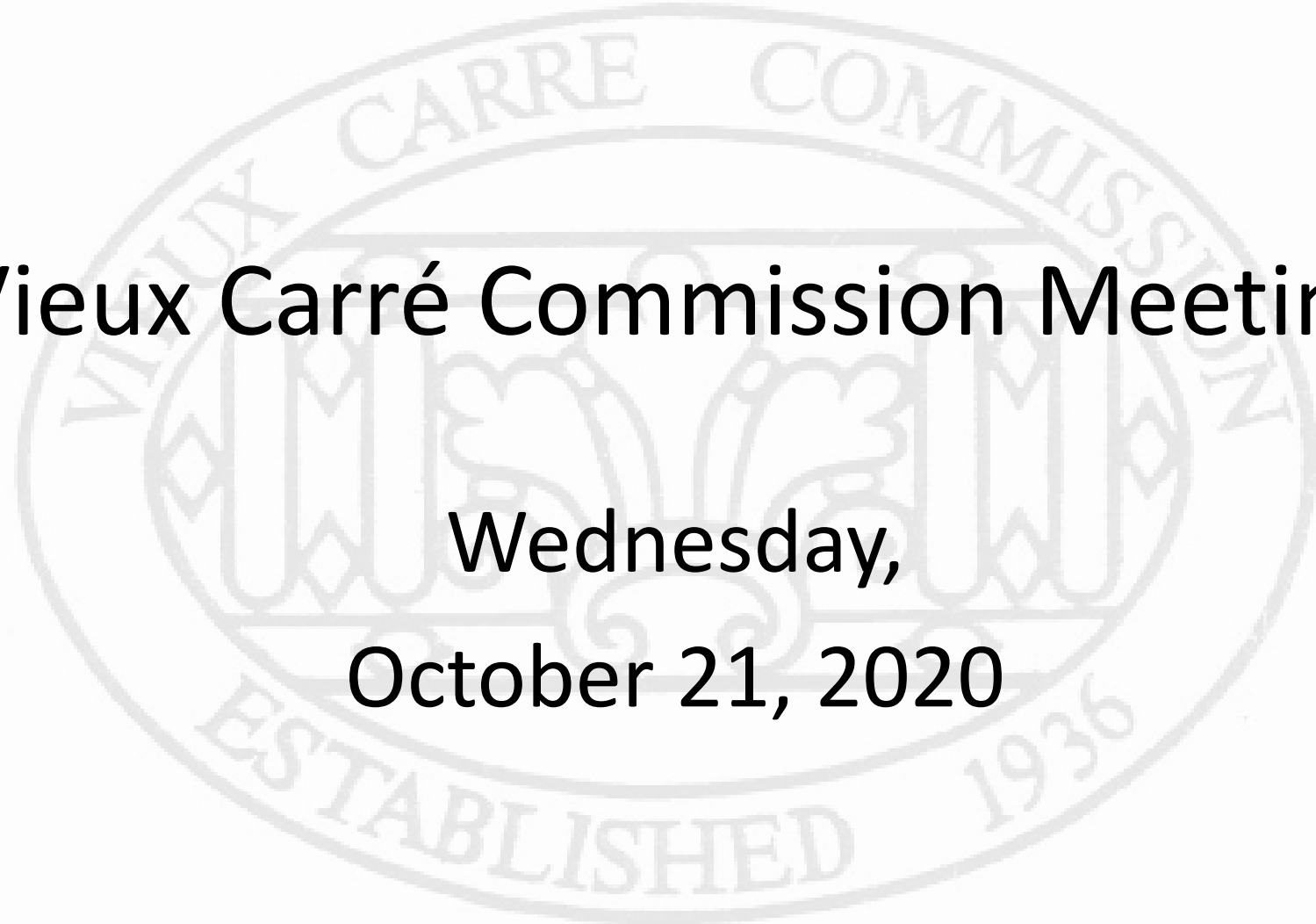


Vieux Carré Commission Meeting

Wednesday,
October 21, 2020





Chairman's Report



Director's Report



Other Business

SMALL CELLS & SMART CITY PREPAREDNESS IN THE FRENCH QUARTER

2020



Toro Blanco Group, LLC



WHAT THIS MEANS FOR NEW ORLEANS

The FCC has granted certain rights to carriers and infrastructure providers allowing them the right to install small cells in your Public ROW. If you don't get ahead of the problem and put into place the designs necessary to mitigate what these installs look like you could find yourself with an onslaught of poles that actively degrade your ROW's aesthetic.



PREVIOUS FRENCH QUARTER SMALL CELL PROPOSAL

16' EXISTING LAMP POST



BEFORE

40' PREVIOUSLY PROPOSED FRENCH QUARTER SMALL CELL



AFTER

Each orange square represents one (1) linear foot.

Please note, the photo simulations within this document are for design purposes only and in no way represent locations of proposed small cells.

CURRENT FRENCH QUARTER SMALL CELL PROPOSAL

Page 8 of 83

16' EXISTING LAMP POST



BEFORE

20' PROPOSED SMALL CELL



AFTER

Each orange square represents one (1) linear foot.

Please note: the photo simulations within this document are for design purposes only and in no way represent locations of proposed small cells.

4G OR 5G GAS LAMP

SMALL CELL COLOCATION DESIGN

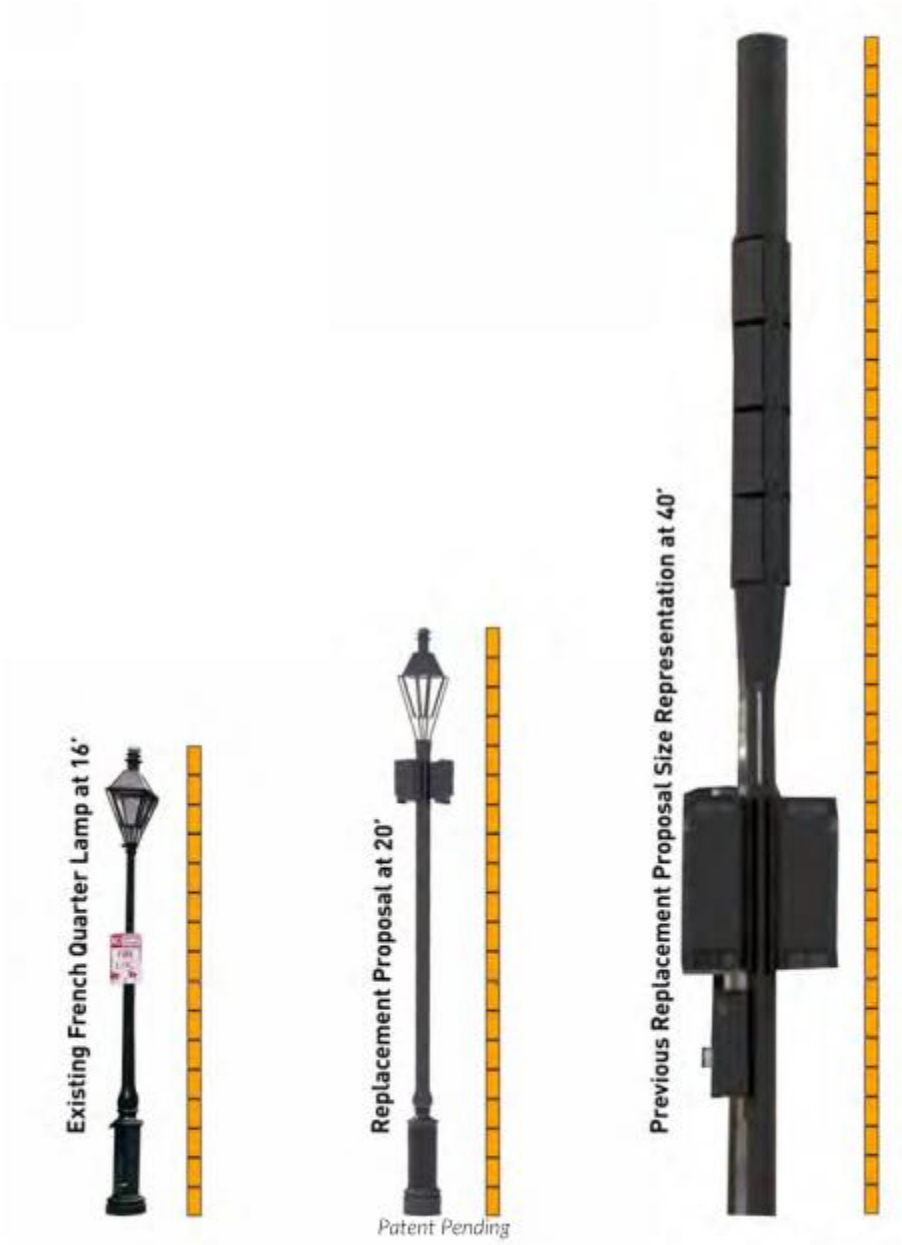
Page 9 of 83



Patent Pending

Toro Blanco Group, LLC

POLE SIZE COMPARISONS



Each orange square represents one (1) linear foot.

20' PROPOSED SMALL CELL



Each orange square represents one (1) linear foot.



Existing 4G pole



Existing 4G pole



Comparison – **RENDERING**



5G Mockup



5G Mockup





5G Mockup



5G Mockup



5G Mockup



5G Mockup



5G Mockup



5G Mockup



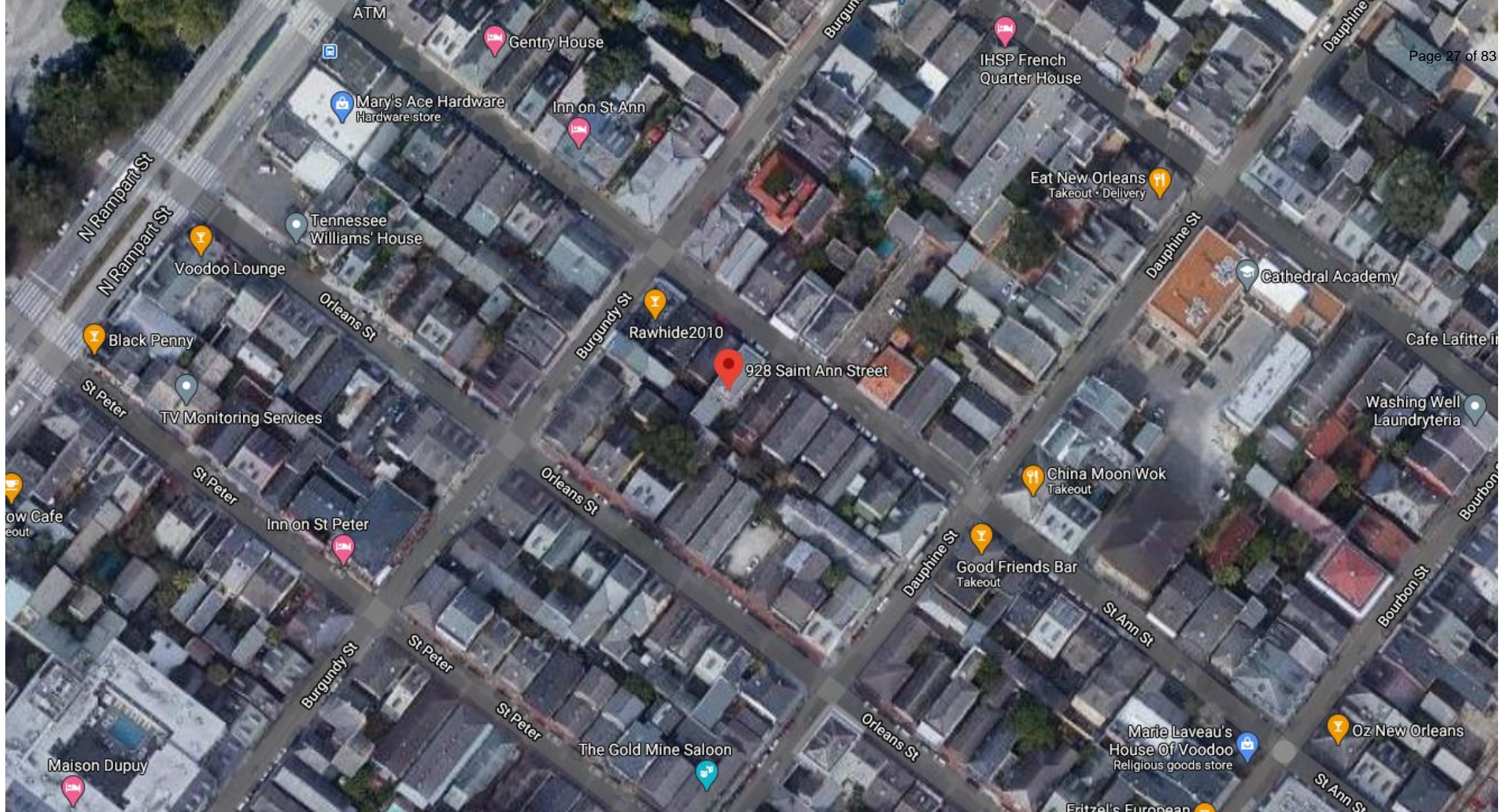
Comparison – **RENDERING**



New Business



928 St Ann



928 St Ann

Vieux Carré Commission

October 21, 2020





928 St Ann

Vieux Carré Commission

October 21, 2020





928 St Ann

Vieux Carré Commission

October 21, 2020



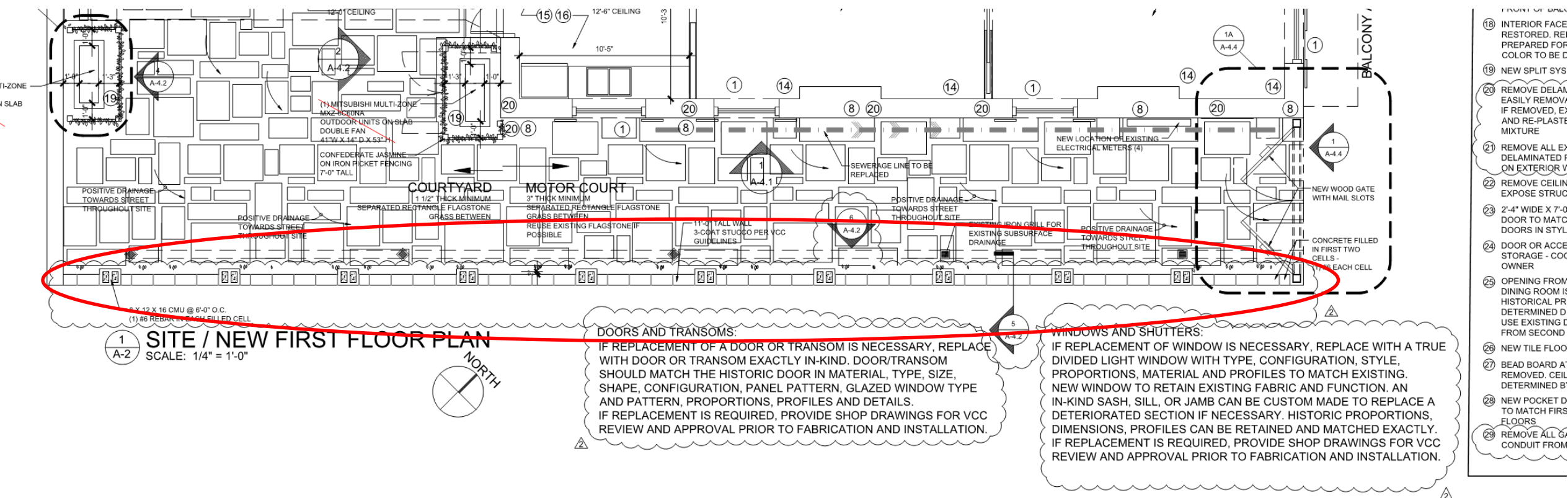


928 St Ann

Vieux Carré Commission

October 21, 2020







928 St Ann

Vieux Carré Commission

October 21, 2020





928 St Ann

Vieux Carré Commission

October 21, 2020





928 St Ann

Vieux Carré Commission

October 21, 2020





928 St Ann

Vieux Carré Commission

October 21, 2020





928 St Ann

Vieux Carré Commission

October 21, 2020





928 St Ann

Vieux Carré Commission

October 21, 2020



Attachment A
Page 1

928 St. Ann Street

Building contract between L. Cordier, builder, and Gabriel Montamat, owner
Charles V. Foulon, notary
January 20, 1842

