pests and thus cannot guarantee this.

Recommended Repair: A pest control professional with expertise in termites should inspect the entirety of the property and treat according to their findings and recommendations.

No warranty is given or implied with these observations relative to any hidden damage not observable at this time. These observations are a statement of opinion relative to structural performance of the above referenced structure. They do not purport to be an in depth technical report entailing contingent professional liability for future performance. The purpose and scope of these observations are to provide on an economical basis an experienced professional engineer's opinion relative to performance.

This report is the expressed opinion of this company only and does not bind any party to make any repairs or replacements. Specific compliance with applicable building code requirements is not included in this report unless otherwise stipulated. Observations are made under normal weather conditions and are not opinions of the conditions which may exist under unusual circumstances, such as, but not limited to, floods, heavy rains, high winds or any act of God.

Our report is based on the information available to us at this time. Should additional information become available, we reserve the right to determine the impact, if any, of the new information on our opinions and conclusions, and to revise our opinions and conclusions if necessary and warranted.

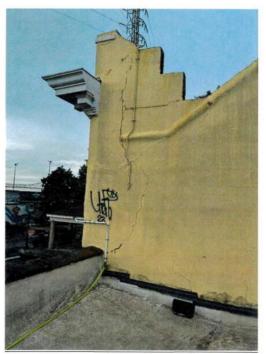
We thank you for this opportunity of being of service to you and, should you have any further questions, please do not hesitate to contact us.

> Dalton J. Buuck. P.E. LA Reg. #47368

Respectfully submitted STATE

DJB:cw cc: Katherine Harmon harmonarch@att.net





Photograph #1



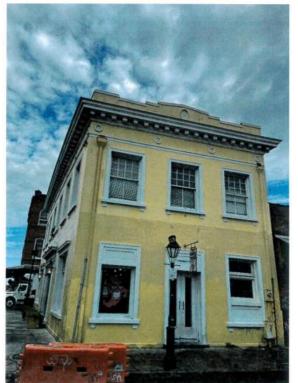
Photograph #2







Photograph #3



Photograph #4





Photograph #5

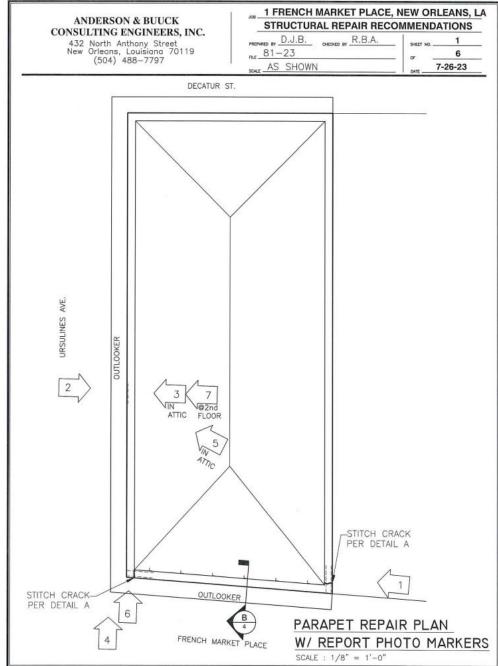


Photograph #6



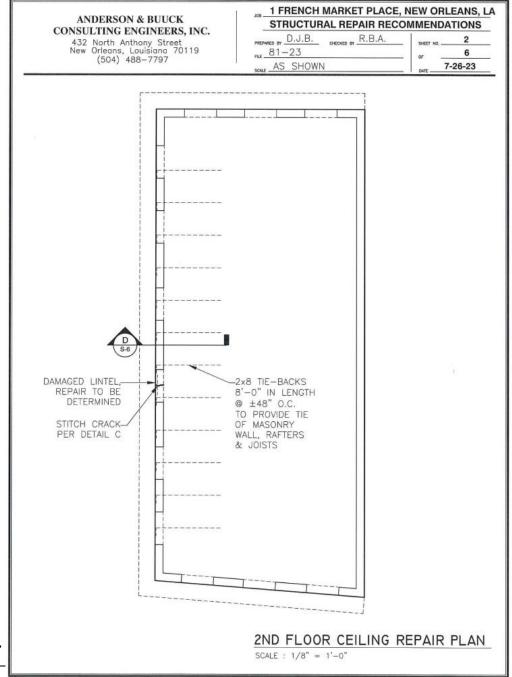


Photograph #7



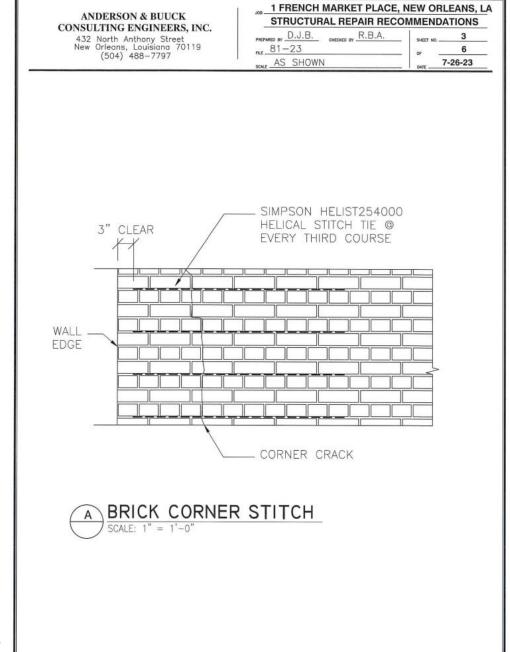






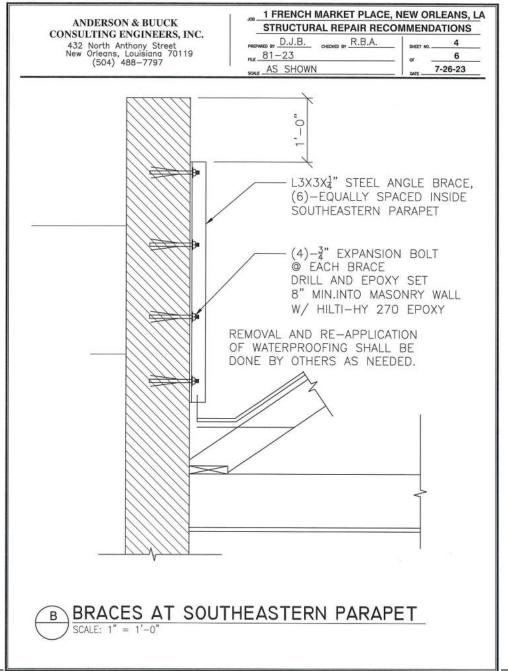
1 French Market Place/ 1100 Decatur





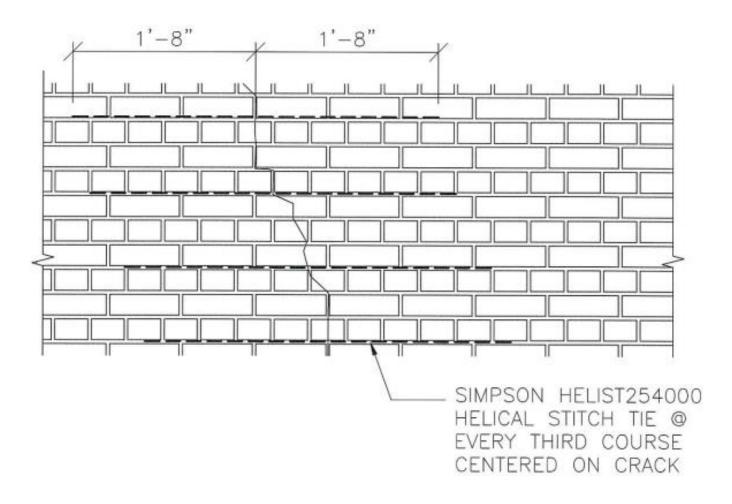






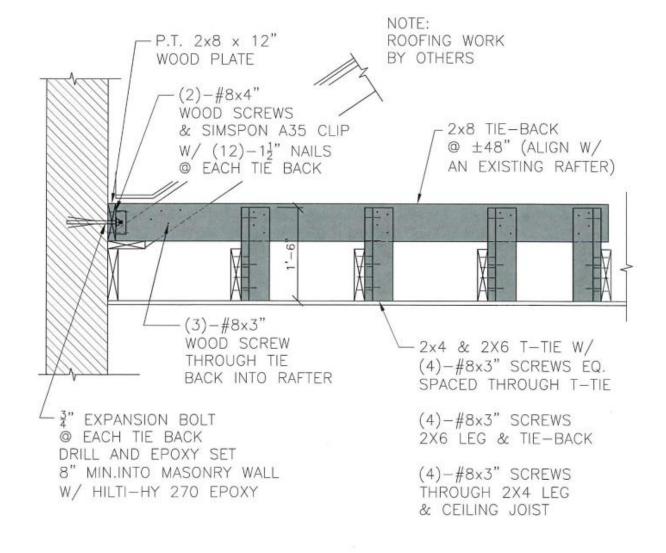
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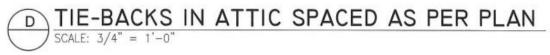












