



Vieux Carré Commission Meeting

Wednesday, December 9, 2022



Chairperson's Report

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork base. The shield is flanked by two vertical bars with diamond-shaped details. The words "VIEUX CARRE" are arched across the top, "COMMISSION" is arched across the right, "ESTABLISHED" is arched across the bottom left, and "1936" is arched across the bottom right.

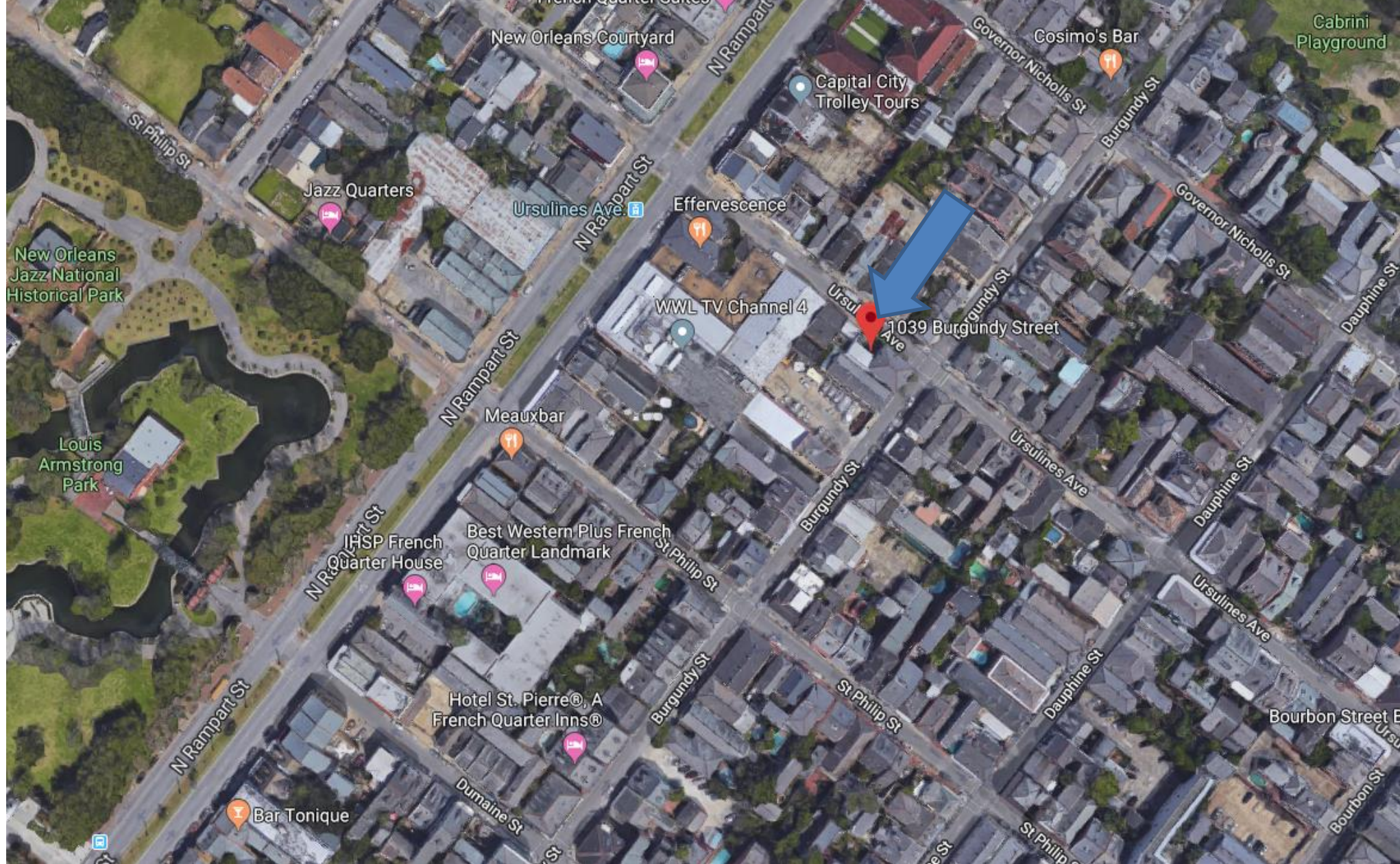
Director's Report

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork design. The words "VIEUX CARRE COMMISSION" are inscribed along the top arc, and "ESTABLISHED 1936" along the bottom arc.