Page 1:

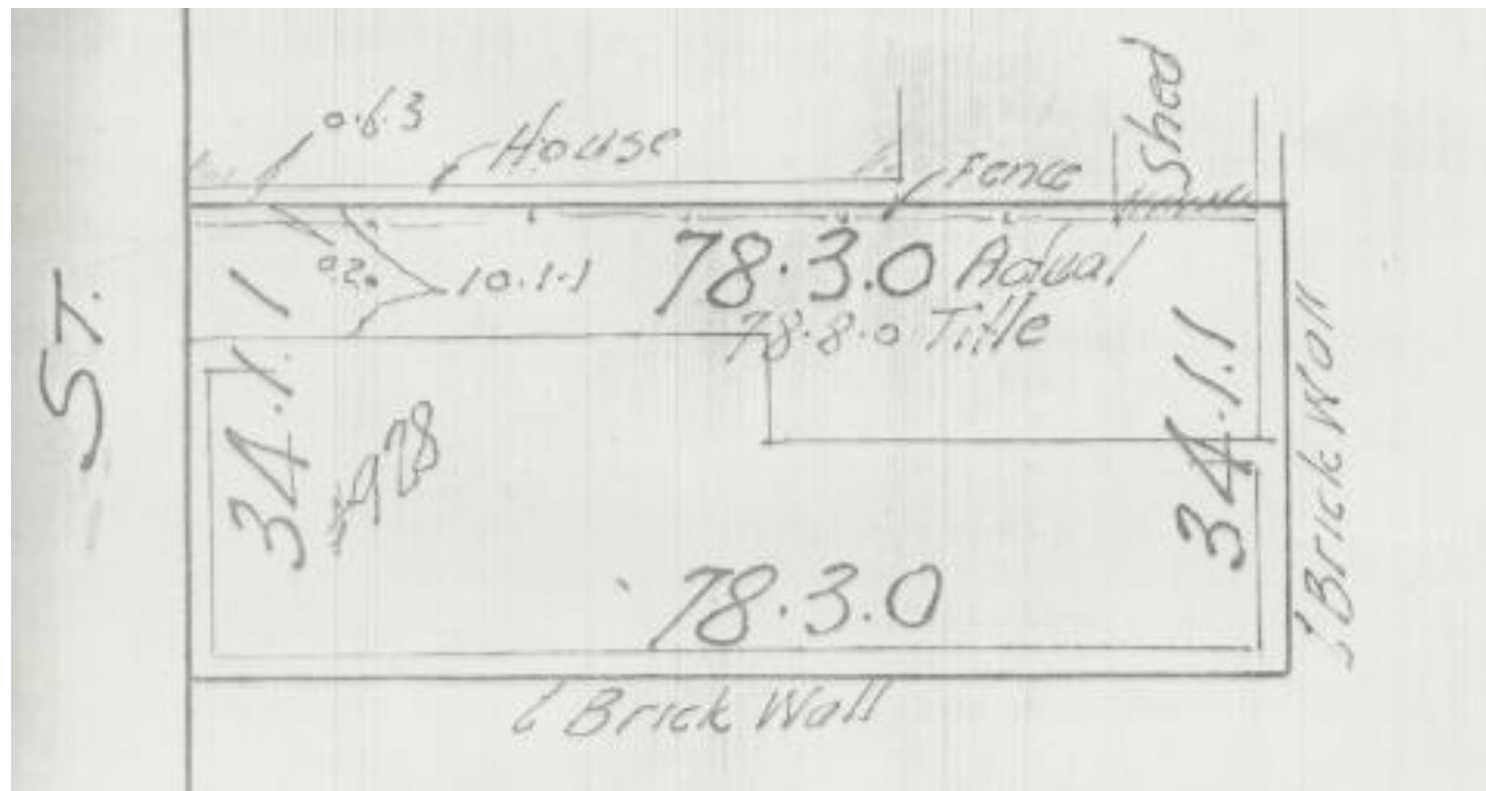
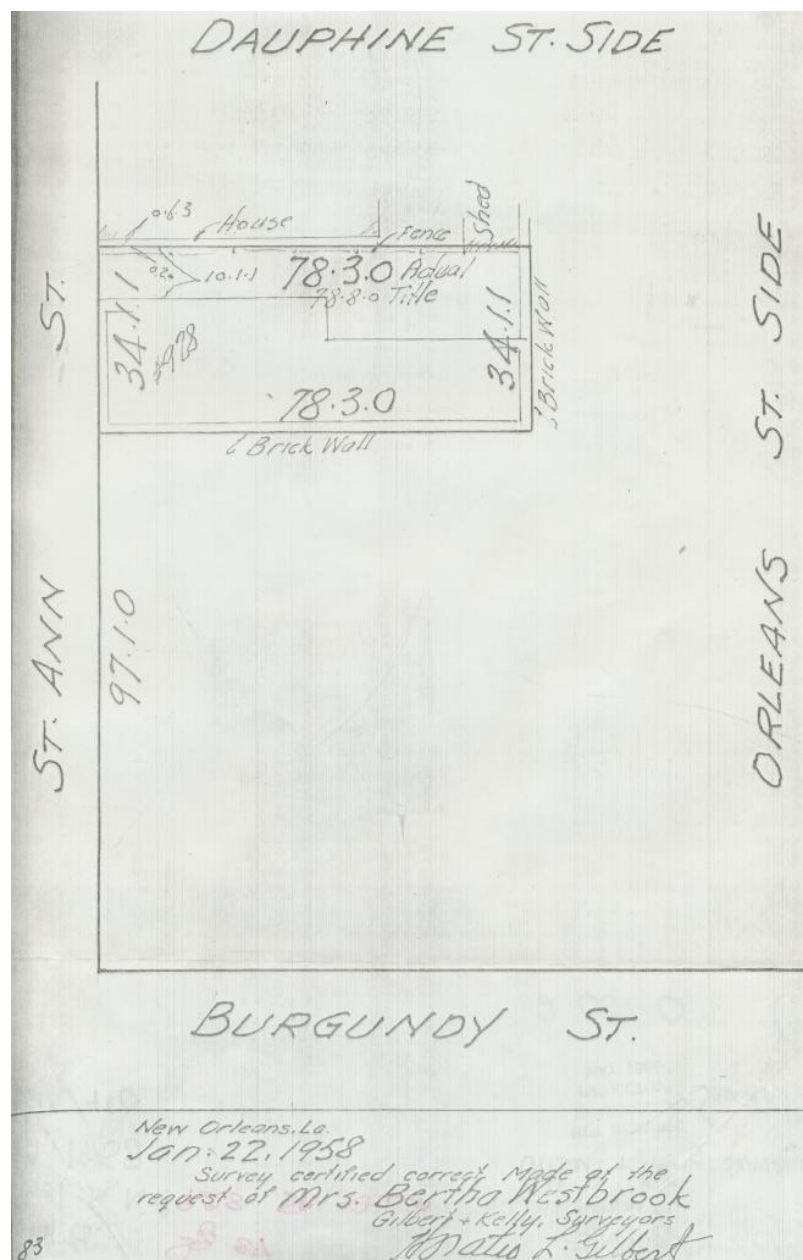
L. Cordier agrees to build a house on a parcel belonging to Gabriel Montamat, located on St. Ann Street between Dauphine and Burgundy Street. The said house will be 23 feet 8 inches [1 pouce=1.066 in] facing St. Ann Street by 50 feet in depth, and a kitchen building [service wing] the full depth of the property in which the rooms will be 10 feet by 12 feet on the interior and partitioned according to the floor plan. The walls of the house facing the street and the courtyard, and facing the main passage [carriageway], as well as the common walls, will be a brick and a half thick, and the partition walls will be one brick thick. Two vents will be located on the street and on the courtyard side to provide ventilation beneath the floorboards. The house will have a ground floor (rez de chausee), a 2nd floor (premier etage), and an attic [amended in November 10, 1842 agreement to replace attic with a full 3rd story]. The ground floor will have 13-foot ceilings; the openings facing the street will be cased openings with board-and-batten shutters and sliding sashes, and those facing the main passage [carriageway] will also be cased openings with shutters and sliding sashes. The openings onto the interior hallway will be paneled doors as will be those onto the [rear] gallery, but the entrance door to this hall will be the same as the one at Mr. Taney's house on St. Louis Street between Dauphine and Burgundy [908 St. Louis Street], with a transom. The carriageway gates will be two inches thick, and a grille will be installed in one of the doors. There will be a sliding door [likely pocket doors] separating the two rooms. All of the openings on this floor will be 10 feet tall, including transoms. The paneled doors will be single leaves 3 feet wide, and the openings on the gallery side will be 2 leaves totaling 4 feet wide and will be cased with glazed doors [French doors]. The joists will be 3x12 inches, the floor boards about 6 inches [wide]. The floor will be elevated 2 feet above the sidewalk. The baseboards will be 12 inches wide, and the pilastered wood mantels

Kitchen: The kitchen will have a ground floor, 2nd floor, and 3rd floor with balconies. The ground floor will have 10-foot ceilings; the 2nd and 3rd floors will have 9-foot ceilings. The common wall will be one foot thick up to the attic; the wall facing the courtyard will be 12 inches up to the top of the 1st floor; all of the other walls will be one brick thick only. The joists on the first and 2nd floors will be 3x8 inches and those in the attic will be 3x6 inches; the floors and baseboards will be 6 to 7 inches approximately. All of the openings will be barred [barrés] doors and board-and-batten shutters. The ground floor will have one glazed window per room; all of the other openings

Page 3:

will be glazed. There will be an 11-foot enclosing wall around the perimeter of the courtyard. It is understood, however, that the bricks for this wall from the street to the rear depth of the house will be provided by Mr. Montamat. The courtyard will be paved with flat stones as well as the main passage [carriageway] which is 8 feet wide. All of the buildings will be covered with slate roofing tiles. On the wall facing the street and at the kitchen building there will be copper gutters with leaderheads and tin downspouts; and on the courtyard side a tin gutter with tin downspouts like the others; all glazed and painted with three coats. The wall facing the street will be painted a plain color. All of the materials, including the ironwork [hardware, etc.], will be of premium quality. The joinery will be done correctly, and the door and window frames will be worked into the form of pilasters; everything done and provided and supplied in conformance with the plan for the sum of \$7,500 [piastres] as follows:

Attachment A
Page 2

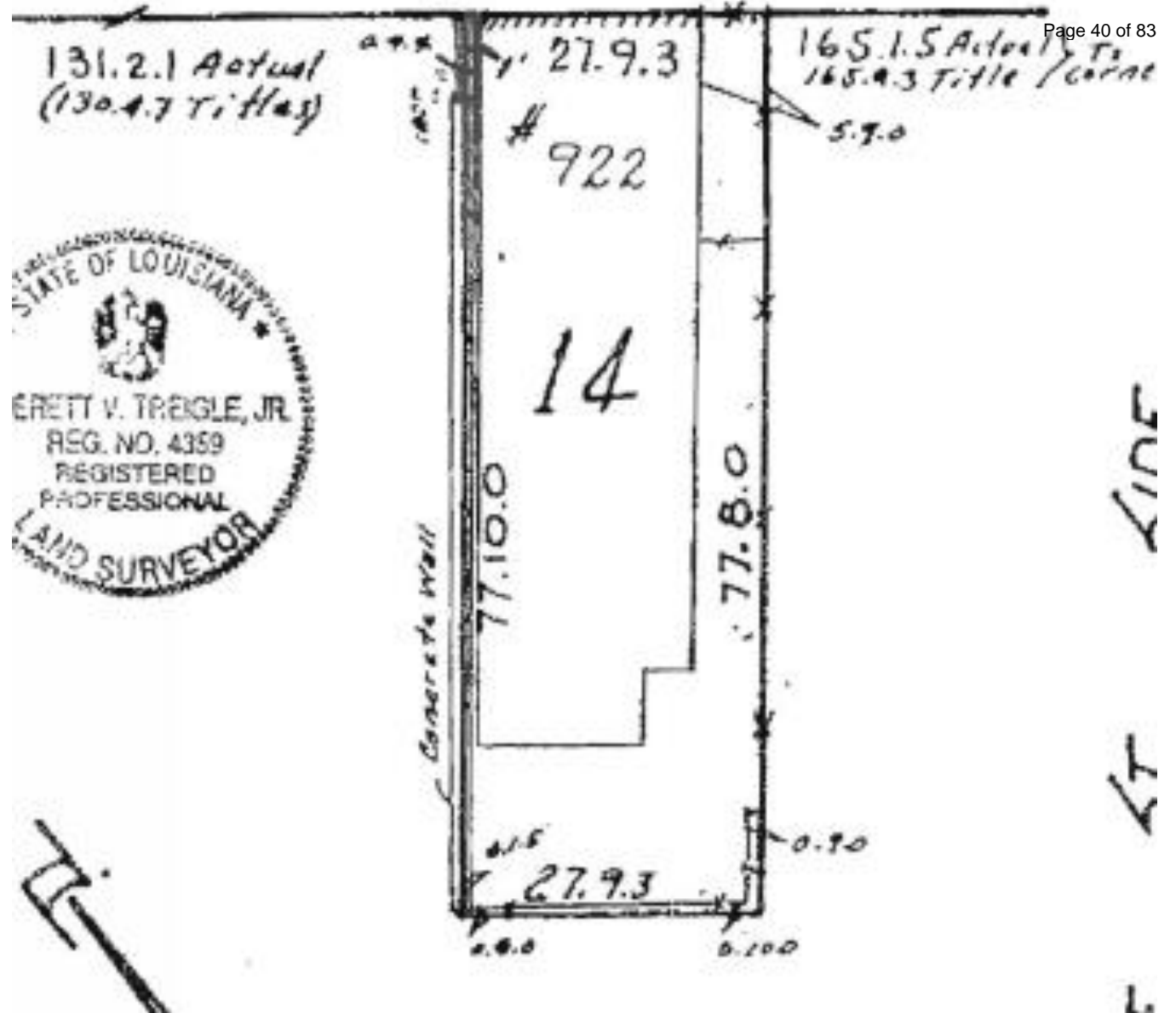
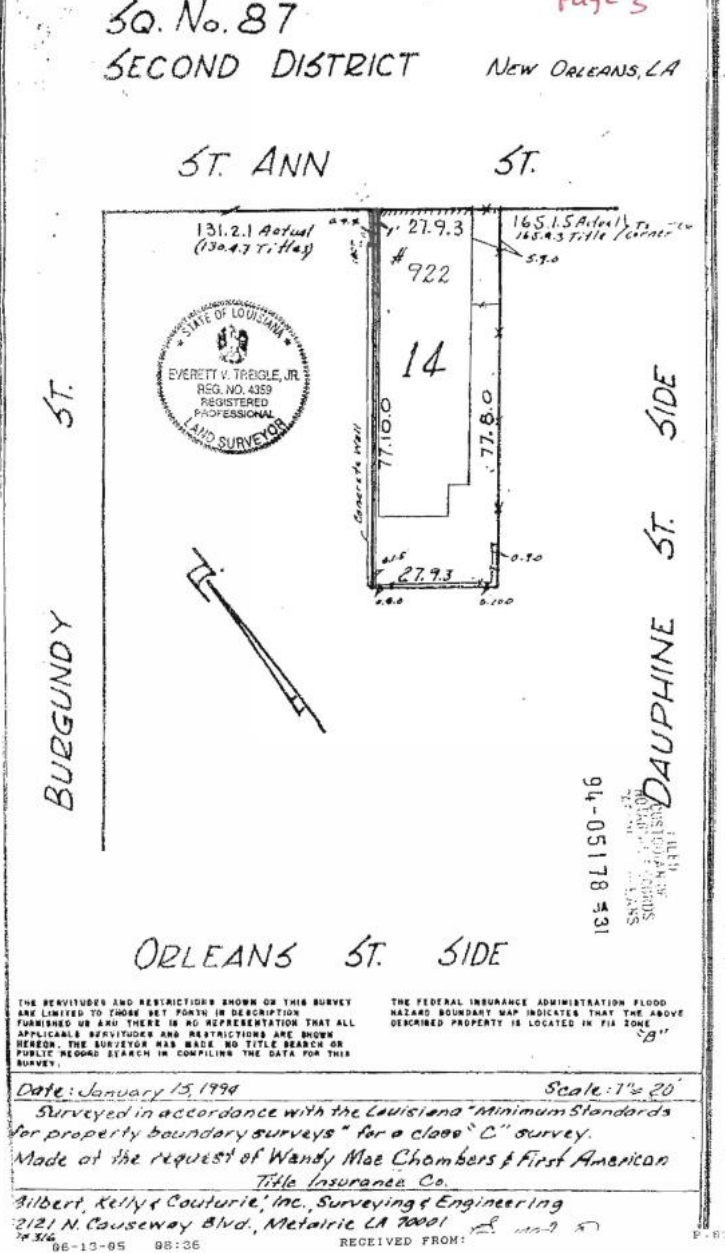