## 1 French Market Place/ 1100 Decatur



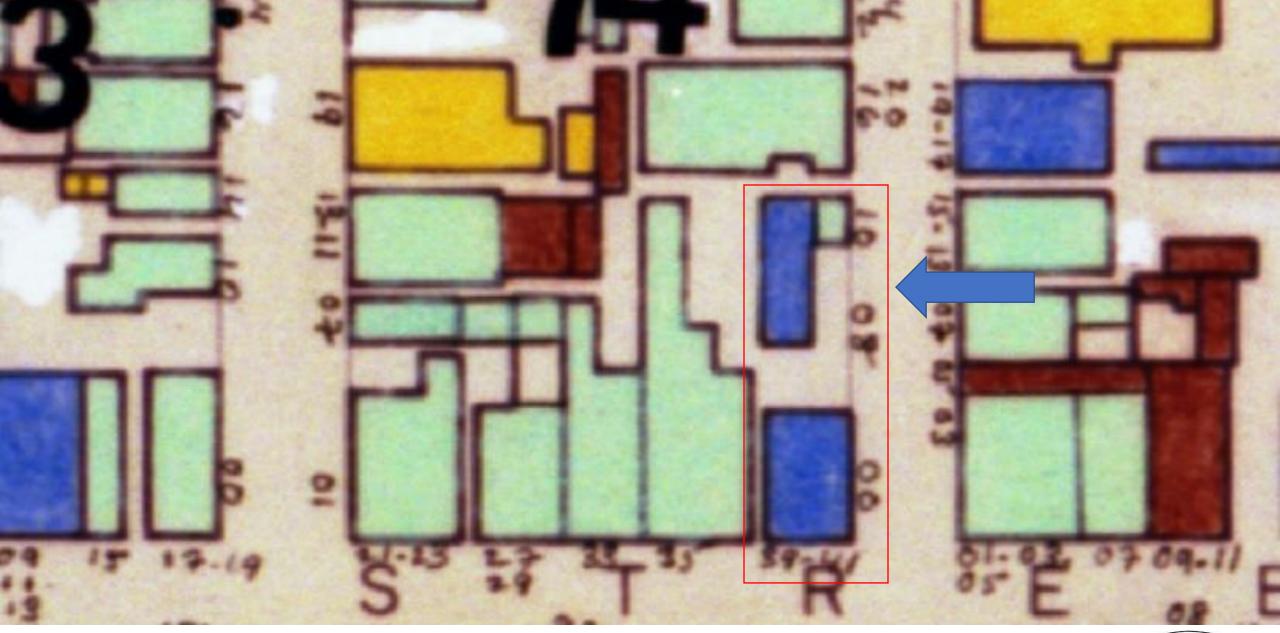




739-741 Bourbon – ca. 1937

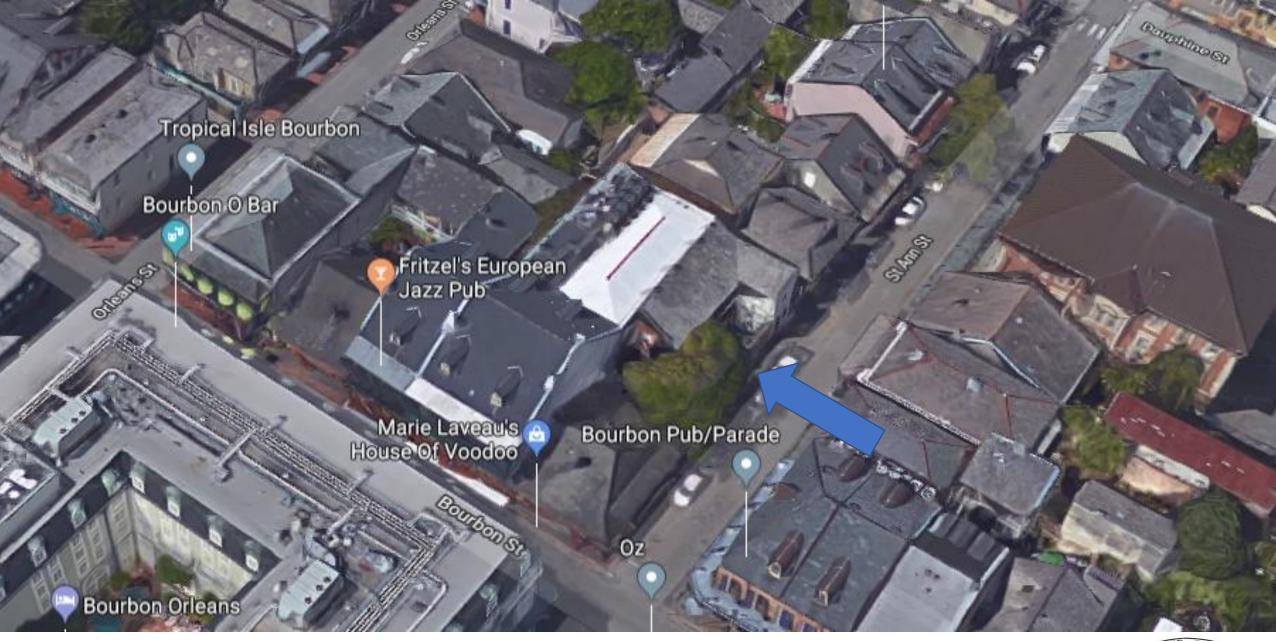


June 16, 2022



739-741 Bourbon





739-741 Bourbon





739-741 Bourbon





739-741 Bourbon



June 16, 2022



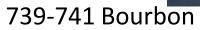
739-741 Bourbon



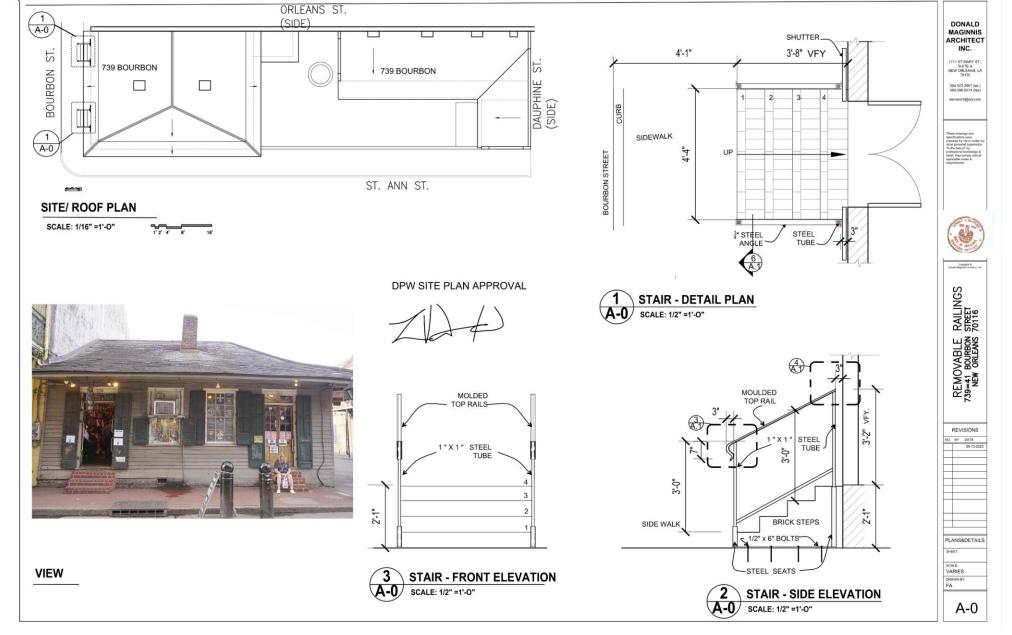






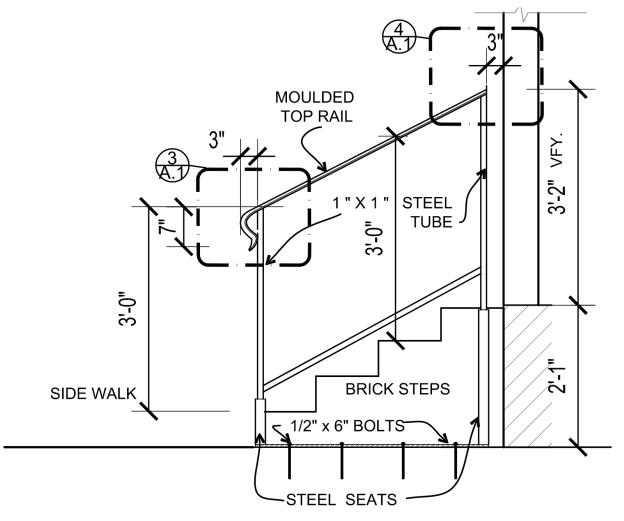


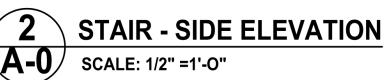




739-741 Bourbon

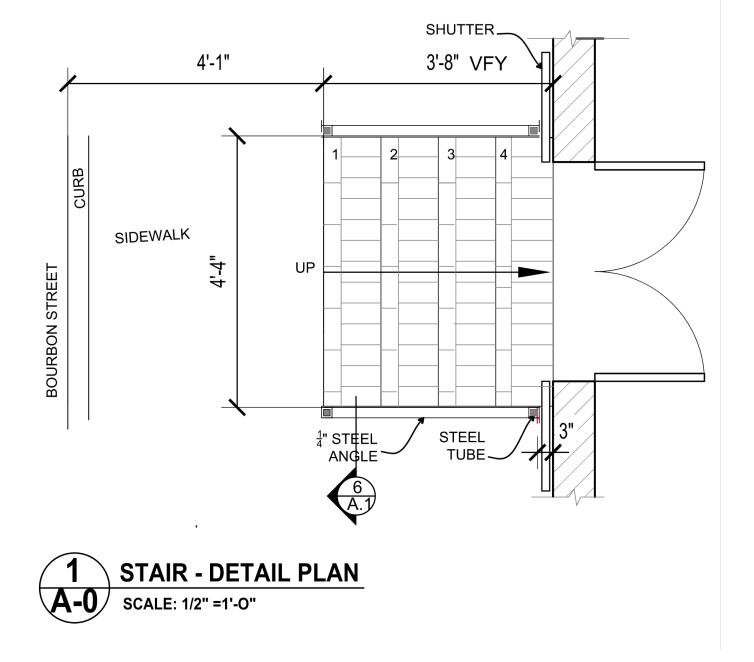






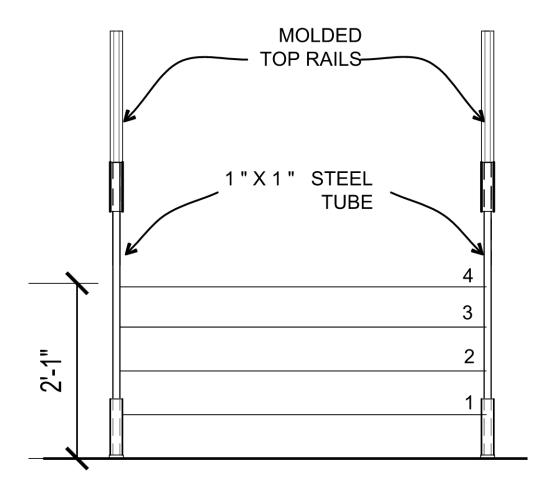
739-741 Bourbon







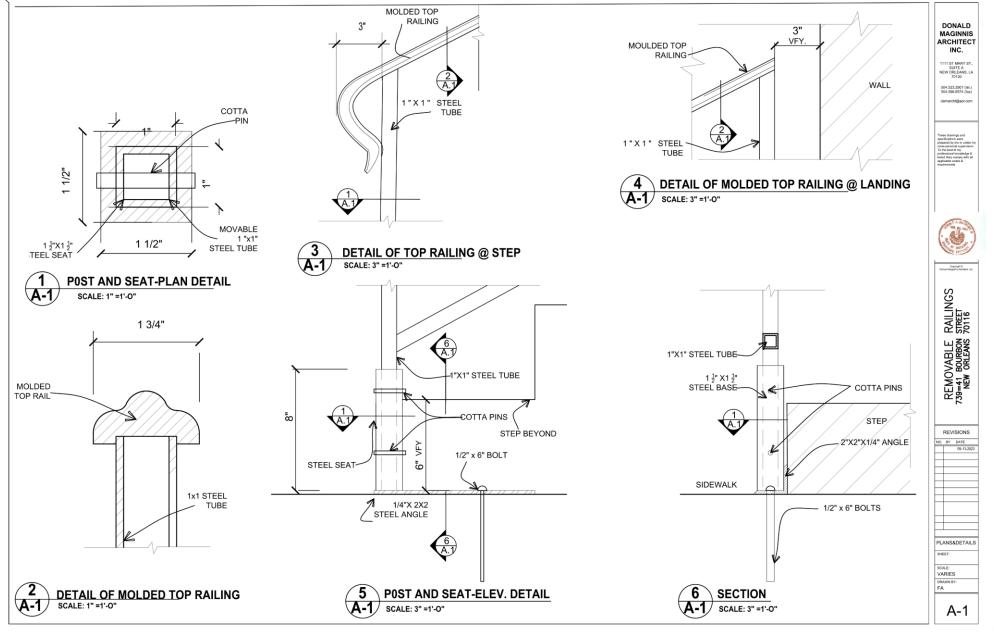






**STAIR - FRONT ELEVATION** 

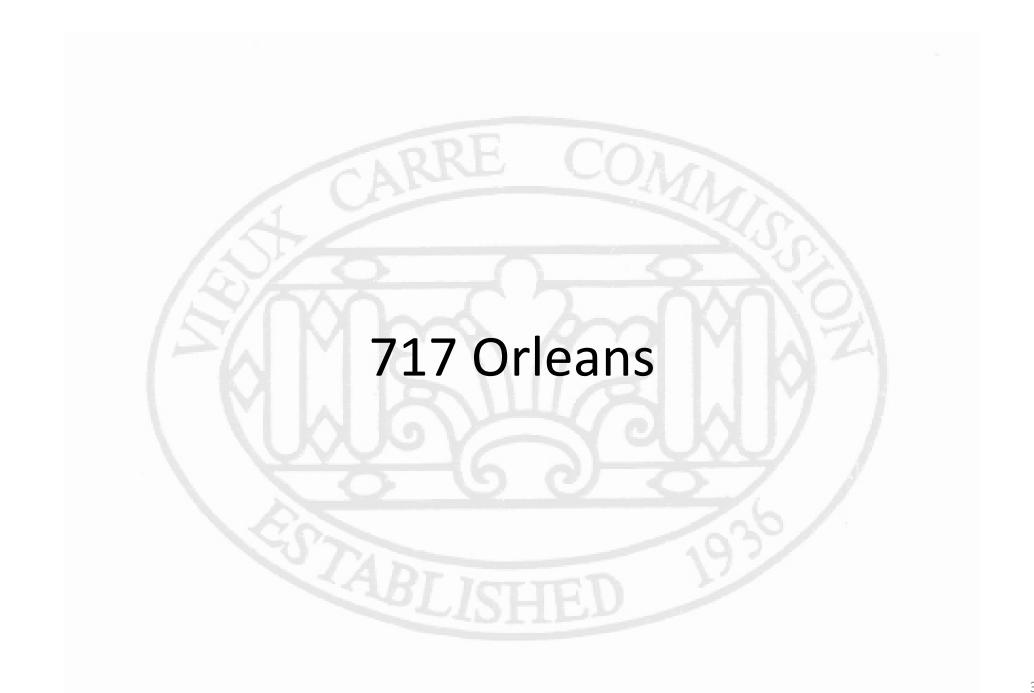
SCALE: 1/2" =1'-0"

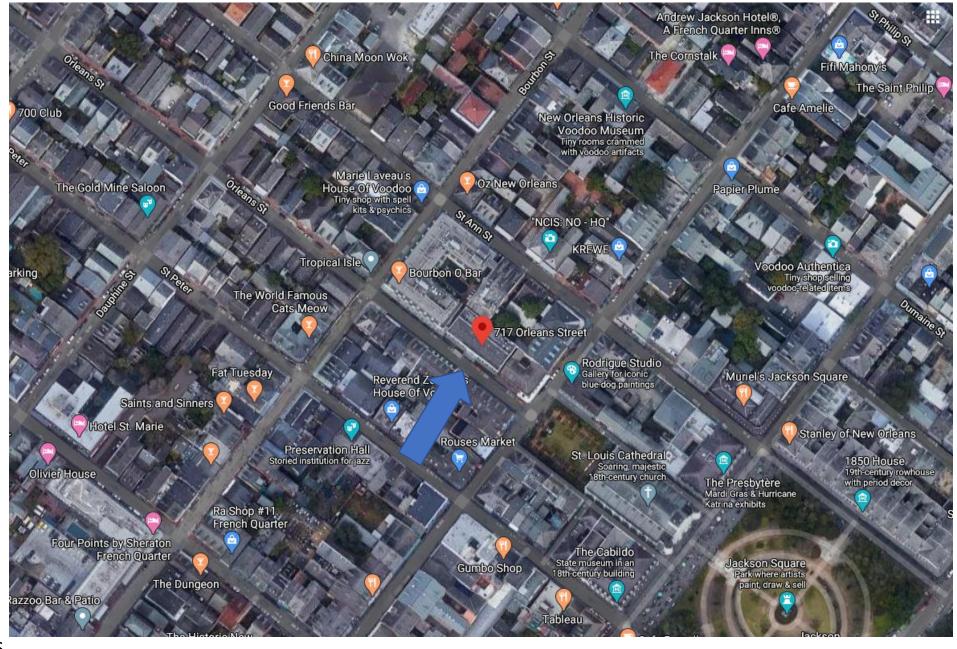


739-741 Bourbon









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717 Orleans – ca. 1900





717 Orleans – ca. 1940s





717 Orleans – 1964







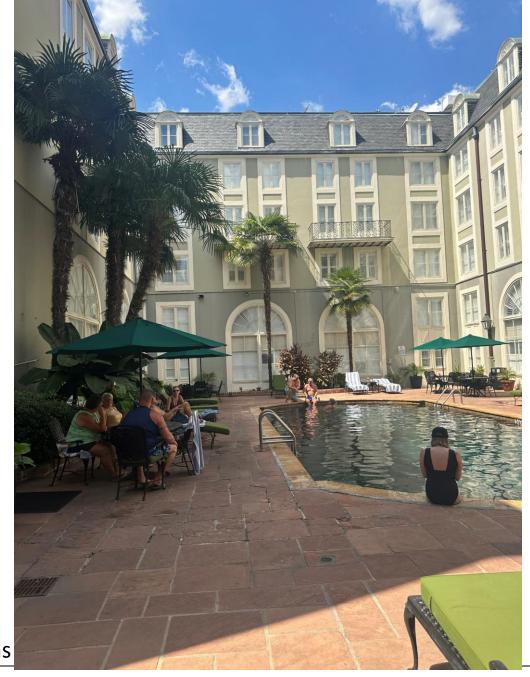














717 Orleans

Vieux Carre Commission

October 10, 2023

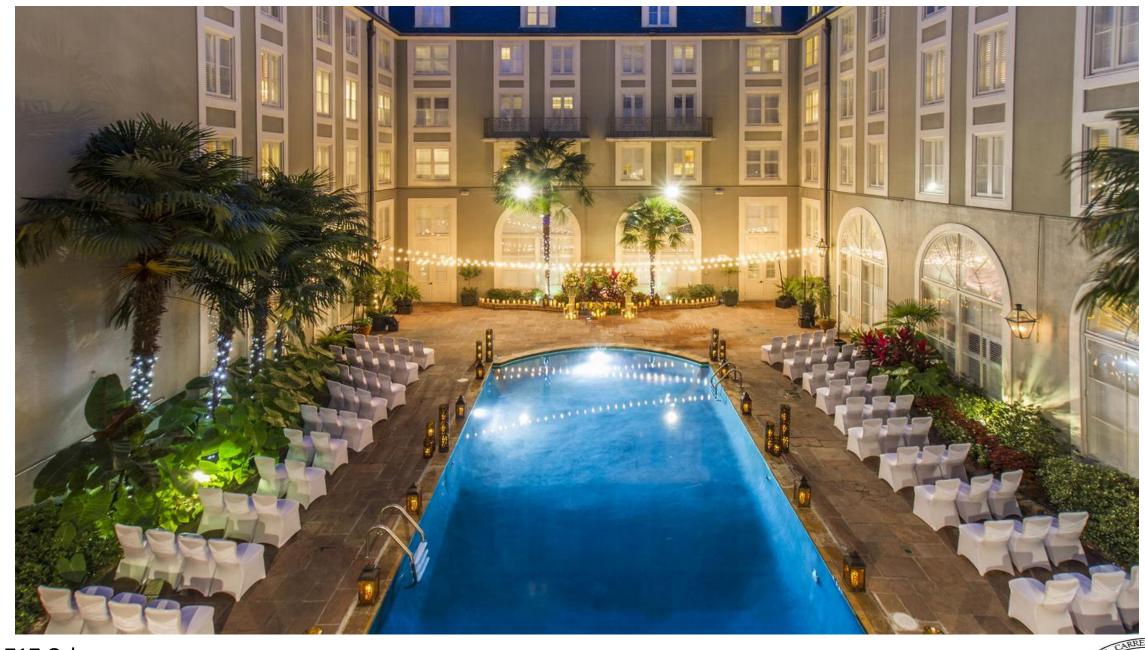




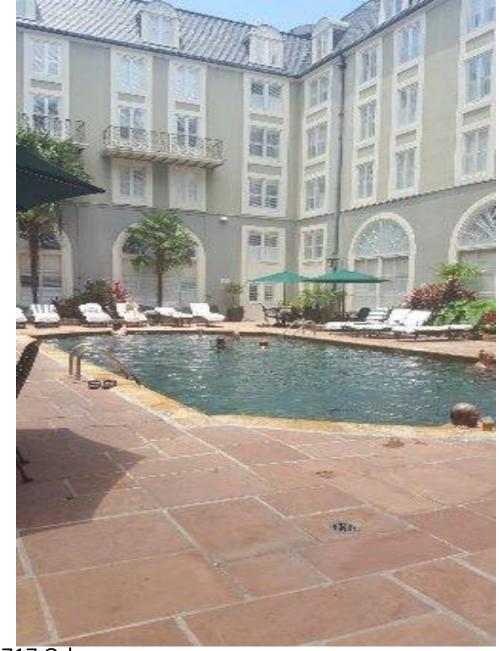


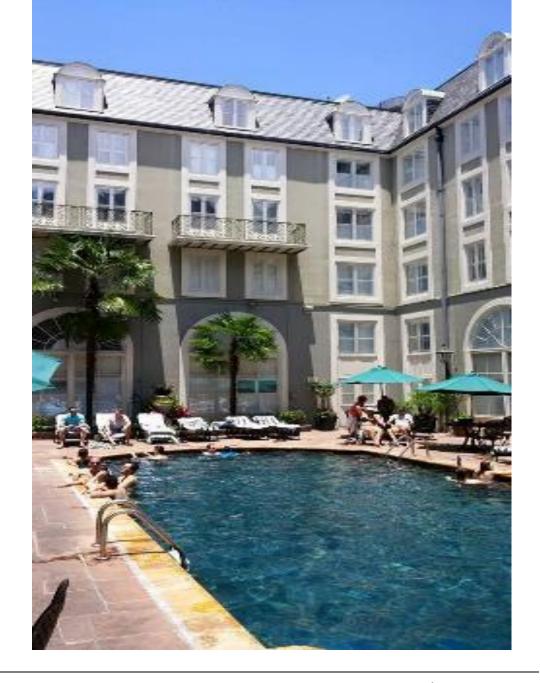
Vieux Carre Commission

October 10, 2023



717 Orleans



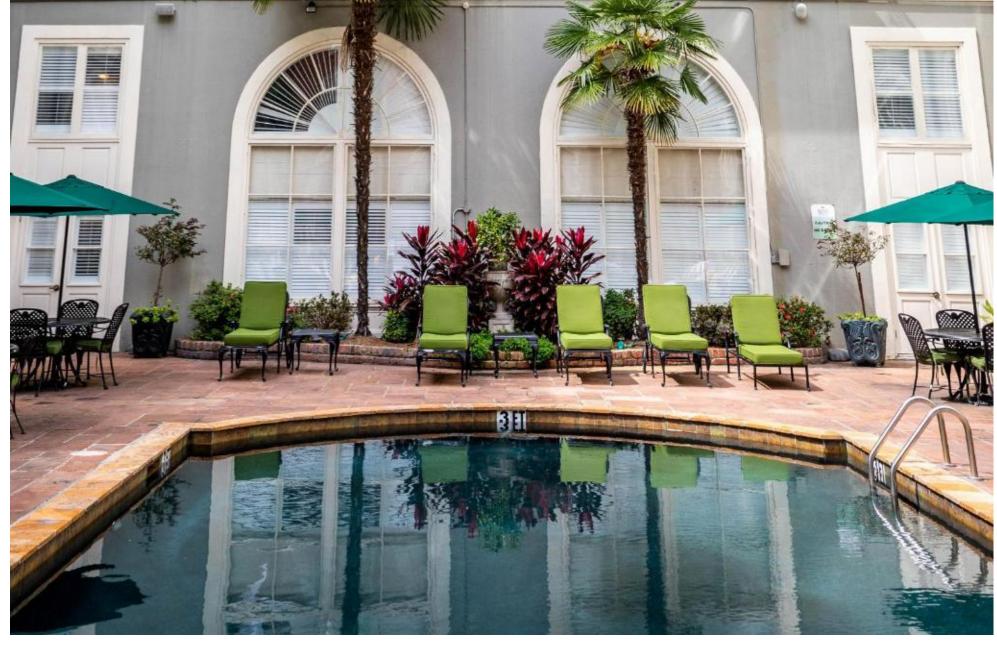


717 Orleans





717 Orleans



717 Orleans







Mr. Bryan Block, View Carre Commission

From: Kenneth Gowland RA NCARB, MetroStudio LLC

Proposed Scope of Improvements The Bourbon Orleans Hotel

717 Orleans St. New Orleans 70116

Date: 08.28.29

Mr. Block;

Please see the submitted concept drawings illustrating the limited proposed modifications to the existing Bourbon Orleans Hotel. A summary of the proposed scop of work is as follow:

#### Orleans St. Elevation

 The existing double column condition is proposed to be removed along with gallery section that is perpendicular to the street. The proposed modification would terminate the gallery coincident with the corner of the building in a fashion more keeping with standard balcony details and configurations along streets and right of ways.