Old Business



1039 Burgundy



1039 Burgundy

Vieux Carré Commission

December 14, 2022





1039 Burgundy

Vieux Carré Commission

December 14, 2022



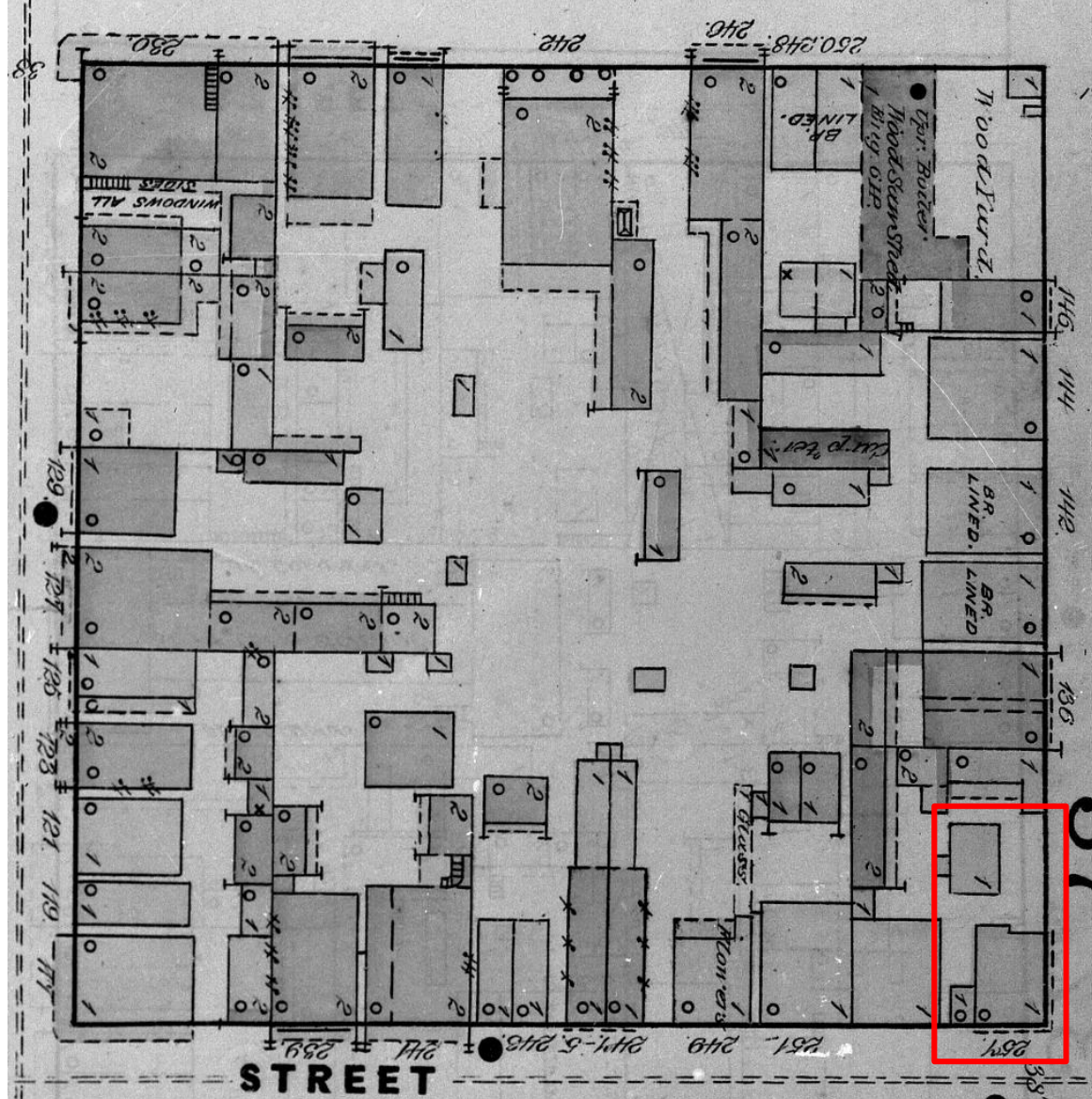


1039 Burgundy – 1964

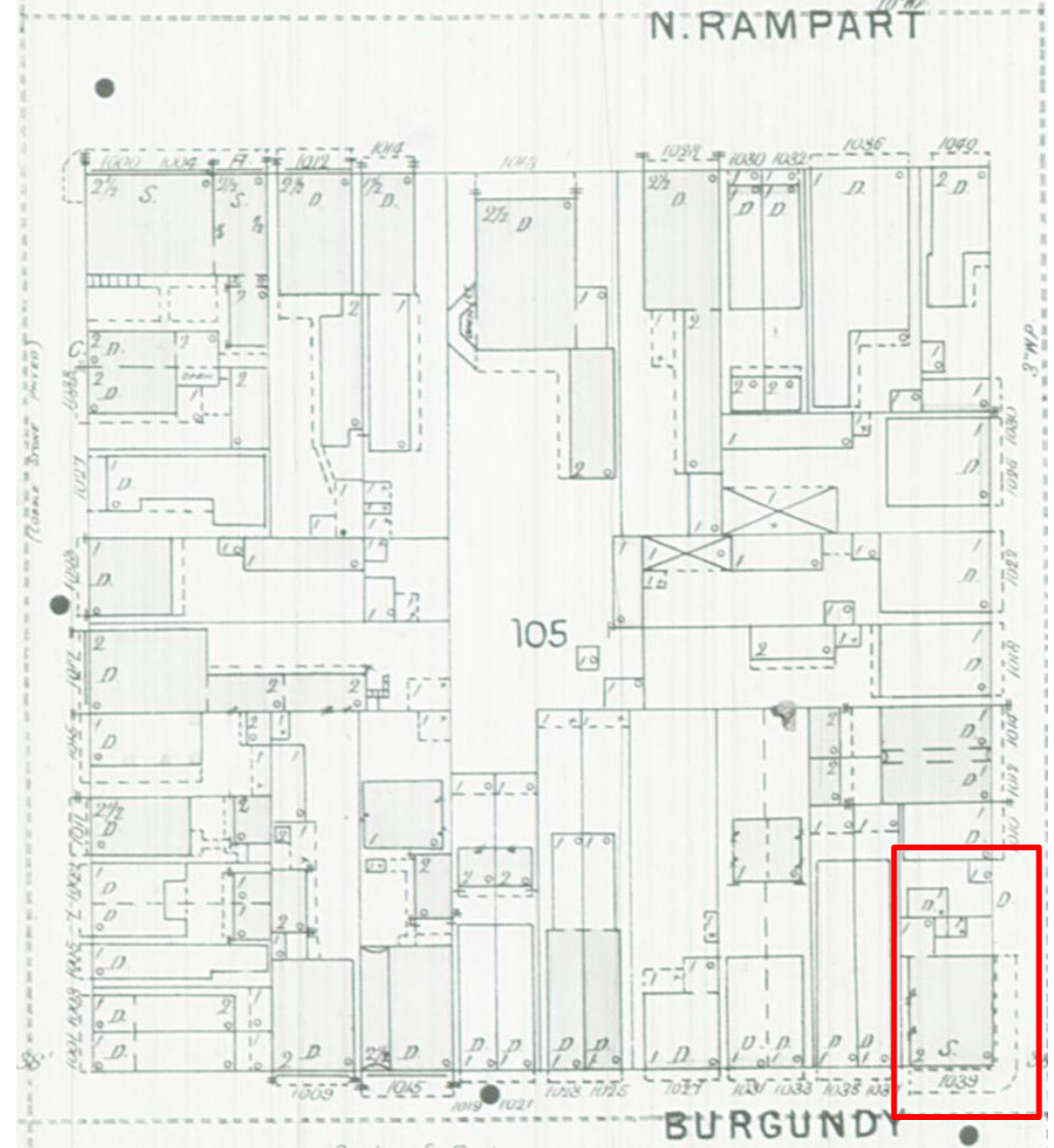
Vieux Carré Commission

December 14, 2022





1876



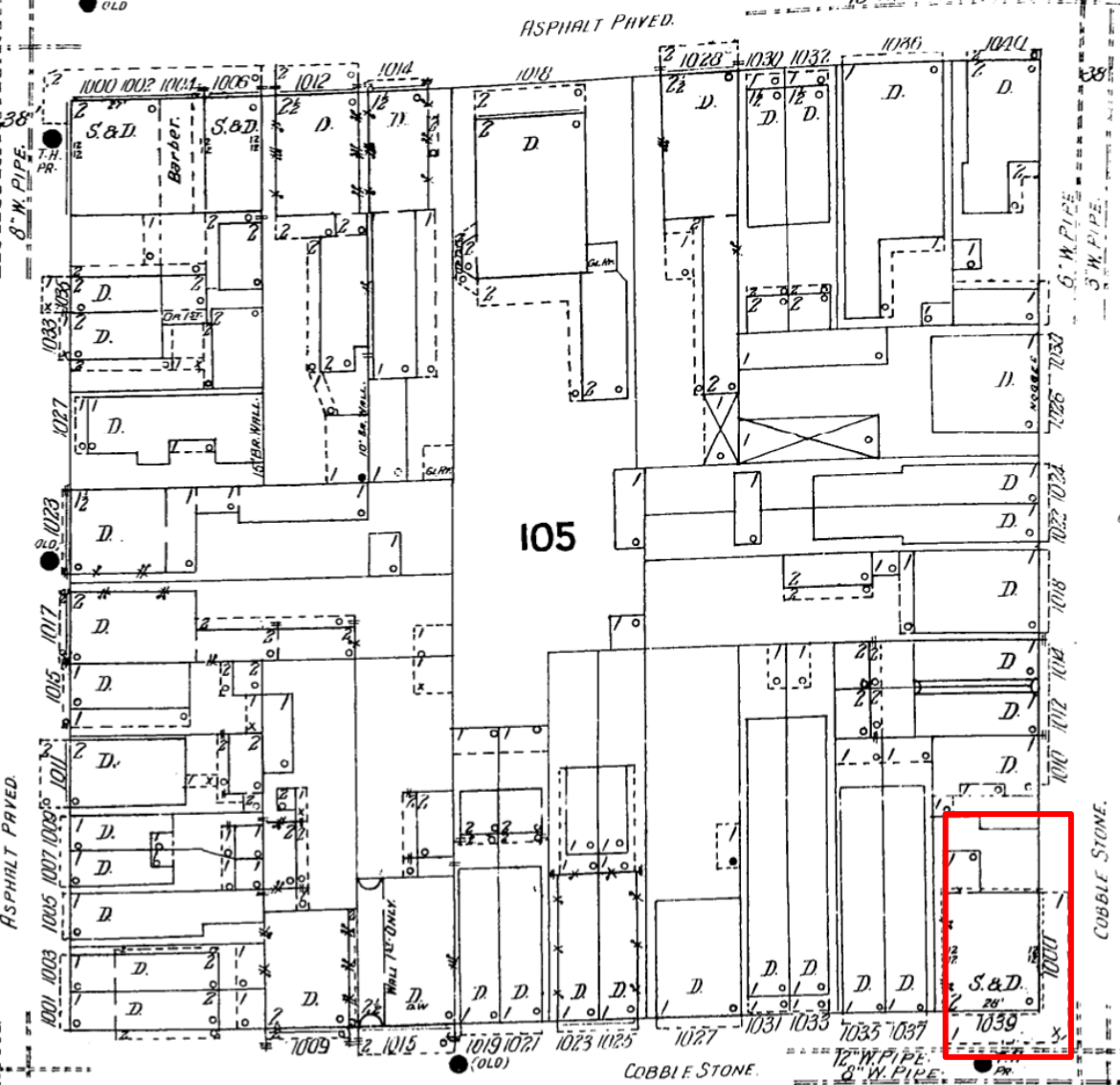
1896

1039 Burgundy – service ell not present

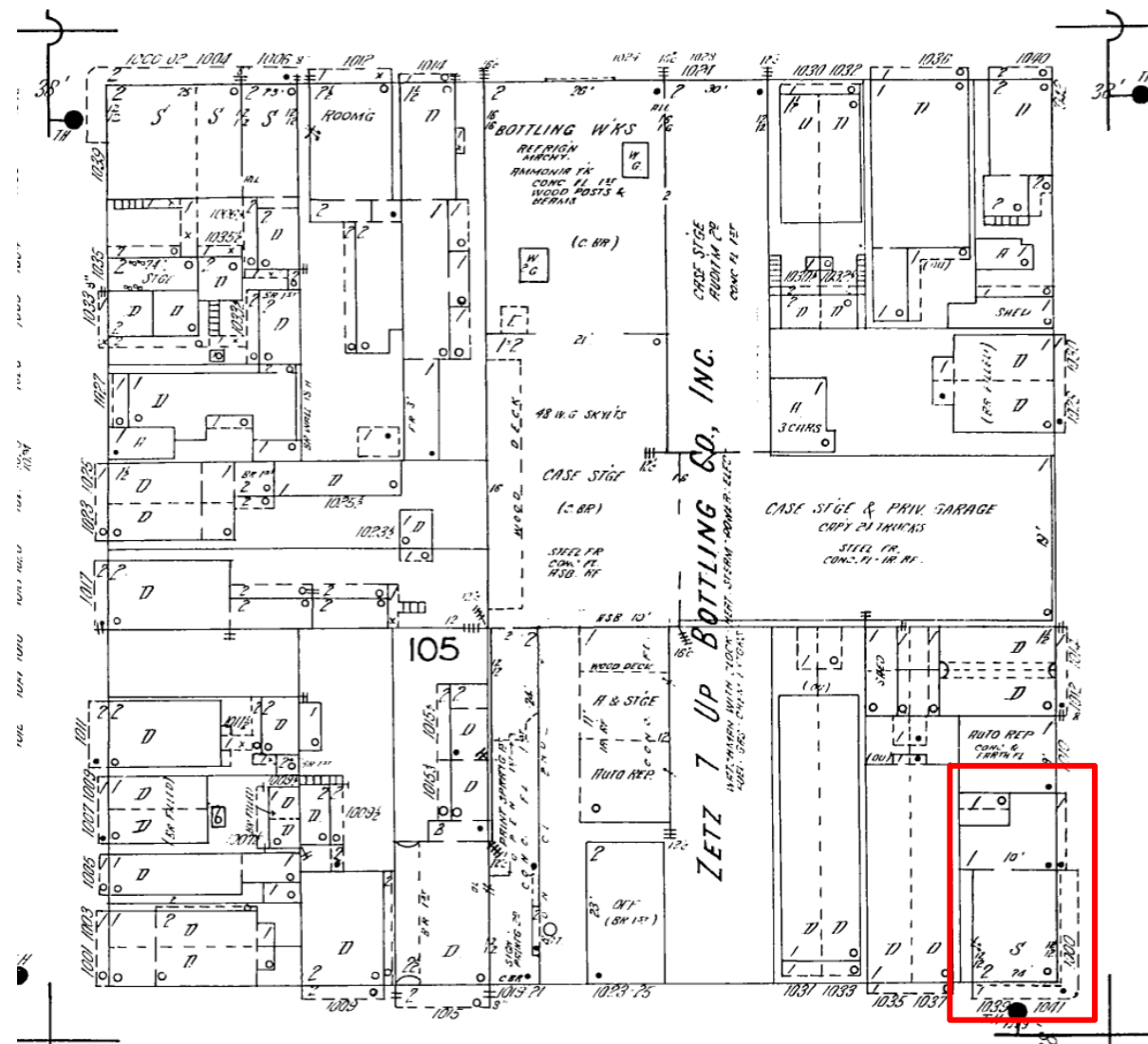
Vieux Carré Commission

December 14, 2022





1908



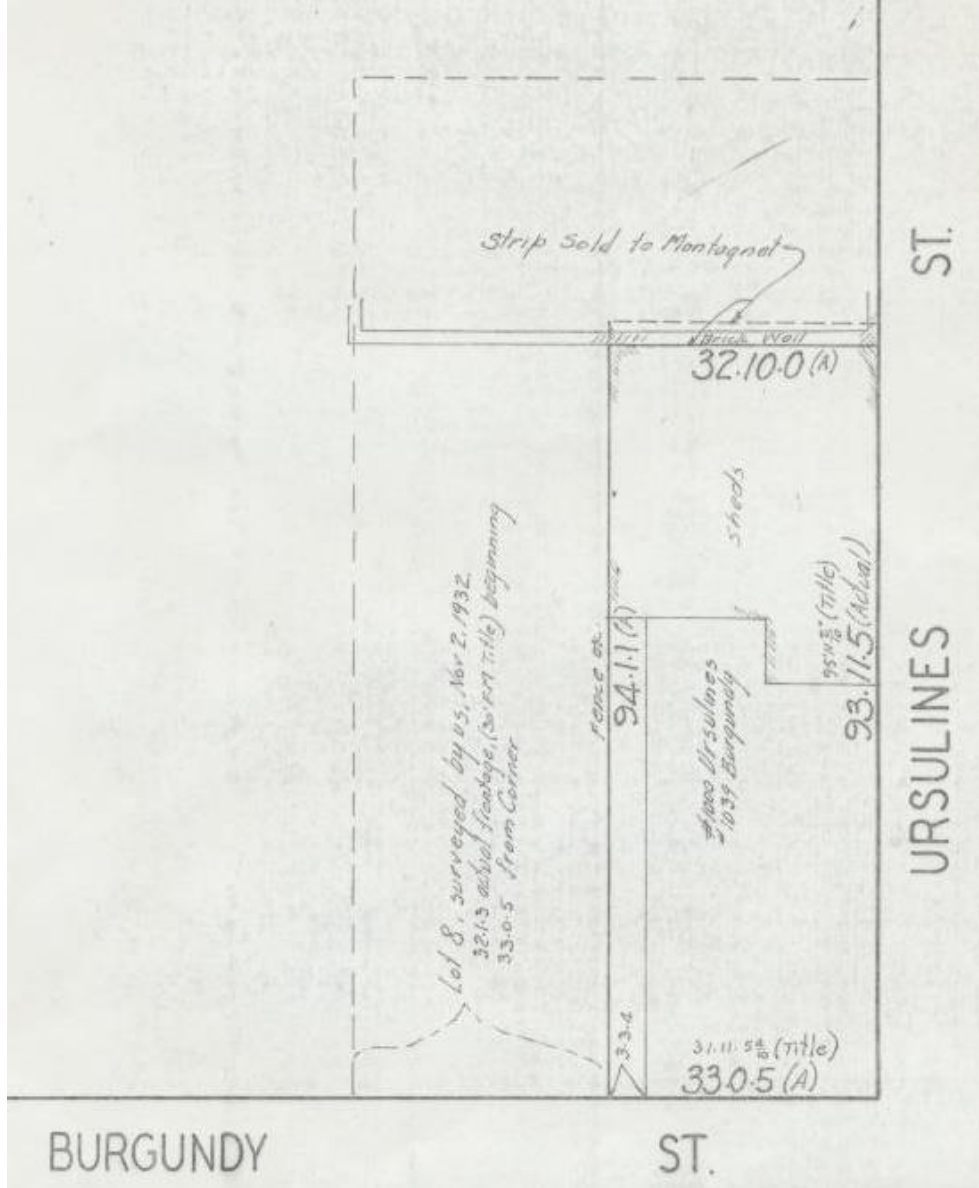
1940

1039 Burgundy – service ell not present

Vieux Carré Commission

December 14, 2022





1934

1039 Burgundy – service ell not present

Vieux Carré Commission



1964



December 14, 2022



1039 Burgundy

Vieux Carré Commission

December 14, 2022





1039 Burgundy

Vieux Carré Commission

December 14, 2022





1039 Burgundy

Vieux Carré Commission

December 14, 2022





1039 Burgundy

Vieux Carré Commission

December 14, 2022





1039 Burgundy

Vieux Carré Commission

December 14, 2022





1039 Burgundy

Vieux Carré Commission

December 14, 2022





1039 Burgundy

Vieux Carré Commission

December 14, 2022





1039 Burgundy

Vieux Carré Commission

December 14, 2022





1039 Burgundy

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December 14, 2022





1039 Burgundy

Vieux Carré Commission

December 14, 2022





1039 Burgundy

Vieux Carré Commission

December 14, 2022





1039 Burgundy

Vieux Carré Commission

December 14, 2022



1039 Burgundy Street

New Orleans, LA. 70116

Exterior Renovations
VCC ARC 11/08/2022



Opening Statements:

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

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

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



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

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

The Remaining Issues:

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

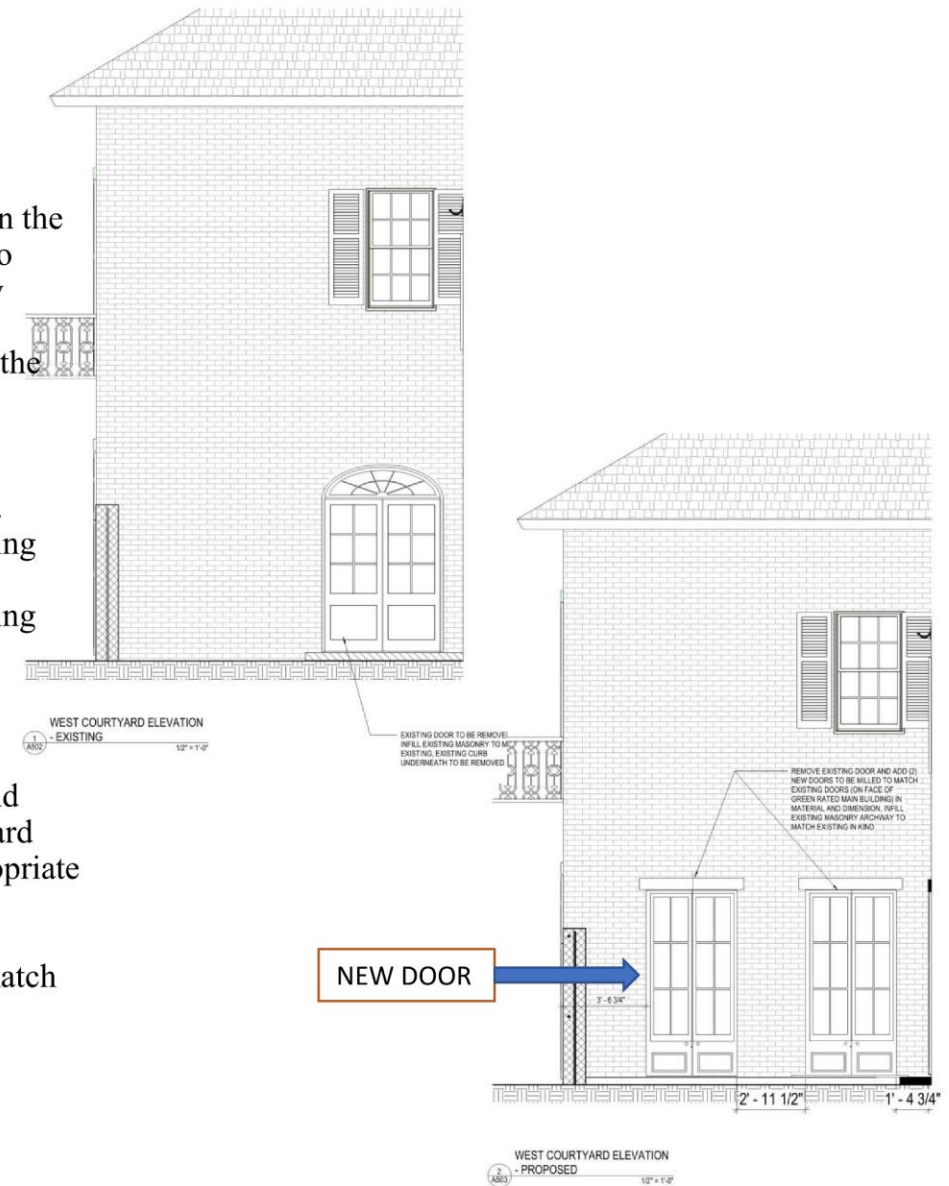
We will address each of these individually.

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



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

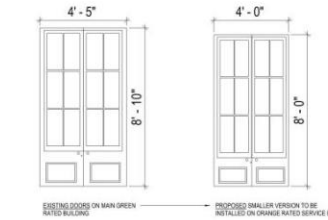
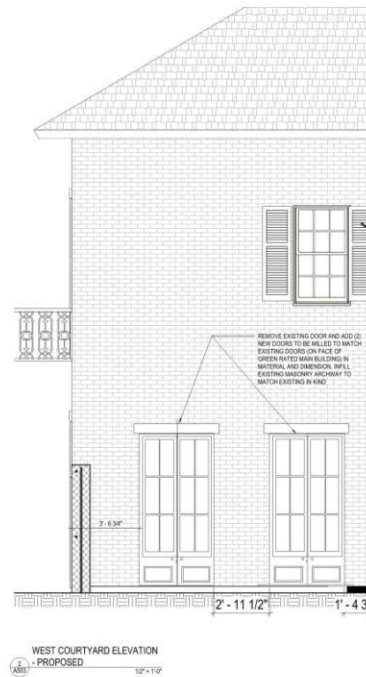
- The owners proposed extending the existing arched openings in the service wing built in the 1960's. At the suggestion of the ARC staff, the owners have agreed to install new doors to the courtyard that mimic the existing doors in the main building. This board conceptually approved that proposal at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



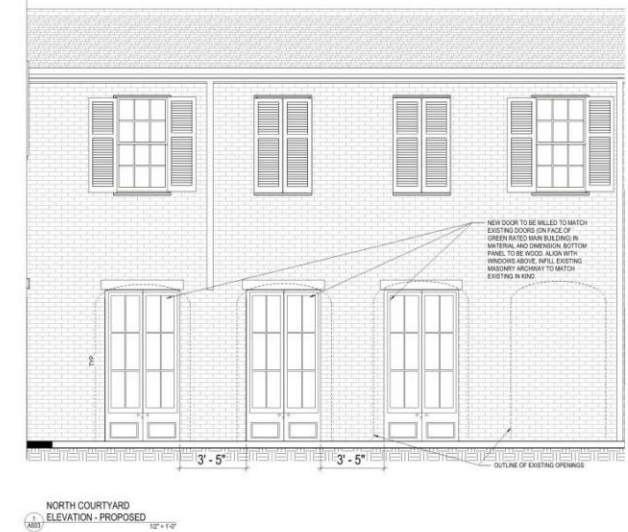
The New Door to the Courtyard: Seeking Symmetry and Architectural Consistency



EXISTING



PROPOSED



1039 Burgundy

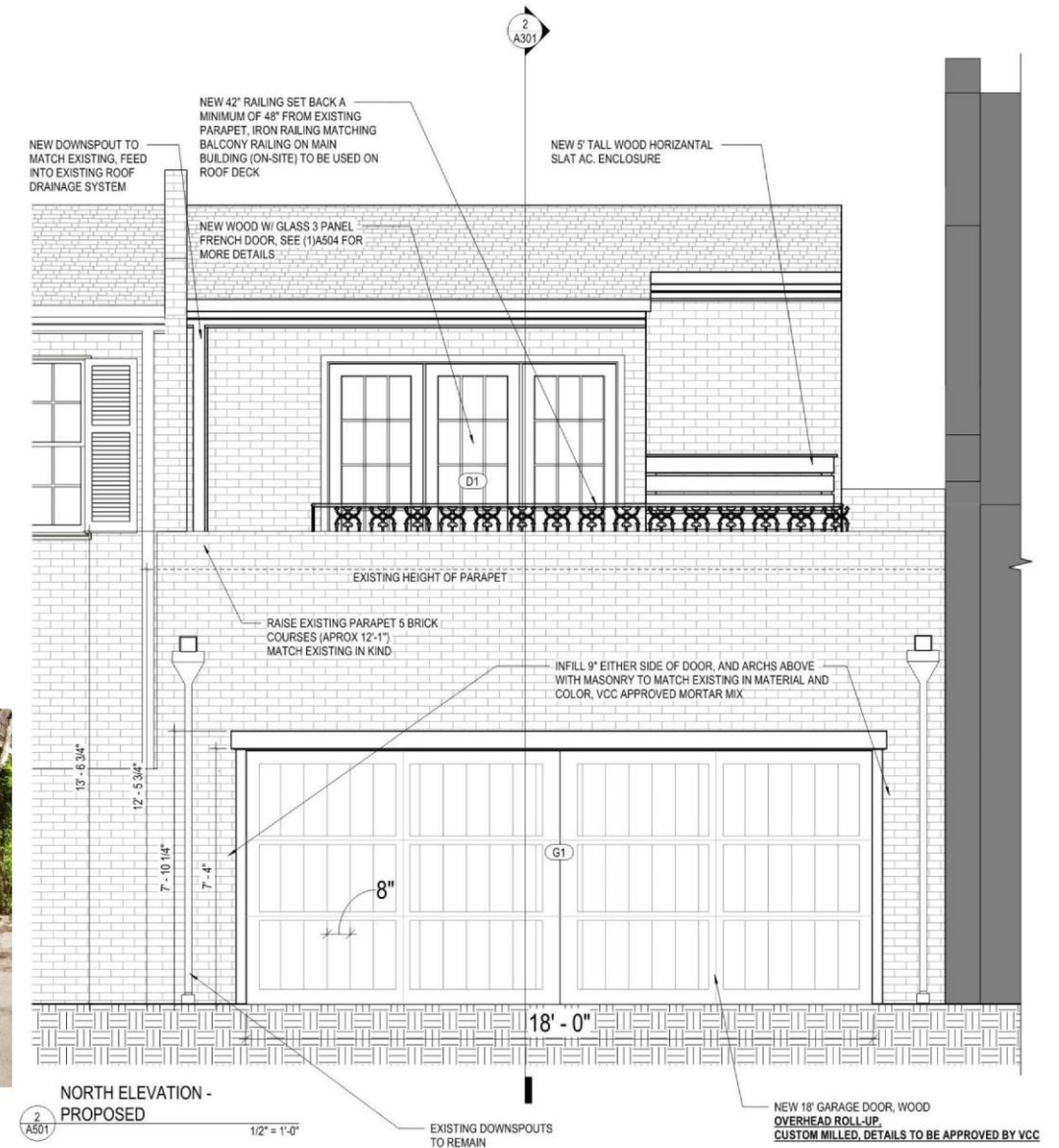
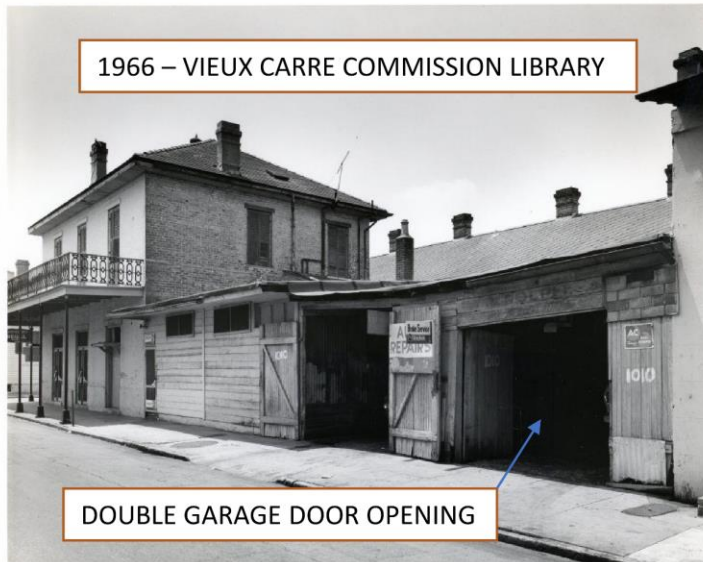
Vieux Carré Commission

December 14, 2022



The New Garage Door: Again Seeking Architectural Consistency

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



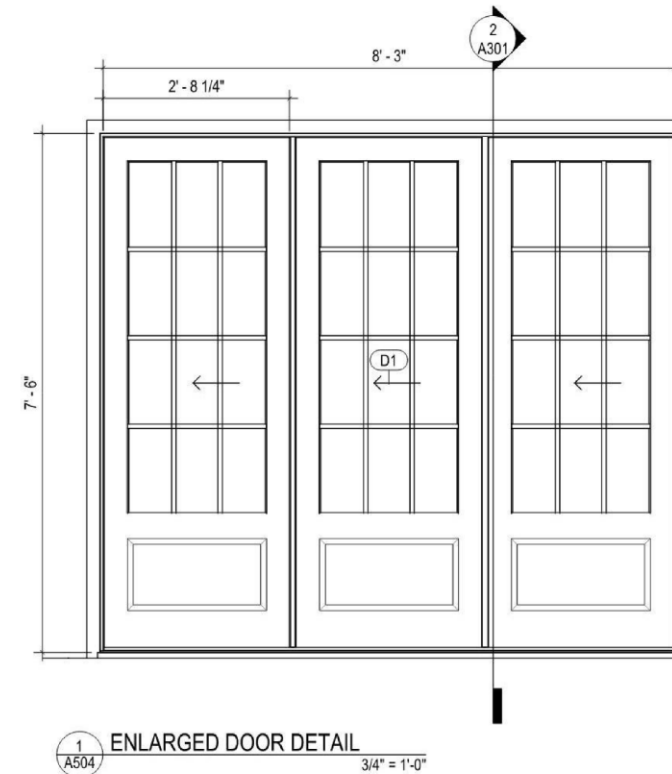
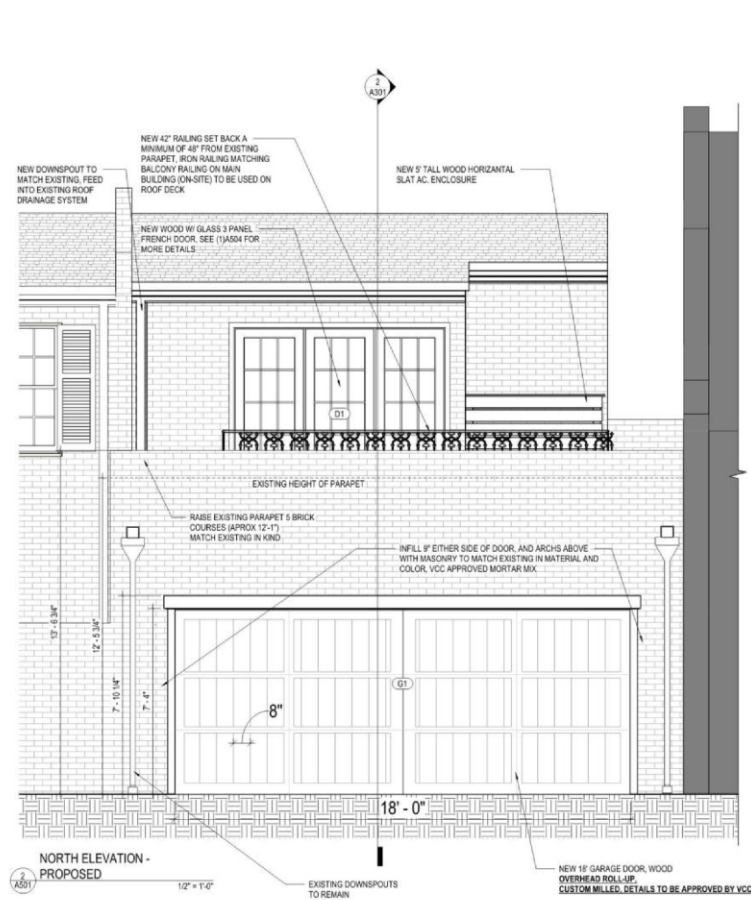
1039 Burgundy