928 St Ann – 1958 survey

Vieux Carré Commission

October 21, 2020





922 St Ann – 1994 survey

Vieux Carré Commission

October 21, 2020





Attachment C

928 St Ann – 2008

Vieux Carré Commission

October 21, 2020





Vieux Carré Commission

354 Royal Street - 2nd Floor
New Orleans, LA 70130
Telephone: (504) 658-1420 Fax: (504) 658-6742
(website e-mail) <http://www.cityofno.com/Portals/Portals00/portal.aspx>



GENERAL WORK APPLICATION

(Please Print)
ADDRESS OF PROPERTY 922 St. Ann St.
APPLICANT Syzgy Construction, LLC (Contractor)
536 Washington Ave., New Orleans
E-MAIL ADDRESS travis@syzygyconstruction.com
OWNER OF PROPERTY Sharon Heiman
7523 Brookview Circle Indianapolis, IN
ARCHITECT NONE
CONTRACTOR Syzgy Construction, LLC
536 Washington Ave., New Orleans

902-5200
DAYTIME TELEPHONE
401-8214
BEEPER/CELL PHONE
271-413-6497
DAYTIME TELEPHONE
408-55
ZIP CODE
DAYTIME TELEPHONE
402-5300
DAYTIME TELEPHONE
703-55
ZIP CODE

DETAILED DESCRIPTION OF PROPOSED WORK:

- Build 16 foot fence of "seven-board" per drawing sent by Steve McNair
- Paint both sides of fence french quarter green to match house trim

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- Build 16 foot fence of "seven-board" per drawing sent by Steve McNair
- Paint both sides of fence french quarter green to match house trim

* THE DDC OFFICE A JOE REHABILITATION TAX CREDIT (RTC) ON CONSTRUCTION COSTS AND ARCHITECT'S FEE. FOR ZONING-PRODUCING PRIORITIES. FOR INFORMATION CONCERNING RTC APPLICATIONS, CONTACT THE LOUISIANA DIVISION OF HISTORIC PRESERVATION AT (225) 342-6200.
* A RESTORATION TAX ABATEMENT, APPLICABLE TO LOCAL PROPERTY TAXES, IS ALSO AVAILABLE. FOR INFORMATION, CONTACT THE NEW ORLEANS OFFICE OF ECONOMIC DEVELOPMENT, 1540 PULASKI ST., ZIP 70119, (504) 658-1099 OR THE LOUISIANA DIVISION OF BUSINESS INCENTIVES AT (225) 342-6200.
* IS THE PROPOSED WORK IN RESPONSE TO A Vieux Carré Commission Violation Notice? YES ☒ NO ☐
* ESTIMATED COST OF PROPOSED WORK: \$1500.00

NOTE: PROPOSED WORK MUST NOT BEGIN PRIOR TO THE ISSUANCE OF THE PERMIT REQUESTED. PERMITS ARE ISSUED IN PERSON AT THE Vieux Carré Commission Office. ALL PERMITS EXPIRE SIX (6) MONTHS FROM DATE OF ISSUANCE UNLESS OTHERWISE NOTED. AN ADDITIONAL PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF SAFETY AND PERMITS EXCEPT AS NOTED IN THE CITY BUILDING CODE. REMOVAL/STURANCE OF EXISTING LEAD-BASED PAINTS/SUBSTANCES IS REGULATED BY THE DEPARTMENT OF SAFETY & PERMITS. LEAD-BASED PAINTS/SUBSTANCES ARE NOT PERMITTED FOR USE.

WHEN REQUIRED BY VCC STAFF, APPLICATIONS MUST BE ACCOMPANIED BY CLEARLY DRAWN PLANS AND SPECIFICATIONS. WHEN ARCHITECTURAL DRAWINGS ARE REQUIRED, THEY MUST BE STAMPED BY A LOUISIANA REGISTERED ARCHITECT, SIGNED AND DATED.

Applicant's Declaration of Use

A change in use which also involves any exterior change requires a public hearing before the Vieux Carré Commission as per Section 8.1, Article 9 of the 1996 N.O. Comprehensive Zoning Ordinance.

Please fill in blanks below or this application will not be processed:

Address of Property: 922 St. Ann St.
Current Use: Single Family Residential
Proposed Use: Same

I CERTIFY THAT I HAVE THE AUTHORITY OF THE CURRENT PROPERTY OWNER(S) TO APPLY FOR THE WORK PROPOSED, AND ALL INFORMATION GIVEN IS TRUE AND CORRECT.

Travis Marking
PRINT NAME

[Signature]
SIGNATURE

3/6/09
DATE

Law revised 02/1987

0117

922 St Ann – fence application

Vieux Carré Commission

October 21, 2020





Vieux Carré Commission

334 Royal Street, Second Floor
New Orleans, LA 70130
(504) 658-1420



Permit No. 090117

The Vieux Carré Commission hereby grants permission
for the approved work specified below.

Issued in accordance with Chapter 166 of the 1995 Code of the City of New Orleans, this permit is only for the work which meets Commission guidelines, policies, and specifications. This permit must be posted on the site, along with any approved plans and specifications, so as to be visible from the street.

Address: 922 St. Ann Street

Applicant: Travis Marking

Owner: Sharron Heiman

Contractor: Syzygy Construction, LLC

Work approved:

- Remove remnants and rubble from collapsed CMU wall on the lake side of the property running parallel to the main building
- Install new seven board fence in same location as previously standing CMU wall
- New wood fence will be 16' long and 8' high
- Both sides of new fence to be painted dark green to match trim on the main building
- New fence to follow details on attached VCC Detail Sheets 27 and 28

All work must conform to standard VCC policies & guidelines

Estimated cost: \$1,500

MSM, March 11, 2009

This permit expires six (6) months from date of issuance, and may be renewed if work is proceeding satisfactorily. A permit may still be required from the City of New Orleans, Department of Safety and Permits. A Vieux Carré surcharge will be assessed against all city building permits which also require a Vieux Carré Commission permit. This project will be inspected on a regular basis by the Vieux Carré Commission staff to guarantee that the work executed conforms to this permit.

I, the undersigned, understand that the work must be executed exactly as specified on this permit. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.

I certify that I have the authority of the current property owner(s) to perform the "permitted" work.

Signature: Nicole N. Nasson

Print Name: Nicole N. Nasson

Approved: Ray P. Hodge

Date: 3/11/09

Director

Attachment D
Page 2

Issued in accordance with Chapter 166 of the 1995 Code of the City of New Orleans, this permit is only for the work which meets Commission guidelines, policies, and specifications. This permit must be posted on the site, along with any approved plans and specifications, so as to be visible from the street.

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Applicant: Travis Marking

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- New fence to follow details on attached VCC Detail Sheets 27 and 28

922 St Ann – 2009 fence permit, seven board fence, 8' tall

Vieux Carré Commission

October 21, 2020



GENERAL FLOOR PLAN NOTES

- A. DO NOT SCALE DRAWINGS
- B. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- C. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE IS AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- D. UNLESS OTHERWISE INDICATED, WALL THICKNESSES ARE AS FOLLOWS:
ALL INTERIOR WALLS ARE CONSTRUCTED OF 2X4 SOUTHERN YELLOW PINE WITH (1) LAYER OF 1/2" SHEETROCK ON EACH SIDE. FOR CLARITY, DIMENSIONS WILL BE MADE FROM FACE OF FINISHED WALL.
CONTRACTOR TO MAKE SURE ROOM DIMENSIONS WILL BE ACCURATE TO PLANS PRIOR TO INSTALLING SHEETROCK.
- E. FINISHED FLOOR REFERS TO TOP OF ACTUAL FINISHED FLOOR.
- F. REFRIGERATIVE FEATURES ARE NOT DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- G. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 76" FROM FACE OF STUD WALL TO FACE OF ROUGH OPENING. DIMENSION SHALL BE 103" FROM FACE OF WALL TO EDGE OF ROUGH OPENING AT CONCRETE WALLS.
- H. AT SECURITY WALLS, FULL HEIGHT PARTITIONS SHALL BE SEALED BOTH SIDES WITH ACOUSTIC SEALANT. TOP BOTTOM INTERSECTION, DOOR FRAMES, GLAZED OPENING FRAMES, AND ALL OTHER PENETRATIONS.
- I. LINE OF EXISTING GRADES, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
- J. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT, OR BY OTHERS.

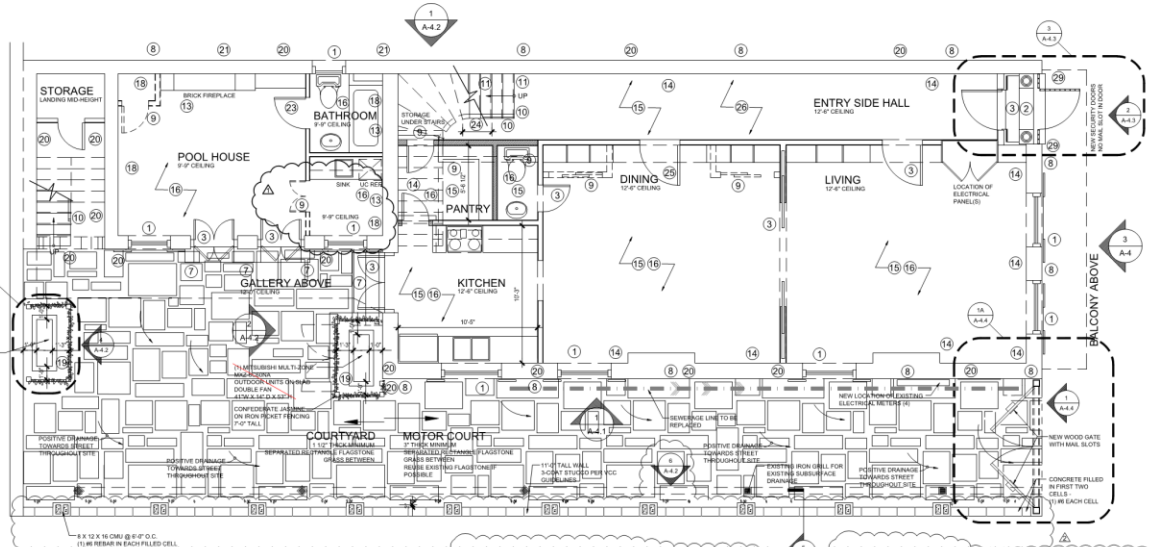
- K. VERIFY SIZE / LOCATION / FINISH / PRESERVING, ETC. AND PROVIDE COMPLETE ALL REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURNING, CURBS, ANCHORS AND INSERTS. PROVIDE ALL BACKS AND BLOCKING REQUIRED FOR ACCESSORIES, MECHANICAL, ELECTRICAL, AND OTHER EQUIPMENT.
- L. REFER TO CONTRACTOR / OWNER FOR FINISH SCHEDULES AND COLOR LISTS FOR WALL FINISH DESIGNATIONS.
- M. FOR BRACING REQUIREMENTS, SEE GENERAL STRUCTURAL NOTES & PROJECT SPECIFICATIONS IF APPLICABLE.
- N. 3" STUD WALLS SHOULD BE PLACED 2" IN FRONT OF EXISTING MASONRY WALL WHERE APPLICABLE.
- O. ALL WALLS FINISHED WITH SHEET ROCK, REMOVE SHEET ROCK IN ORDER TO ACCESS HISTORIC PLASTER WALL BELOW. REPAIR ALL PLASTER WALLS AS NEEDED.
- P. ALL HISTORIC WOOD ELEMENTS ARE TO BE PRESERVED AND RECYCLED PER OWNERS REQUESTS. HANDLE WITH CARE. CONTRACTOR TO REPLACE IS LOST OR DAMAGED.

- Q. ALL EXISTING FLAGSTONE IN DRIVEWAY / COURTYARD TO BE REMOVED AND STACKED CAREFULLY. PRODUCTS TO BE RECYCLED ON SITE PER THE OWNERS REQUESTS.
- R. ATTIC WOOD WORK TO BE REPAIRED AS NEEDED. 3/4" PLYWOOD FLOORING TO BE PLACED ABOVE CEILING JOISTS.

WALL TYPES	
EXISTING MASONRY	---
EXISTING PLASTER	---
DEMO	---
NEW GIP WALL 24"	---
FLUORIM WALL 24"	---

KEY NOTES

- EXISTING WINDOWS / SHUTTERS / HARDWARE / HEADER / JAMBS AND SILLS TO BE INSPECTED. SEE NOTE ON BOTTOM OF EACH FLOOR PLAN.
- ALL CUSTOM MILLWORK AT SAINT ANN ENTRY TO BE SANDED AND REPAINTED.
- EXISTING GRANITE AT ENTRY TO BE CLEANED.
- EXISTING DOOR / SHUTTERS / HARDWARE TO BE INSPECTED. SEE NOTE ON BOTTOM OF EACH FLOOR PLAN.
- REMOVE PAINT ON GALLERIES AND BALCONY FLOORING. REFINISH PROPERLY.
- BALCONY AND GALLERIES TO BE INSPECTED FOR MISSING ORNAMENTATION.
- BALCONY / RAILING TO REMAIN HAND SAND AND REFINISH ALL IRONWORK.
- CONCRETE STAIRS TO REMAIN. REMOVE PAINT. REFINISH. NOTE: AT REAR ENTRY, TRIM CONCRETE STAIRS TO ACCOMMODATE FOR OUTDOOR UNIT.
- INSPECT ALL MASONRY JOINTS AND UNITS. PREPARE FOR STUCCO OR MINERAL COATING. COLOR TO BE DETERMINED.
- DEMO WALL.
- WOOD RAILS AND PICKETS TO BE SANDED AND REFINISHED.
- WOOD RISERS, TREADS, AND ORNAMENTAL STRINGERS TO BE SANDED AND REFINISHED.
- NEW CLOSET WITH DOORS, RODS AND SHELVES PER OWNER.
- ALL SEALANT ON INTERIOR BRICK TO BE REMOVED.
- REPAIR INTERIOR PLASTER AS NEEDED. PREPARE FOR MINERAL COATING. COLOR TO BE DETERMINED.
- REPAIR PLASTER CEILING AS NEEDED. REPAIR / REPLACE ALL DAMAGED MOLDING.
- REPAIR ALL WOOD FLOORING AS NEEDED. SAND, STAIN, AND REPLACE PER OWNER.
- REPAIR ALL WOOD FASCIA ON FRONT OF BALCONY.
- INTERIOR FACE OF BRICK TO BE RESTORED. REPORT AS NEEDED. PREPARE FOR MINERAL COATING. COLOR TO BE DETERMINED.
- NEW SPLIT SYSTEMS.
- REMOVE DELAMINATED PLASTER IF EASILY REMOVABLE. IF REMOVED, EXPECT BRICKS BELOW AND RE-PLASTER WITH PROPER MIXTURE.
- REMOVE ALL EXISTING MUDPOCK / DELAMINATED PLASTER PATCHWORK ON EXTERIOR WALLS.
- REMOVE CEILING FRESH AND EXPOSE STRUCTURAL ABOVE.
- 2'-4" WIDE X 7'-0" TALL SOLID WOOD DOOR TO MATCH EXISTING ENTRY DOORS IN STYLE AND DESIGN.
- DOOR OR ACCESS PANEL FOR SMALL STORAGE. COORDINATE WITH OWNER.
- OPENING FROM SIDE HALL INTO DINING ROOM IS BASED ON HISTORICAL PRECEDENT DETERMINED DURING DEMOLITION. USE EXISTING DOOR / TRANSOM FROM SECOND FLOOR.
- NEW TILE FLOORING.
- BEAD BOARD AT CEILING TO BE REMOVED. CEILING TO BE DETERMINED BY OWNER.
- NEW PICKET DOORS AND TRANSOM TO MATCH FIRST AND SECOND FLOORS.
- REMOVE ALL GAS LINES AND CONDUIT FROM FRONT ELEVATION.