#### Existing Pool Courtyard

- Existing paying to be removed and replaced. See provided drawings for materials and patterns.
- The existing pool to be reduced in size and modified to provide ADA access lift as required to comply with the requirements of the ADA.
- (2) Existing windows at the western courtyard elevation are proposed to be removed and replaced with wood doors
- (1) existing window at the south courtyard elevation is proposed to be removed and replaced with
- Existing doors at the east courtyard elevations are proposed to be replaced.

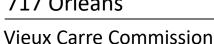
#### Existing Modified Bitumen Roof

 The existing modified bitumen roof located at the rear of the 717 Orleans St. lobby building is proposed to be replaced in kind with a new 2-layer modified bitumen roof. All existing mechanical gear to remain at current locations.

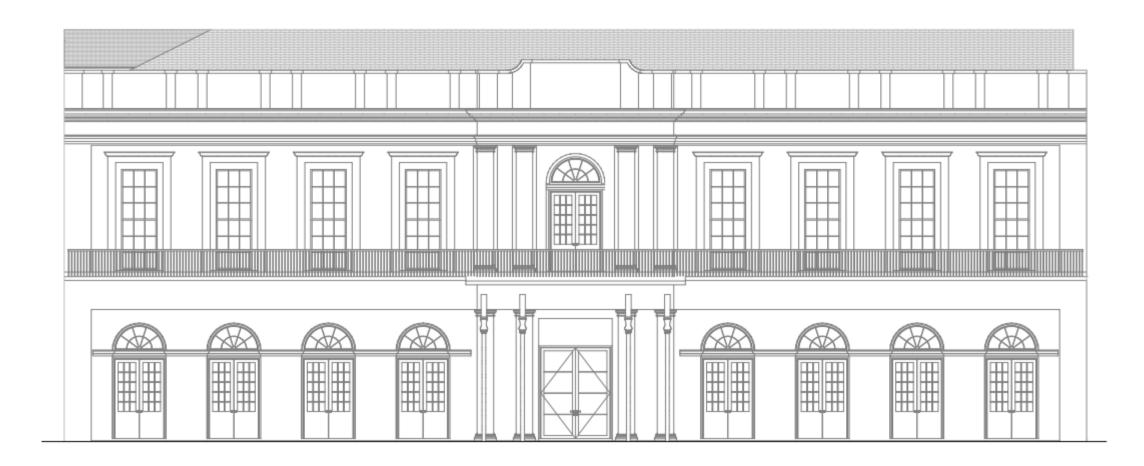
Should you have any questions or require additional information please do not hesitate to contact this office. We are requesting inclusion on the agenda for the September 12th meeting of the Architectural Committee.

Best Regards,

Mr. Kenneth Gowland RA, NCARB for MetroStudio, LLC







NOBO

717 Orleans St, New Orleans, LA 70116 ISSUED FOR VCC REVIEW 08.29.23

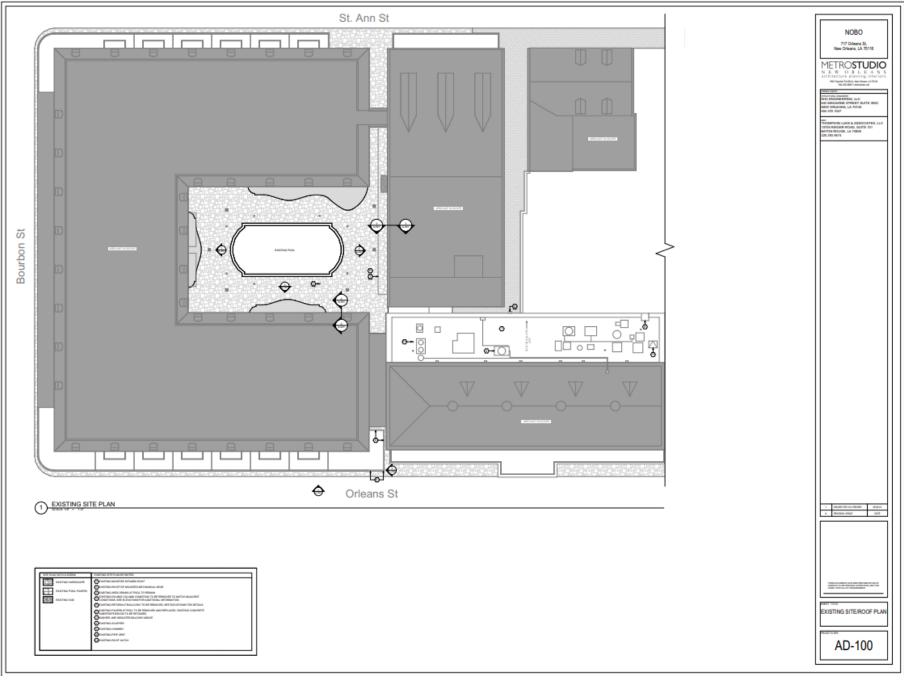
METROSTUDIO
N E W O R I, E A N S
architecture planning interiors
6501 Spanish Fort Blvd.
New Ordans, Louisiana 70124