Vieux Carré Commission

December 14, 2022



Door Style for the Service Wing Addition



NOTE



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

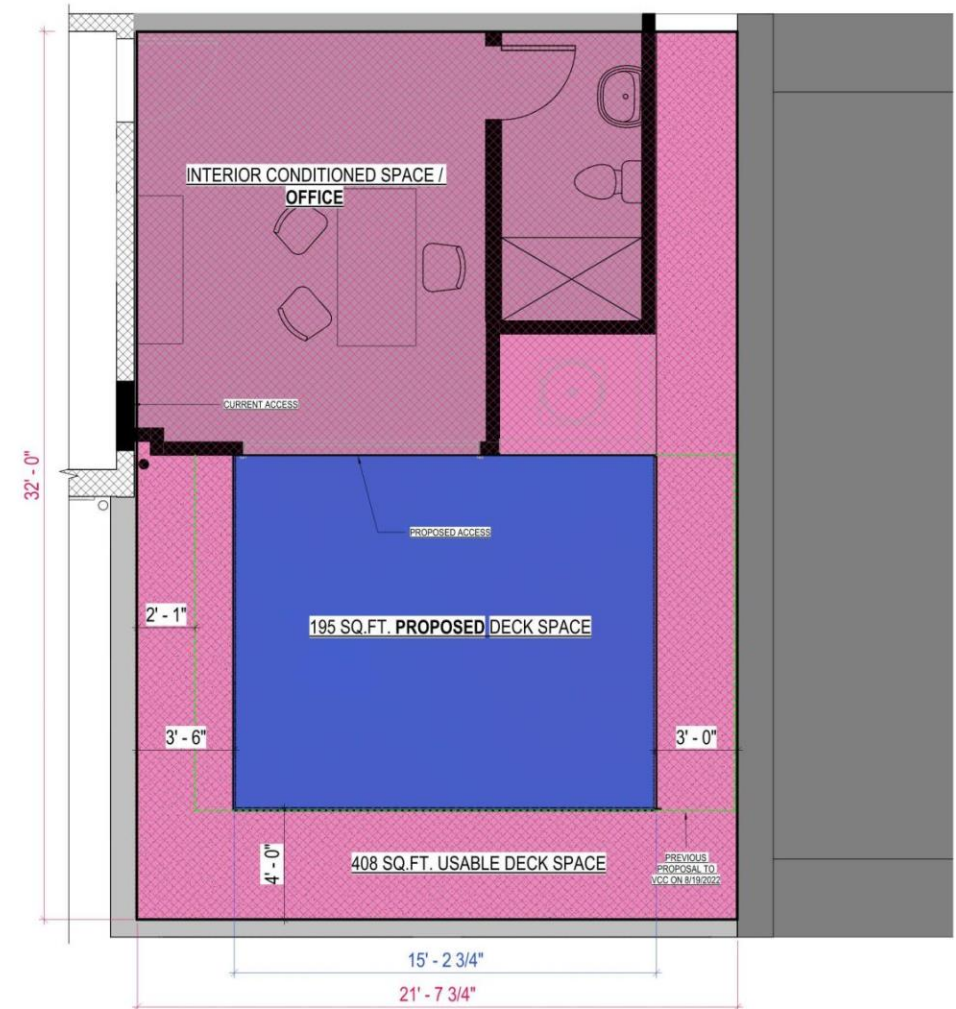
The Replacement Deck: Proposed Reduction in Deck Size

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

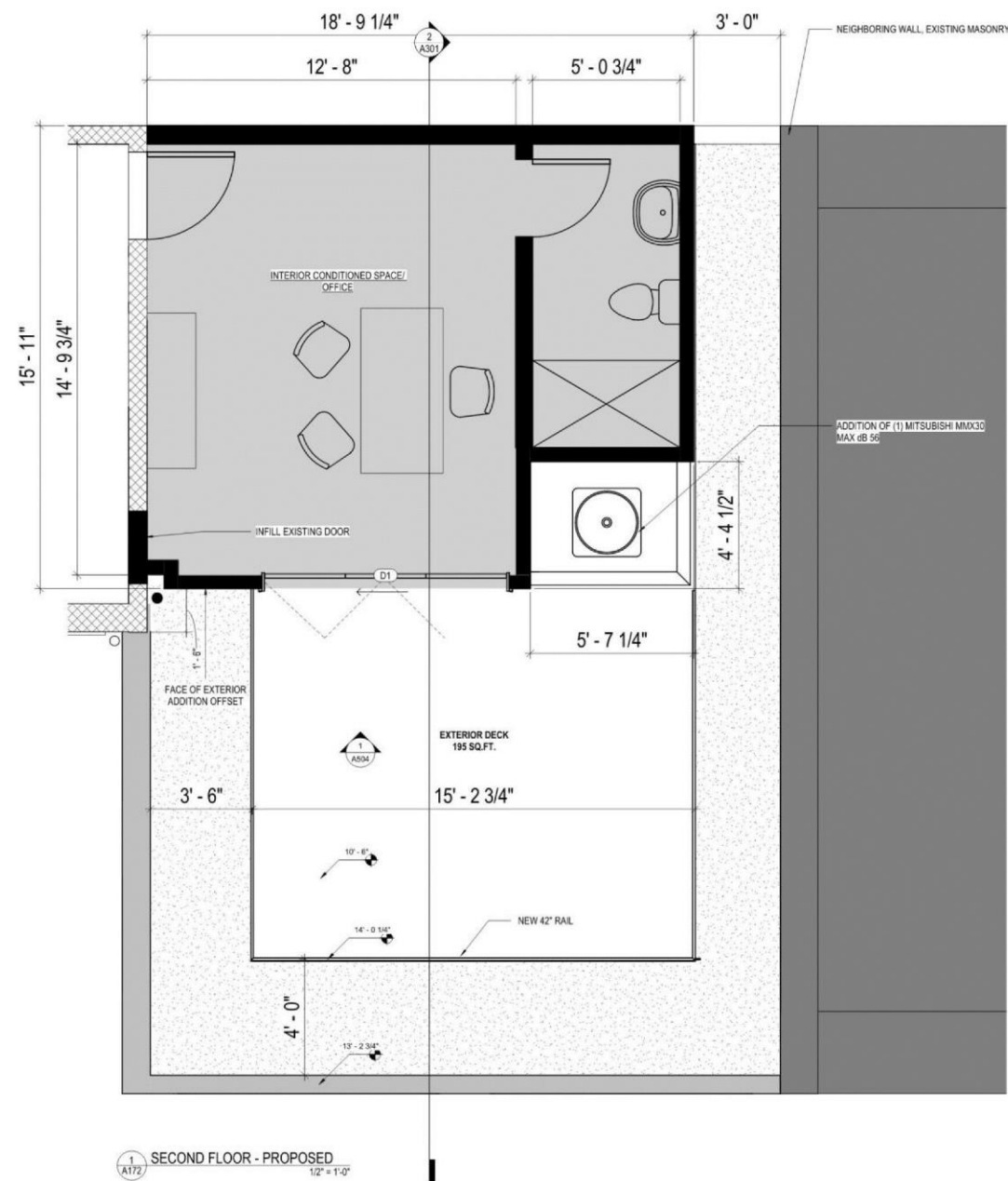
- The owners further propose to finish a portion of the garage roof adjacent to the addition to provide an outdoor workspace for the husband who generally works from home.
- There is a door from the service wing to the garage roof, **which allows residents to use the entire area of the garage roof (698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