SITE / NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOORS AND TRANSOMS:
IF REPLACEMENT OF A DOOR OR TRANSOM IS NECESSARY, REPLACE WITH DOOR OR TRANSOM EXACTLY IN-KIND. DOOR/TRANSOM SHOULD MATCH THE HISTORIC DOOR IN MATERIAL, TYPE, SIZE, SHAPE, CONFIGURATION, PANEL PATTERN, GLAZED WINDOW TYPE AND PATTERN, PROPORTIONS, PROFILES AND DETAILS.
IF REPLACEMENT IS REQUIRED, PROVIDE SHOP DRAWINGS FOR VCC REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

WINDOWS AND SHUTTERS:
IF REPLACEMENT OF WINDOW IS NECESSARY, REPLACE WITH A TRUE DIVIDED LIGHT WINDOW WITH TYPE, CONFIGURATION, STYLE, PROPORTIONS, MATERIAL AND PROFILES TO MATCH EXISTING. NEW WINDOW TO RETAIN EXISTING FABRIC AND FUNCTION. AN IN-KIND SASH, SILL, OR JAMB CAN BE CUSTOM MADE TO REPLACE A DETERIORATED SECTION IF NECESSARY. HISTORIC PROPORTIONS, DIMENSIONS, PROFILES CAN BE RETAINED AND MATCHED EXACTLY. IF REPLACEMENT IS REQUIRED, PROVIDE SHOP DRAWINGS FOR VCC REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

**VCC: FINAL HVAC UNITS MUST BE SELECTED. SUBMIT SPEC SHEET FOR FINAL REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALLATION.



CONSTRUCTION DOCUMENTS

Mod

Guns Modern
4519 S. Claiborne Avenue
New Orleans, LA 70125
504 810 2221

NEW SITE / FIRST FLOOR PLAN

Aura, LLC
928-40 Saint Ann
First - Third Floor Renovation - Single Family
New Orleans, LA 70116

Dr. John Kwan
5996 Lakeside Drive
Scottsdale, AZ 85260

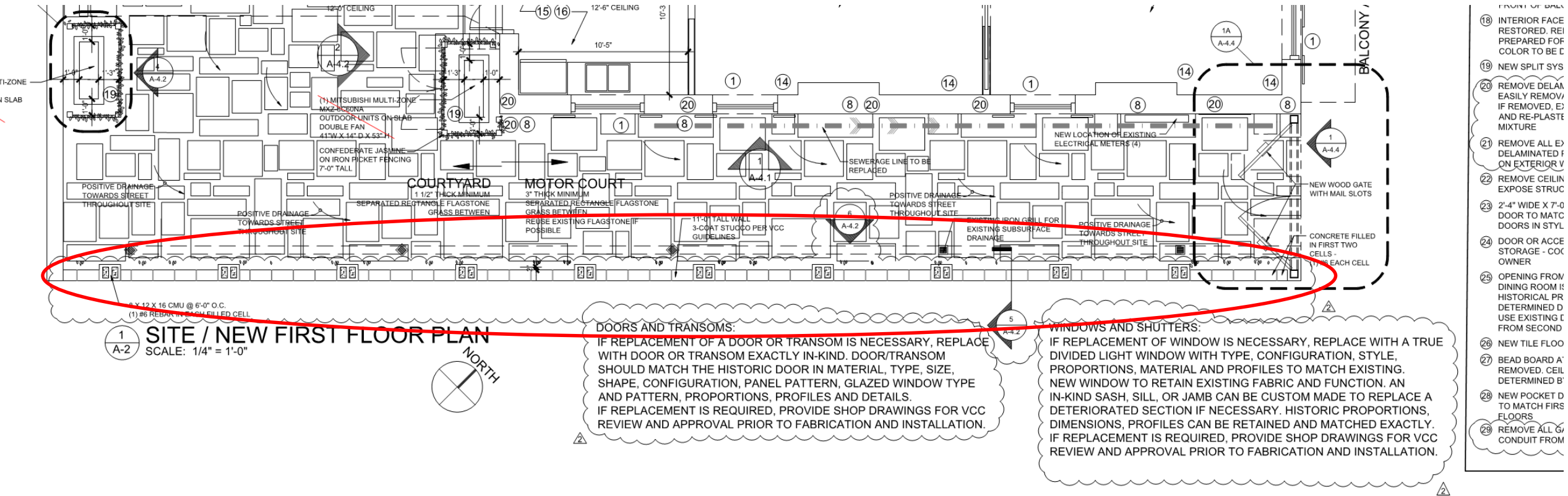


SAFETY N PERMITS 06/23/2019
VCC 001/2019

PROJECT NUMBER: 18-STA
DRAWN BY: GPO
ISSUE DATE: 02/26/2019

A-2





CONSTRUCTION DOCUMENTS

Mod

Guns Modern
4519 S. Claiborne Avenue
New Orleans, LA 70125
504.610.2221

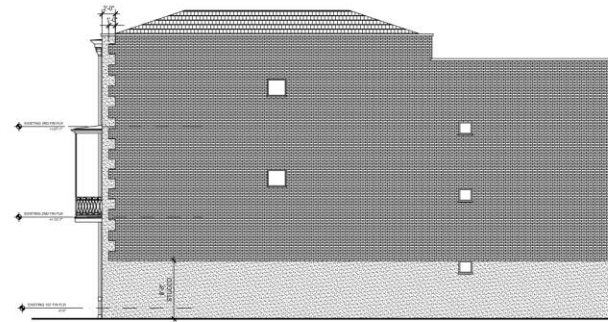
Aura, LLC
928-40 Saint Ann
First - Third Floor Renovation - Single Family
New Orleans, LA 70116

Dr. John Kwon
9898 Larkspur Drive
Scottsdale, AZ 85260

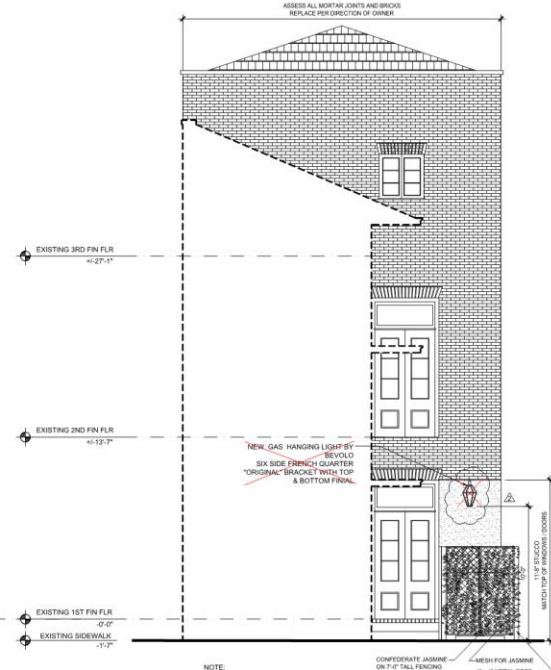


PROJECT NUMBER:	18-018A
DRAWN BY:	OPD
ISSUE DATE:	02/20/2019

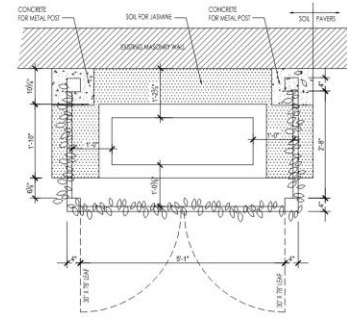
A-4.2



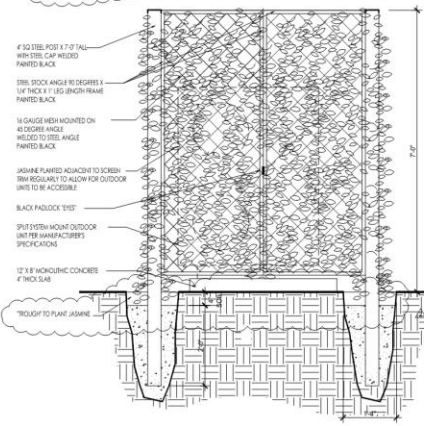
1 ALLEY WAY ELEVATION - BURGUNDY STREET SIDE
SCALE: 1/8" = 1'-0"



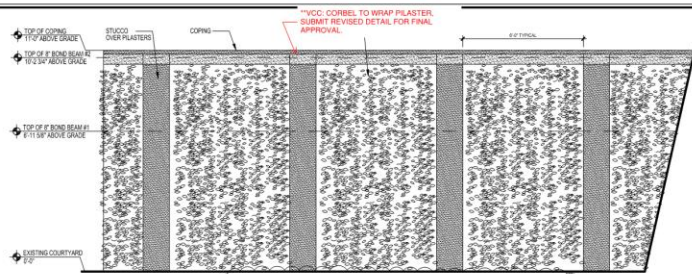
2 COURTYARD PARTIAL SECTION ELEVATION
SCALE: 1/4" = 1'-0"



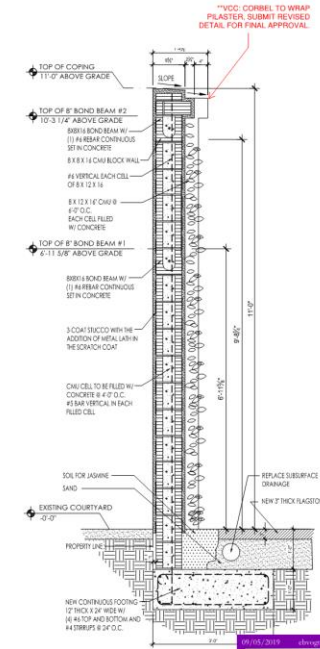
3 MECHANICAL FENCING ENLARGED PLAN
SCALE: 3/4" = 1'-0"



4 MECHANICAL FENCING ELEVATION
SCALE: 3/4" = 1'-0"



5 LANDSCAPE WALL ELEVATION
SCALE: 3/4" = 1'-0"



6 SECTION - LANDSCAPE
SCALE: 3/4" = 1'-0"

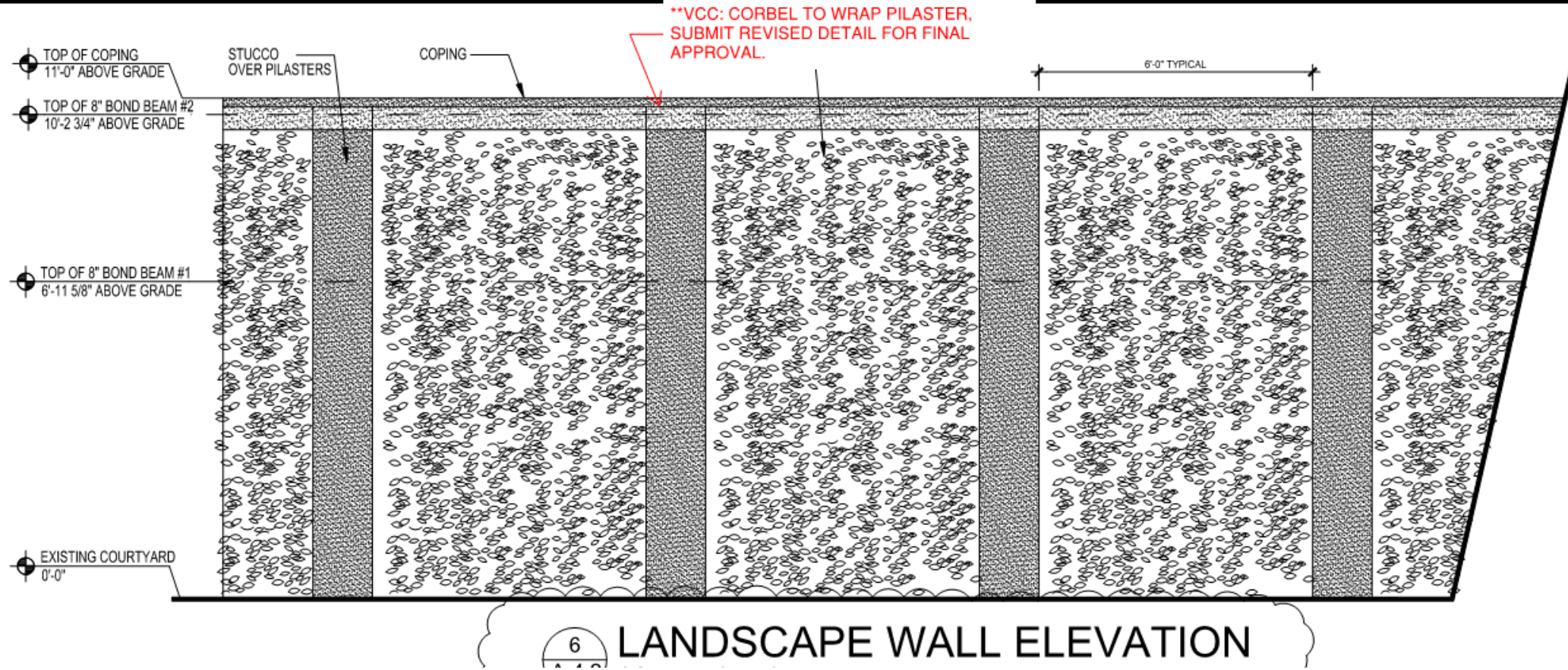


928 St Ann

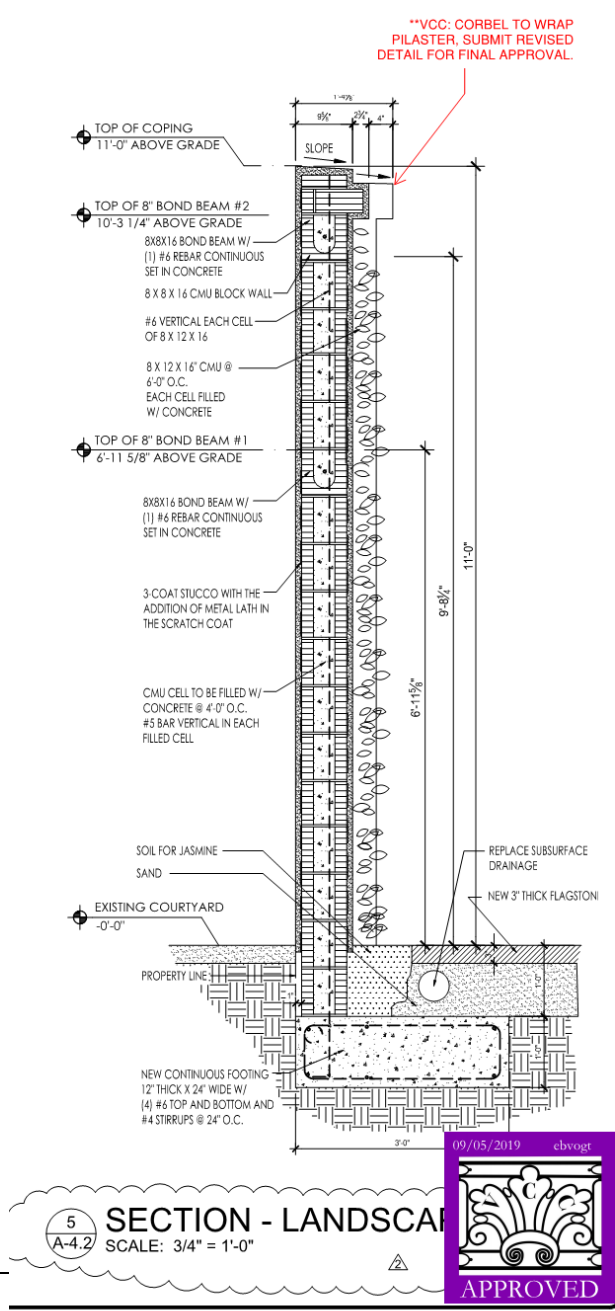
Vieux Carré Commission

October 21, 2020





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5:



5
A-4.2

SECTION - LANDSCAPE
SCALE: 3/4" = 1'-0"

09/05/2019

cbvrog

APPROVED

ELEVATIONS

Aura, LLC
928-40 Saint
First - Third Floor Renovation
New Orleans, LA 70116

Owner
Dr. John Kwon
9898 Larkspur Drive
Scottsdale, AZ 85260

Contractor



REVISIONS	
	VCC 06/17/2019
PROJECT NUMBER:	18-ST
DRAWN BY:	GPG
ISSUE DATE:	02/20/2019

A-4.2



BY-LAWS OF THE VIEUX CARRE COMMISSION
OF
THE CITY OF NEW ORLEANS
CREATED BY ACT 139 OF THE REGULAR SESSION OF

1 9 3 6

SECTION XII

General Rules

Any Commission member or the Director may place a matter which has previously been voted on by the Commission on the agenda of a duly called meeting of the Commission for reconsideration if:

- (a) Circumstances and conditions have substantially changed since its original consideration, or
- (b) Inaccurate data was contained in the report on the matter, or
- (c) Additional information has been presented since its original consideration.