P 504.283.3685 metrostudio.net

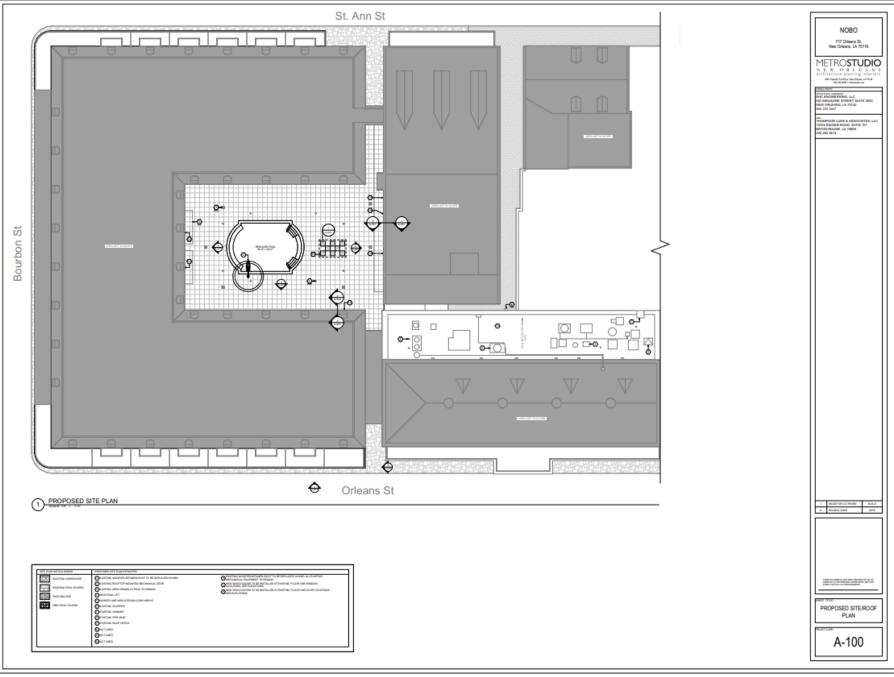
717 Orleans

Vieux Carre Commission

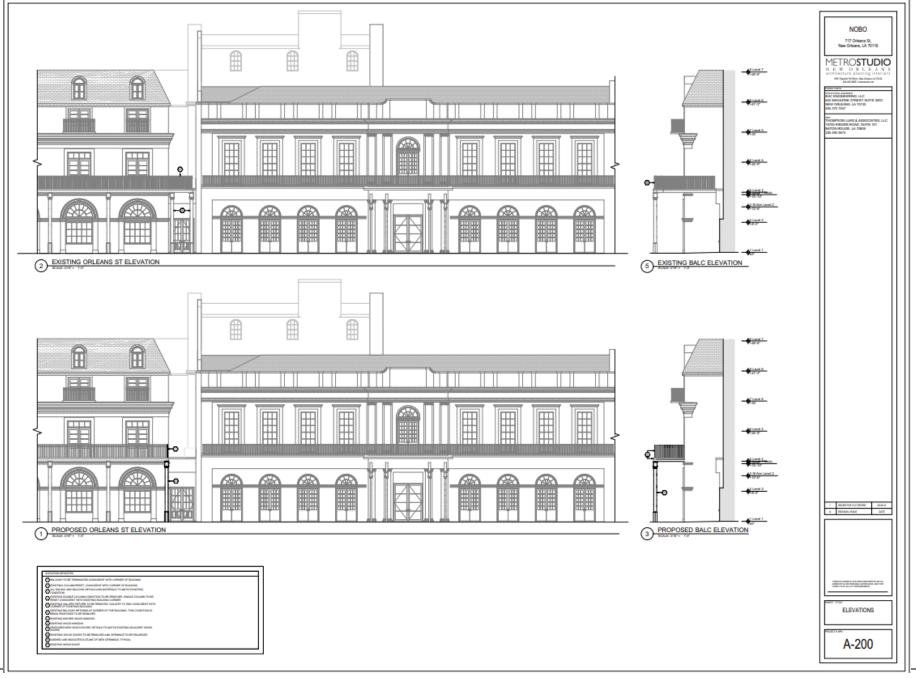
October 10, 2023





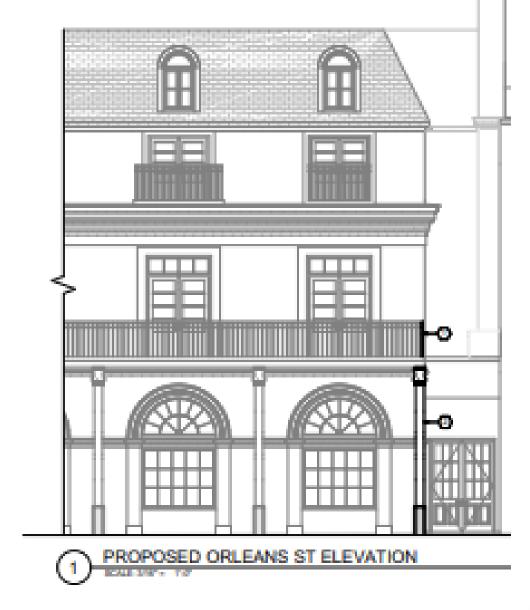


Vieux Carre Commission October 10, 2023

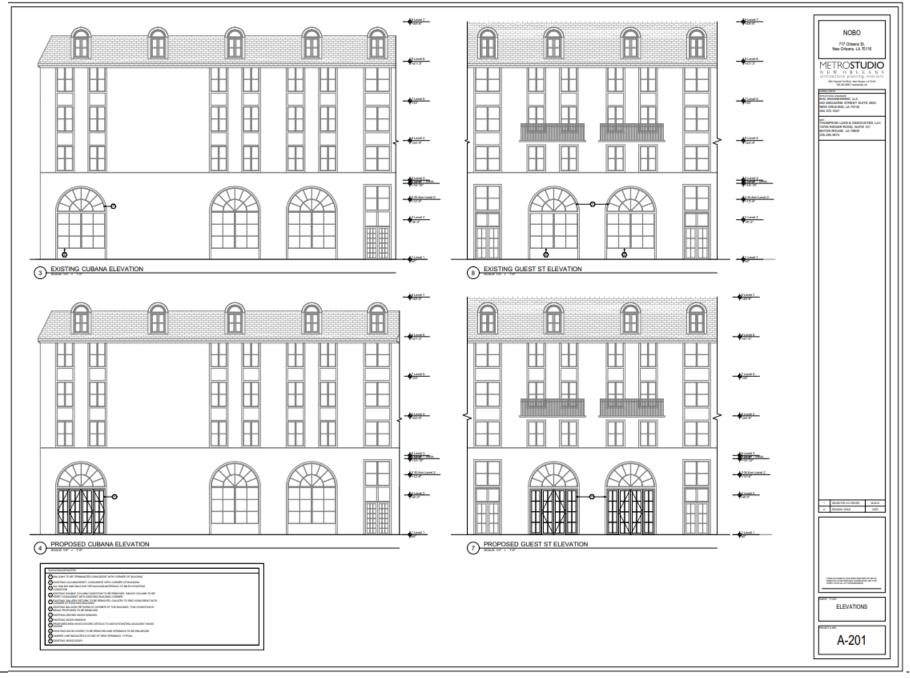




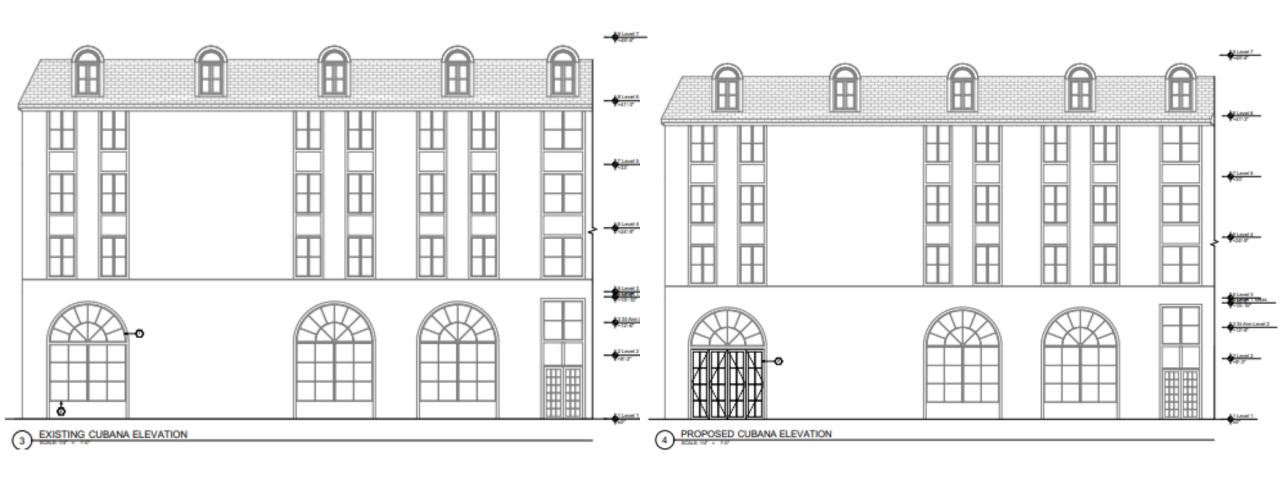


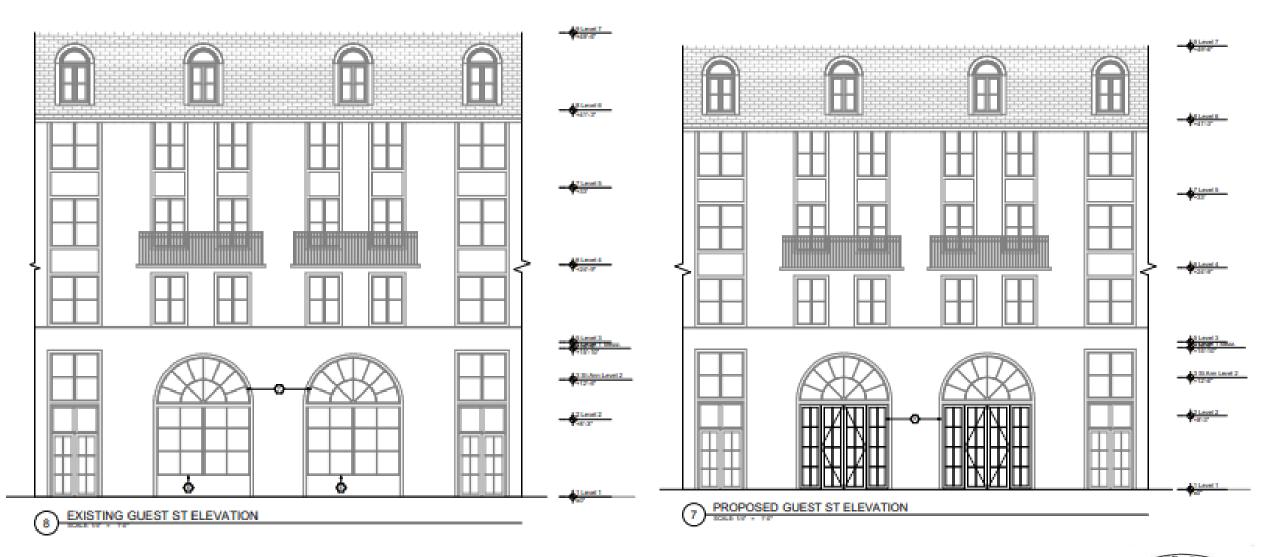




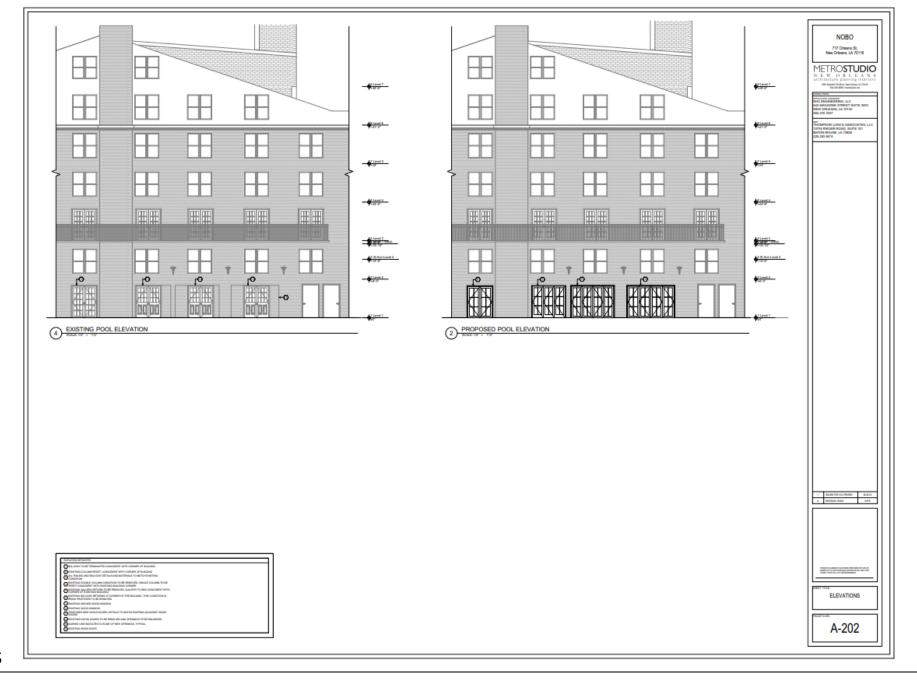








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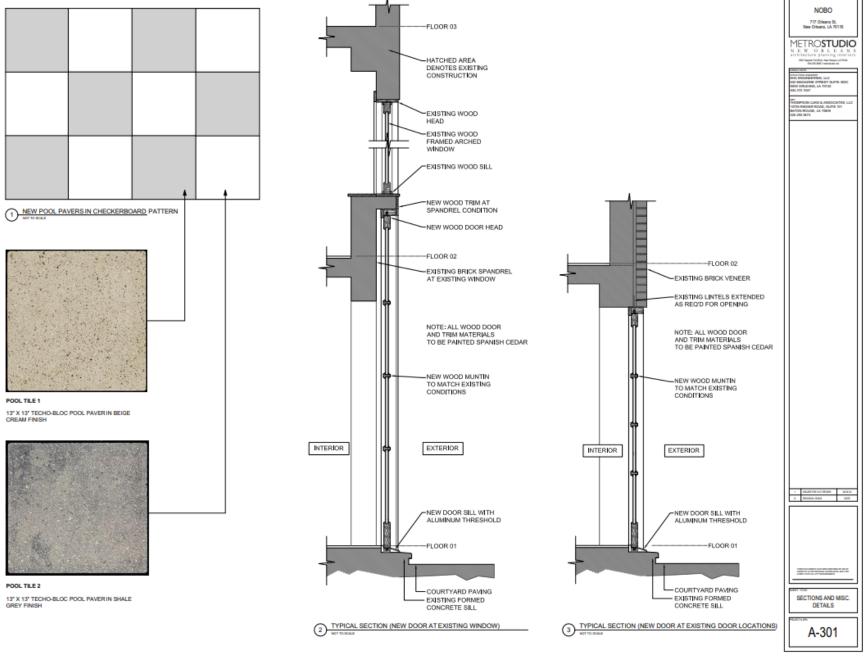


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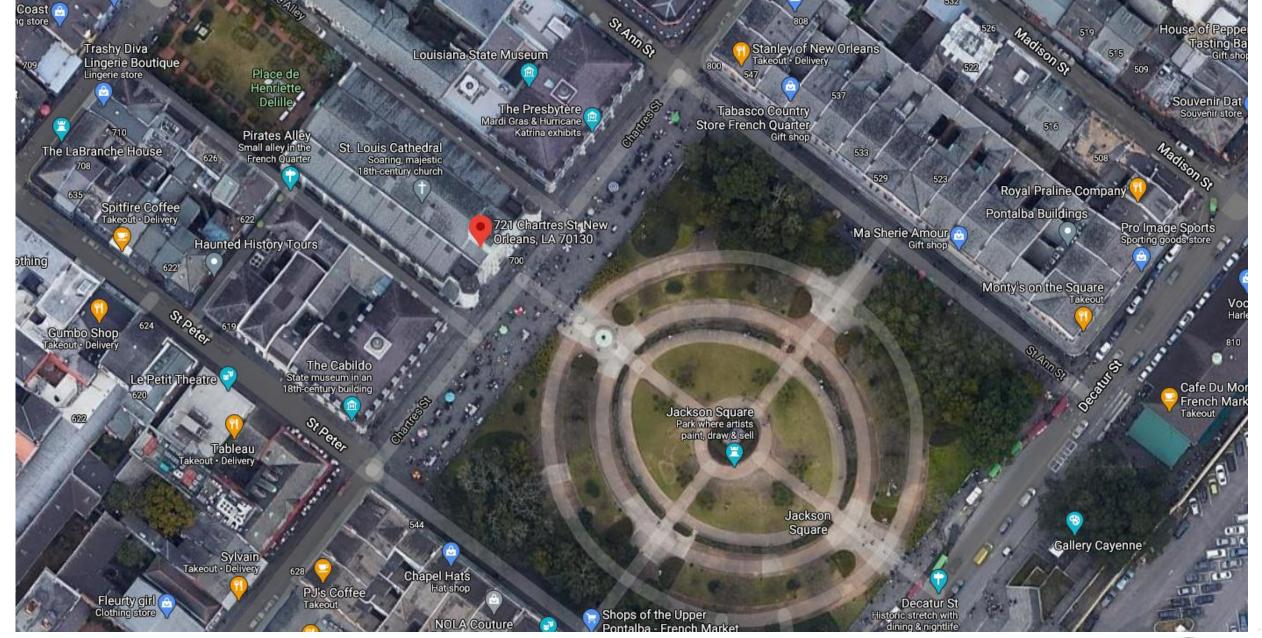






**Vieux Carre Commission** 





721 Chartres











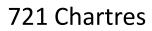


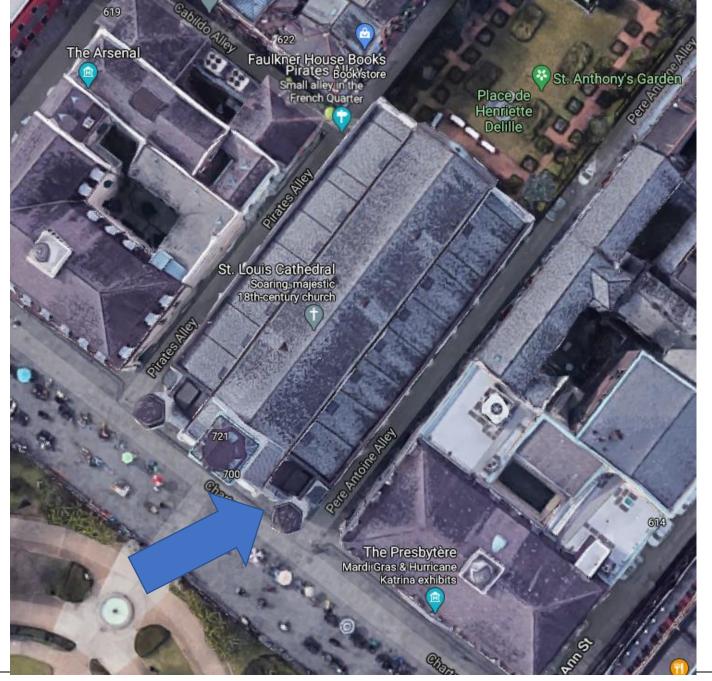










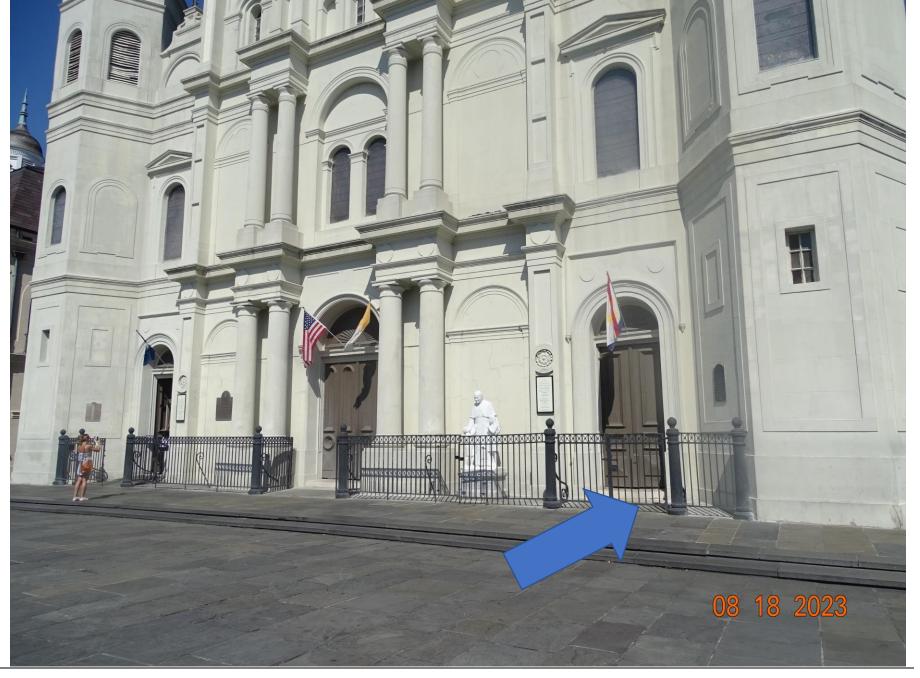




















### Proposal Request

Γ				_
TITLE	St. Louis Cathedral Investigative Excavation	PROPOSAL REQUEST №2	001	
JOB	St. Louis Cathedral Preliminary Design Services	J0B №	22030-B	
CONTRACTOR	Greg Abry	ISSUE DATE / REVISE DATE	May 8, 2023	
ADDRESS	Abry Brothers 3319 Orleans Avenue, New Orleans, LA 70119	DISTRIBUTION LIST	■ OWNER ■ CONSULTANT	■ CONTRACTOR ■ FILE
<b> </b>				_

PLEASE SUBMIT AN ITEMIZED PROPOSAL AND ITEMIZED QUOTATIONS FOR SUBCONTRACTED WORK, ALL WORK SHALL BE SUBJECT TO CONTRACT TERMS AND STATUS OF THE WORK.

#### 1.0 SCOPE:

Expose bell tower foundation in the right-side narthex "B" and the rear of the nave "A" on the right side, investigate void beneath right side entrance "C" and J'. Coordinate the excavation sequentially so as to not prohibit access to the cathedral interior because the foundation is disrupted.

#### 1.1 TEMPORARY PROVISIONS:

Construct an eight-ft. tall plywood temporary partition around work area within the nave "D" that can be secured and stabilized. Provide plastic sheeting at top of temporary partition to prohibit dust and debris from entering the Nave. Separate the work area of the north-side narthex from the central narthex with plastic sheeting, full height "G". (Barricades provided by Owner) Separate the narthex work area from the Henriette deLille devotional room and the shrine within the narthex with plastic sheeting, full height "E and F." Separate the narthex work area from the bell-tower stair with plastic sheeting, full height "H." Install temporary construction filter over the return air grille in the ceiling above work area "A;" maintain this filter for the duration of the project.

#### 1.2 EXCAVATION INTERIOR:

Map and photograph all existing floor tile in place; number each tile. Remove tile by hand, clean away mortar and grout and store in the Cathedral garden at a location directed by owner protected by tarpaulins. Hand dig through substrate to expose spread footing, down to the bottom of the footing. Install shoring on sides of excavation as needed for worker safety. Jackhammering not permitted. Dewater the excavation as needed for dry working conditions. Provide sufficient width in excavation to allow full inspection by owner and consultants. Remove all spois from the building and haul off of the site.

#### 1.3 EXCAVATION EXTERIOR:

Work only within the confines of the gate / Cathedral Property Line. Map and photograph all existing flagstone and stone stoop components; number each flagstone. Carefully remove flagstone and stoop by hand, clean away mortar and grout and store in the Cathedral garden at a location directed by owner protected by tarpaulins. Sawcut existing sidewalk / mortar bed as required to gain access to foundation. Hand dig through foundation substrate to expose spread footing, down to the bottom of the footing, Install shoring on sides of excavation as needed for worker safety. Jack-hammering not permitted. Dewater the excavation as needed for dry working conditions. Provide sufficient width in excavation to allow full inspection by owner and consultants. Remove all spoils from the building and haul off of the site.

Ensure that gate is locked at all times that work is not being performed.



#### 1.4 INSPECTION:

Provide ladder access down to the base of the excavation. Provide adequate temporary lighting for inspections by owner and architect. Notify A/E Team 48 hours in advance of required inspections.

#### 1.5 REPLACEMENT INTERIOR:

Upon completion of inspections fill exposed area with clean sand, compacted to 95% proctor. Place four-inch reinforced 4000 psi concrete slab on 15-mil Stego Wrap vapor barrier. If there is an existing floor slab, splice in new reinforcing with existing, or core-drill existing to receive new #3 rebar dowels at 12" o.c. Restore floor tile in its original configuration in soft grout bed; mortar joints to match typical existing. Replace any broken tile with new to match typical existing. ( Coordinate replacement of damaged tiles with Sorella Stone.)

#### 1.6 REPLACEMENT EXTERIOR:

Upon completion of inspections fill exposed area with clean sand, compacted to 95% proctor. Replace concrete subfoundation under flagstone to match existing concrete depth / thickness. Restore stoop and flagstones in new soft mortar beds to match existing and provide mortar joints to match existing. Reset stoop level. Replace any broken flagstone with new to match typical existing.

#### 1.7 DURATION:

Start project at a time agreed upon by the owner, between June 15 and August 15, 2023. Complete excavation within 14 calendar days. Allow seven calendar days for inspections and analysis. Complete restoration within a period of 21 calendar days. Overall project time shall be 42 calendar days unless extended by owner and architect.

#### 1.8 DISCOVERY:

Should any evidence of hazardous materials or human remains be exposed, cease work in the area and notify the owner.

#### 1.9 PERMITS:

Architect shall coordinate work with the Vieux Carre Commission. All other permits if necessary shall be obtained by the contractor.

#### 1.10 DAILY SCHEDULE:

Cathedral is accessible to the contractor from 7:30 AM to 4:00 PM Monday through Friday. Work shall not take place between 11:45 AM and 12:45 PM daily. Owner will notify the contractor if special arrangements must be made for funerals or other special events (not anticipated).

#### 1.11 SITE ACCESS:

Contractor is responsible for providing access for spoils removal and fill installation. All areas outside of the building line are public property. Rope-off with safety cones and safety tape all vehicles parked in public ways. Three parking spaces within the former schoolyard (corner of Dauphine and Dumain) will be allocated for workers.

#### 1.12 ENVIRONMENT AND SAFETY:

The Cathedral shall remain accessible to the public from 9:00 AM to 4:00 PM daily. Maintain a quiet worksite to the maximum extent possible, no smoking, no radios, no foul language, no yelling. All workers shall wear nametags or other notification of company affiliation. There shall be no communication with the general public except by the project superintendent.

#### 1.13 INSURANCE:

Provide certificates of insurance at the time of contract signing.

#### 1.14CONTRACT FORM:

Archdiocese standard short form contract, attached Exhibit A

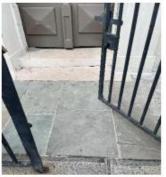
#### 1.15 PRICE / PAYMENT:

Provide cost proposal to the Catholic Community Foundation for review and approval prior to proceeding. Payments may be considered for mobilization, completion of demolition and completion of replacement.