DECK EXISTING / PROPOSED DIAGRAM

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



Proposed Scheme



1039 Burgundy

Vieux Carré Commission

December 14, 2022



CURRENT CONDITION, CLEARED OF FURNITURE



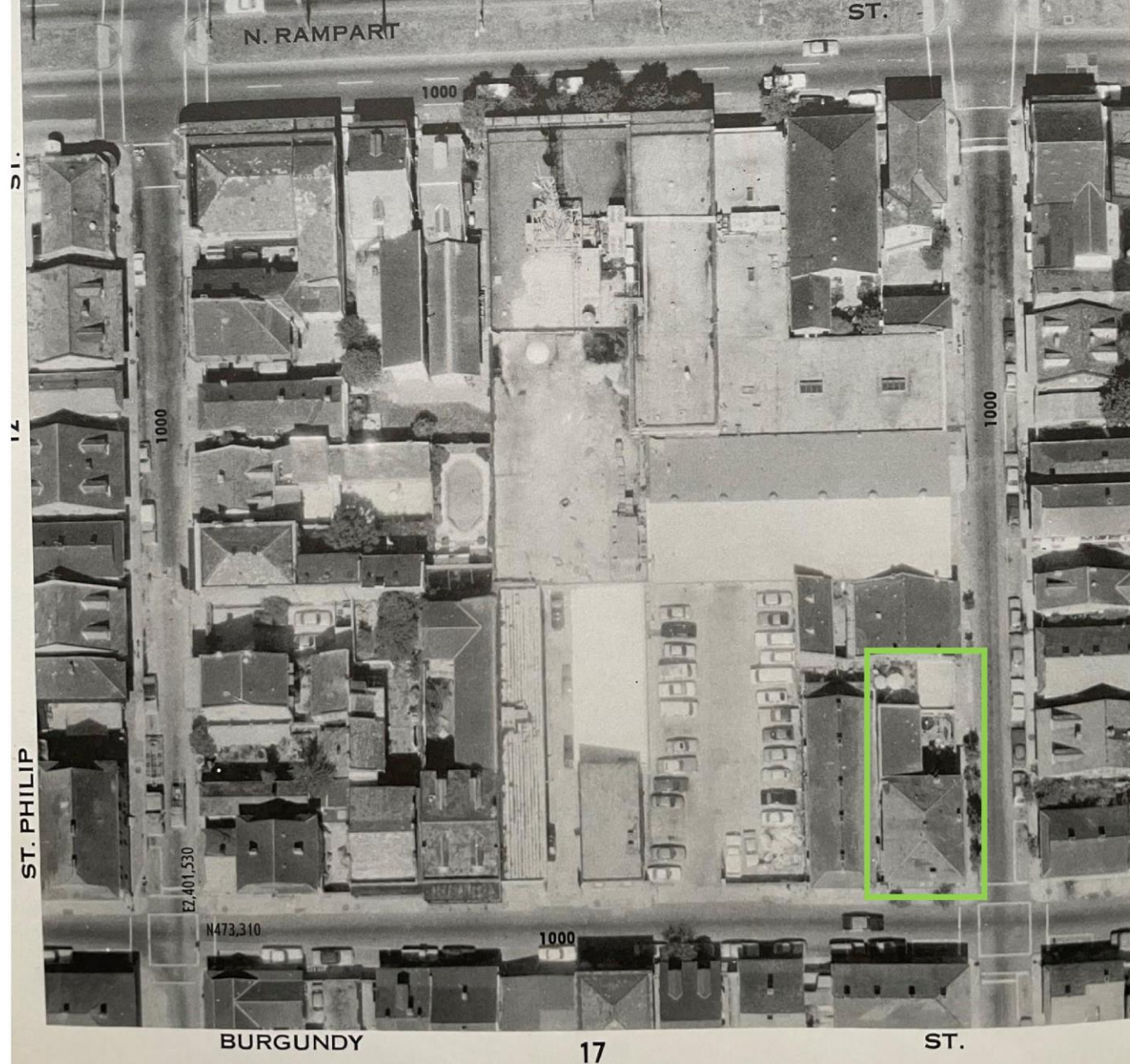
1039 Burgundy

Vieux Carré Commission

December 14, 2022



SANBORN ATLAS, APRIL 1983

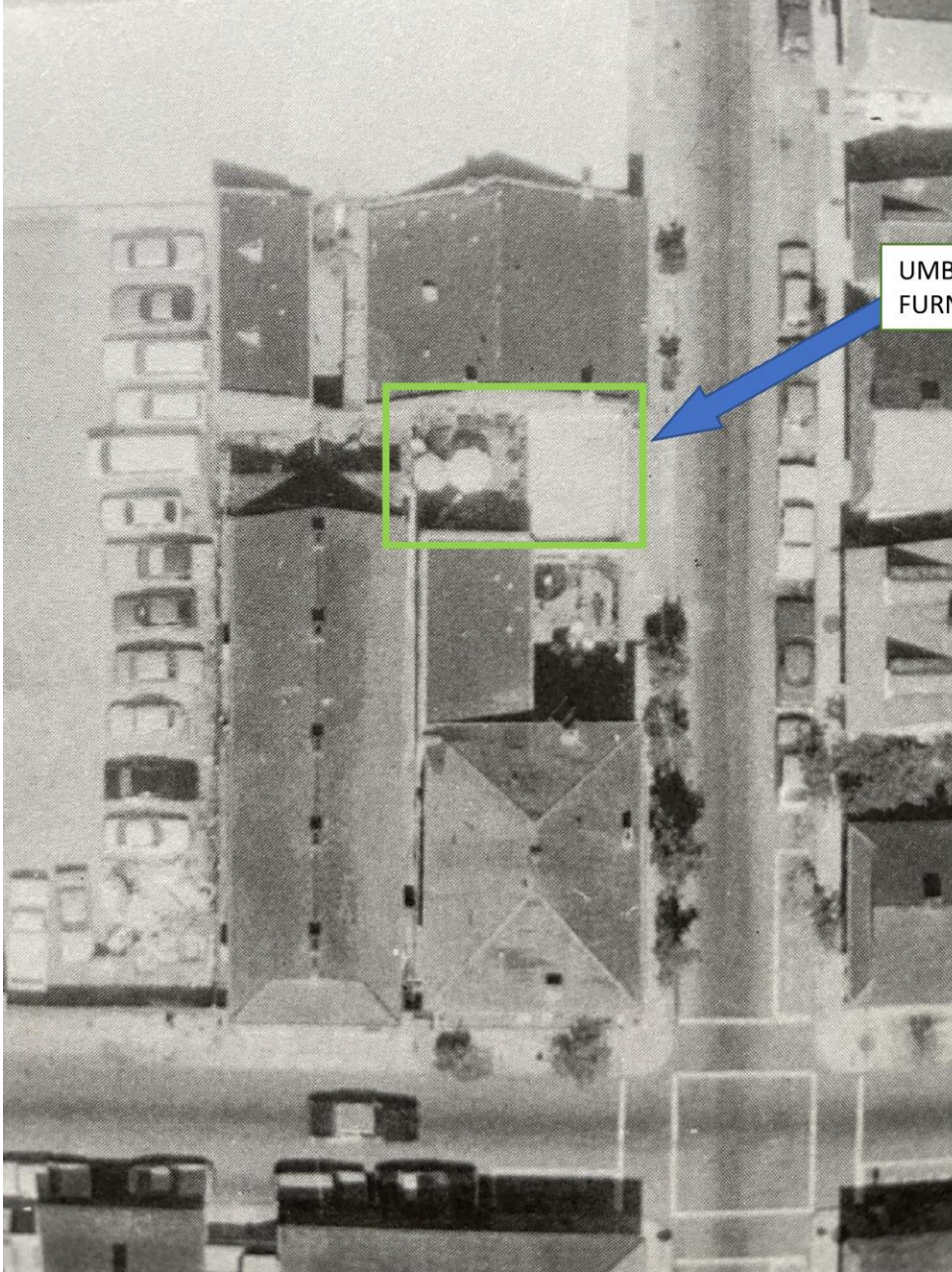


1039 Burgundy

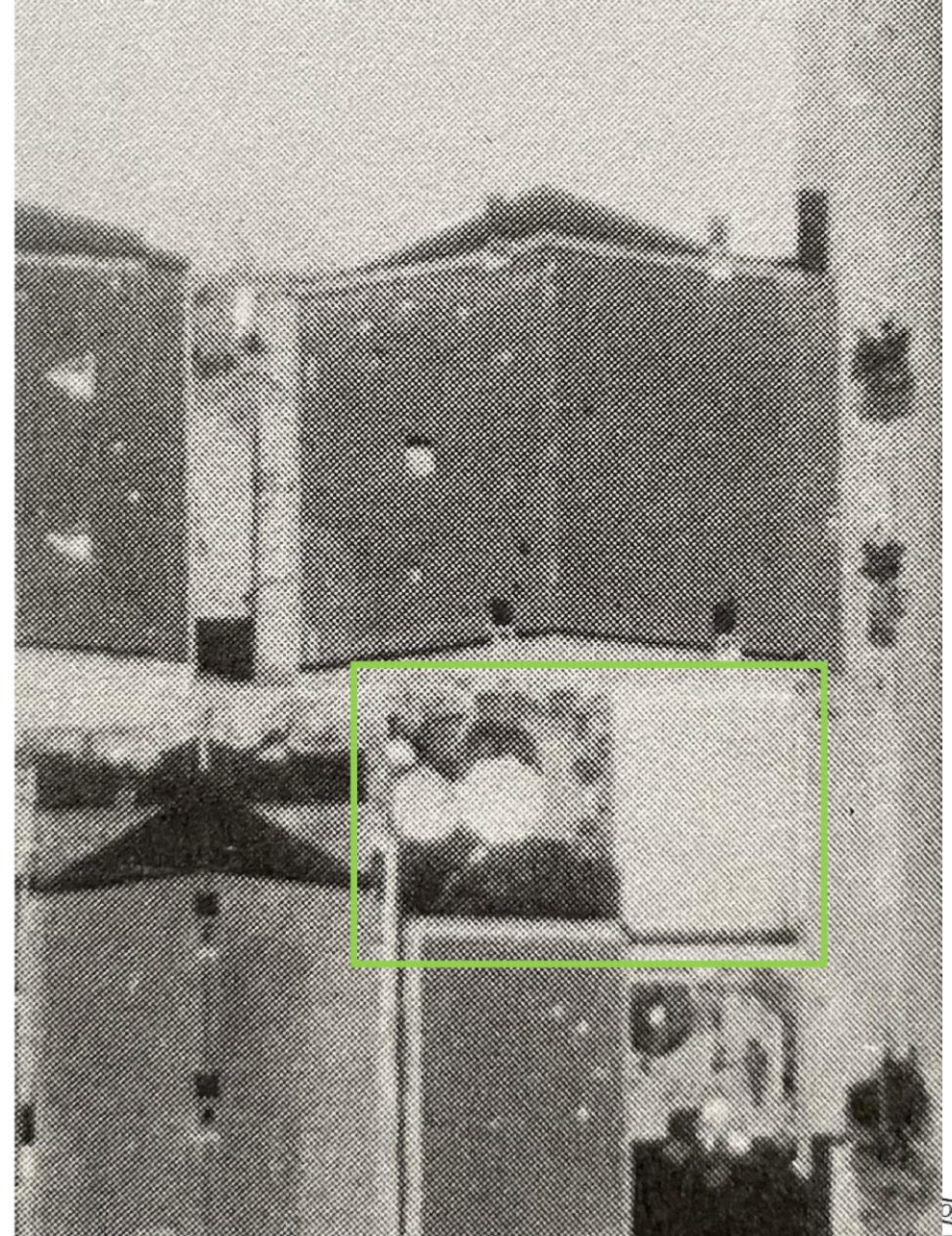
Vieux Carré Commission

December 14, 2022





UMBRELLAS AND OUTDOOR
FURNITURE



1039 Burgundy

Vieux Carré Commission

December 14, 2022



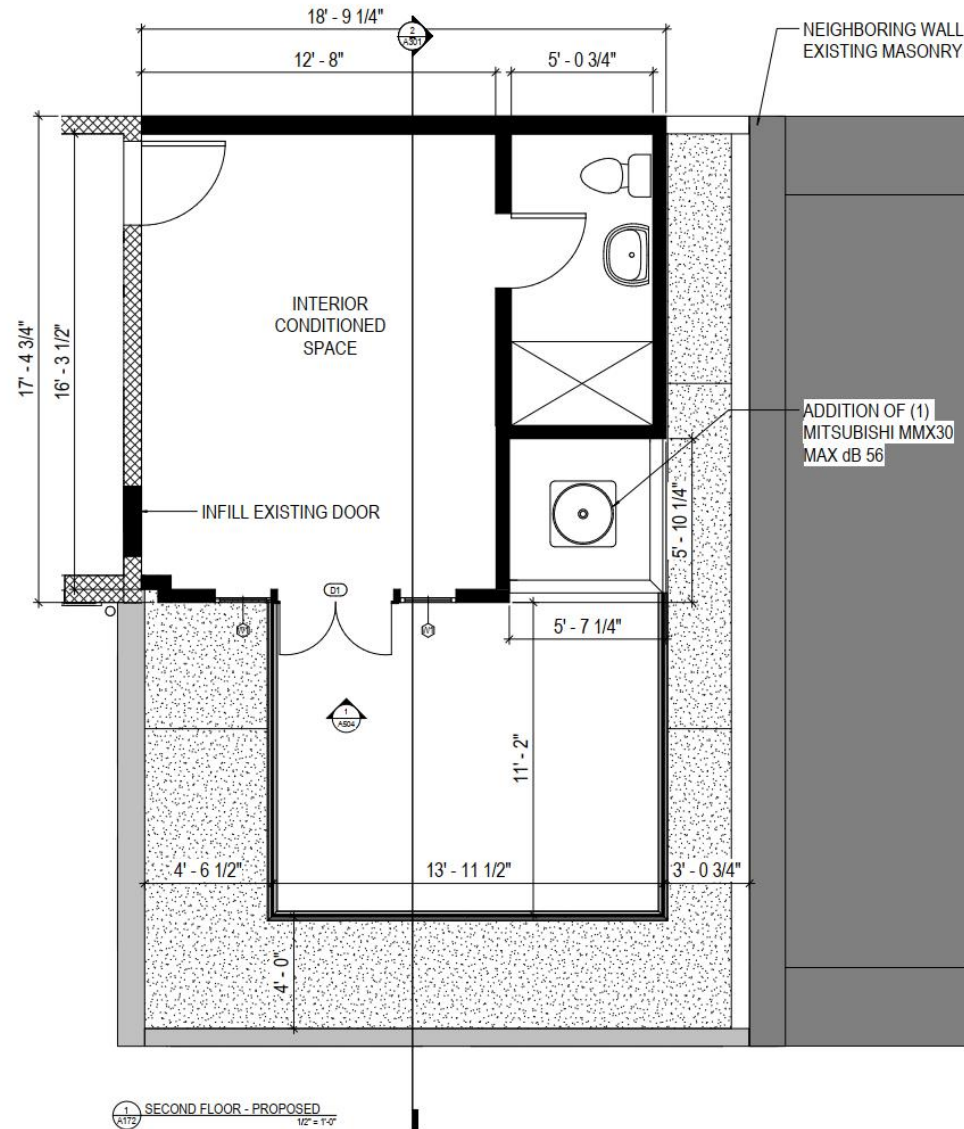
Conclusion:

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



WALL PHASING LEGEND

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



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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 hereby certify that the construction administration services provided by me or under my close personal supervision comply with applicable codes and requirements.

John Williams

Professional Seal of John Williams, Architect, State of Louisiana, No. 100001

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KATZENSTEIN RESIDENCE
1039 BURGUNDY STREET
NEW ORLEANS, LA 70116

-REVISIONS-		
No.	Date	Scope

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PLANS

DRAWING BY: Author
SCALE: As indicated
JOB No.: 500011
DATE: 7/26/2022
Sheet No.:

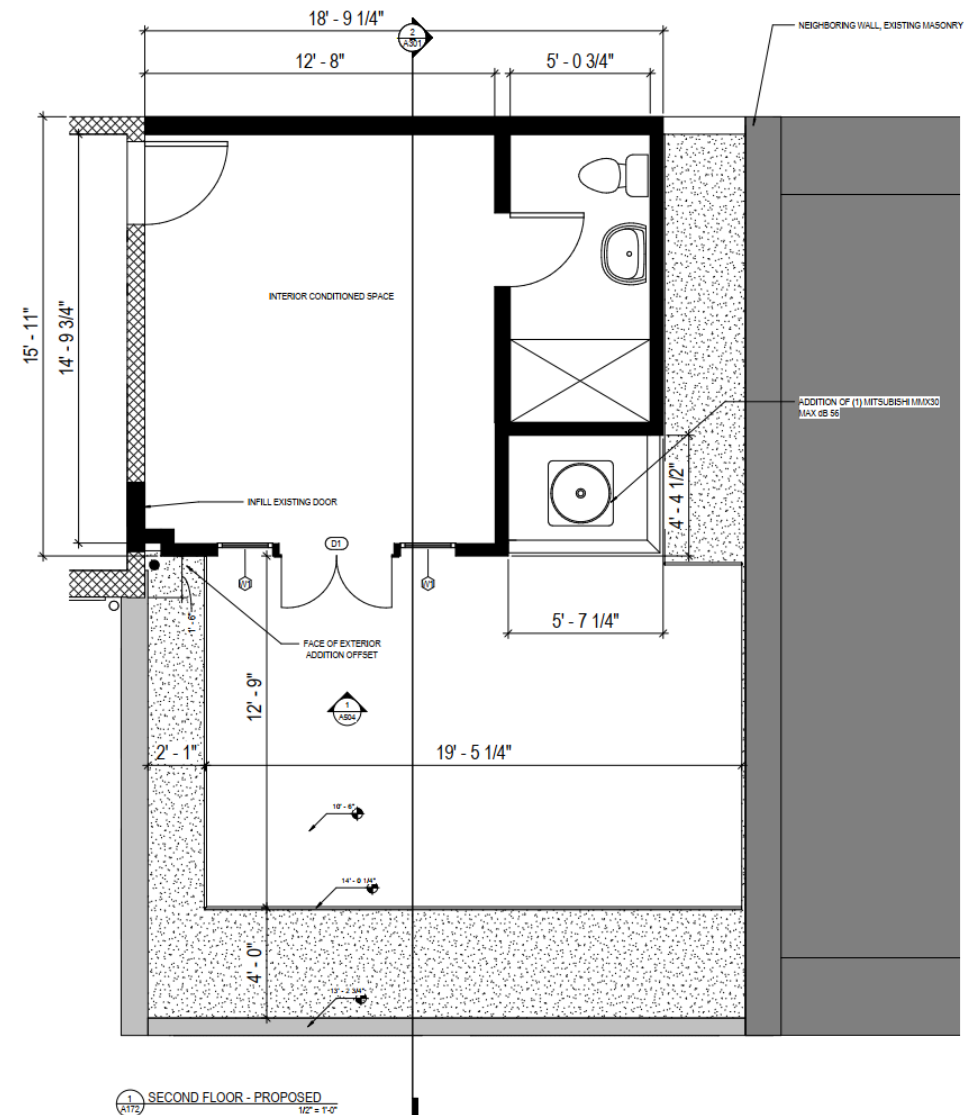
A172

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

Vieux Carré Commission

December 14, 2022





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DRAWING
ENLARGED SECOND FLOOR
PLANS

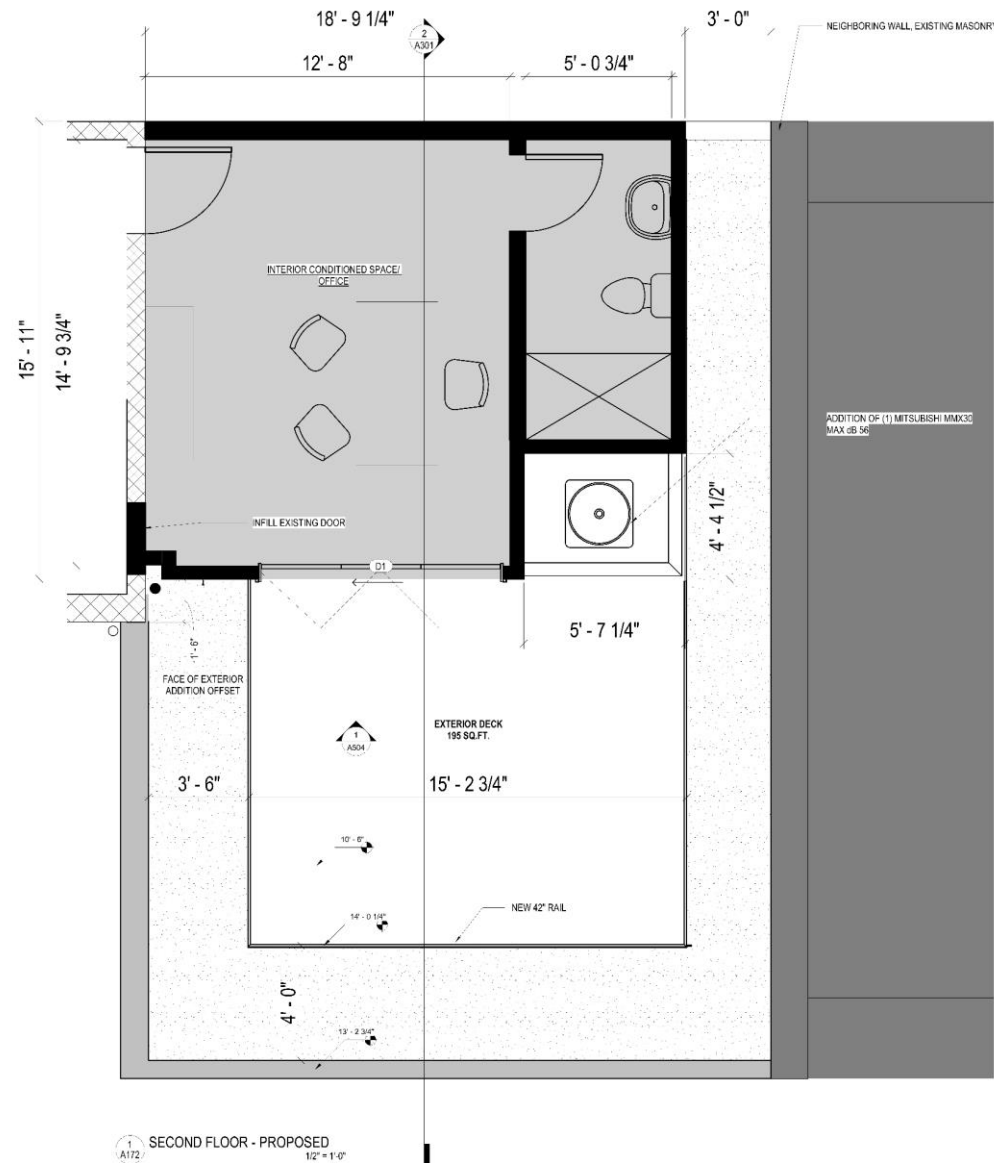
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DATE	8/30/2022
Sheet No.	

A172



WALL PHASING LEGEND

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



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I (we) warrant that the drawings and specifications are a true and correct representation of the work to be performed.



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NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING
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PLANS

DRAWING BY: Author
SCALE: As Indicated
JOB No.: 5000001
DATE: 10/25/2022
Sheet No.:

A172

1039 Burgundy – proposed today

Vieux Carré Commission

December 14, 2022



1039 BURGUNDY STREET - KATZENSTEIN RESIDENCE

PROJECT ADDRESS
1039 BURGUNDY STREET
NEW ORLEANS, LA

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

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

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



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I, the undersigned, provide a printed or electronic signature for this drawing.



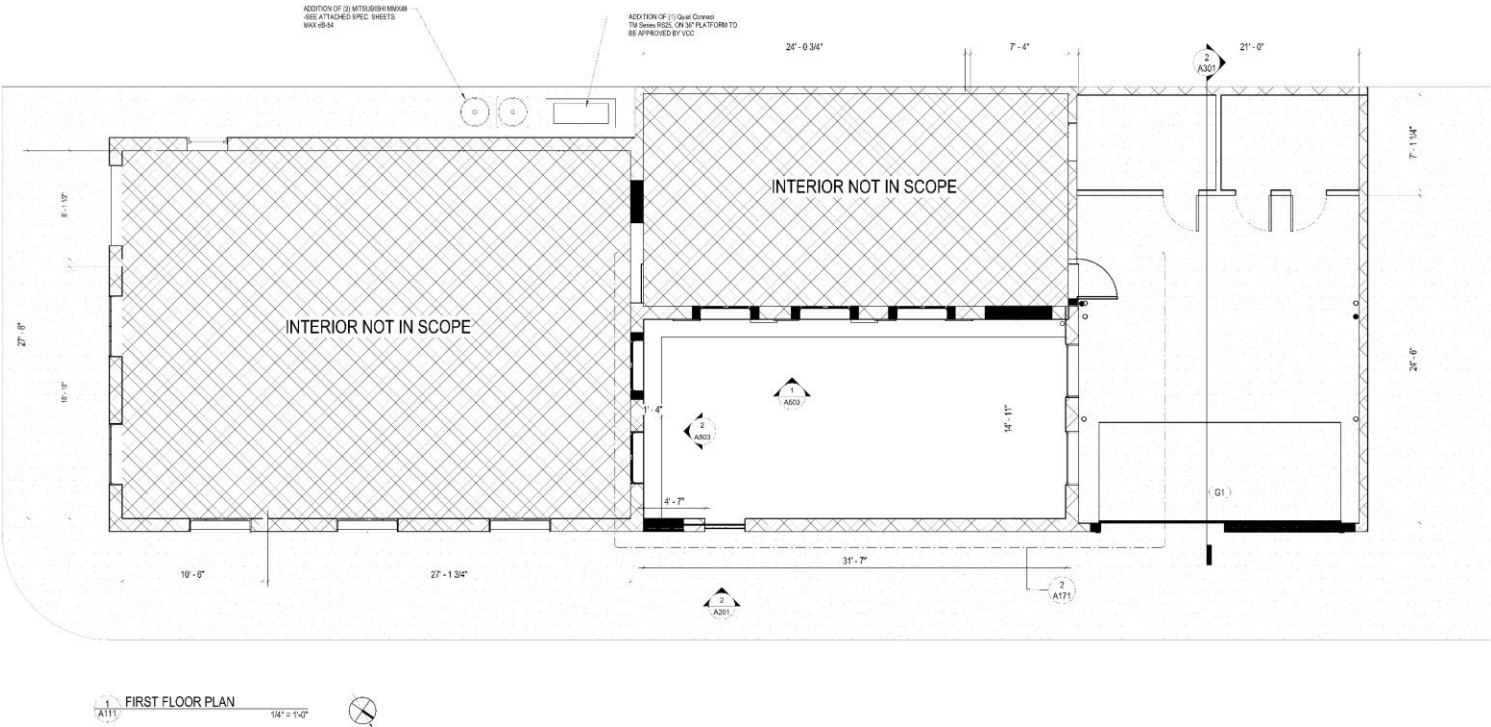
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NEW ORLEANS, LA 70116

-REVISIONS-		
No.	Date	Scope

DRAWING
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JOB No.: 500001
DATE: 10/29/2022
Sheet No:

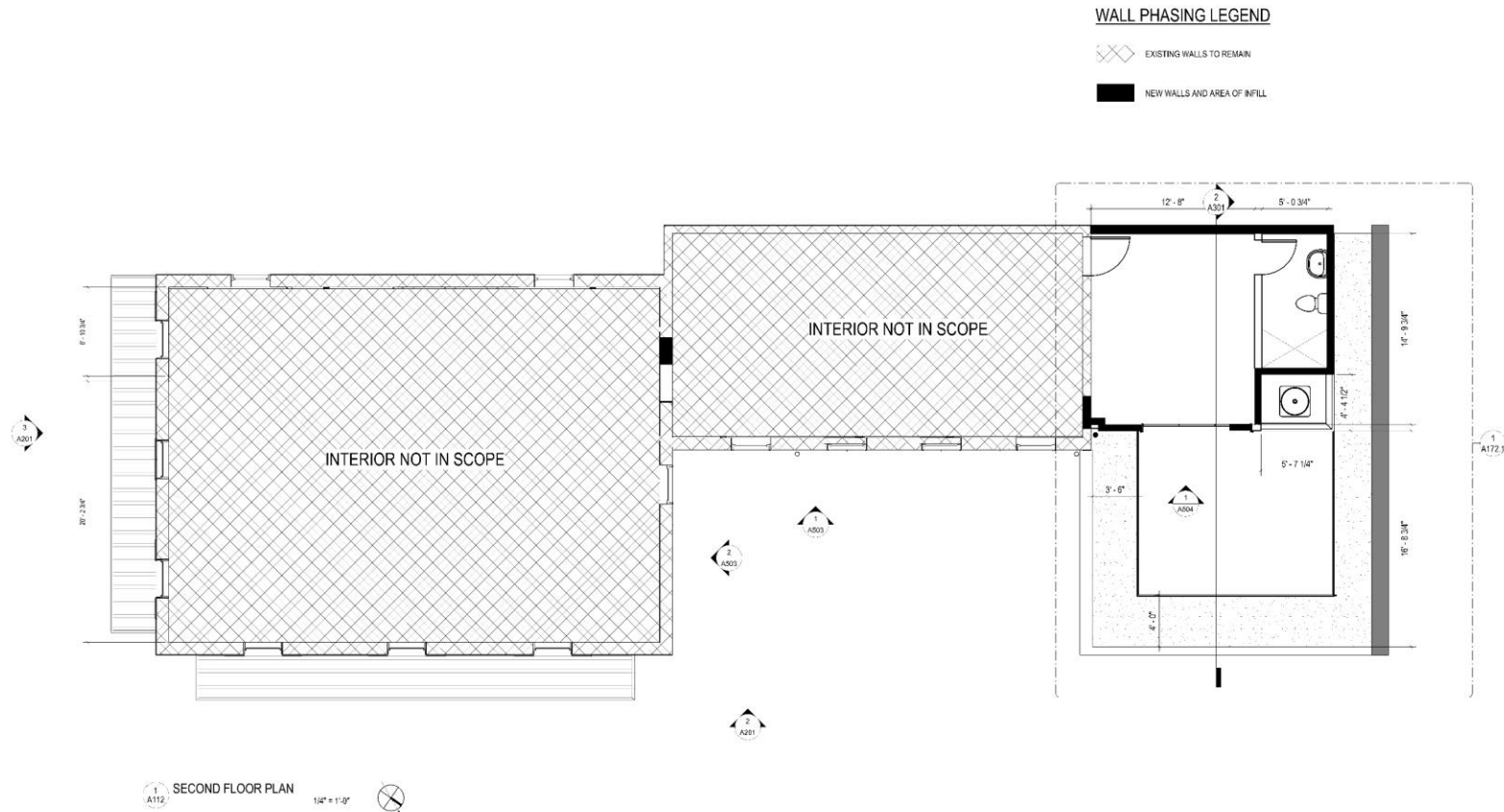
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I will not undertake any project without appropriate professional liability coverage.