The Commission shall, by motion determine whether or not the matter is eligible for reconsideration in accordance with the above. If the Commission determines, by an affirmative vote, the reconsideration is warranted, the Commission may then reconsider its prior action.



928 St Ann

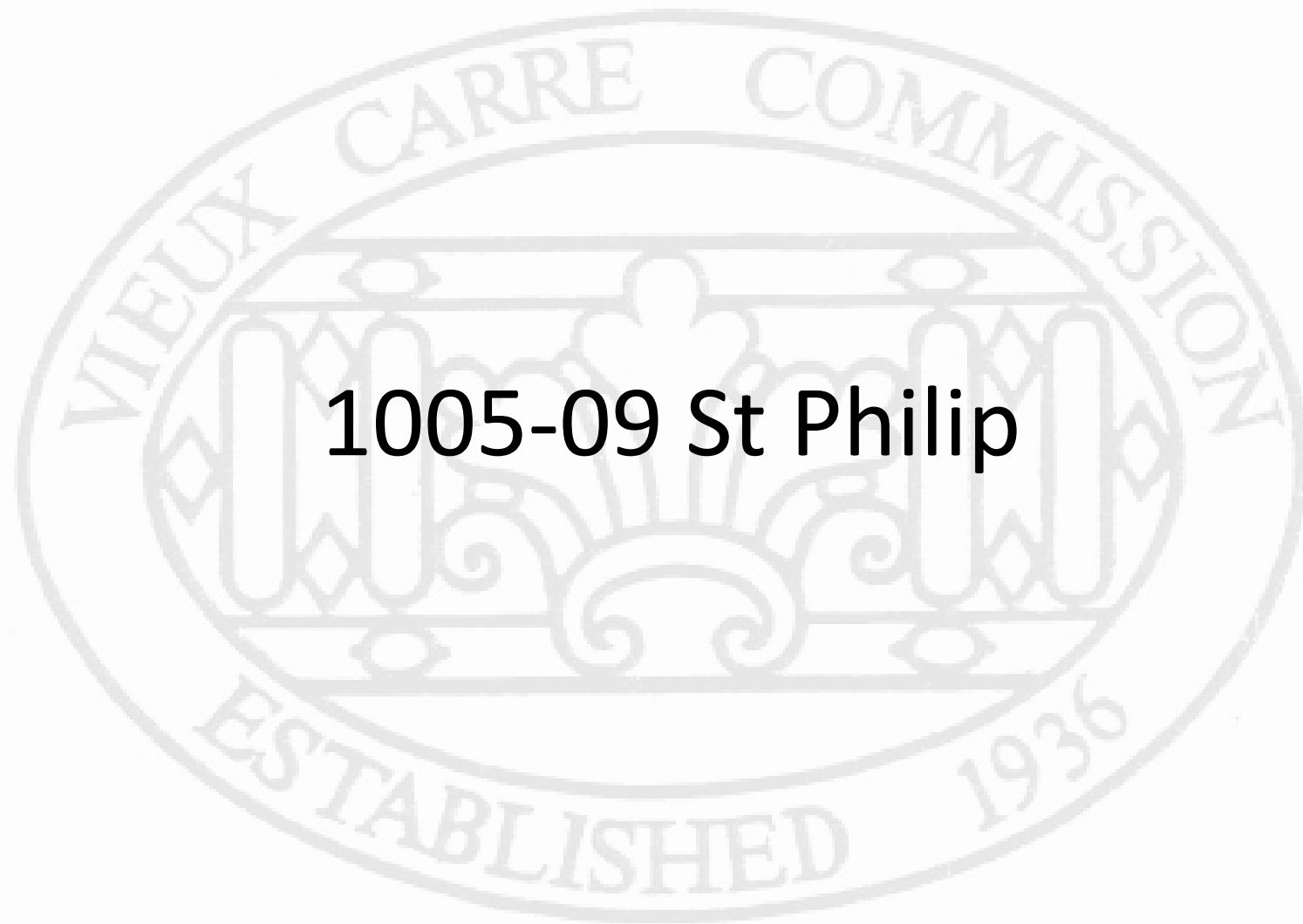
Vieux Carré Commission

October 21, 2020

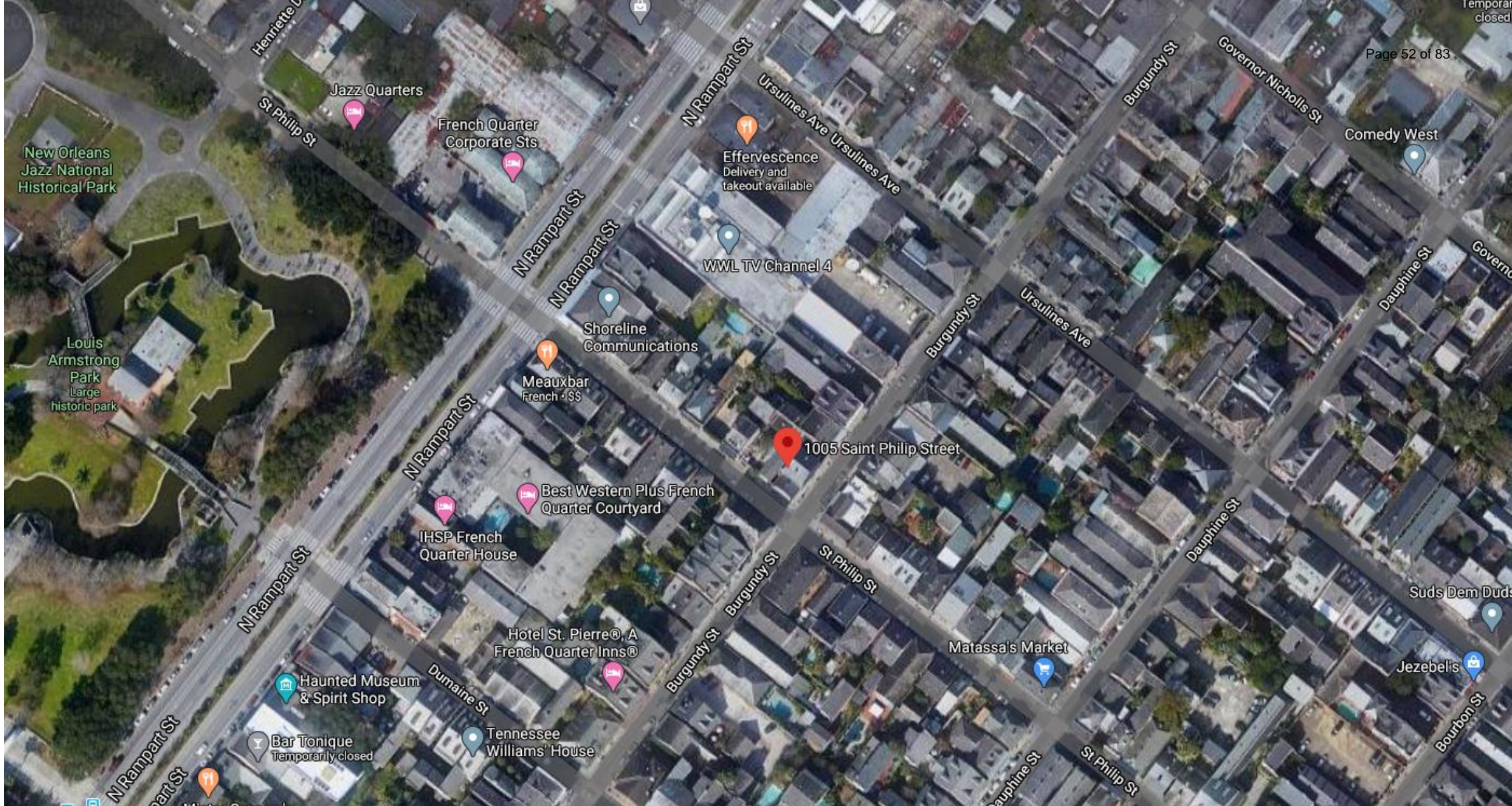


Appeals and Violations





1005-09 St Philip



1005-09 St Philip

Vieux Carré Commission

October 21, 2020





1005-09 St Philip

Vieux Carré Commission

October 21, 2020





1005-09 St Philip

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1005-09 St Philip

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October 21, 2020





1005-09 St Philip

Vieux Carré Commission

October 21, 2020



These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.

I, *John C. Williams*, as providing project construction administrative services on this project.



October 20, 2020

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 John C. Williams Architects LLC

RENOVATIONS TO
1009 ST. PHILIP ST.
 1009 Saint Philip Street
 New Orleans, LA 70116

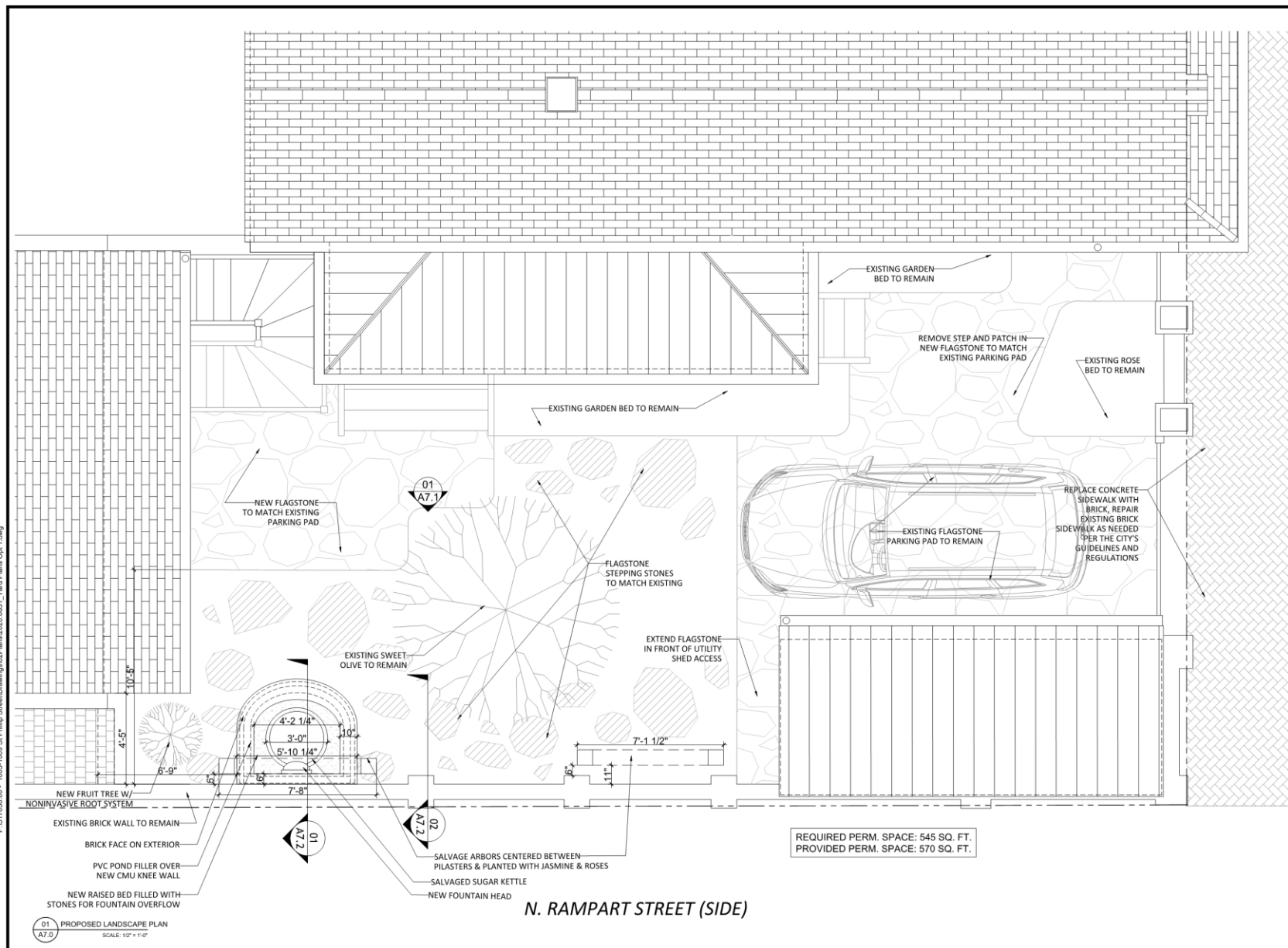
REVISIONS:

No.	Date	Scope
9	08.08.19	Owner Revisions
10	12.05.19	Owner Revisions
11	12.18.19	Owner Revisions
12	03.03.20	Yard Details
13	05.22.20	Stair Update
14	06.03.20	Stair Update
15	07.08.20	Stair Update
16	09.01.20	Landscape Update

LANDSCAPE PLAN

DRAWING BY CB
 PHASE CA
 JOB NO. 517050.00
 DATE 09.01.20
 Sheet No.