See attached Overall Floor Plan, Enlarged Floor Plan and Photographic Documentation







 Exterior Condition at Flagstone and Stoop See Scope Reference 'J'



2 Exterior Condition at Flagstone and Stoop See Scope Reference 'J'



3 North Narthex Interior Door at Entrance to Nave See Scope Reference 'D'



4 North Narthex access to Central Narthex See Scope Reference 'G'



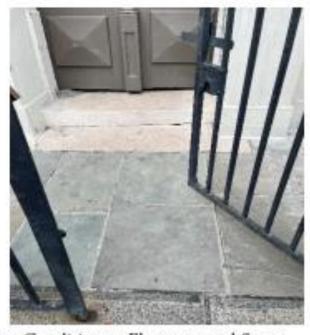
5 Adoration Vestibule North Narthex See Scope Reference 'B' and 'E'



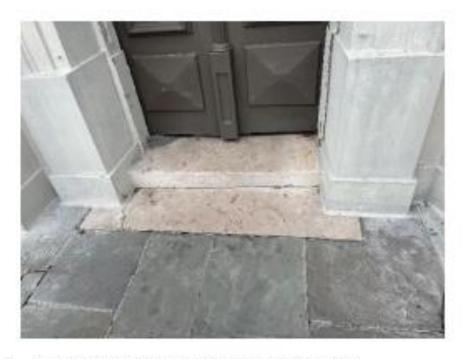
6 Baptistry Area access North Narthex See Scope Reference 'F'







 Exterior Condition at Flagstone and Stoop See Scope Reference 'J'



2 Exterior Condition at Flagstone and Stoop See Scope Reference 'J'



7 Baptistry Area access North Narthex See Scope Reference 'F'



8 Adoration Vestibule North Narthex See Scope Reference 'B' and 'E'

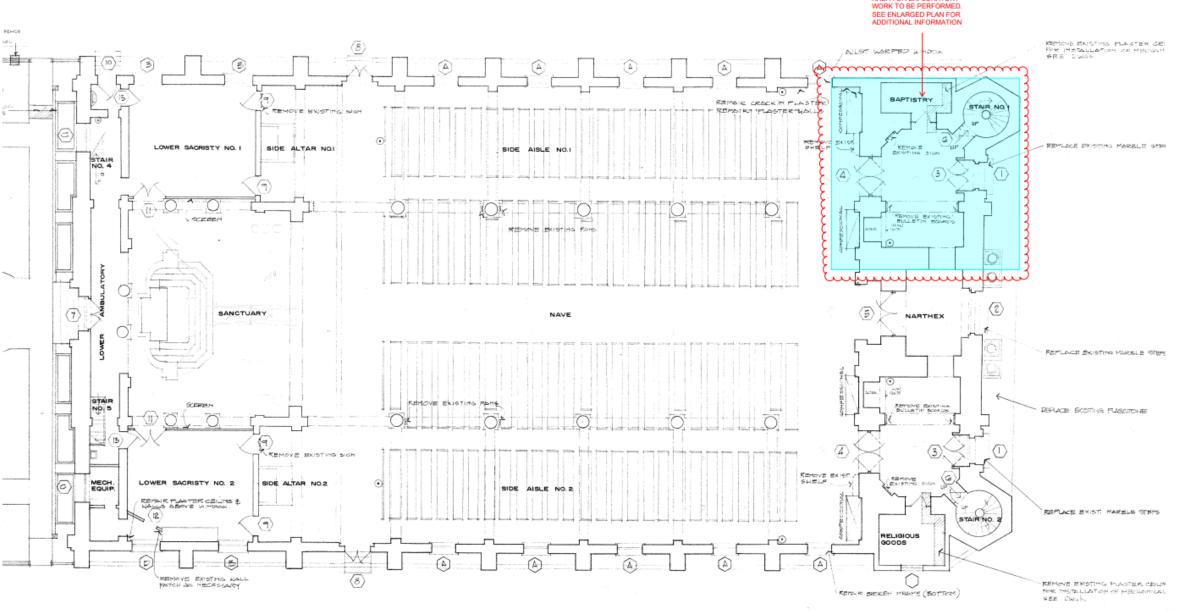


9 Nave Interior: See Scope Reference "D' and 'A'



10 Nave Interior: See Scope Reference "D' and 'A'

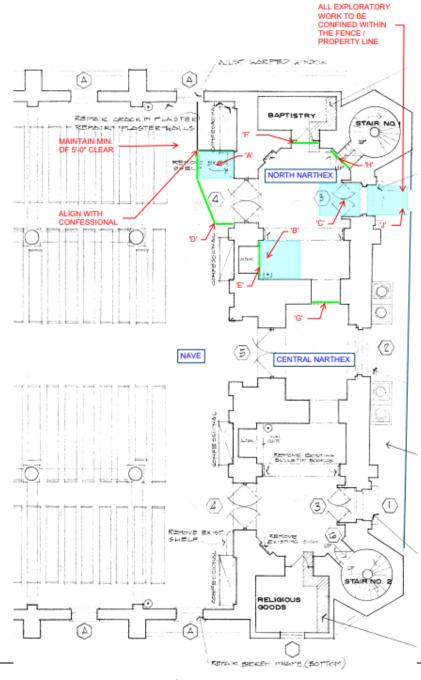
October 10, 2023



OVERALL FIRST FLOOR PLAN



AREA FOR EXPLORATORY









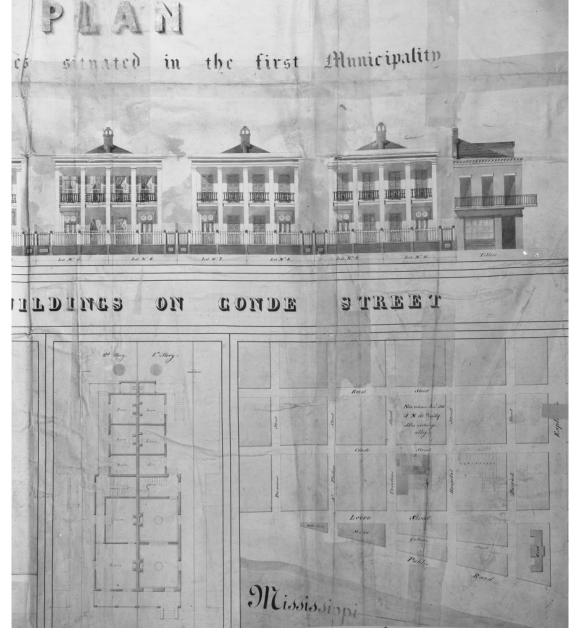






1210 Chartres, ca. 1920s





1210 Chartres, 1846 Plan Book Drawing

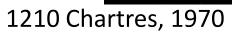




1210 Chartres, 1846 Plan Book Drawing











1210 Chartres, 1972





1210 Chartres

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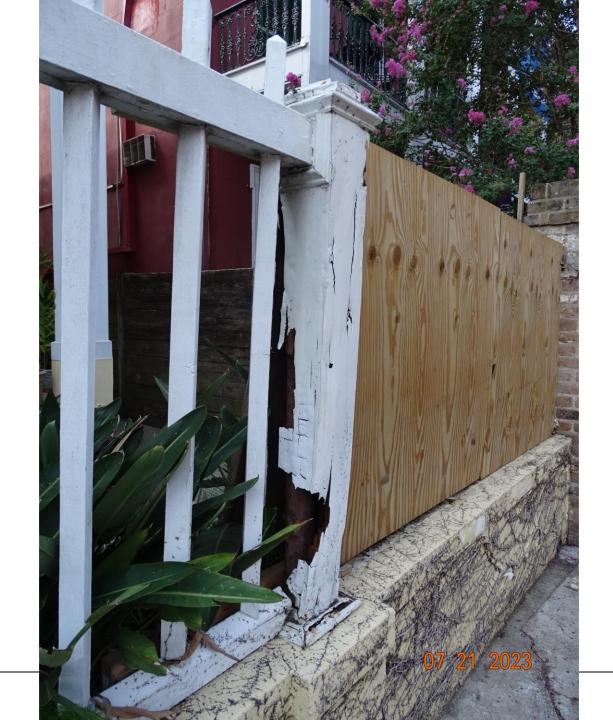
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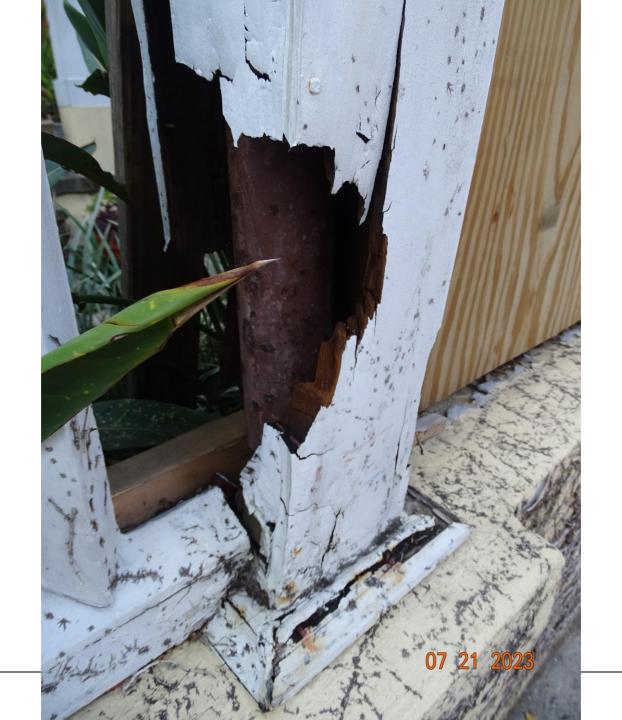
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1210 Chartres – Fence at neighboring 1204-1206 Chartres



Vieux Carre Commission October 10, 2023

## RFQ Fencing Replacement

## 6 July 2023

Customer: 1210 Chartres Condominium Association Inc.

Location: 1210 Chartres St. New Orleans, LA 70116

Contact: Kierstin Keyserling, (504) 237-3734

1210.condo.association@gmail.com

Start Date: ASAP after permits obtained

Please quote labor and material necessary for:

- Fabrication of (2) "decorative" steel posts for setting in masonry wall for panel-end support.
- Fabrication of (4) 100+ inch wide steel fence panels, each consisting of (1) lower and (2) upper rails pierced by (17) ½ x ½ inch steel bar pickets, mitered tops, set 45 degrees and welded.
- Demolition/removal of existing (4) wood fence panels and (2) wood-boxed round steel columns.
- Amendment of existing masonry columns with embedded steel attachment points as needed for panel-end support. Amend masonry walls as needed to receive "decorative" steel support posts.
- Installation of (2) posts into existing masonry wall openings at the midpoints.
- Installation of (4) steel fence panels.
- · Painting of entire installation in VCC approved rust preventative black paint.

Please refer to drawings and site picture on the following pages.

Proposed contract must state that work shall be done in a workman like manner in accordance with all industry and manufacturers standards.

Property owner shall obtain required VCC and City of New Orleans permits.

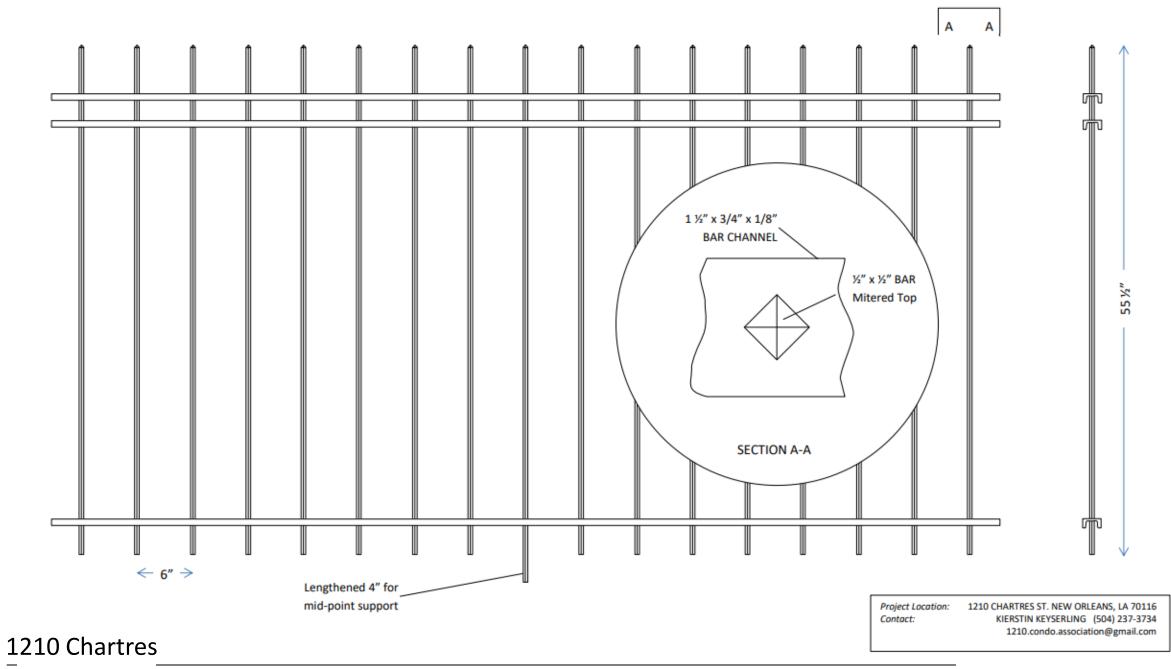


## 1210 Chartres St. Non-Structural Renovations 7 September 2023 Scope of Work

## Re: Case Number 23-04273-DBNVCC

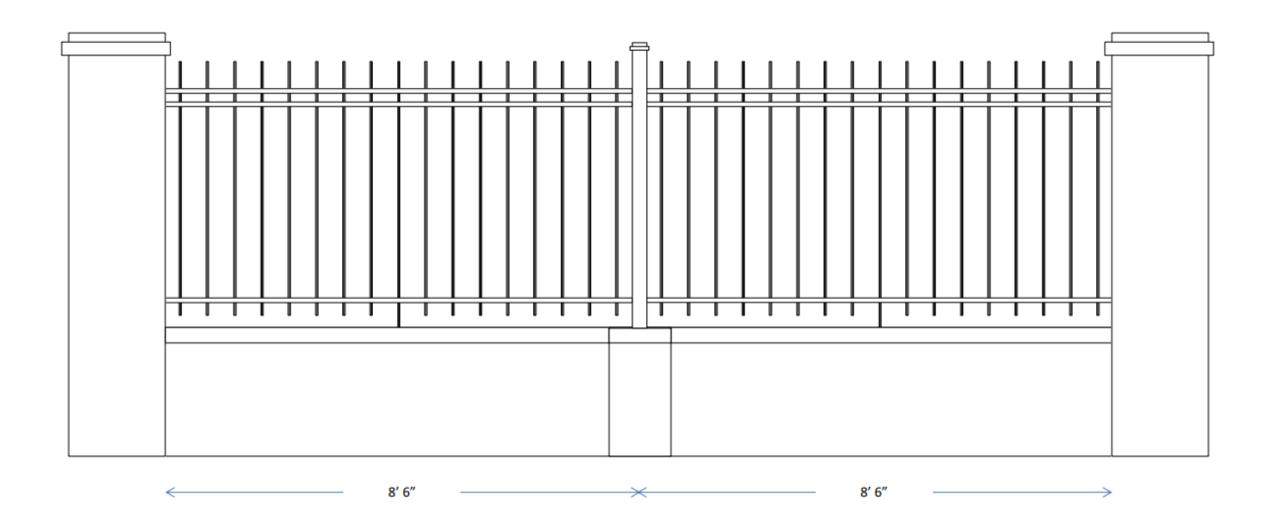
- 1. Replace deteriorated wood fencing at sidewalk with new iron fencing by Authement Iron Works
  - 1.1. Fabrication (please refer to Front Iron Fence Design 230908.pdf)
    - 1.1.1. (2) "Decorative" steel posts for setting in masonry wall for mid-point panel-end support.
    - 1.1.2. (4) 100+ inch wide steel fence panels, each consisting of an upper rail pierced by (19) 5/8 inch square steel bar pickets, mitered tops, set 45 degrees, welded in, and mounted on and welded to a lower rail.
  - 1.2. Demolish and remove existing (4) wood fence panels and (2) wood-boxed round steel columns.
  - 1.3. Amend existing masonry fence
    - 1.3.1. Set steel attachment points into cinderblock columns as needed for panel-end support.
    - 1.3.2. Cut-off and weld steel base plates to existing steel support pipes to later receive "decorative" steel support posts.
  - 1.4. Installation
    - 1.4.1. Weld (2) posts onto base plates in existing masonry wall openings at the midpoints.
    - 1.4.2. Bolt or weld (4) steel fence panels to attachment points at the columns and posts.
  - 1.5. Finish paint Apply one coat of primer and two coats of gloss black, rust proofing paint.
- 2. Existing masonry fence foundation at sidewalk by 1210 Building Maintenance
  - 2.1. Remove all dead vegetation using hand scrapers and power washer.
  - 2.2. Fill chipped and cracked stucco using "French Quarter" mix where appropriate.
  - 2.3. Finish paint
    - 2.3.1. Prepare surface, removing any loose paint with a soft wire brush.
    - 2.3.2. Prime repaired and bare areas.
    - 2.3.3. Apply one coat of exterior paint tinted to match building's existing exterior wall color.
- 3. Building Exterior by 1210 Building Maintenance
  - 3.1. Front door trim
    - 3.1.1. Reset trim boards to be water-tight where meeting stucco. Repair stucco as needed.
    - 3.1.2. Prime and repaint repaired areas as needed.
  - 3.2. Wood Windows
    - 3.2.1. Sashes scrape off loose paint. Prime all bare wood. Reglaze panes as needed and prime all new putty.
    - 3.2.2. Trim boards scrape off loose paint. Caulk joints. Prime all bare wood.
    - 3.2.3. Apply single coat exterior white trim paint.
- 4. Final Inspection / Close Permit