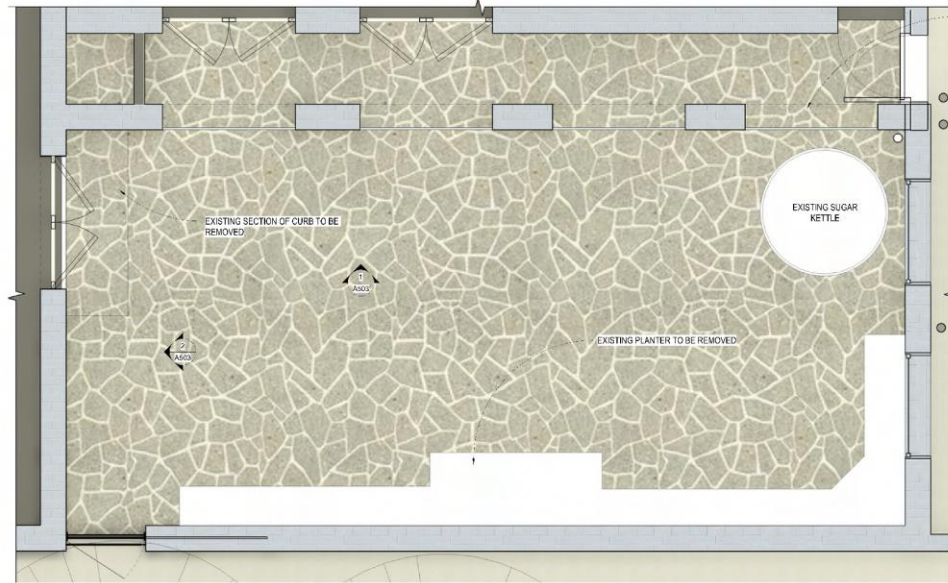
John Williams



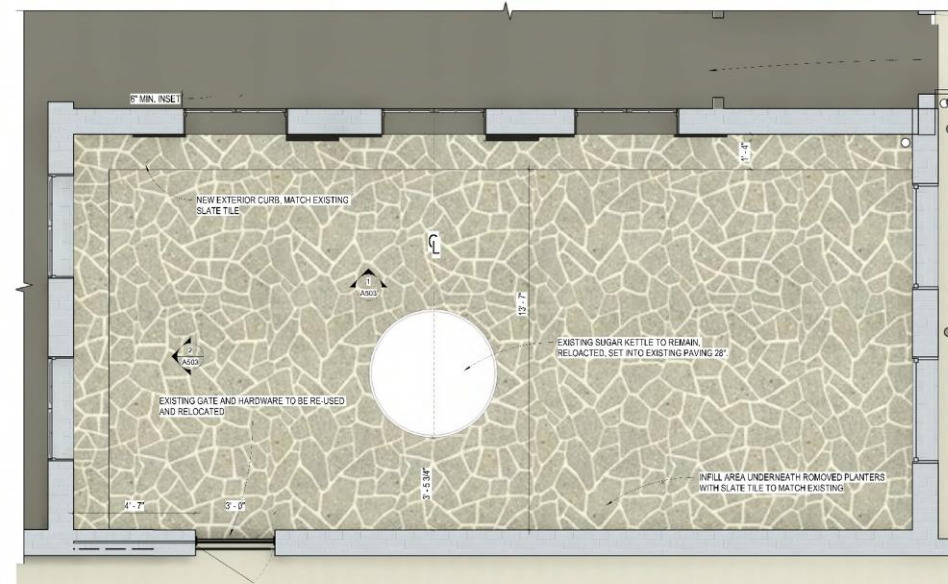


PHOTOGRAPH OF EXISTING COURTYARD

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



EXISTING, NO CHANGE



NEW INTERIOR FLOOR AREA (100 SF.)

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



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I hereby certify that the preceding project and section are designed for the use and purpose stated.



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REVISIONS

No Date Scope

DRAWING
ENLARGED COURTYARD
PLANS

DRAWING BY PC
SCALE 1/2" = 1'-0"
JOB No. 300001
DATE 10/26/2022
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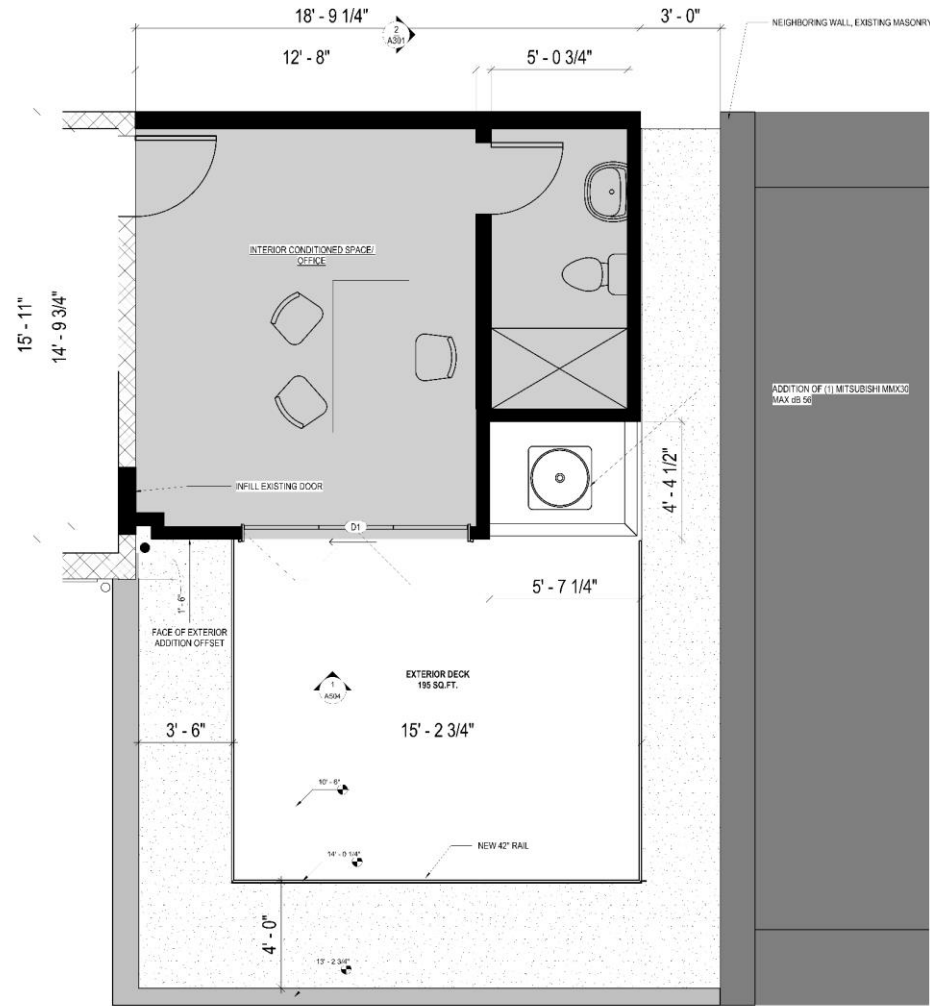
A171



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WALL PHASING LEGEND

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



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



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

John Williams



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REVISIONS

No.	Date	Scope

DRAWING
ENLARGED SECOND FLOOR
PLANS

DRAWING BY: Author
SCALE: As indicated
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DATE: 10/25/2022
Sheet No.

A172



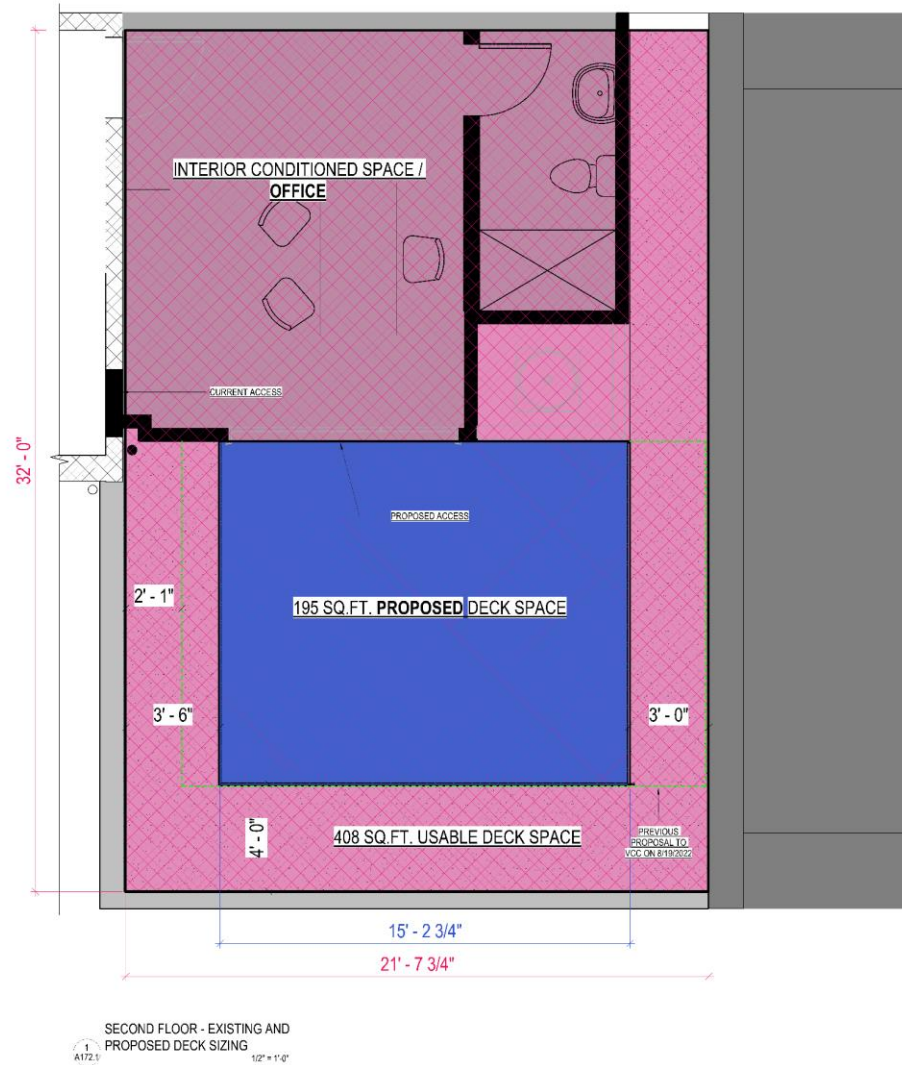
1039 Burgundy

Vieux Carré Commission

December 14, 2022

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



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I will maintain the proper construction and maintenance of the work.

John C. Williams



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NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

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DECK DIAGRAM

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SCALE: As indicated
JOB No.: 1000001
DATE: 10/25/2022
Sheet No.

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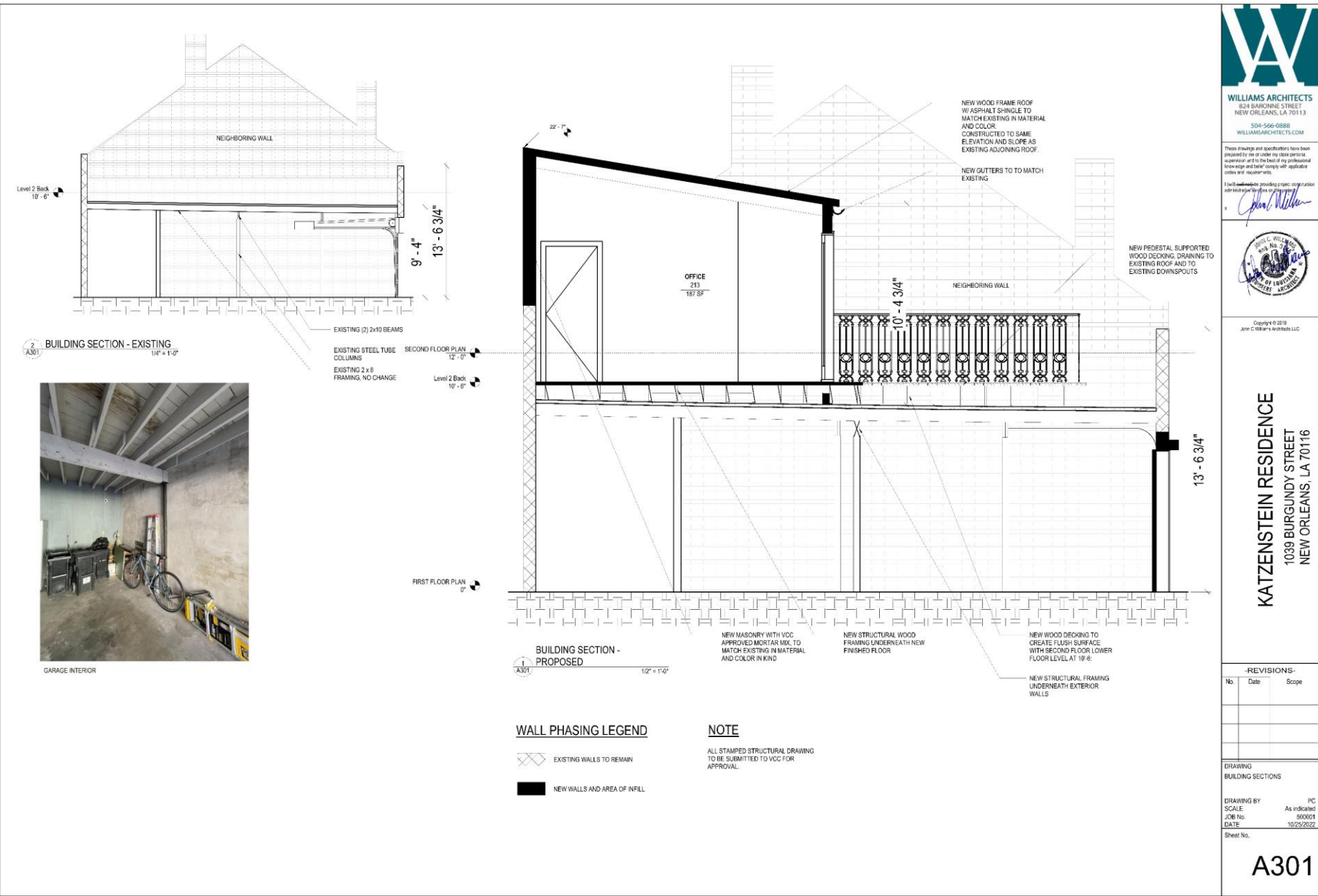


1039 Burgundy

Vieux Carré Commission

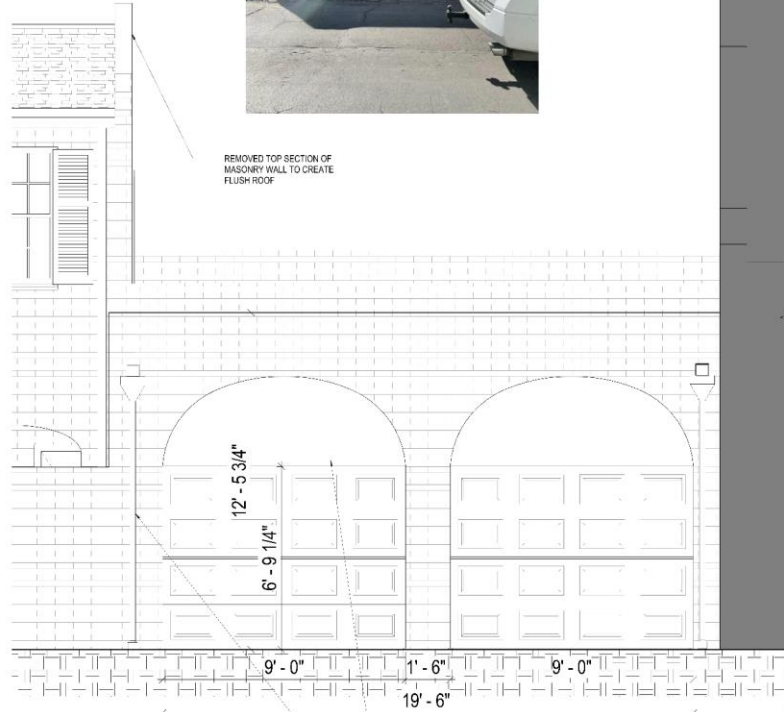
December 14, 2022







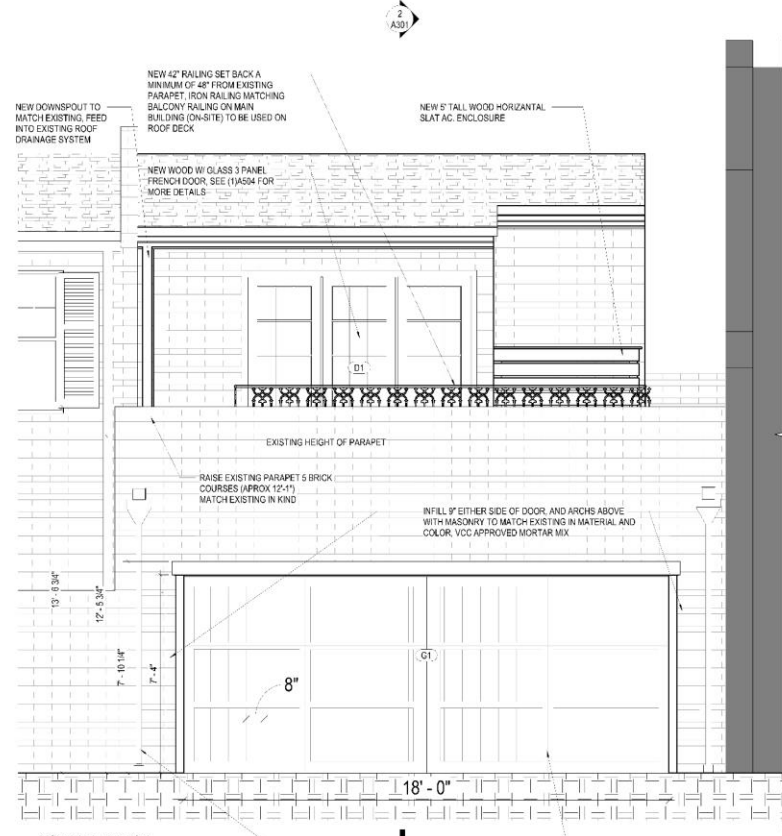
PHOTOGRAPH OF EXISTING GARAGE DOORS



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

EXISTING GARAGE DOORS,
METAL ROLL-UP, TOP OF DOORS CURRENTLY INFILLED
WITH PLYWOOD BOARD

EXISTING DOWNSPOUTS TO BE REMAIN



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

NEW 18" GARAGE DOOR, WOOD
OVERHEAD ROLL-UP,
CUSTOM MILLED, DETAILS TO BE APPROVED BY VCC



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I will undertake providing project completion and/or design services on a contingency basis.