A7.0

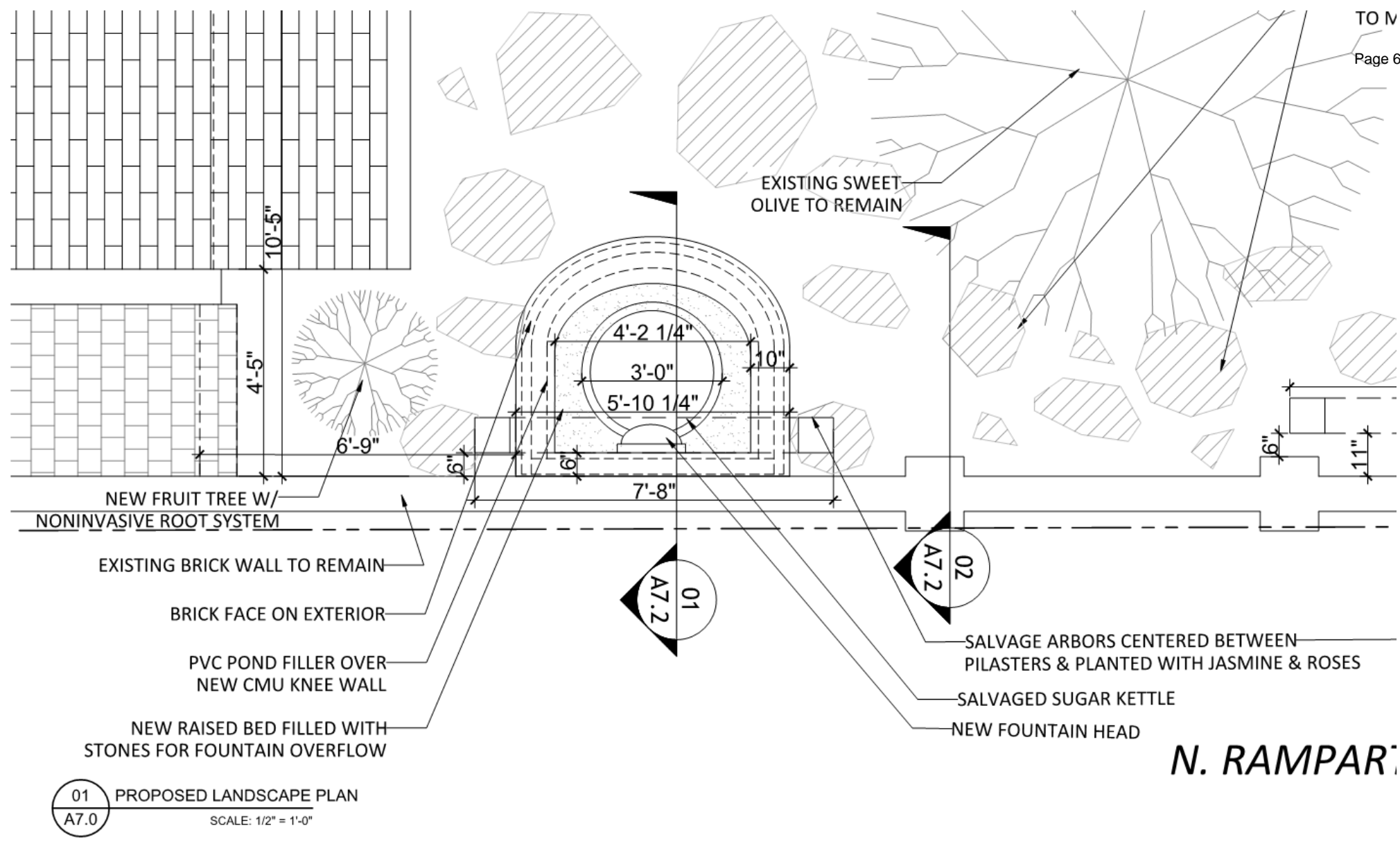


1005-09 St Philip – **REVISED PROPOSAL, APPROVED BY COMMITTEE**

Vieux Carré Commission

October 21, 2020





1005-09 St Philip – **REVISED PROPOSAL, APPROVED BY COMMITTEE**

Vieux Carré Commission

October 21, 2020



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John C Williams Architects LLC

**RENOVATIONS TO
1009 ST. PHILIP ST.**
1009 Saint Philip Street
New Orleans, LA 70116

-REVISIONS-		
No.	Date	Scope
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DRAWING BY	CB
PHASE	CA
JOB NO.	517050.00
DATE	09.01.20
Sheet No.	

A7.1

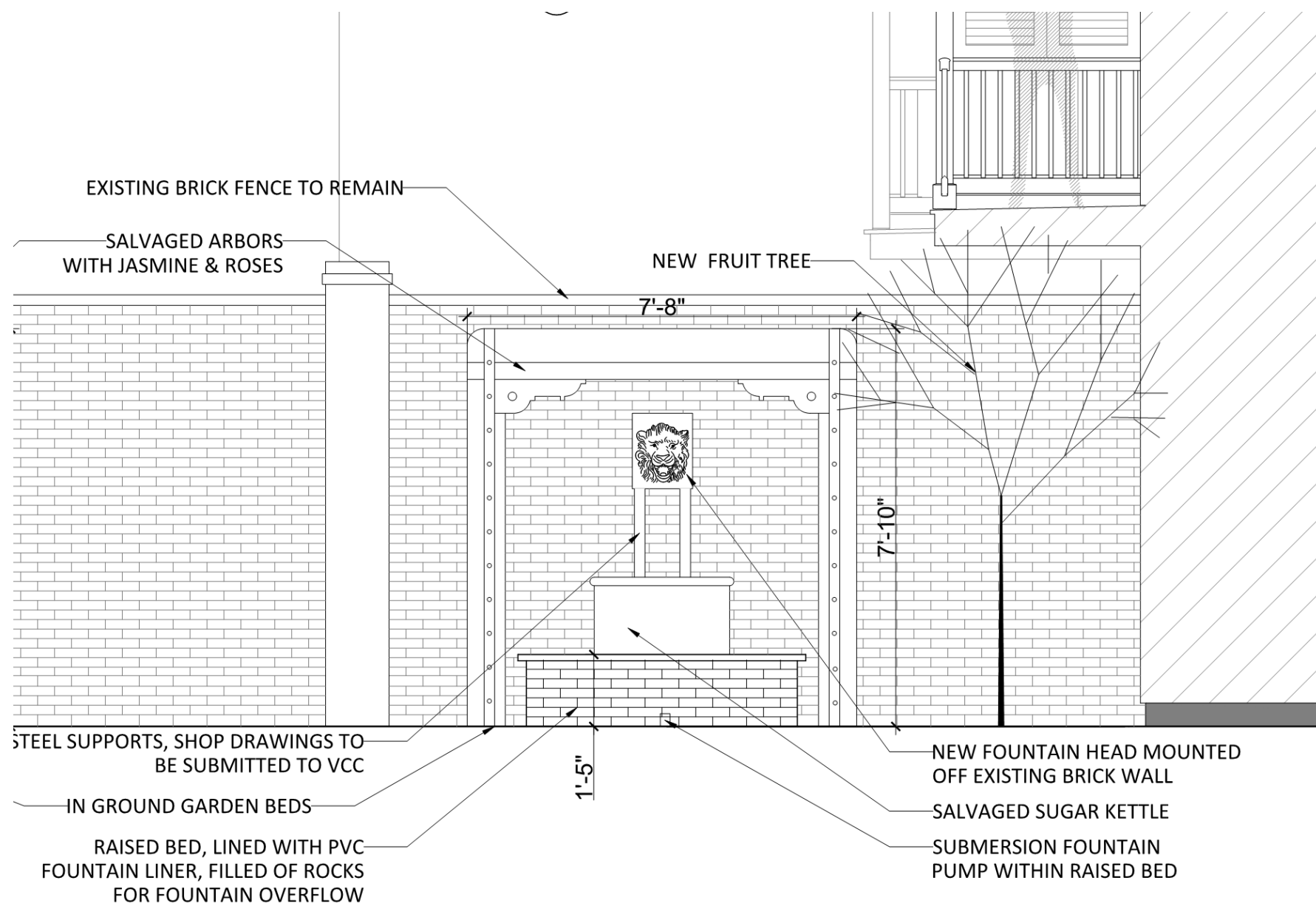


03 EXISTING PARKING PAD FLAGSTONE
A7.1 SCALE: N/A



October 21, 2020



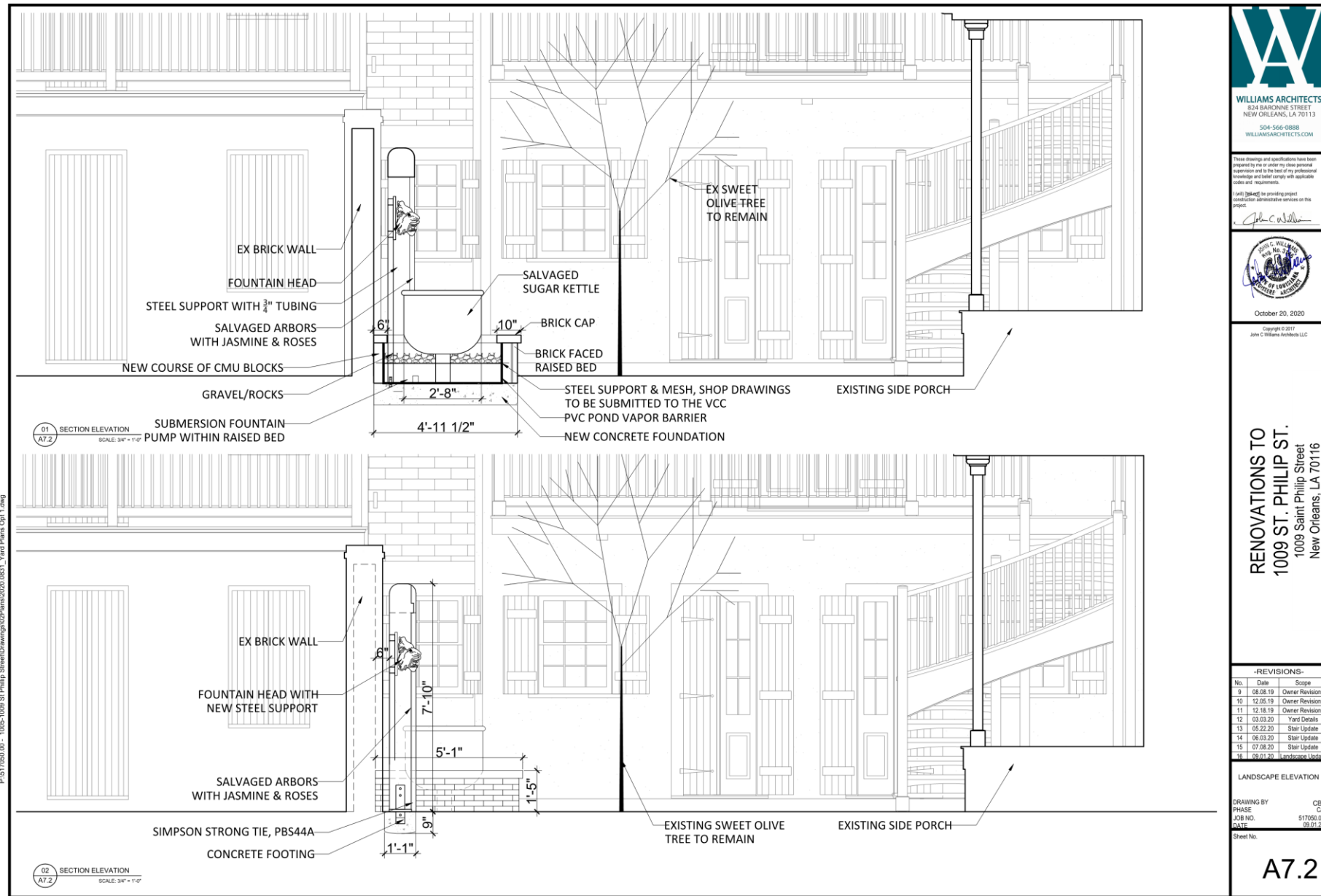


1005-09 St Philip – **REVISED PROPOSAL, APPROVED BY COMMITTEE**

Vieux Carré Commission

October 21, 2020





These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.

I, *John C. Williams*, as providing project construction administrative services on this project.



October 20, 2020
Copyright © 2017
John C. Williams Architects LLC

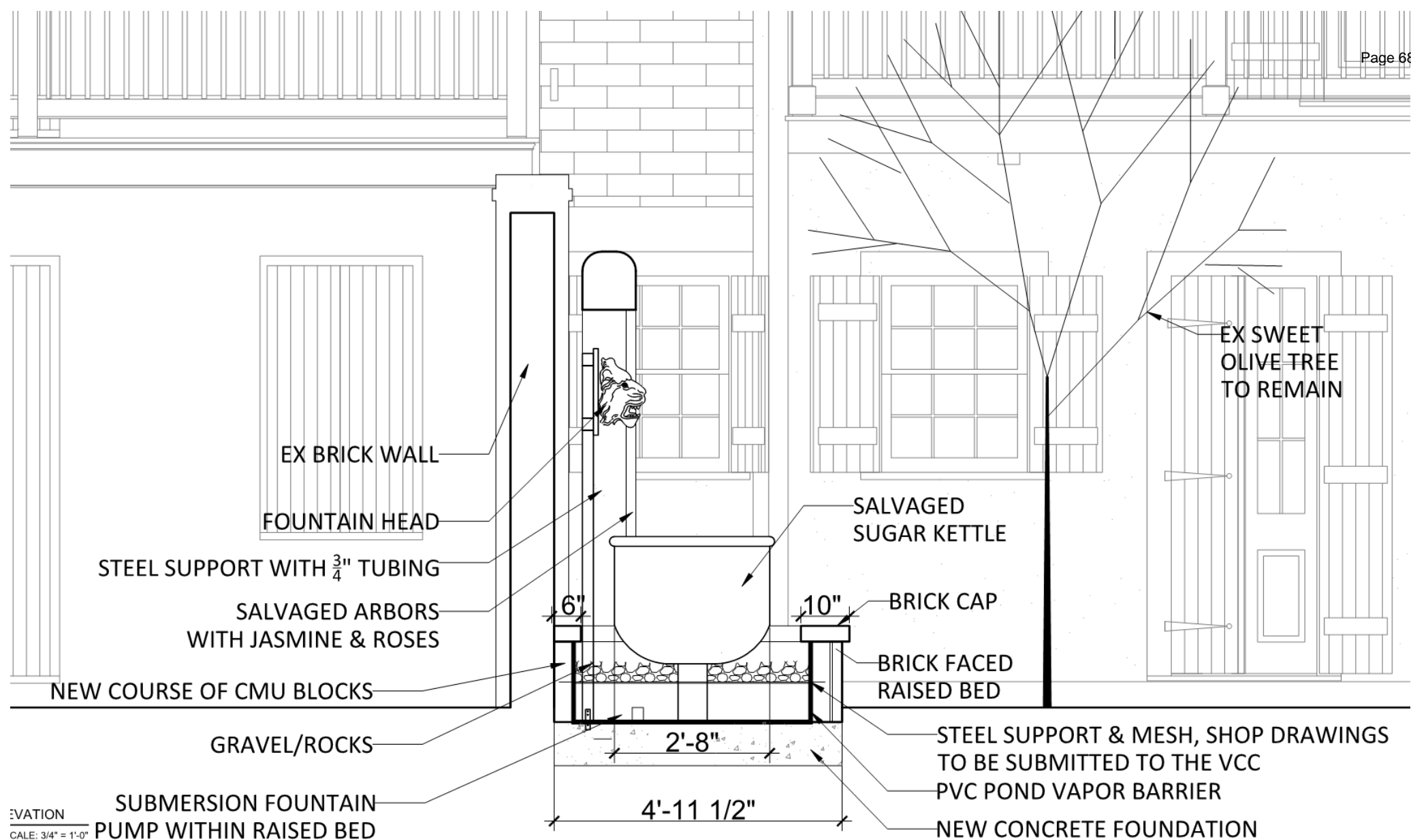
RENOVATIONS TO
1009 ST. PHILIP ST.
1009 Saint Philip Street
New Orleans, LA 70116