**Vieux Carre Commission** 

October 10, 2023

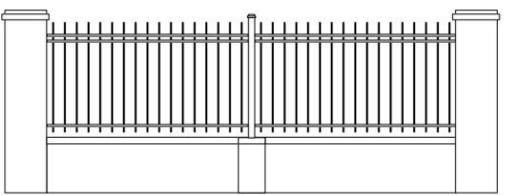


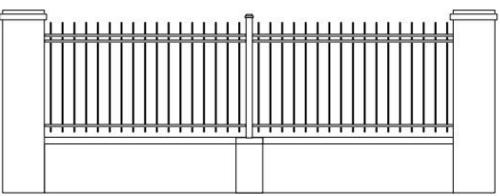
Project Location: Contact: 1210 CHARTRES ST. NEW ORLEANS, LA 70116 KIERSTIN KEYSERLING (504) 237-3734

1210.condo.association@gmail.com

1210 Chartres



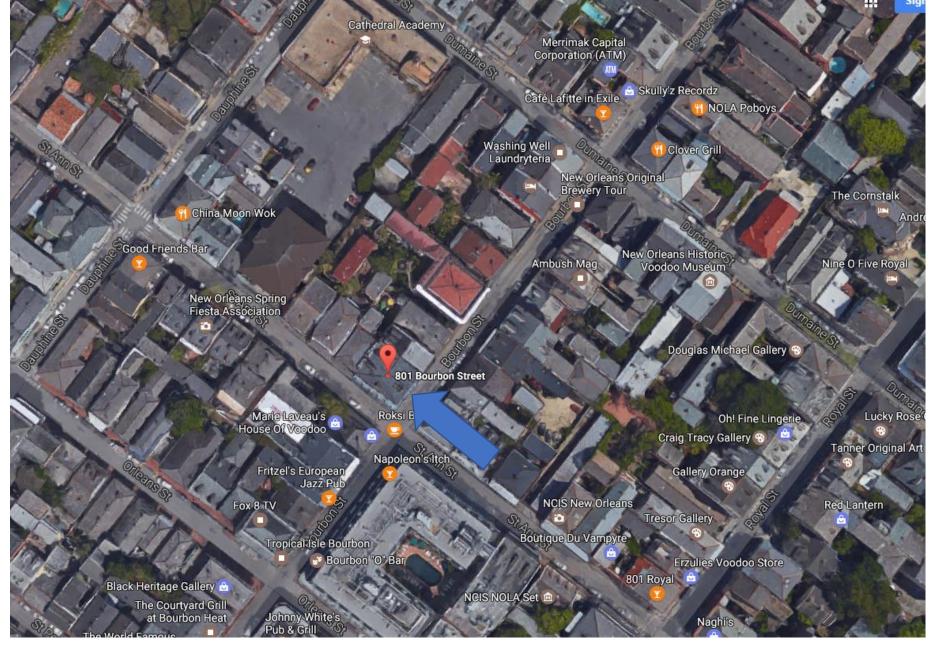




Project Location: Contact: 1210 CHARTRES ST. NEW ORLEANS, LA 70116 KIERSTIN KEYSERLING (504) 237-3734 1210.condo.association@gmail.com

1210 Chartres





801 Bourbon



Vieux Carre Commission October 10, 2023



801 Bourbon





801 Bourbon





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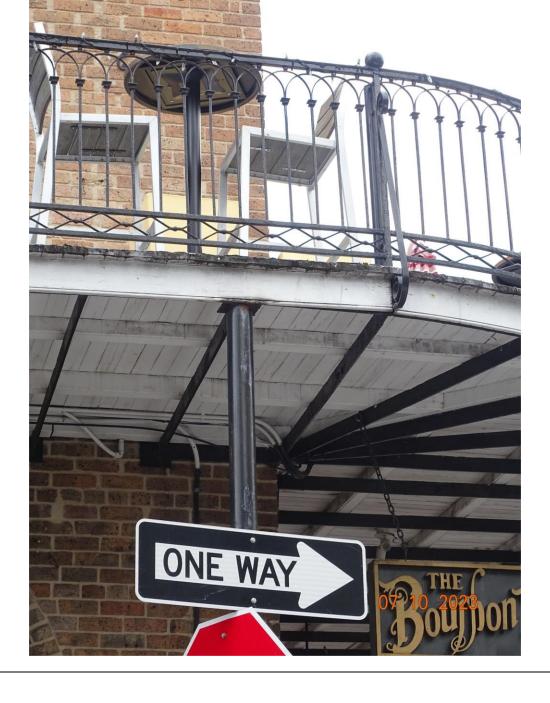




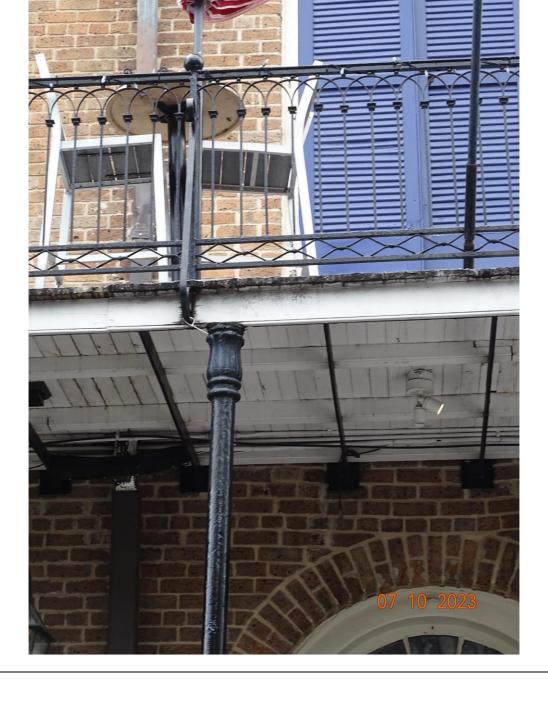


















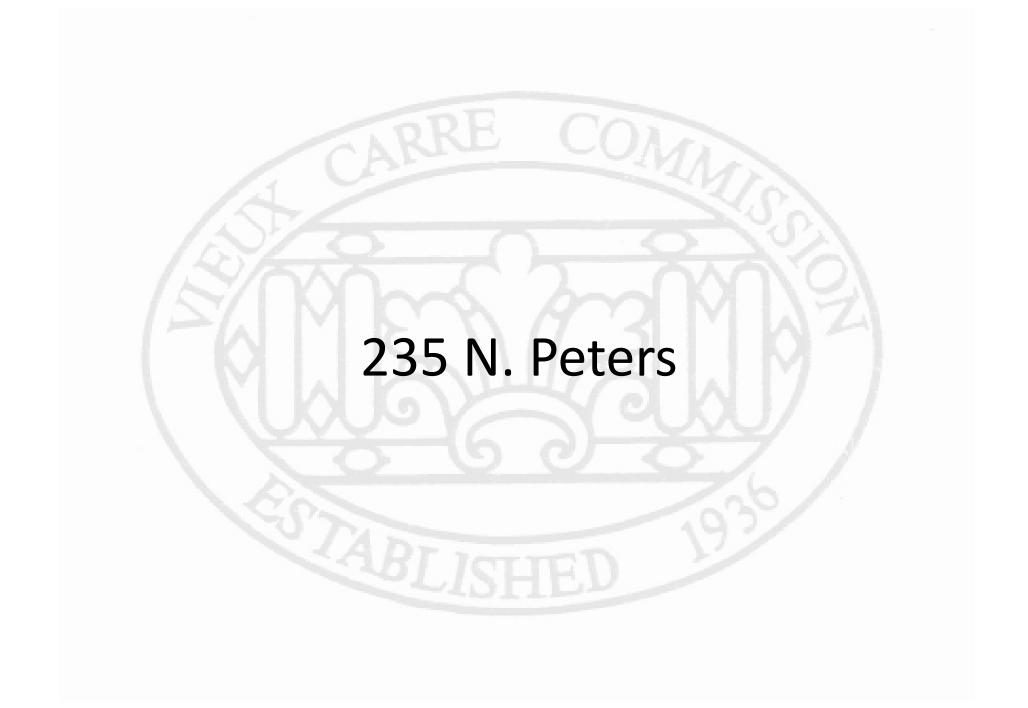












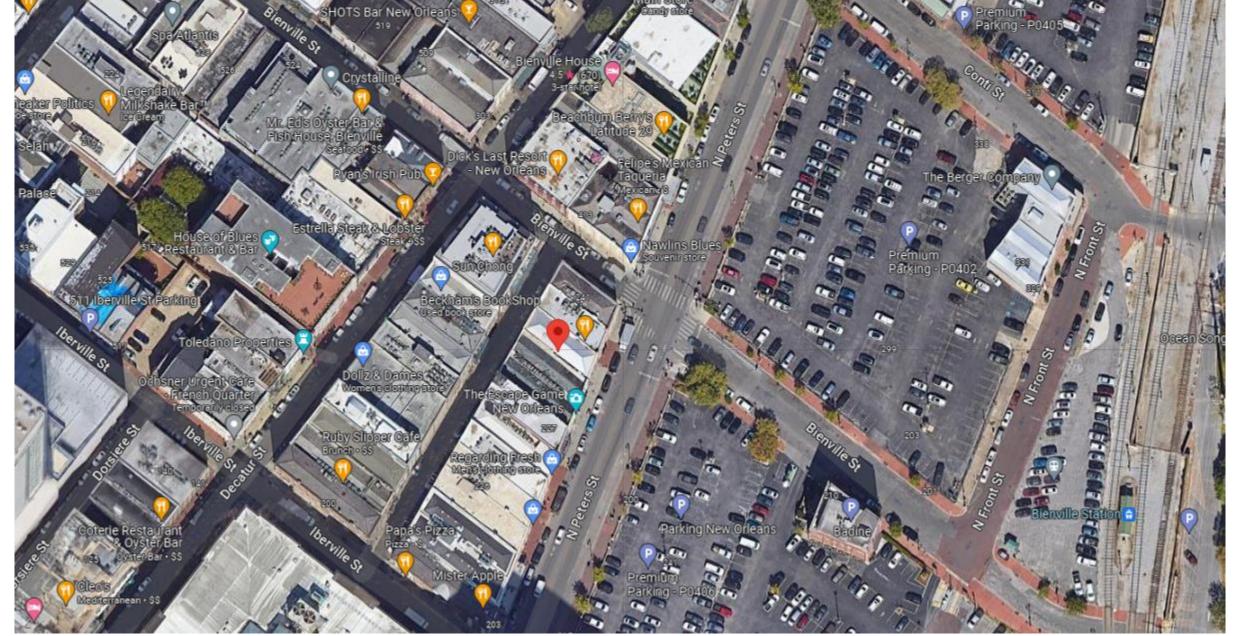
























WALLSHED ST



August 29, 2023

# · CIVIL

- · STRUCTURAL
- · INDUSTRIAL
- MARINE

Mr. Timothy Terrell Terrell-Fabacher Architects LLC 1050 South Norman C Francis Parkway Suite 241 New Orleans, Louisiana 70125

RE: 235 North Peters Street New Orleans, Louisiana 70130 Report of Findings

Dear Mr. Terrell:

In accordance with your request, we performed a limited visual observation of the above captioned property as it relates to its overall general structural condition. We understand that the property has been issued a violation by the Vieux Carre Commission (VCC). We completed our work and have the following observations and conclusion.

# General Property Description

The existing building is a four story "French Quarter Style" building constructed of wooden horizontal framing members supported by load bearing brick masonry party-walls, most probably bearing on corbel footings on in situ soils. The building is integrated with the adjacent buildings on its right and left. Each wood framing level is constructed on a brick haunch or corbel. The roof structure is constructed of sloped wood rafters.

# Observations

We observed signs of past differential settlement of the building, as evidenced by the ornamental structural steel plates that are visible on the exterior walls of the building. These plates are an indication of past stabilization efforts on the vertical masonry wall system most likely from differential settlement of the foundation. The existing interior partition walls appear relatively plumb, and we did not observe any significant cracks in the gypsum wall finishes that appear to have been installed by a previous owner. There are other isolated conditions at the ground level as shown in the attached photographs, which include irregularly shaped trim carpentry to fit the displaced building structure. This is a sign that the structure has not settled measurably since installation of these items.

The front masonry wall along Nort Peters Street shows signs of protrusion or bulging at the second floor level. We are unable to determine when this condition occurred, but visible separations of the wall from the interior finishes contain debris and organic growth, signifying the condition is not recent. There are also indications of normal wear and tear of external elements common of buildings in this geographical region and of this construction type.

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3400 Hessmer Avenue - Metairie, Louisiana 70002 Phone: 504.888.1490 - www.carubbaengineering.com

### Recommendations and Conclusions

We conclude from our work that the building is in overall serviceable condition, given its age, duration of service life, and construction type. We recommend that annual monitoring of the building be conducted to ensure that it continues to perform and carry the intended service loads. This monitoring shall be performed by a Louisiana licensed Professional Land Surveyor. The surveyor shall establish benchmarks or profiles of the existing building perimeter and monitor for any movement or displacement of the existing masonry walls.

Thank you for the opportunity to provide this information to you. Please contact our office if you are in need of further assistance. We reserve the right to amend this report if additional information becomes available.

Respectfully, Carubba Engineering, Inc.

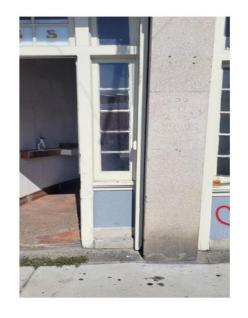
Matthew Dauphin, P.E. w/ attachments



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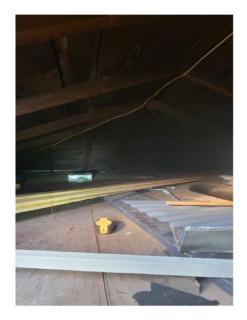
















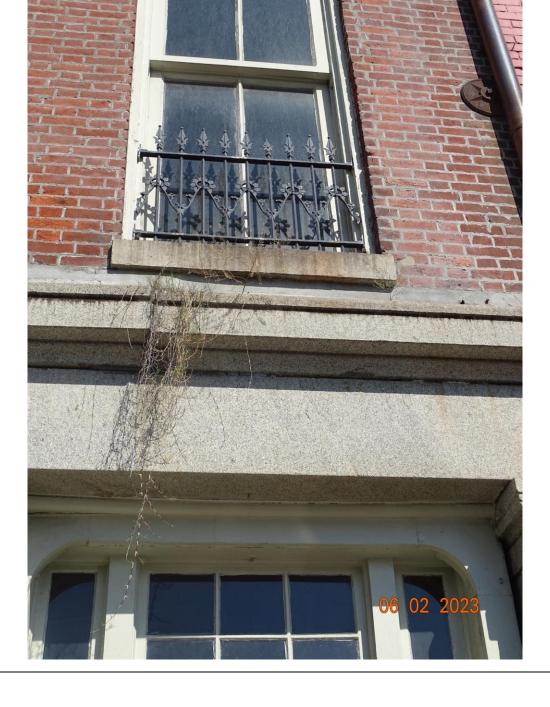












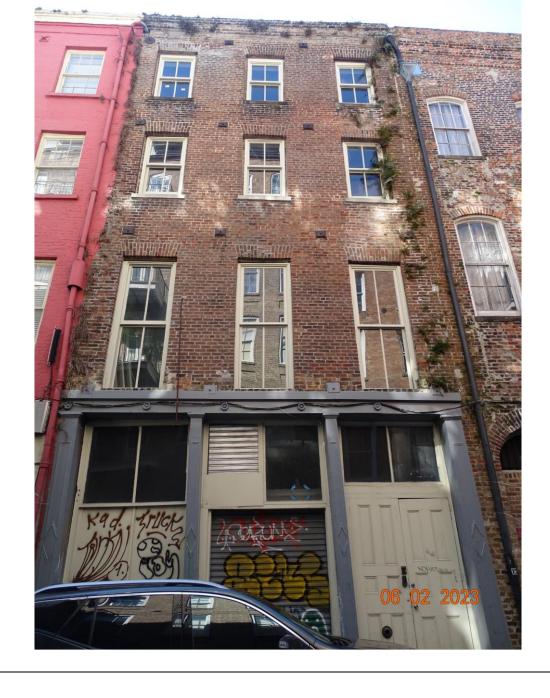




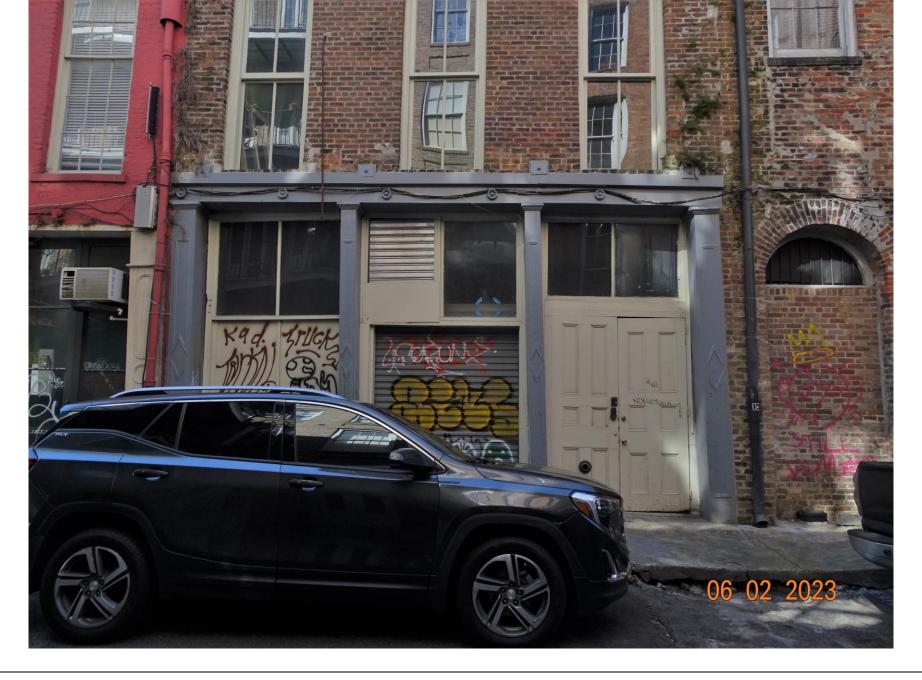


















Timothy D. Terrell, Architect timothydavidterrell@gmail.com

> Kirk P. Fabacher, Architect kirkfabacher@gmail.com

> > 504.566.1320

Plan of Correction Report For the Existing Historic Building at 235 N. Peters St. New Orleans, Louisiana 8-30-23