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NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING
ENLARGED ELEVATIONS

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JOB No. 500091
DATE 10/25/2022
Sheet No.

A501

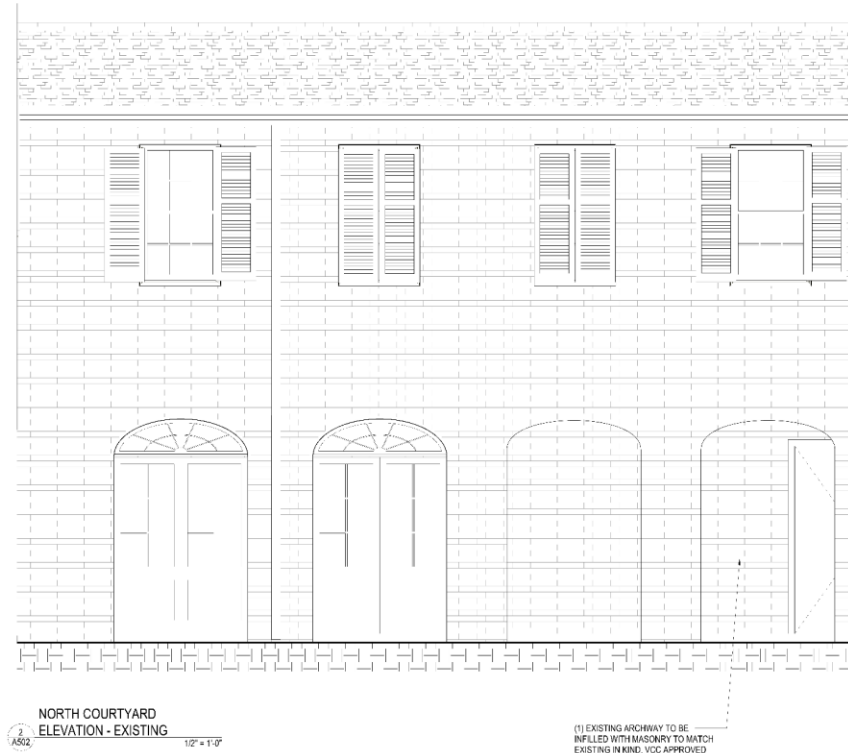
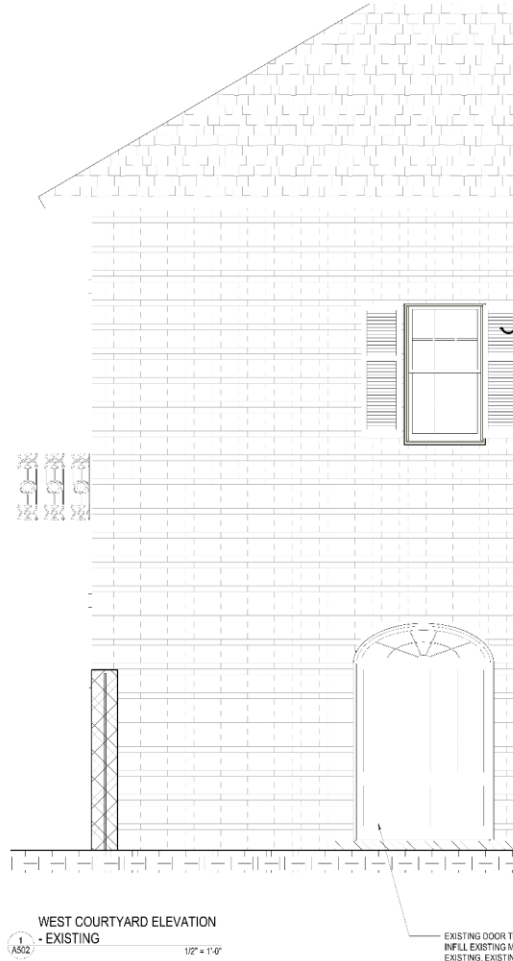


1039 Burgundy

Vieux Carré Commission

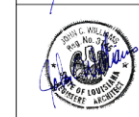
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I and ~~we~~ hereby providing project construction administration services as a group only.



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-REVISIONS-		
No.	Date	Scope

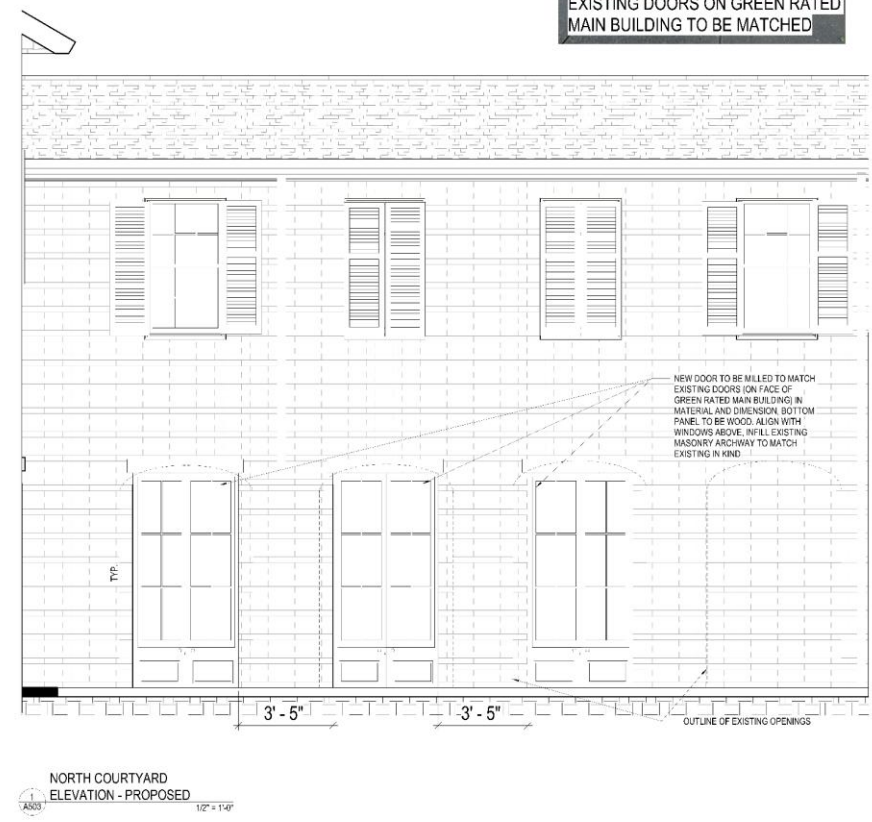
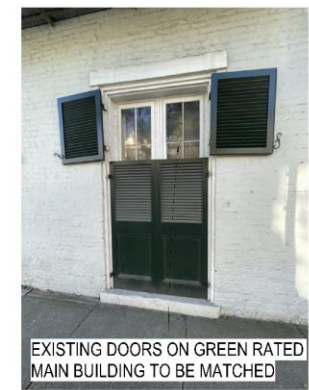
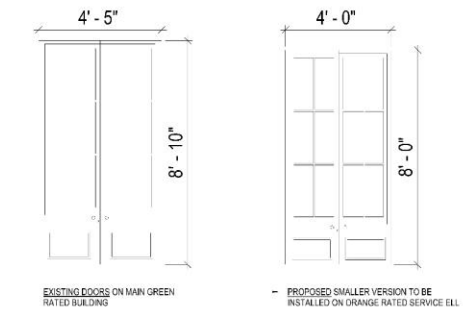
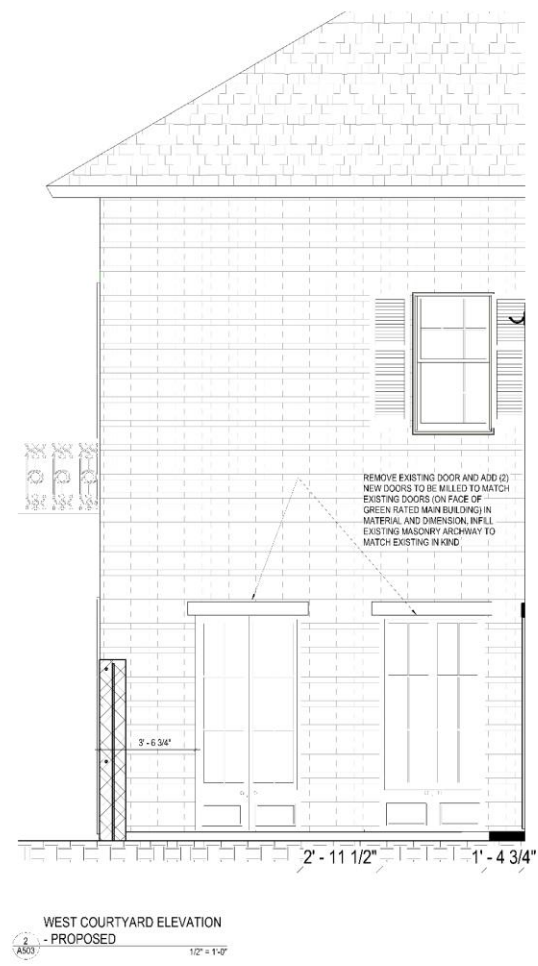
DRAWING
ENLARGED ELEVATIONS

DRAWING BY
SCALE 1/2" = 1'-0"
JCS No. 50021
DATE 10/25/2022
Sheet No.

A502



10/25/2022 1:19:23 PM P:\2020\1039 Burgundy\Drawings\A503 WESTYARD ELEVATION.dwg 1039 Burgundy 10/25/2022 1:19:23 PM





WILLIAMS ARCHITECTS
834 BARONNE STREET
NEW ORLEANS, LA 70113
504-566-0880
WILLIAMSARCHITECTS.COM

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

John Williams



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John C. Williams Architects LLC

KATZENSTEIN RESIDENCE
1039 BURGUNDY STREET
NEW ORLEANS, LA 70116

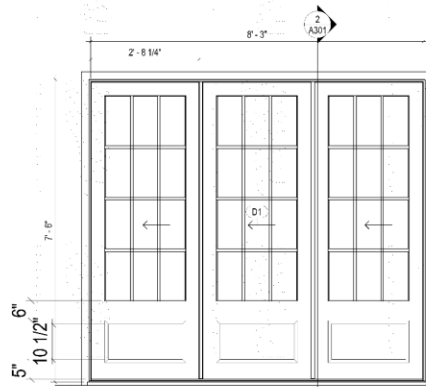
REVISIONS-		
No.	Date	Scope

DRAWING
ENLARGED ELEVATIONS

DRAWING BY: PC
SCALE: 1/2" = 1'-0"
JOB No.: 800001
DATE: 10/25/2022
Sheet No.:

A503

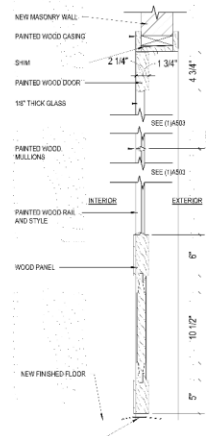




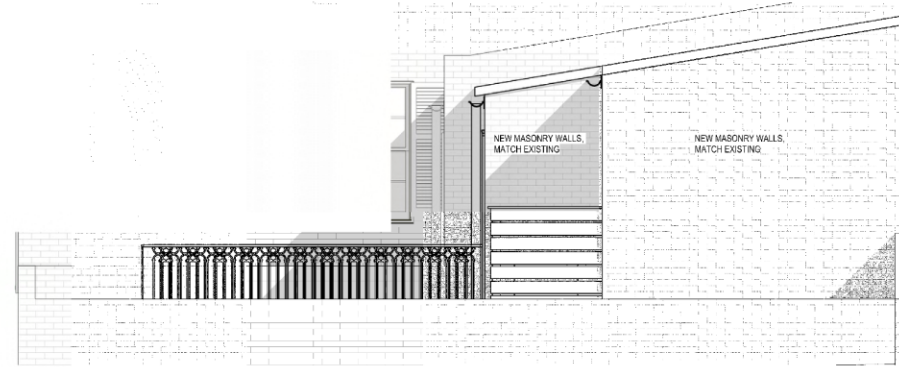
1
A504 ENLARGED DOOR DETAIL
3/4" = 1'-0"

NOTE

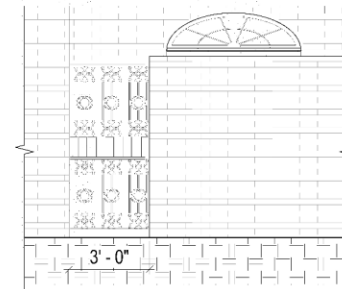
NEW 3 PANEL WOOD FRENCH FOLDING DOOR TO BE CUSTOM MILLED BY WOODWRIGHT SHOP. HEAD JAMB SILL DETAILS AND OVERALL SIZE AND STYLE TO BE APPROVED BY VCC STAFF.



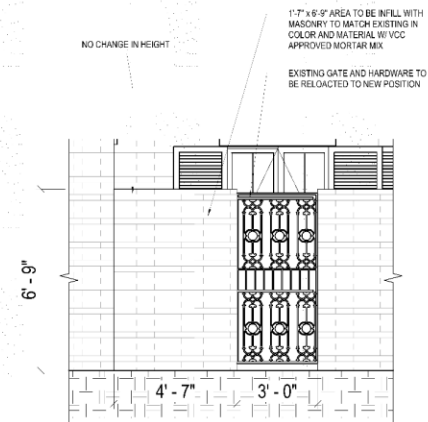
1
A504 D1 HEAD JAMB SILL DETAILS
1 1/2" = 1'-0"



2
A504 WEST ELEVATION - PROPOSED
1/2" = 1'-0"



3
A504 COURTYARD ENTRY GATE FROM SIDEWALK - EXISTING
1/2" = 1'-0"



4
A504 COURTYARD ENTRY GATE FROM SIDEWALK - PROPOSED
1/2" = 1'-0"



WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504-566-0888
WILLIAMSARCHITECTS.COM

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 will maintain the pending project information and coordinate further design changes.

John Williams



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John C. Williams Architects LLC

KATZENSTEIN RESIDENCE
1039 BURGUNDY STREET
NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING
ENLARGED ELEVATIONS -
DOOR DETAILS

DRAWING BY PC
SCALE As indicated
JOB No. 100001
DATE 10/22/2022
Sheet No.

A504

1039 Burgundy

Vieux Carré Commission

December 14, 2022



The seal of the Vieux Carré Commission is an oval emblem. The outer ring contains the text "VIEUX CARRE COMMISSION" at the top and "ESTABLISHED 1936" at the bottom. The center features a stylized fleur-de-lis, a symbol associated with the city of New Orleans.