1005-09 St Philip – **REVISED PROPOSAL, APPROVED BY COMMITTEE**

Vieux Carré Commission

October 21, 2020



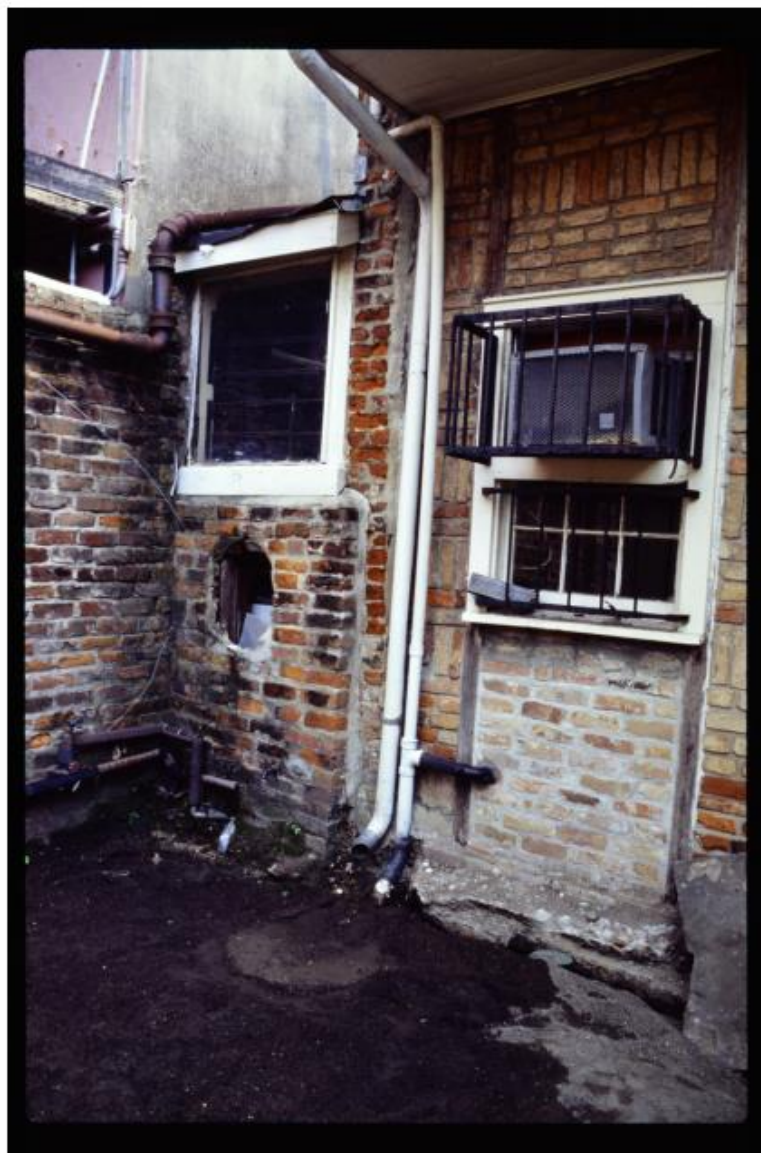


1005-09 St Philip – **REVISED PROPOSAL, APPROVED BY COMMITTEE**

Vieux Carré Commission

October 21, 2020





Commented [NS1]: Fence wall prior to rear bathroom infill wall being recess circa 1999

1005-09 St Philip – provided by appellant

Vieux Carré Commission

October 21, 2020





Commented [NS2]: Location of Persian lime tree uprooted late 2018

1005-09 St Philip – provided by appellant

Vieux Carré Commission

October 21, 2020





Commented [NS3]: Brick fence extends into rear green-rated structure of adjacent property

1005-09 St Philip – provided by appellant

Vieux Carré Commission

October 21, 2020





ERNEST N. MORIAL
MAYOR
HENRY M. LAMBERT
DIRECTOR

CITY OF NEW ORLEANS

VIEUX CARRE COMMISSION
630 CHARTRES, NEW ORLEANS, LA. 70130
(504) 586-4882

October 29, 1981

Mr. John Paine
632 Bourbon Street
New Orleans, Louisiana 70116

Dear Mr. Paine:

The Vieux Carre Commission is requesting that you not proceed with the proposed extension of the brick wall as previously required.

Ms. Diane Kohn has voiced objection to raising the wall as this will diminish the light her residence currently receives. Ms. Kohn has suggested re-flashing the wall and if this is acceptable to you the Commission has indicated they will agree to this method of correcting the situation.

If you have any questions regarding this matter, please feel free to contact this office at your convenience.

Sincerely,

Mark F. Gates
Mark F. Gates
ASSISTANT DIRECTOR

MPG/dms

cc: Ms. Diane Kohn
1011 St. Philip Street (12)

Commented [NS4]:

Commented [NS5]: 1981 VCC director reversed approval based on 1011 St. Philip owner objection to common fence changes.



 **VIeux CARRE COMMISSION** 
334 Poydras Street, Suite 200
New Orleans, LA 70112
(504) 581-1400

Permit No. 090555

The Vieux Carré Commission hereby grants permission
for the approved work specified below.

Issued in accordance with Chapter 189 of the 1972 Code of the City of New Orleans. This permit is only for the work which bears Commission
guarantee, to wit, the preservation. This permit shall be used on the site, along with any approved plans and specifications, as well as to be made
from the street.

Address: 1005-09 St. Philip Street

Applicant: William C. Norris

Owner: William C. Norris

Contractor: not stated

Work approved: To do the following roof repair work as described below:

Installation of asphalt fiber coating ("Black Jack Roof Coating"), *unvarnished silver* in color, to the
deteriorated galvanized standing seam steel (approx. 20' x 10'w) of the unroofed storage structure located
along the historic common wall of parcel and to the non-historic flat-roofed, bedroom addition (approx.) at
the rear of the main cottage.

NOTE: Roof color noted as *unvarnished silver* is to be white or have lustrous finish.
ALL WORK MUST EXCLUDE IN ACCORDANCE VCC policies & priorities.

Estimated cost: \$50
June 16, 2009 CRS/LPH

VIeux CARRE SURCHARGE

This permit expires in (6) months from date of issuance, and may be renewed if work is proceeding satisfactorily.
A permit may still be required from the City of New Orleans, Department of Safety and Permits. A Vieux Carré surcharge will be assessed against
all city building permits which also require a Vieux Carré Commission permit. The project will be inspected on a regular basis by the Vieux Carré
Commission staff to guarantee that the work executed conforms to this permit.

I, the undersigned, understand that the work must be executed exactly as specified on this permit. If it is determined that changes are necessary, I
will apply for those modifications prior to the commencement of any work on those changes.

I certify that I have the authority of the current property owner(s) to perform the "permitted" work.

Signature:  Print Name: Bill Norris

Approved:  Date: 16/16/09
Director

1005-09 St Philip – provided by appellant

Vieux Carré Commission

October 21, 2020



**United States of America
State of Louisiana
Parish of Orleans**

CASH SALE

Sale of Property

by:

Betty Harris Norris wife of/and
William C. Norris, Jr.

to:

Balentine Carbondale Holdings, LLC

BE IT KNOWN That on this 20th day of
November, 2017

BEFORE ME, the undersigned notary public,
duly commissioned and qualified, in and for the
Parish of Orleans and in the presence of the
witnesses hereinafter named and undersigned.
Personally Came and Appeared,

Betty Harris Norris (SS# XXX-XX-3732) wife of/and William C. Norris, Jr. (SS# XXX-XX-7274), both persons of the full age of majority and residents of the Parish of Orleans, State of Louisiana who declared before me, Notary, that they have been married but once and then to each other with whom they live and reside.

MAILING ADDRESS: 1364 Moss Street, New Orleans, LA 70119

Who declare that they do by these presents, grant, bargain, sell, convey, transfer, assign, setover, abandon and deliver, with all legal warranties as to title only, but with full substitution and subrogation in and to all the rights and actions of warranty which they have or may have against all preceding owners and vendors, unto,

Balentine Carbondale Holdings, LLC (Tax ID# 26-0261384), a Colorado Limited Liability Company organized and existing under the laws of the State of Colorado, Pursuant to Articles of Organization; registered with the Secretary of State, represented herein by Rick Balentine, Member/Manager and Bridget Balentine, Member, pursuant to an Authorization of the Members, an original of which is annexed hereto and made a part hereof.

MAILING ADDRESS: P.O. Box 11656, Aspen, CO 81612

here present, accepting and purchasing for themselves, their heirs and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

"Description of Property"

A CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the City of New Orleans, Parish of Orleans, State of Louisiana, in Square No. 105, bounded by Burgundy, St. Philip, Rampart and Ursulines Streets, designated as Lots U and Y on a survey of Mandle-Edwards Surveying, Inc. dated July 21, 1999, Lot Y commences at a distance of 29 feet 7 inches 4 lines from the corner of Burgundy and St. Philip Streets and measures 17 feet, 2 inches 6 lines front on St. Philip, adjoining Lot U which measures

Hon. Dale N. Atkins
CLERK OF CIVIL DISTRICT COURT
INST # 2017-45111 11/22/2017 09:56:15 AM
TYPE: S 6 PG(S)

CIN# 628898



26 feet, 5 inches, 6 lines front on St. Philip, same in width in the rear, by a depth of 64 feet 1 inch, 4 lines on the sideline nearer N. Rampart Street and a second depth of 63 feet, 11 inches, 2 lines on the sideline nearer Burgundy Street.

The improvements thereon bear the Municipal No. 1005, 1009 and 1009 St. Philip Street, also known as 1009 St. Philip Street, New Orleans Louisiana, 70116

PURCHASER(S) herein declared that all future notices of ad valorem tax bills and special assessments for the above described property presently for the tax year of 2018 bearing Tax Assessment No. 208102327 are to be forwarded to:

Balentine Carbondale Holdings, LLC
P.O. Box 11656, Aspen, CO 81612

THIS ACT IS MADE, EXECUTED AND ACCEPTED SUBJECT TO THE FOLLOWING:

1. Any and all restrictions, overlaps, overhangs, servitudes and/or easements, rights of ways and outstanding rights of record which might be shown on a current survey of the property.

THE PARTIES HERETO TAKE COGNIZANCE THAT NO SURVEY ON THE HEREIN DESCRIBED PROPERTY IN CONNECTION WITH THE ACT OF SALE HAS BEEN MADE NOR HAS ONE BEEN PRODUCED OR ATTACHED AND THE PARTIES DO HEREBY RELIEVE AND RELEASE ME, NOTARY, FROM ANY AND ALL LIABILITY, RESPONSIBILITY OR DAMAGE INCLUDING COURT COSTS AND ATTORNEYS FEES IN CONNECTION THEREWITH.

See WAIVER OF WARRANTY and REDHIBITION RIGHTS ADDENDUM attached hereto and made a part hereof.

To have and to hold the above described property unto the said purchaser(s) themselves, their heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of Eight Hundred Thirty-Five Thousand And No/100 Dollars (\$835,000.00) which the said purchaser(s) have well and truly paid, in ready and current money to the said vendors who hereby acknowledge the receipt thereof and grant full acquittance and discharge therefore.

All State and City taxes up to and including the taxes due and exigible for the current tax year are paid as per a research of the tax rolls for the year 2017. The 2017 taxes have been prorated to the date of this act of sale. Payment for all future taxes is assumed by purchaser herein.

By reference to the certificates of the Conveyance and Mortgage records in and for the Parish of Orleans annexed hereto, it does not appear that said property has been heretofore alienated by the Vendor or that it is subject to any unpaid encumbrances whatsoever.

The parties to this act are aware of the fact that the mortgage, and conveyance certificates herein referred to are open, being not yet dated or signed, and relieve and release me, Notary, from all responsibility and liability in connection therewith. Vendor is bound and obligated to have cancelled and erased immediately any inscriptions that may appear on the open certificates that would adversely affect the title to the herein described property.





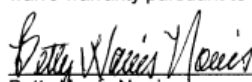
WAIVER OF WARRANTY AND REDHIBITION RIGHTS ADDENDUM


It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Seller and accepted by Purchaser "AS IS, WHERE IS," without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Purchaser, without regard to the presence of apparent or hidden defects and with the Purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by reason of any such defects.

Purchaser acknowledges and declares that neither the Seller nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Seller has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Purchaser has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Purchaser, in Purchaser's sole discretion, deems sufficiently diligent for the protection of Purchaser's interests.

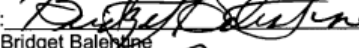
Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Purchaser also waives any rights Purchaser may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 to 2548, inclusive, in connection with the property hereby conveyed to Purchaser by Seller. By Purchaser's signature, Purchaser expressly acknowledges all such waivers and Purchaser's exercise of Purchaser's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.


Betty Harris Norris


William C. Norris, Jr.

Balentine Carbondale Holdings, LLC

BY: 
Bridget Balentine
Member

BY: 
Rick Balentine
Member/Manager

PGR-415 (R6/04)

UNANIMOUS WRITTEN CONSENT OF THE MEMBERS Balentine Carbondale Holdings, LLC

Page 75 of 83

The undersigned, being the sole Member(s) of Balentine Carbondale Holdings, LLC, a Colorado Limited Liability Company (the "Company"), do hereby vote for, consent to, authorize and adopt the following actions:

WHEREAS, Bridget Balentine and Rick Balentine is/are the sole Members/Managers of Balentine Carbondale Holdings, LLC and as such, have full power and authority to act in the name of and on behalf of the Company;

WHEREAS, the Company desires to authorize the acquisition of the property located at 1009 St. Philip Street, New Orleans, LA 70116.

WHEREAS, the Company desires to authorize Bridget Balentine and Rick Balentine to execute any and all documents in connection with such acquisition of property including, but not limited to, any act of transfer, act of donation, quitclaim of interest and/or any other documents as necessarily required to effectuate the purpose of this Authorization having such terms and conditions as he/she/they deem appropriate in his/her/their sole discretion Balentine Carbondale Holdings, LLC, and

NOW THEREFORE, BE IT RESOLVED, AGREED AND CONSENTED by the sole Members of Balentine Carbondale Holdings, LLC, that:

Section 1. Authorization for Acquire

The acquisition of the property located at 1009 St. Philip Street, New Orleans, LA 70116, is hereby authorized and approved;

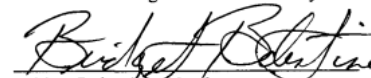
Section 2. Authorized Agent


Bridget Balentine and Rick Balentine is/are hereby authorized to act as Agent(s) for Balentine Carbondale Holdings, LLC, with respect to the above described acquisition of property, and to execute any and all documents in connection with such transfer of property including, but not limited to, any act of transfer, act of donation, quitclaim of interest and/or any other documents as necessarily required to effectuate the purpose of this Authorization having such terms and conditions as he/she/they deem appropriate in his/her/their sole discretion.

Section 3. Certification

The undersigned confirms and warrants the accuracy of the above information, and that the power and authority of the Members and designated Authorized Agent(s) as provided herein has not been limited, restricted or abrogated in any way by any action of the Company. The undersigned further confirms and warrants that this Authorization may be fully and completely relied upon by Crescent Title, LLC, its title insurance underwriters, and the law firm of Bergeron, Douglass, Frosch & Mack, LLC.

Thus done and signed on this 20th day of November, 2017.


Bridget Balentine, Member


Rick Balentine, Member/Manager

1005-09 St Philip – provided by appellant

Vieux Carré Commission

October 21, 2020



Thus Done and Passed, in my office in New Orleans, Louisiana in the presence of the competent witnesses, who hereunto sign their names with the said appearers, and me, Notary, after reading the whole.

WITNESSES:

SIGN
PRINT

Leslie Perrin
Leslie Perrin

SIGN
PRINT

Lidia N. Fairbanks
Lidia N. Fairbanks

SELLER(S):

Betty Harris Norris
Betty Harris Norris
William C. Norris, Jr.
William C. Norris, Jr.