#### PURPOSE OF REPORT:

Recent building violations have been cited (with fines) by the City of New Orleans – Vieux Carre Commission for the property located at 235 North Peters St. This "Plan of Correction Report" shall serve as a limited general cursory assessment for each of the 7 violations listed, along with potential solutions and actions required to remedy each violation. Once this report is reviewed and evaluated by VCC staff, further thorough inspections, measurements, surveys, and "plan of correction" drawings will be conducted and produced for review by the VCC Architectural Review Committee and staff. It is the owner and design teams understanding that the continuing violation fines will be suspended at the VCC's acceptance of this report, as it demonstrates the property owner's good-faith intentions in engaging professional consultants to plan the corrections for the violations.

#### EXISTING BUILDING CONDITIONS:

The building at 235 North Peters Street is an existing historic 4-story red brick with granite post and lintel structure located between lberville St. and Bienville St. in the historic French Quarter of New Orleans. As it is a through-lot, it also has a rear façade facing Clinton St. The building was constructed circa 1834, as one of a series of row houses along N. Peters Street. It has "green-rated" designation by the V.C.C. (of local architectural of historical importance). Its original use was likely as a warehouse. The building is currently vacant.

The building's perimeter is constructed with solid masonry exterior walls with all (4) walls being on property lines. The (2) interior side walls are masonry party walls which share ownership with the neighboring properties. Its interior is framed with wood timber beams and joists. Flooring systems are of concrete (1st flr), wood plank and plywood (upper flrs). As presently constructed, the building would be classified as Type IIIB construction per the International Building Code (IBC). The building is especially narrow with it being 77' long and only 25' wide. Each existing floor is identical in size and shape and contains approx. 1,875 square feet.

#### LISTED VIOLATIONS:

### A. CCNO-166-121 - Demolition by Neglect

#### Issue

Per our site meeting with VCC staff this violation was cited due the existing leaning and racked condition of the existing building. The structural masonry walls appear to be out-of-plumb and leaning to the right when viewed from North Peters St. The VCC considers the condition a structural defect.

#### Solution:

The owner has engaged a structural engineer (Carubba Engineers) to examine and inspect the existing building and its structure to determine if this existing structural defect is a hazardous/dangerous condition and to determine if further movement and racking to the super-structure is probable. The structural engineer will recommend supplemental stabilization solutions if the existing structure is deemed hazardous. See attached structural report from Carubba Engineers

# B. CCNO-166-121 - Hazardous Conditions

#### Issue

Per violation description damaged/deteriorated portions of the building could be a threat to fall and injure members of the public or property. This we understand to be due to the existing leaning and racked condition of the existing building. The structural masonry walls appear to be out-of-plumb and leaning to the right when viewed from North Peters St.

#### Solution:

The owner has engaged a structural engineer (Carubba Engineers) to examine and inspect the existing building and its structure to determine if this existing structural defect is a hazardous/dangerous condition and to determine if further movement and racking to the super-structure is probable. The structural engineer will recommend supplemental stabilization solutions if the existing structure is deemed hazardous. See attached structural report from Carubba Engineers



# C. CCNO-166-121 - Building not Watertight

#### Issue:

Per our on a site meeting with VCC staff this violation was cited as the windows, exterior doors, exterior masonry walls, stone features, and roof have been compromised and no longer watertight. This condition is causing further deterioration to the existing building

#### Solution:

- Repair, seal, prepare, and re-paint all exterior windows and doors to watertight and finish conditions
- Remove all loose/deteriorated mortar from existing masonry joints. Re-point prepared existing joints to new finish conditions using the approved VCC mortar mix. Match color of existing original mortar color.
- 3) Repair, clean, and seal all existing stone lintels, cornices, pilasters, capitals, etc. to new clean finish conditions, Seal all joints with VCC approved sealant. Match color of stone.
- 4) Repair roof, gutters, parapet, thru-wall scuppers, leader-heads, downspouts, and other roof components to sealed water-tight conditions. Utilize VCC approved materials and methods.

# D. CCNO-166-121 - Vegetation

#### Issue:

There are numerous areas of fern-type vegetation growing on the rear Clinton St façade that have taken root into the masonry joints and window/masonry joints. There is an area of vine-type growth on the front façade at the second-floor floor level along the horizontal stone cornice ledge.

#### Solution:

Remove all vegetation from the areas of the building. Clean all areas and ensure roots/organic debris have been removed. Re-seal areas appropriately. Investigate conditions of the Clinton St. roof scuppers, leader-heads, and downspouts. Remove all loose/deteriorated mortar from existing masonry joints that vegetation has damaged. Re-point prepared existing joints to new finish conditions using the approved VCC mortar mix. Match color of existing original mortar color.

#### E. CCNO-166-35 - Working without a permit

#### Issue:

It is our understanding that the previous property owner conducted work on the building exterior without VCC approval and building permits. During our site visit observations we did not witness construction activities or signs of recent activity being performed on the property.

#### Solution:

Acquire VCC approval and appropriate building permits prior to commencement of any future work on the building/property.

### F. CCNO-166-35 - Windows

# Issue:

Per our site meeting with VCC staff this violation was cited as historic pictorial evidence demonstrates the (9) original 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floor front façade wood window sashes and (9) original 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> rear façade wood window sashes were replaced without VCC approval.

#### Solution:

These window sashes were not removed by the current building owner. Remove all existing non-original 2/2 exterior window sashes from the existing window frames on floors 2, 3, and 4. Replace with new 2/2 wood window sashes utilizing painted spanish cedar wood on the 2nd floor. Replace with new 6/6 wood window sashes utilizing painted spanish cedar wood on the 3<sup>rd</sup>/4<sup>th</sup> floors. Detail all new window sashes to match the original window dimensions, shapes, and character. Acquire VCC approval and building permit prior to any work.

# G. CCNO-166-35 - Wires/Conduits

#### Issue:

There is non-compliant exposed wiring on the Clinton St. rear façade that is strung horizontally across the façade hanging from the cornice rosettes. It appears to be communications wiring (Cox or AT&T) and it is strung across entire block of buildings along Clinton St. There is also an inactive non-compliant portion of metal conduit (approx. 7' length) running vertically on the Clinton St. facade second floor area.

#### Solution:

- Encase the communications wiring in an appropriate metal conduit and tuck the conduit tight neatly below the middle projection banding of the horizontal cornice. Paint conduit to match the paint color of the cornice.
- 2) Remove the inactive portion of vertical conduit.

#### END OF REPORT

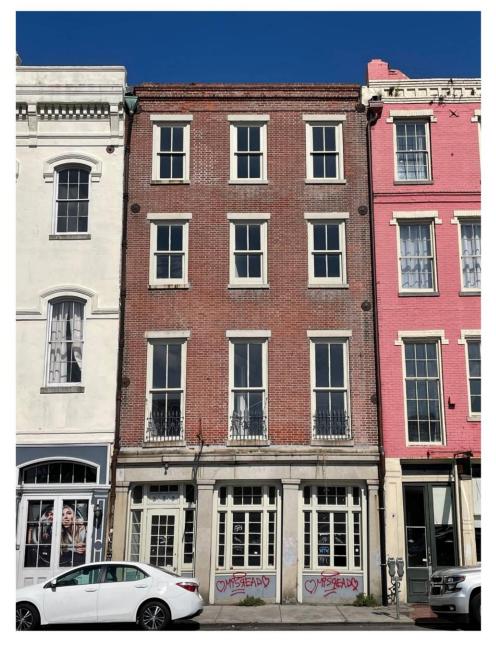
Terrell-Fabacher Architects, LLC is not the architect of record for this building and does not assume any responsibility or liability regarding this limited cursory assessment of the building.

Timothy D. Terrell, Terrell Fabacher Architects, LLC

# **CURRENT BUILDING PHOTOS**









# 235 N Peters

















# **HISTORIC BUILDING PHOTOS**











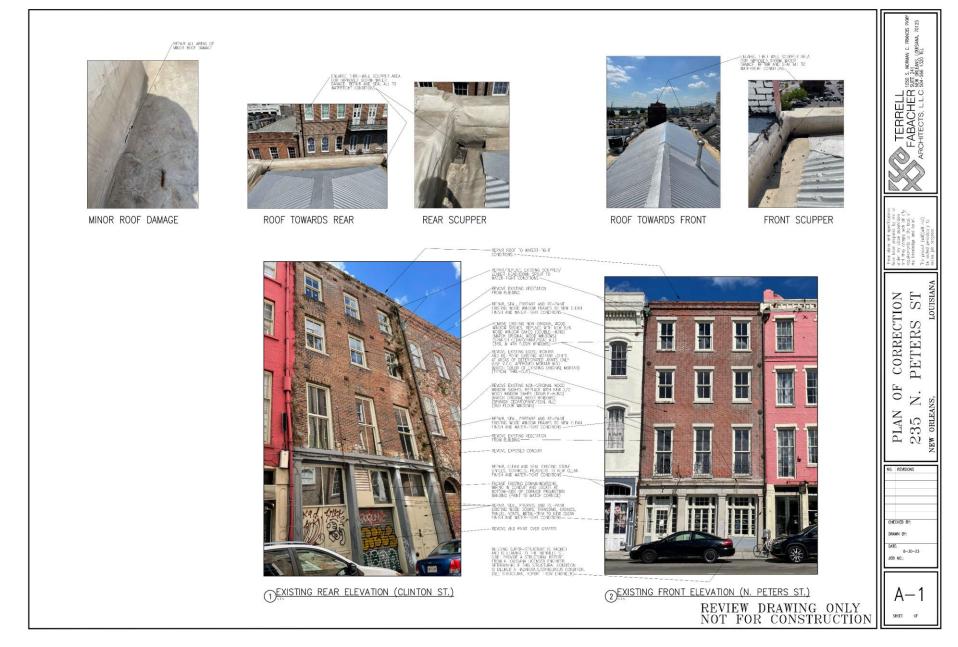




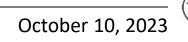




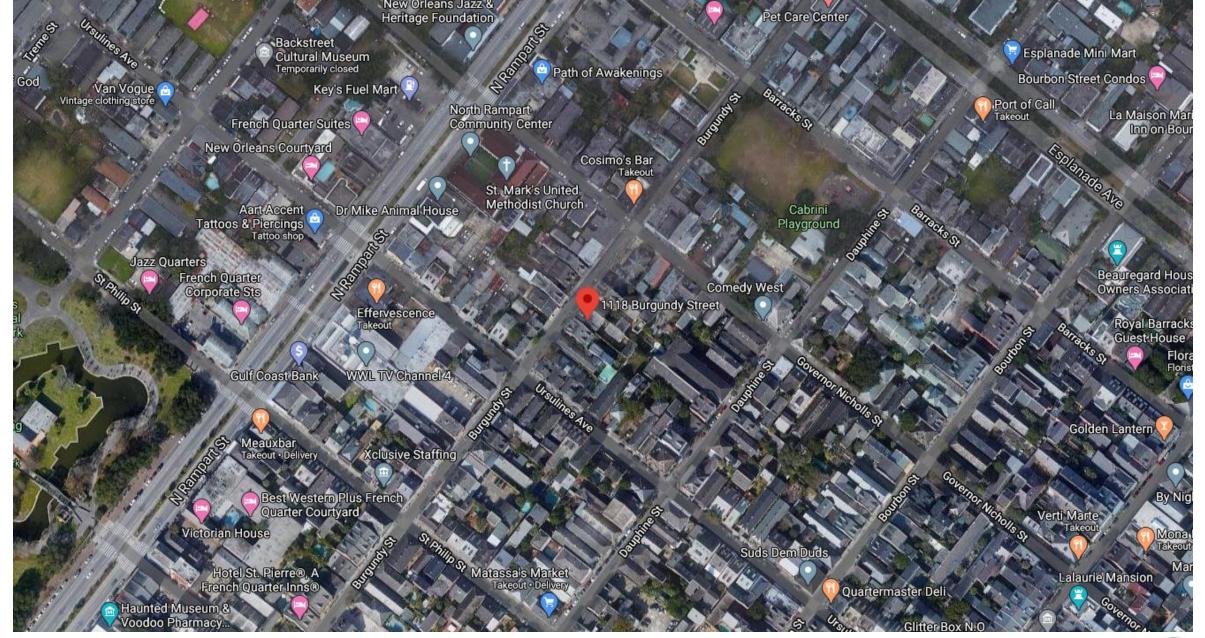




# 235 N Peters







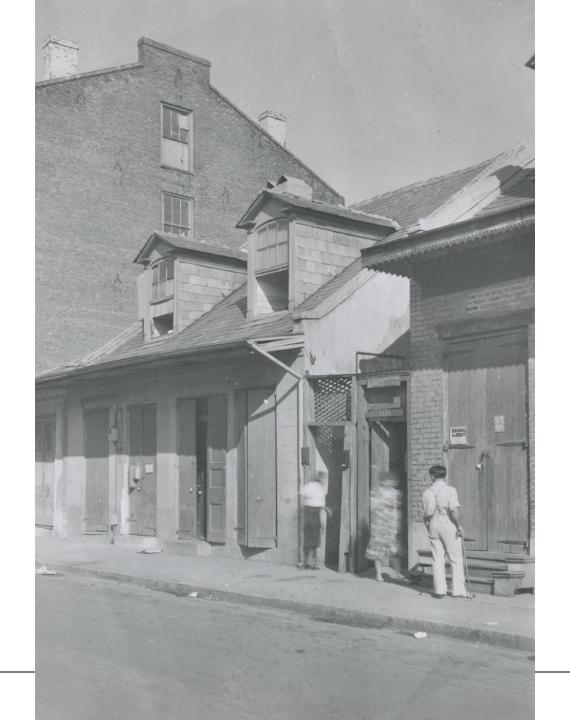
1118 Burgundy

















1118 Burgundy

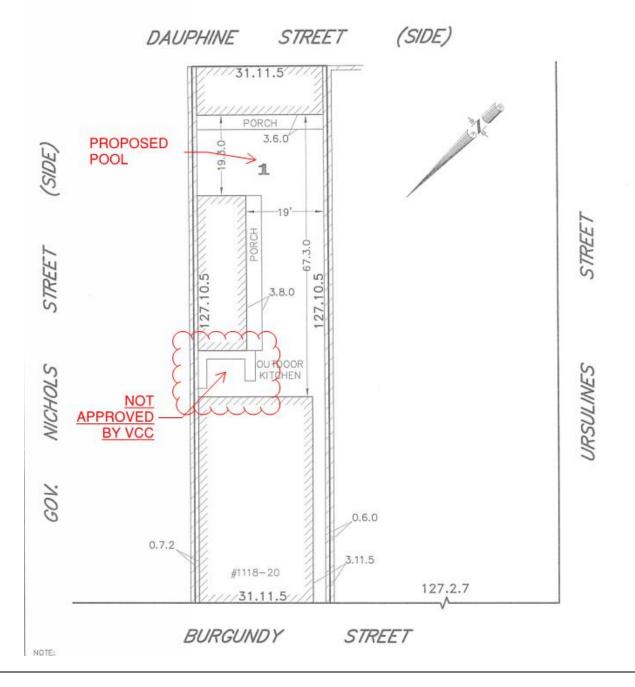






# **BOUNDARY SURVEY OF** LOT 1 **SQUARE 83** SECOND DISTRICT ORLEANS PARISH, LA DAUPHINE (SIDE) STREET //31.11.5 3.6.0 STREE OUTDOOR URSULINES 601. 0.6.0 0.7.2 3.11.5 #1118-20 127.2.7 BURGUNDY STREET ALL ANGLES ARE 90' UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY, DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION. GENERAL NOTES THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILIOR THE DATA FOR THIS SURVEY. RICHMOND W. KREBS REG. NO 4835 THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE, THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR. ELEVATION NOTES THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 9/30/16 FLOOD ZONE: X COMMUNITY PANEL: 225203 0229 F R.W. KREBS PROFESSIONAL LAND SURVEYING, LLC OMINISTRATIVE CODE TITLE: 46:LXI, CHAPTER 29 FOR A CLASS "C" RICHMOND W. KREBS, SR., PLS 3445 N. CAUSEWAY BLVD, SUITE 201 ADE AT THE REQUEST OF PENTEK HOMES METAIRIE, LA. 70002 PHONE: (504) 889-9616 FAX: (504) 889-0916 E-MAIL: infonola@rwkrebs.com WEB: www.rwkrebs.com JOB #: 201561