839-41 Orleans



839-41 Orleans

Vieux Carré Commission

December 14, 2022





839-41 Orleans

Vieux Carré Commission

December 14, 2022





839-41 Orleans

Vieux Carré Commission

December 14, 2022





839-41 Orleans – 1963

Vieux Carré Commission

December 14, 2022





839-41 Orleans

Vieux Carré Commission

December 14, 2022





839-41 Orleans

Vieux Carré Commission

December 14, 2022





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



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



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

839-41 Orleans

Vieux Carré Commission

December 14, 2022





839-41 Orleans

Vieux Carré Commission

December 14, 2022



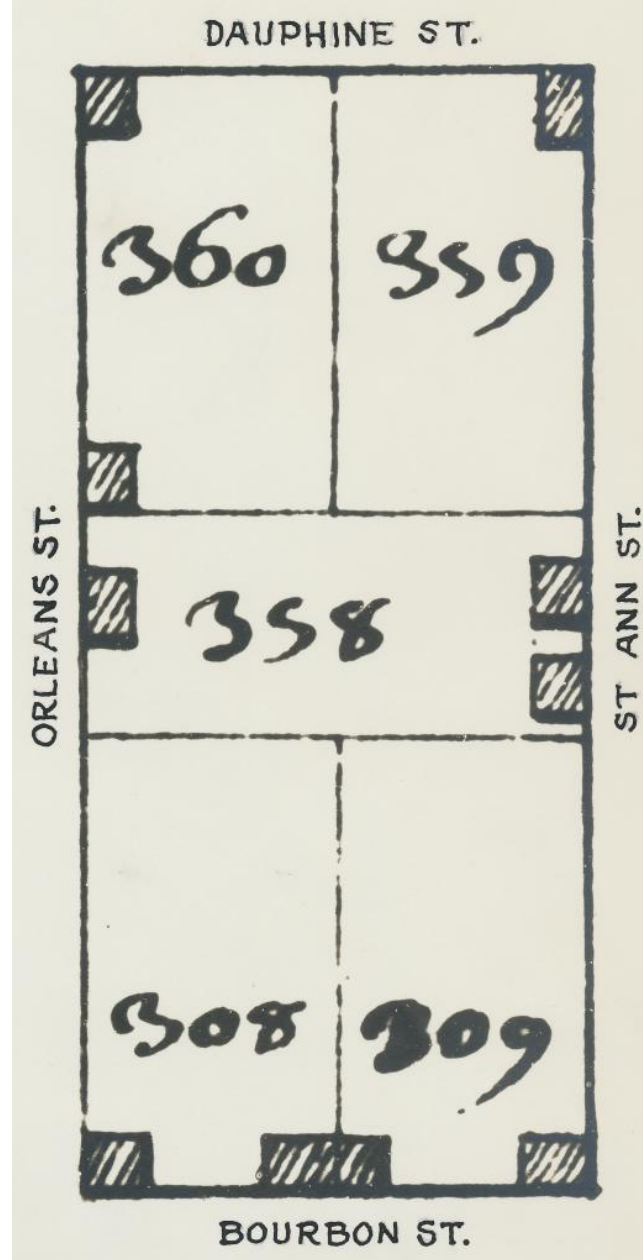


839-41 Orleans

Vieux Carré Commission

December 14, 2022





839-41 Orleans – 1722

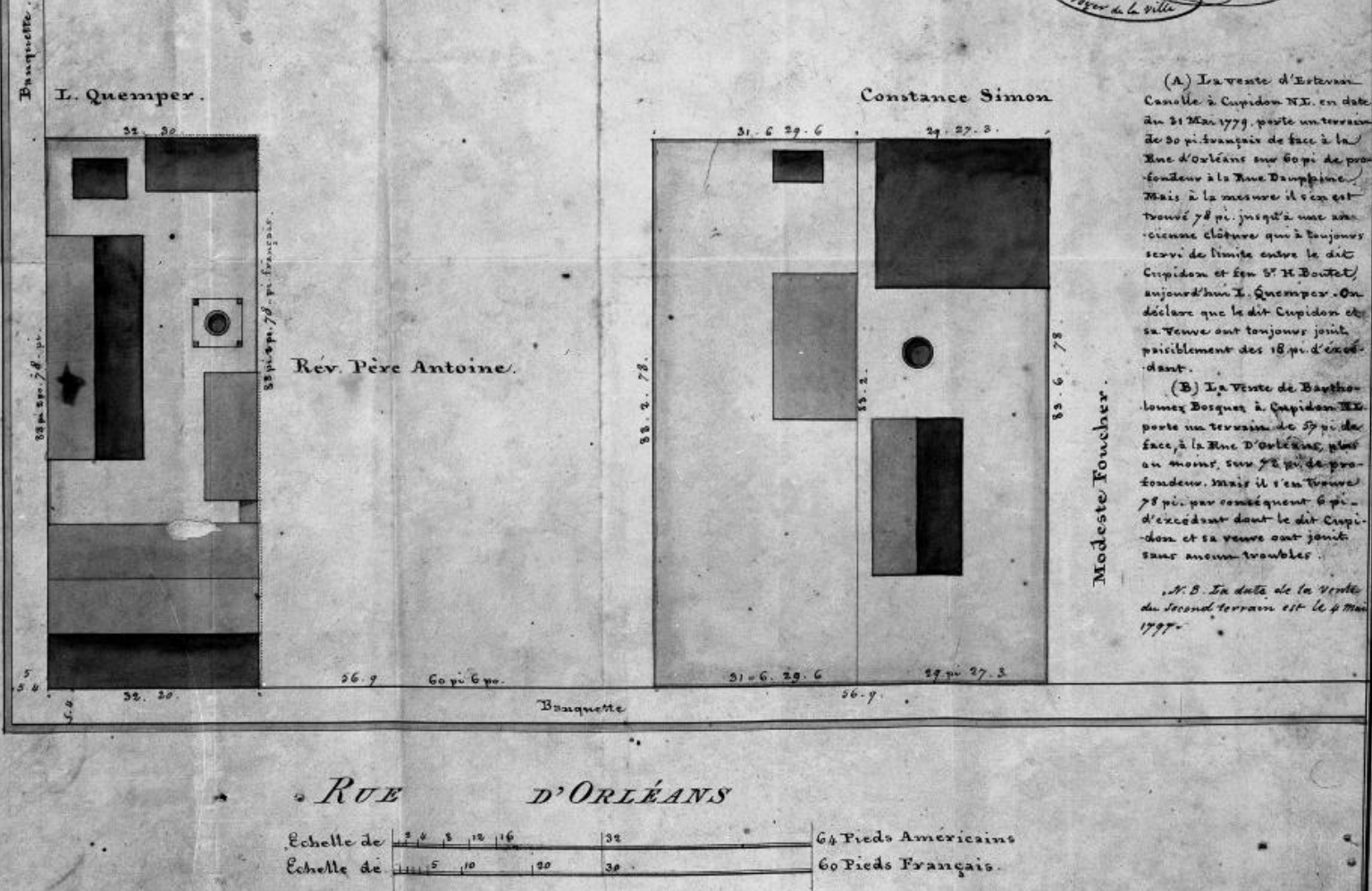
Vieux Carré Commission

December 14, 2022



PLAN représentant deux Terrains, appartenants à la Succession de Marthe D'Éco veuve de Cupidon Caresse, l'un situé Rues D'Orléans et Dauphine ayant 32 pi. de face à la première rue et 84 pi. 3 pou. à la seconde (A). L'autre, situé Rue d'Orléans entre les Rues Dauphine et Bourbon, divisé en deux portions, l'une de 31 pi 6 po. de face sur 83 pi. 2 po. de profondeur, et l'autre de 29 pi. de face sur également 83 pi. 2 po. de Profondeur (B).
Nouvelle Orléans le 25 Mai 1818.

Signé de la ville

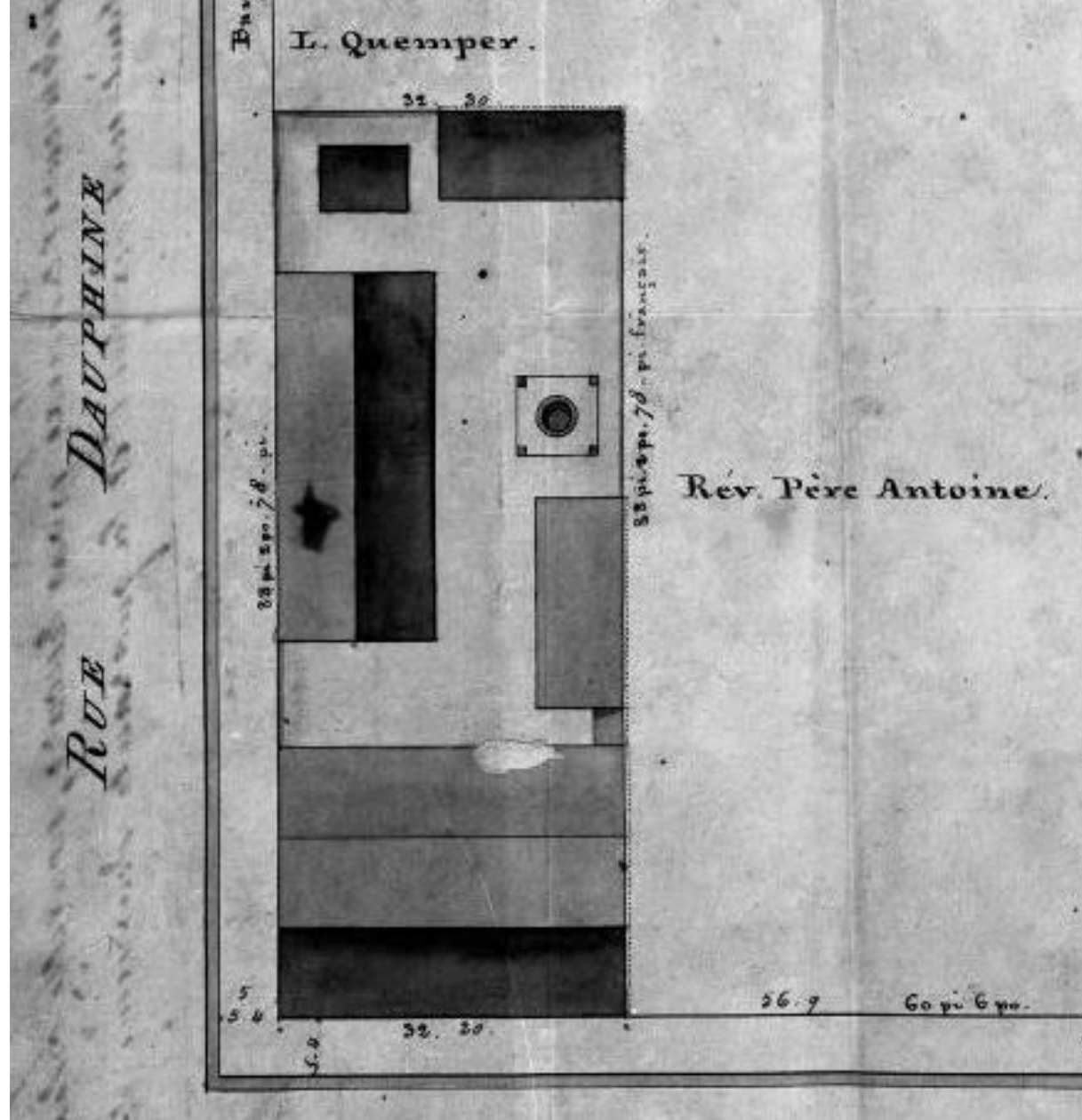


839-41 Orleans – 1818

Vieux Carré Commission

December 14, 2022



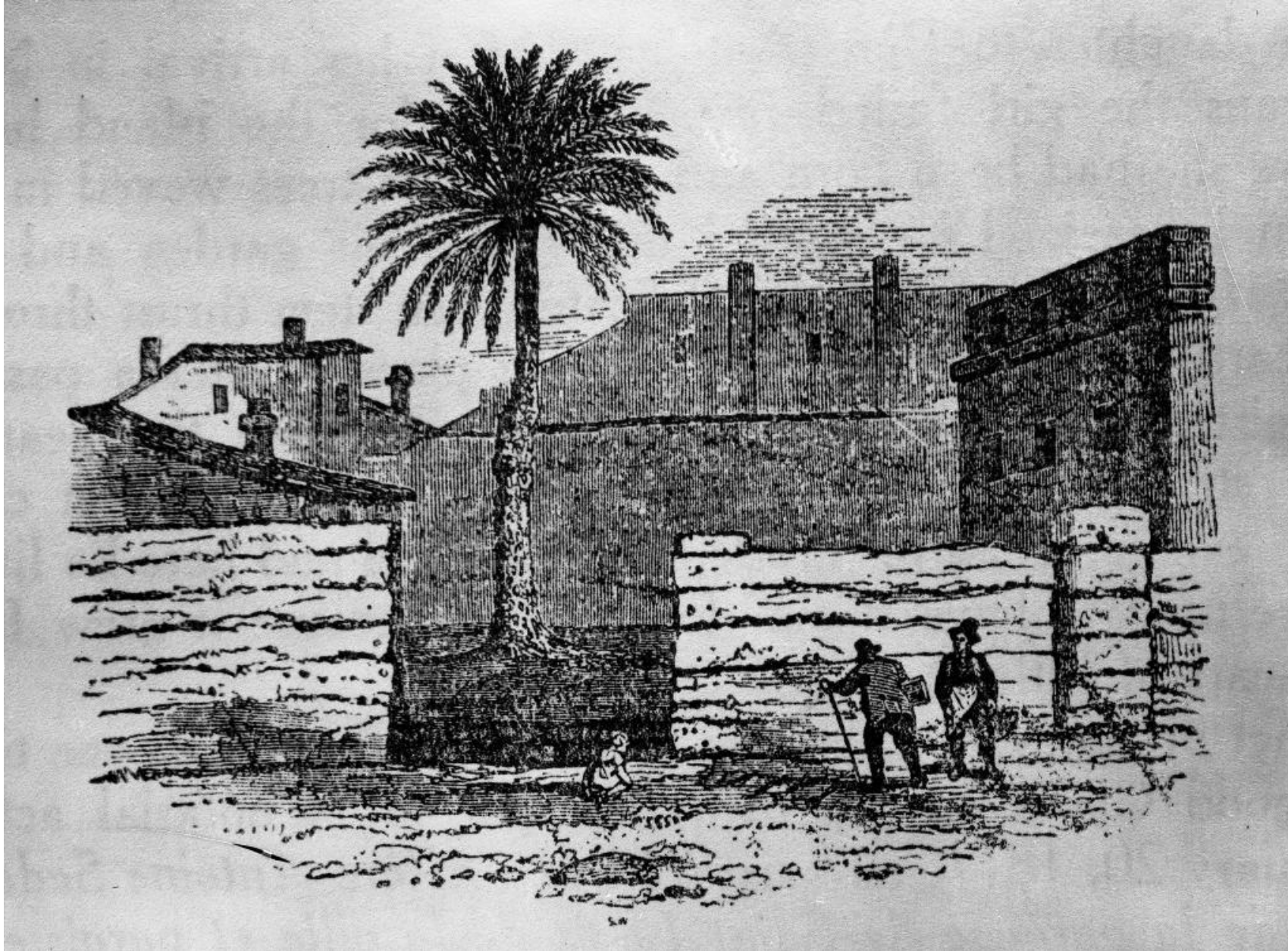


839-41 Orleans – 1818

Vieux Carré Commission

December 14, 2022

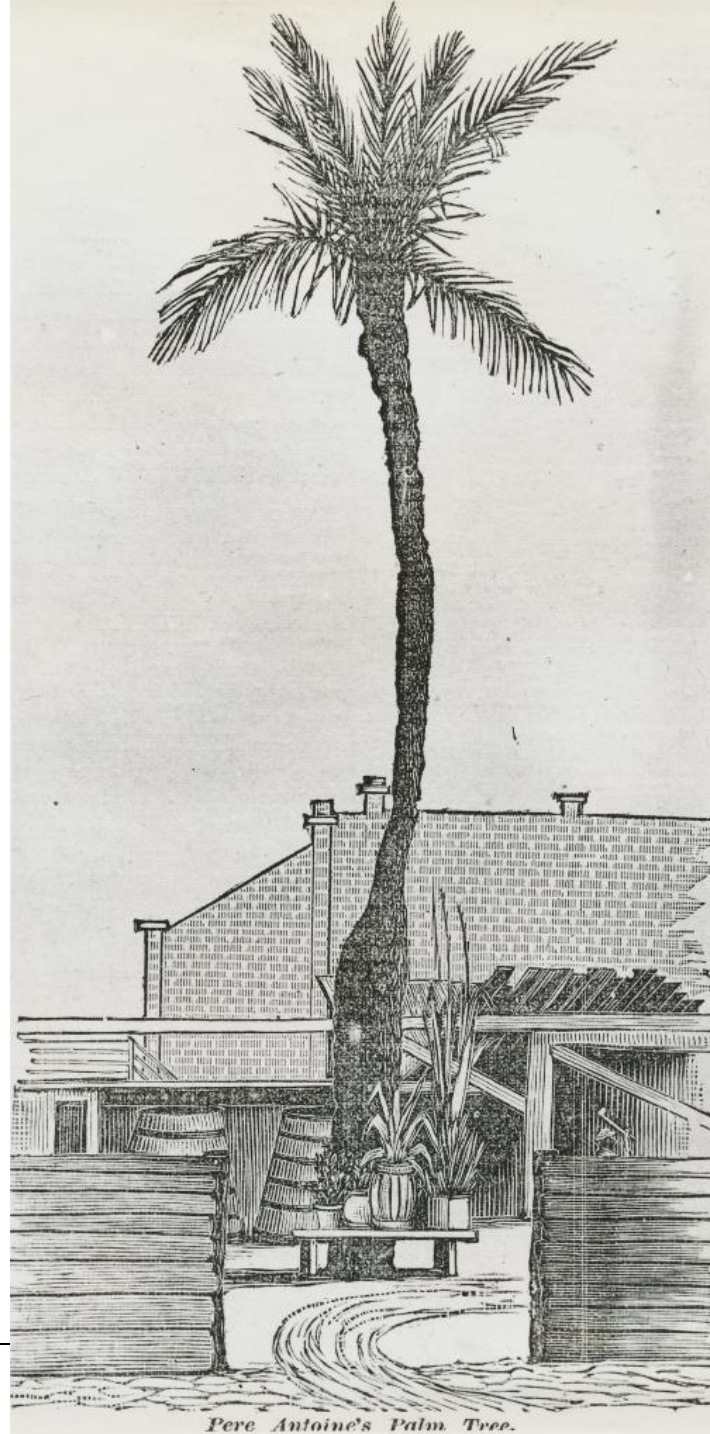




835-37 Orleans – Father Antoine's Date Palm (*Phoenix dactylifera*) as it appeared in 1841 (1936)

835-37 Orleans – 1885

Vieux Carré Commission



December 14, 2022



Tuesday, March 16th 1824

Record Source: Unknown

Record Type: [sale?]

Authority: Philippe Pedesclaux (Notary)

Authority Date: Not Given

From: Reverend Pere Antoine de Sedella To: Philippe Avegno

Wednesday, February 20th 1811

Record Source: Original Act

Record Type: [sale?]

Volume: 62

Authority: Pierre Pedesclaux (Notary)

Page: 264

Authority Date: Wednesday, February 20th 1811

From: Joachim Lozano To: Reverend Pere Antoine de Sedella

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



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



839-41 Orleans

Vieux Carré Commission

December 14, 2022





The seal of the Vieux Carre Commission is an oval emblem. The outer ring contains the text "VIEUX CARRE" at the top and "COMMISSION" at the bottom. The inner circle features a stylized architectural design with columns and a central figure. The text "ESTABLISHED 1936" is written along the bottom edge of the inner circle.