PURCHASER(S):

Balentine Carbondale Holdings, LLC

BY: Bridget Balentine
Bridget Balentine
Member

BY: Rick Balentine
Rick Balentine
Member/Manager

Bar Roll/ID No.: 08038

Notary Public
Jean L. Norton
Attorney/Notary Public
Notary ID # 01831
Commission expires with life

Title Ins. Prod.: Crescent Title, LLC
Address: 7835 Maple Street, New Orleans, LA
70118
Prod. Lic #: 300974
Title Ins. Underwriter: Stewart Title Guaranty
Company
Title Opinion by: Paul M. Lapeyre
La Bar Roll #: 08038

1340 Poydras Street, 4th Floor
New Orleans, Louisiana 70112

Telephone (504) 407-0005



Chelsey Richard Page, Esq.
Chief Deputy Clerk

Land Records Division

Hon. Dale N. Atkins
Clerk of Court and Ex-Officio Recorder
Parish of Orleans

DOCUMENT RECORDATION INFORMATION

Instrument Number: 2017-45111

Recording Date: 11/22/2017 09:56:15 AM

Document Type: SALE

Addl Titles Doc Types:

Conveyance Instrument Number: 628898

Filed by: CRESCENT TITLE LLC
7835 MAPLE ST

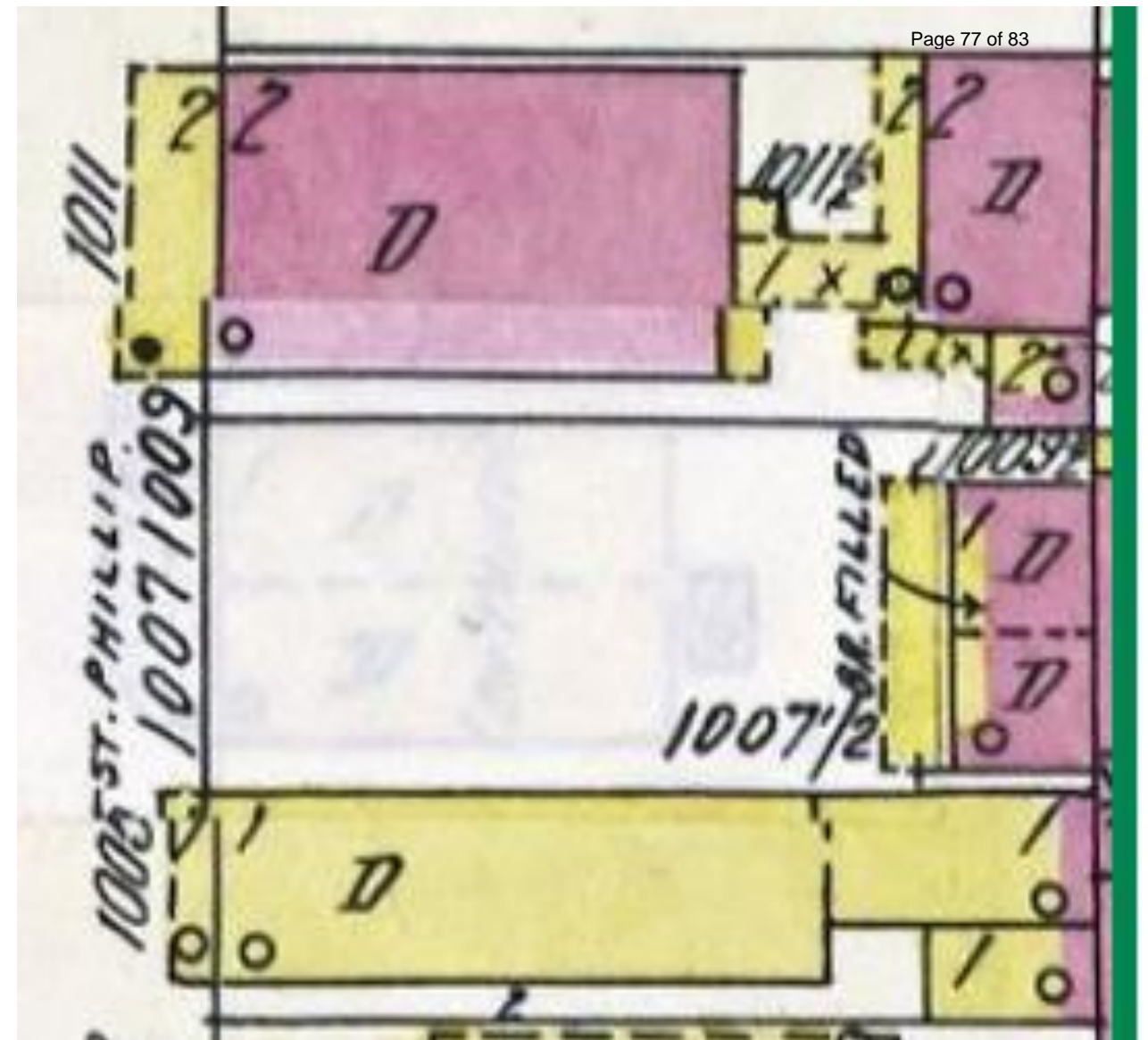
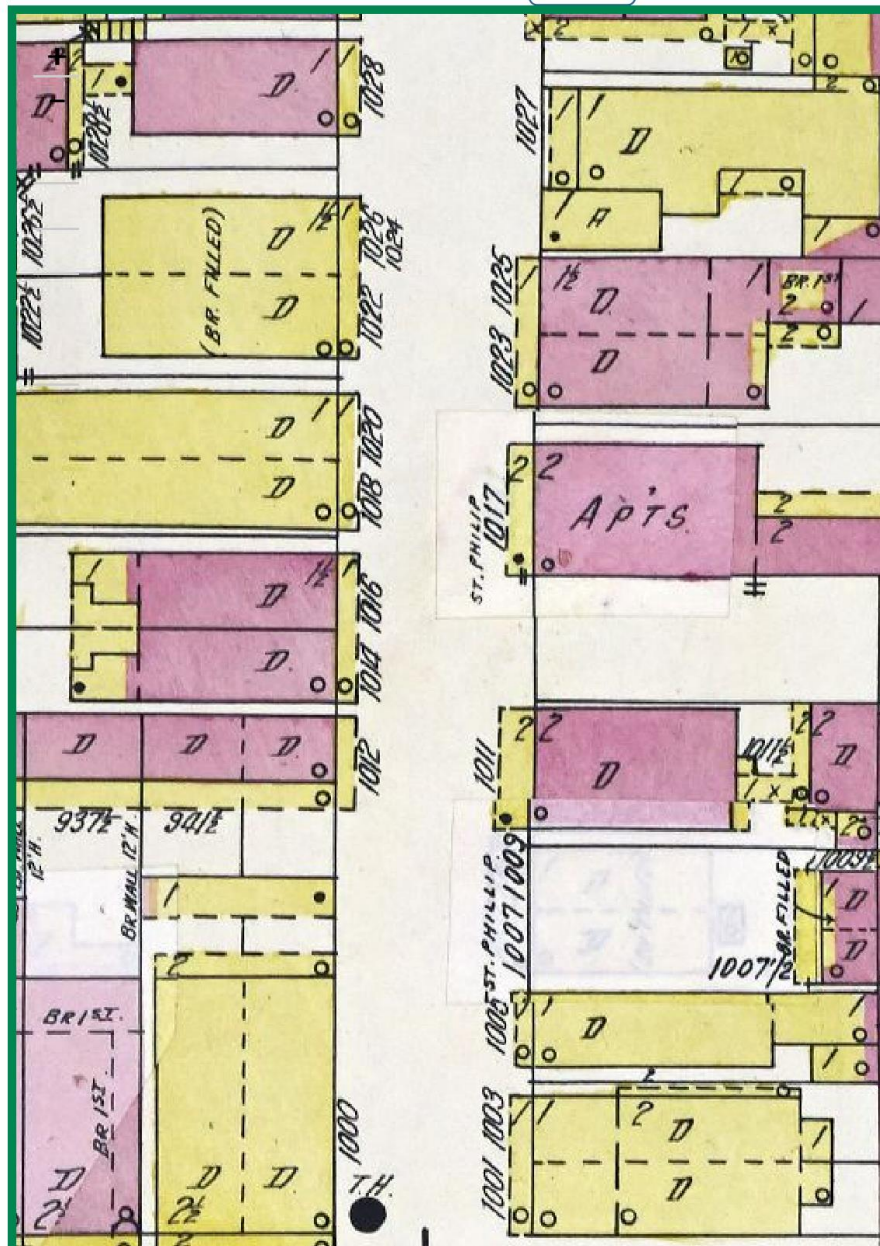
NEW ORLEANS, LA 70118

1005-09 St Philip – provided by appellant

Vieux Carré Commission

October 21, 2020



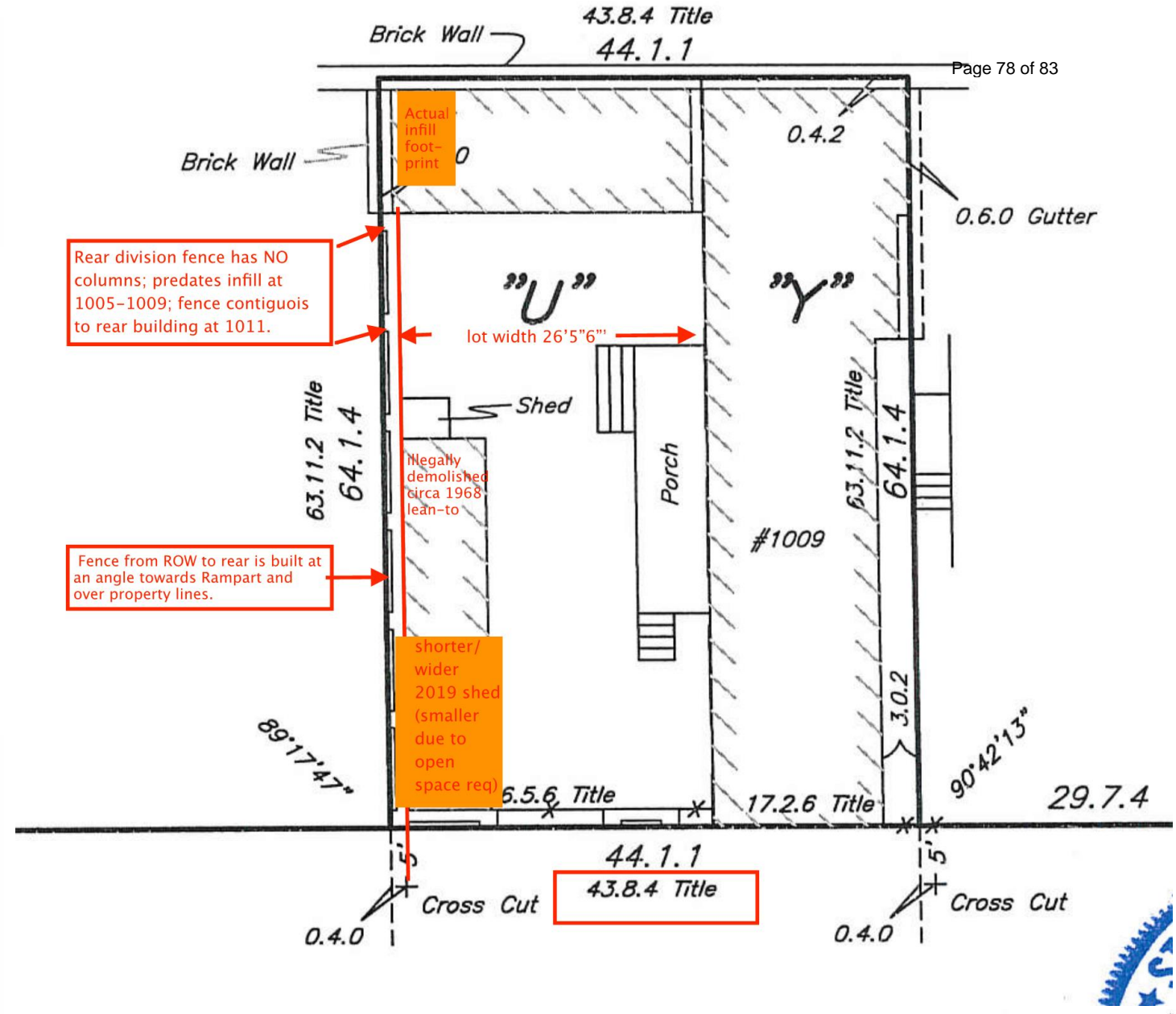
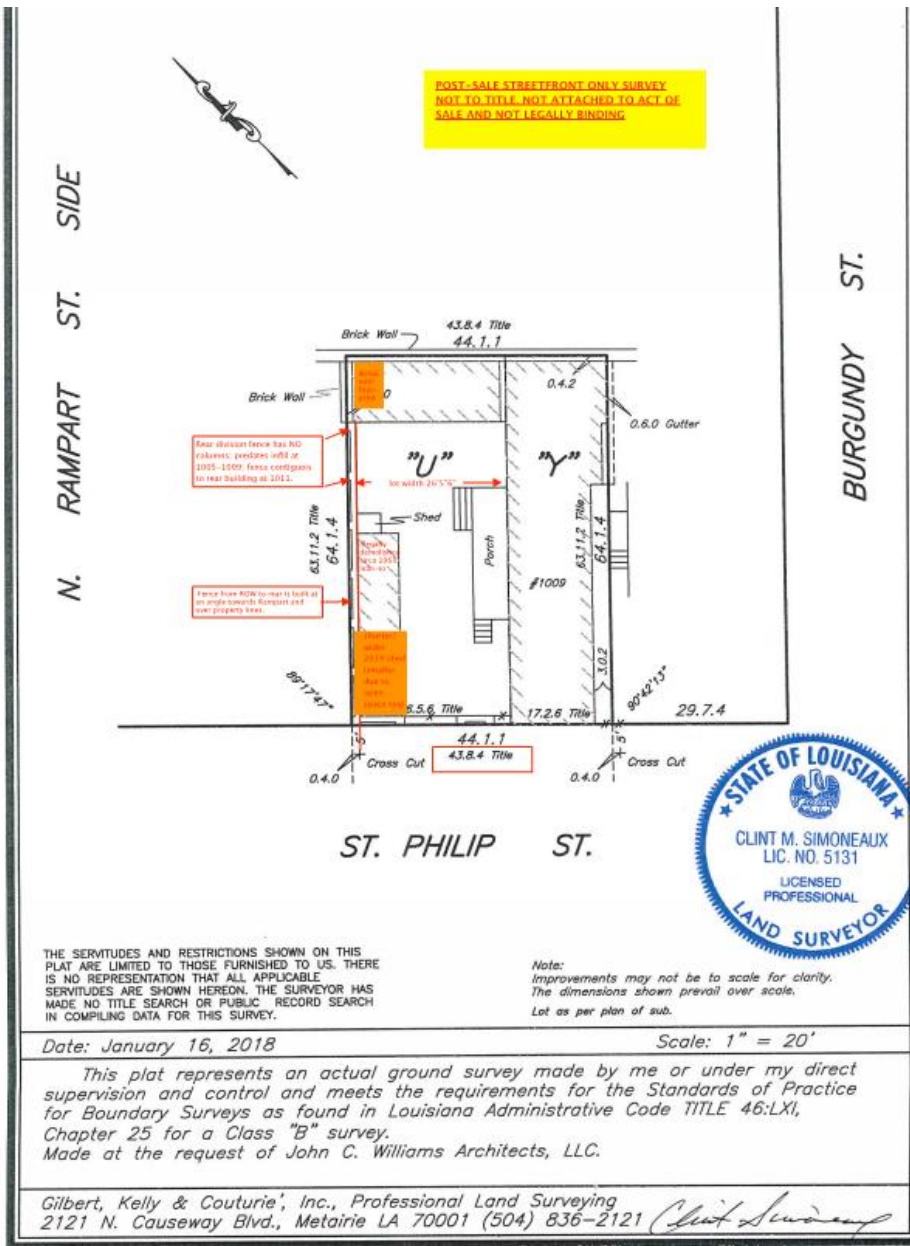


1005-09 St Philip – provided by appellant

Vieux Carré Commission

October 21, 2020





1005-09 St Philip – provided by appellant

Vieux Carré Commission

October 21, 2020





1005-09 St Philip – **provided by appellant**

Vieux Carré Commission

October 21, 2020





1005-09 St Philip – provided by appellant

Vieux Carré Commission

October 21, 2020





1005-09 St Philip – provided by appellant

Vieux Carré Commission

October 21, 2020





1005-09 St Philip – **provided by appellant**

Vieux Carré Commission

October 21, 2020





1005-09 St Philip – **provided by appellant**

Vieux Carré Commission

October 21, 2020