# 1118 Burgundy















1118 Burgundy – unpermitted exterior kitchen





1118 Burgundy – unpermitted exterior kitchen





1118 Burgundy – unpermitted exterior kitchen



Vieux Carre Commission



1118 Burgundy – unpermitted exterior kitchen





1118 Burgundy – unpermitted exterior kitchen









October 10, 2023



1118 Burgundy – unpermitted exterior kitchen

USA DE LA COMPANIA DEL COMPANIA DE LA COMPANIA DEL COMPANIA DE LA COMPANIA DE LA



1118 Burgundy – unpermitted exterior kitchen

TAMESHED ST



1118 Burgundy – unpermitted exterior kitchen





1118 Burgundy – unpermitted exterior kitchen

OMESHED ST



1118 Burgundy – unpermitted exterior kitchen





1118 Burgundy – unpermitted kitchen (denied)



Vieux Carre Commission October 10, 2023















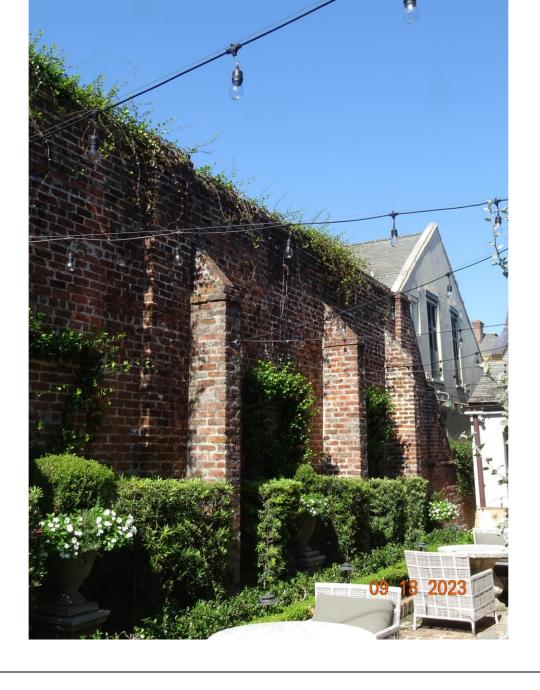


















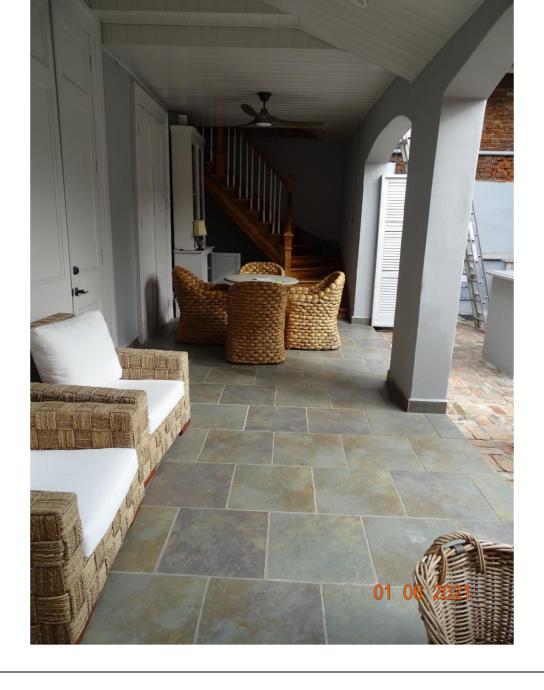






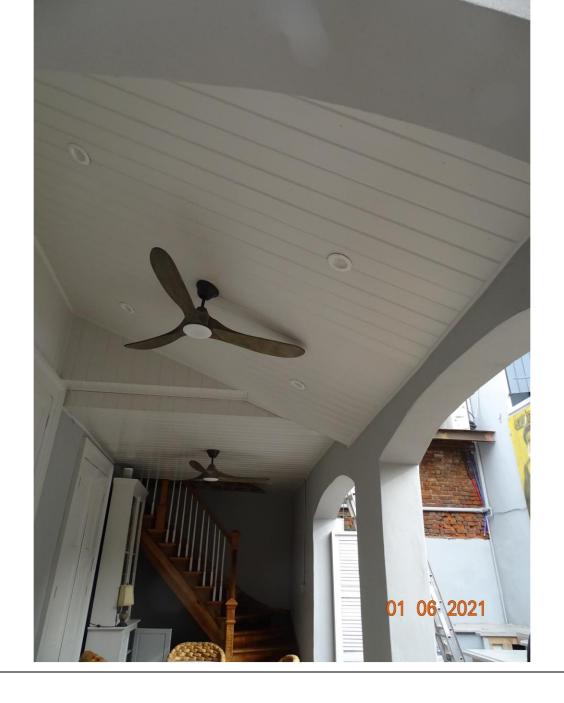






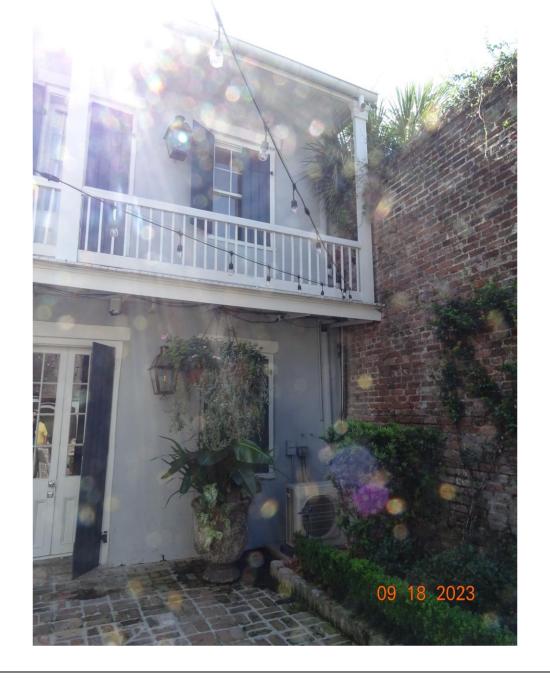






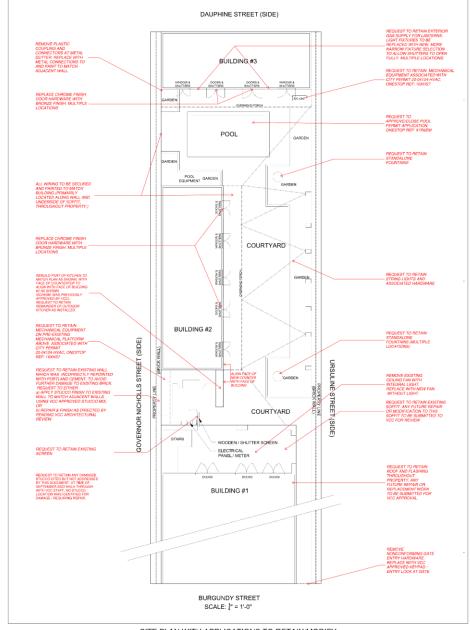












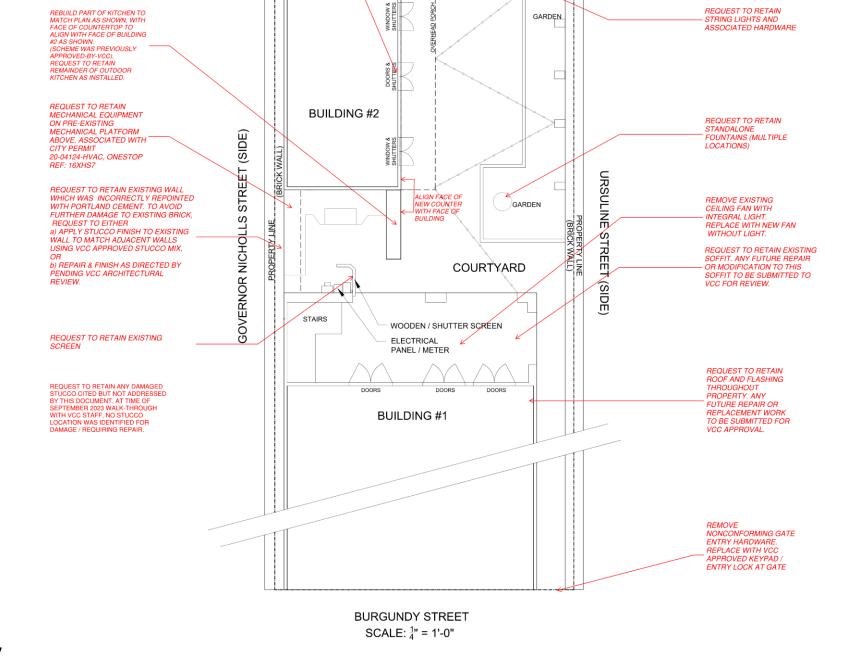
1118 Burgundy

HARRE LL L
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|harrell@sharrell-adc.com
504 264 1220

SITE PLAN WITH APPLICATIONS TO RETAIN/MODIFY

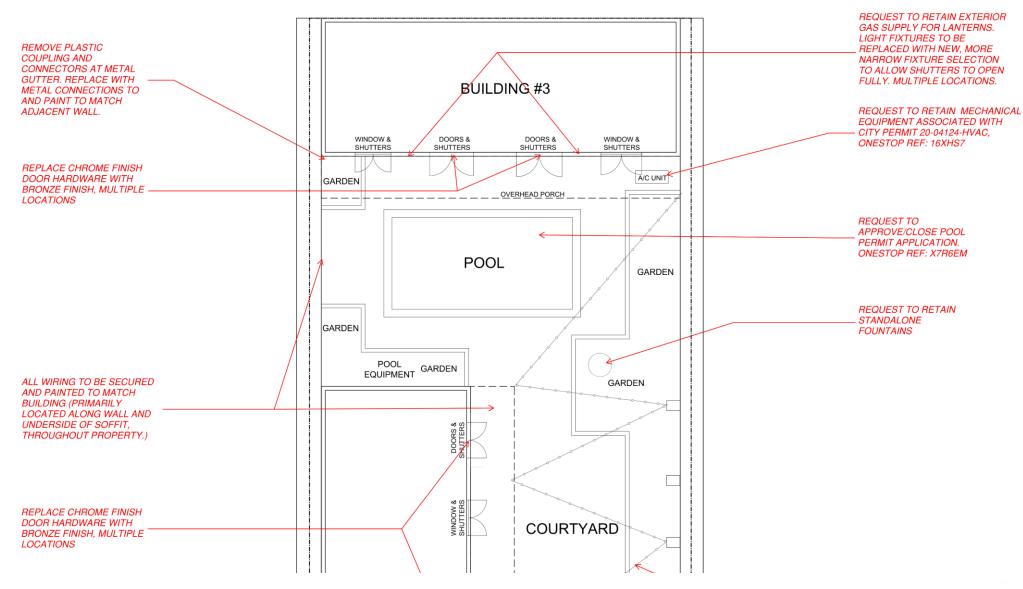
1118 BURGUNDY STREET
VCC CITATION RESPONSE
APPLICATION TO RETAIN / MODIFY TO COMPLY WITH VCC REQUIREMENTS



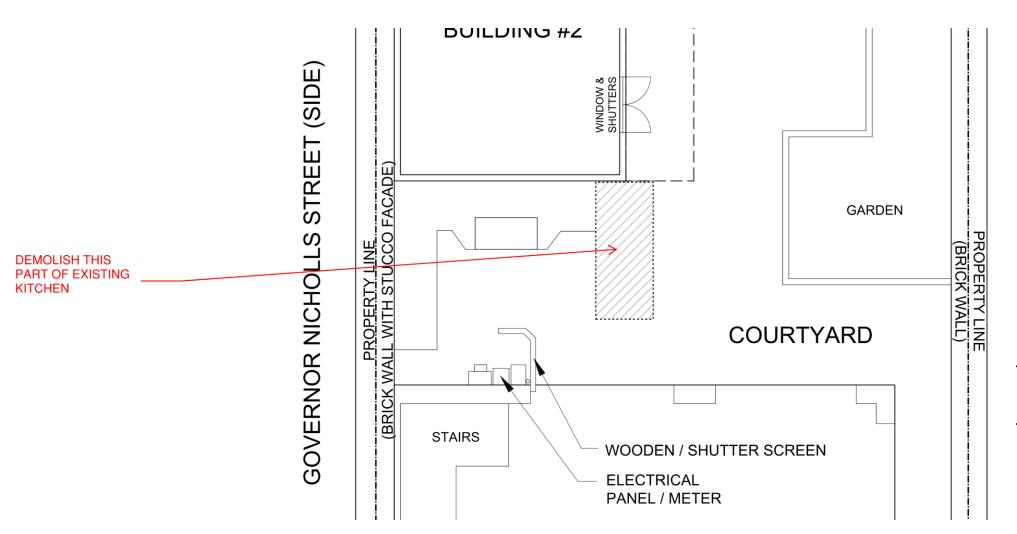




# DAUPHINE STREET (SIDE)



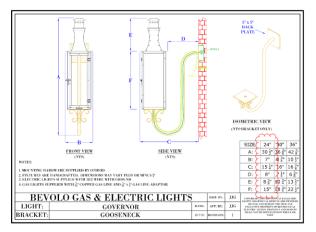


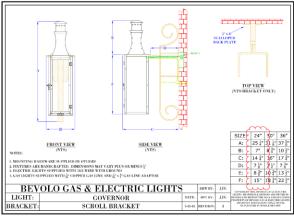


# URSULINE STREET (SIDE)



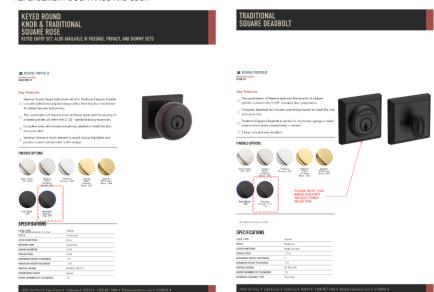
### REPLACEMENT GAS SCONCE IN 7" WIDTH ON GOOSENECK OR SCROLL BRACKET







### REPLACEMENT DOOR KNOB AND LOCK





### REPLACEMENT CEILING FAN



Item # F589-BI/AI UPC Code: 706411034473 Black Iron W/Aged Iron Accents Sundowner® Category Type Ceiling Fan EXTERIOR FAN Certification E75795



Image File Name: F589-BI/AI.jpg

RPM: Amps: Watts: CFM:	Low 50 0.233 9.46 1747.0	Low/Mi	ed.	Medium	Med/High	High 161 0.67 78.98 6401.0
Ceiling to Lowest Point: (Dim A) 15.0	Ceiling to (Dim B) 13.0		80 80	ad Wire:	Motor 188x	Size: 20mm
6	Dia: 0.75				Dia:	TOO E COLORO
54" Downrod 1:	5 Downton	1 Outsir		degrees	29.32 Down	rnd 2 Outside
ABS Construction Blade Sweep:	on No. of Bl	ades:	BI	ade Pitch:	Yes	na Weight:
Blade Finish: Blade Material:					No Slope	sible Blades



No. of Bulbs: 0 Max Bulb Wattage:	Light Type: N/A Socket:			
Light Kit: <b>No</b>	Dimmable: No	Ballast:	Rated Life Hours:	Uplight: No
Bulb/LED Included:	Color Temp.:	CRI:	Initial Lumens:	Delivered Lumens:

## **GLASS**

Description:		Material:	
Part No.:		Quantity:	
Width:	Height:	Length:	



Pull Chain Control: Yes	Works with Remote Control: No	Works with Wall Control: Yes
Reversible: Yes	Included Remote Control:	Included Wall Control:
	Compatible Remote Control(s):	Compatible Wall Control(s): WC105, WC106

**FAN CONTROLS** 



Carton Width:	Carton Height:	Carton Length	e Shippable:
13.88	10.63	20.88	
Carton Weight:	Carton Cubic Feet:	Small Packag	
31.24	1.783	Yes	
Master Pack Width:	Master Pack Height:	Master Pack L	
Master Pack Weight:	Master Cubic Feet:	Multi-Pack:	Master Pack





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