1015 Decatur



1015 Decatur

Vieux Carré Commission

December 14, 2022





1015 Decatur

Vieux Carré Commission

December 14, 2022





1015 Decatur, 1948

Vieux Carré Commission

December 14, 2022





1015 Decatur, 1948

Vieux Carré Commission

December 14, 2022





1015 Decatur, 1964

Vieux Carré Commission

September 14, 2022





1015 Decatur – 1005 Decatur Plan Book, 1852

Vieux Carré Commission

September 14, 2022





1015 Decatur

Vieux Carré Commission

December 14, 2022





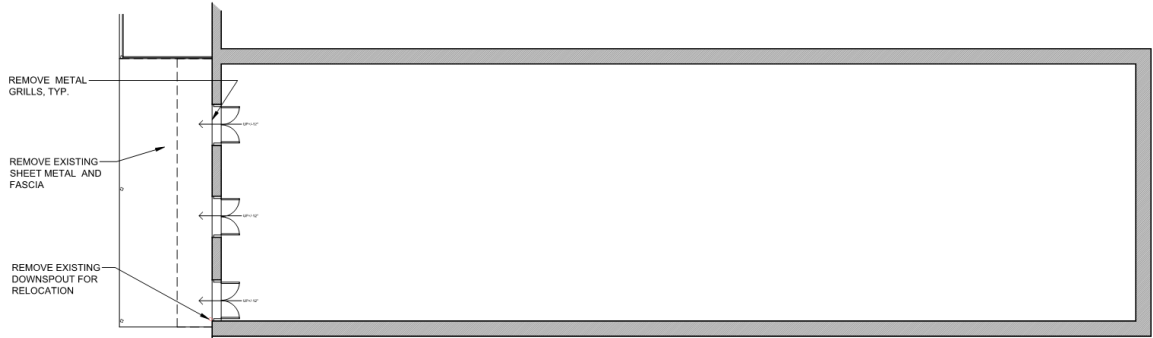
1015 Decatur

Vieux Carré Commission

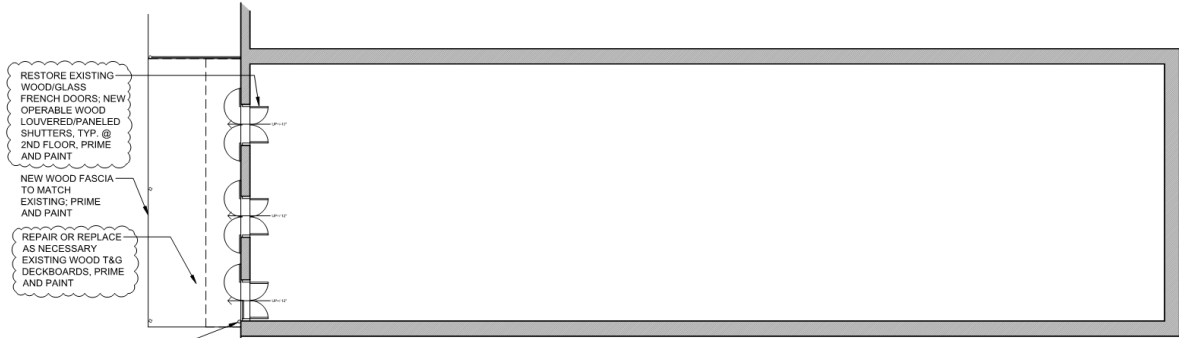
07 11 2022

December 14, 2022

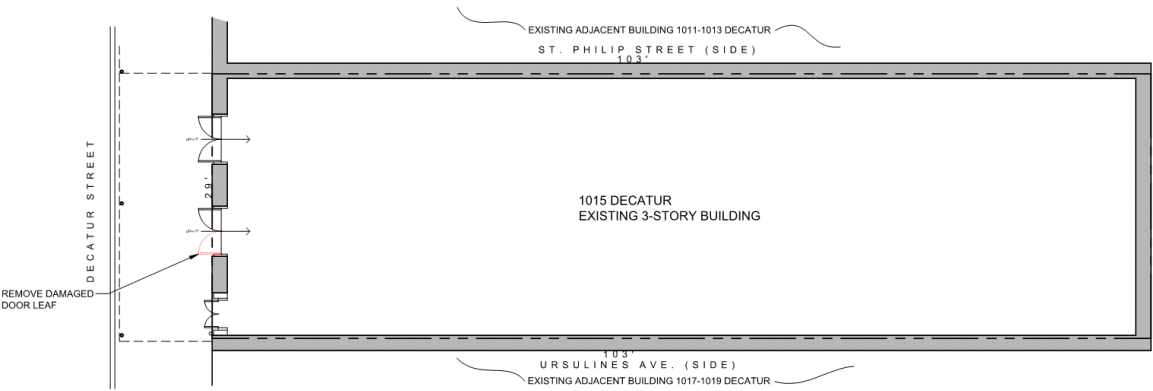




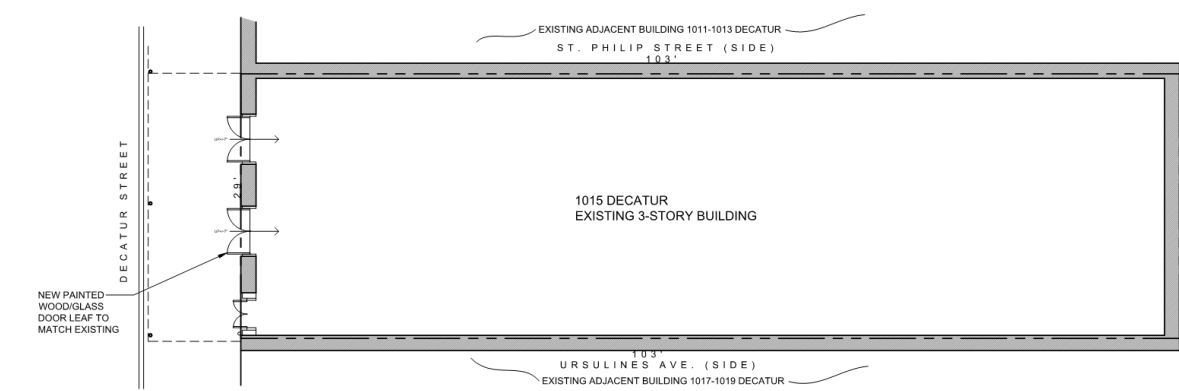
EXISTING / DEMOLITION SECOND FLOOR PLAN
SC: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SC: 1/8" = 1'-0"



EXISTING / DEMOLITION SITE PLAN / FIRST FLOOR PLAN
SC: 1/8" = 1'-0"



PROPOSED SITE PLAN / FIRST FLOOR PLAN
SC: 1/8" = 1'-0"

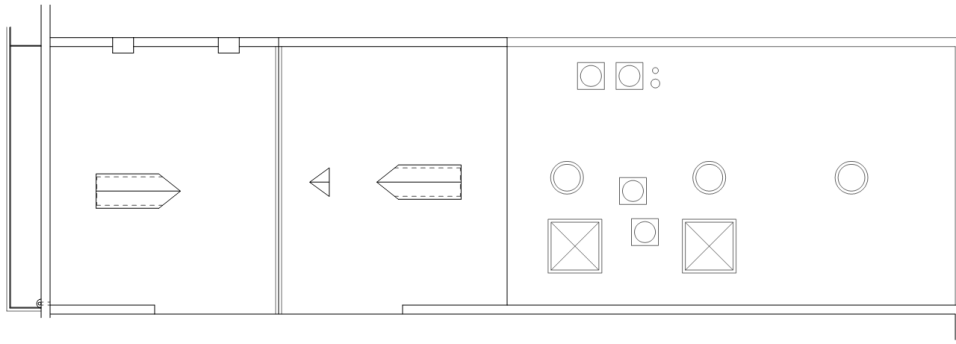
1015 Decatur

Vieux Carré Commission

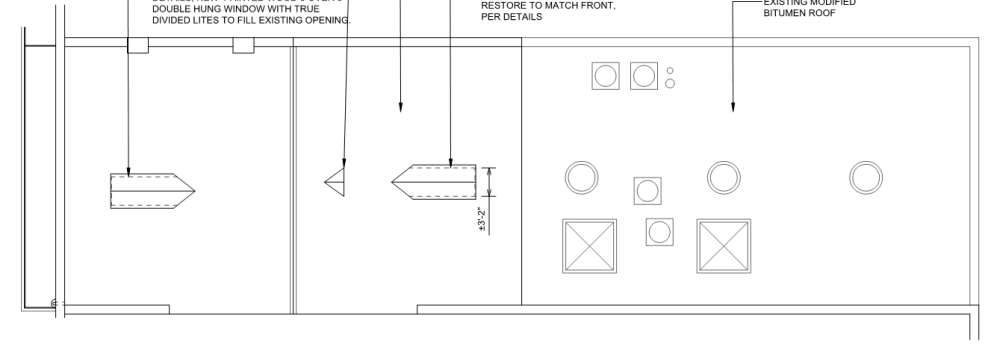
EXTERIOR MODIFICATIONS 1015 DECATUR STREET New Orleans, Louisiana 70124	LKHarmen Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans, Louisiana 70124 504.485.5870 harmon@lkharmenarchitects.com	10.24.2022 REV.	A1.0 LKH #6122

December 14, 2022

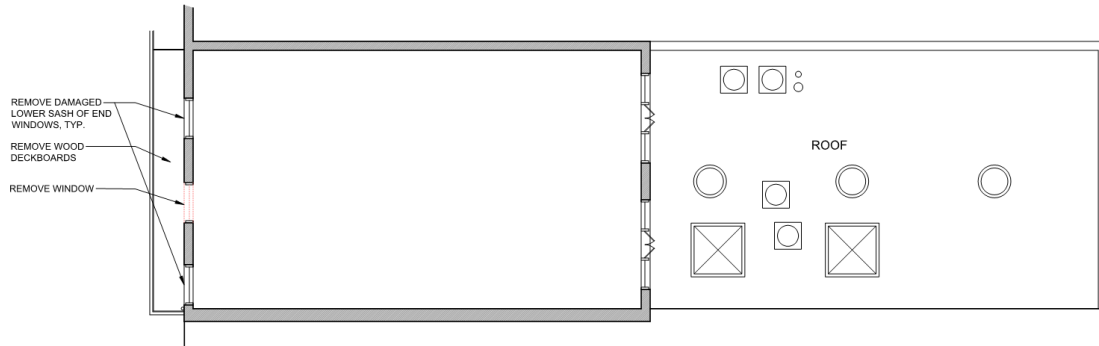




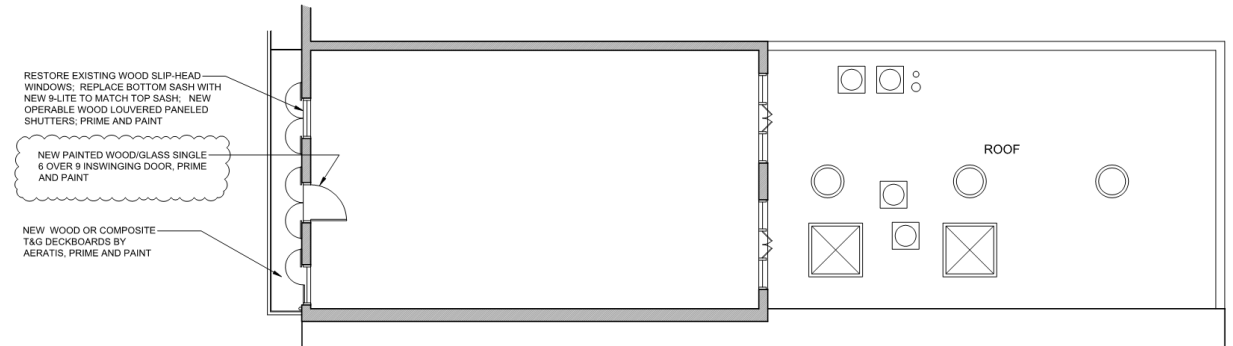
 **EXISTING / DEMOLITION ROOF PLAN**
SC: 1/8" = 1'-0"



 **PROPOSED ROOF PLAN**
SC: 1/8" = 1'-0"



 **EXISTING / DEMOLITION THIRD FLOOR PLAN**
SC: 1/8" = 1'-0"



 **PROPOSED THIRD FLOOR PLAN**
SC: 1/8" = 1'-0"

1015 Decatur

Vieux Carré Commission

EXTERIOR MODIFICATIONS
1015 DECATUR STREET
New Orleans, Louisiana 70124



LKHarmon Architects
A Professional Architectural Corporation
6238 Argonne Boulevard
New Orleans Louisiana 70124
504.485.5870 harmon@lkharchitects.com

DRAWINGS ARE FORMATTED TO PRINT TO SCALES INDICATED ONLY ON 24"x36" SHEETS		
10.24.2022	A1.1	LKH #6122
11.9.2022 REV.		
12.9.2022 REV.		

December 14, 2022





EXISTING / DEMOLITION FRONT ELEVATION
SC: 1/4" = 1'-0"

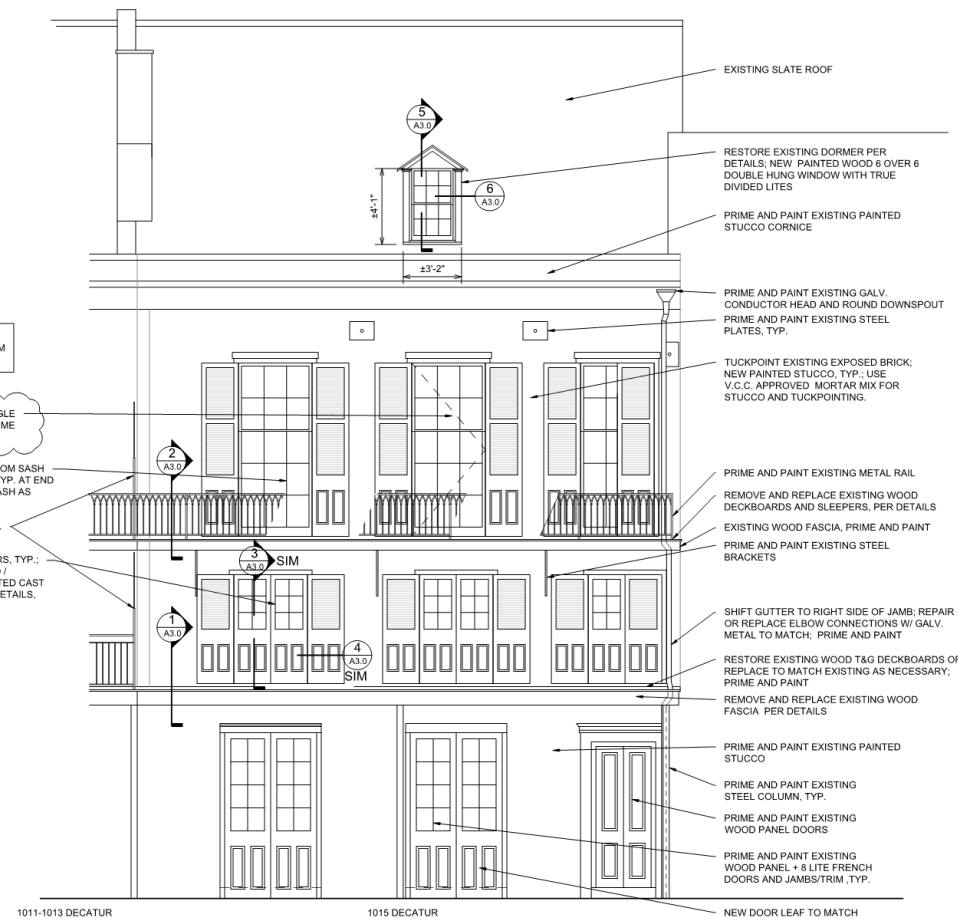
GENERAL NOTE: REMOVE ALL GRAFFITI AND VEGETATION FROM BUILDING TYP. THROUGHOUT

NEW PAINTED WOOD/GLASS SINGLE 6 OVER 9 INSWINGING DOOR, PRIME AND PAINT

NEW PAINTED WOOD 9-LITE BOTTOM SASH TO MATCH EXISTING TOP SASH, TYP. AT END WINDOWS. REPAIR 6-LITE TOP SASH AS NECESSARY, PRIME AND PAINT

EXISTING GARDE DE FRISE, TYP.

REPAIR EXISTING FRENCH DOORS, TYP.: NEW PAINTED WOOD LOUVERED / PANELED SHUTTERS WITH PAINTED CAST IRON HOLD OPEN HINGES PER DETAILS, TYP. @ 2ND FLOOR.



PROPOSED FRONT ELEVATION
SC: 1/4" = 1'-0"

1015 Decatur

Vieux Carré Commission

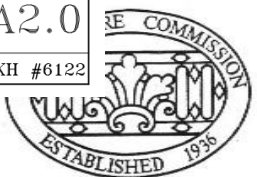
EXTERIOR MODIFICATIONS
1015 DECATUR STREET
New Orleans, Louisiana 70124



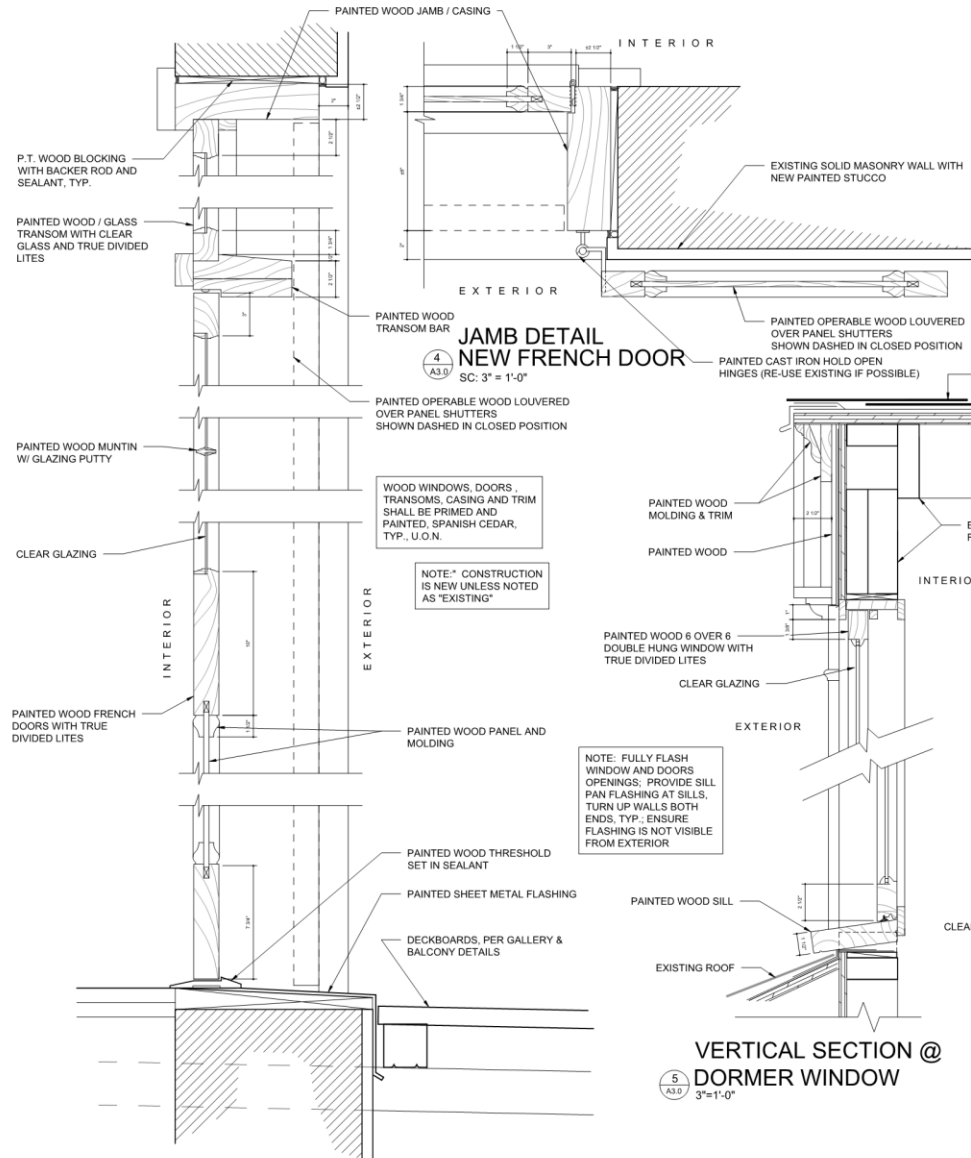
LKHarmen Architects
A Professional Architectural Corporation
6238 Argonne Boulevard
New Orleans Louisiana 70124
504.485.5870 harmon@lkharmenarchitects.com

DRAWINGS ARE FORMATTED TO PRINT TO SCALES INDICATED ONLY ON 24"X36" SHEETS

10.24.2022	A2.0
11.9.2022 REV.	
12.9.2022 REV.	
LKH #6122	

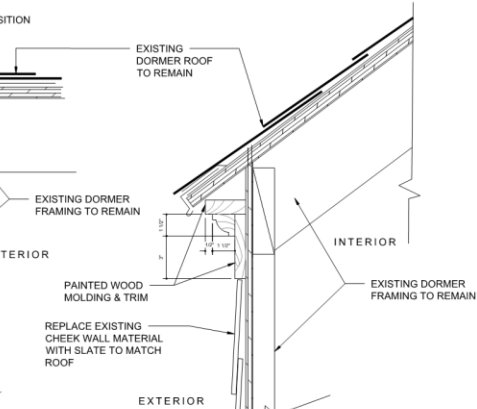


December 14, 2022

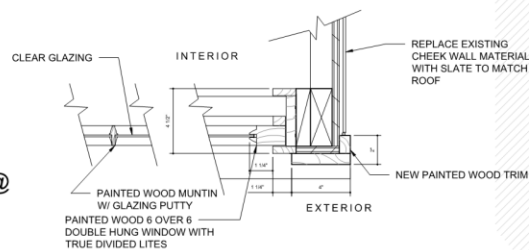


3
A3.0
VERTICAL SECTION DETAIL
NEW FRENCH DOOR & TRANSOM
SC: 3" = 1'-0"

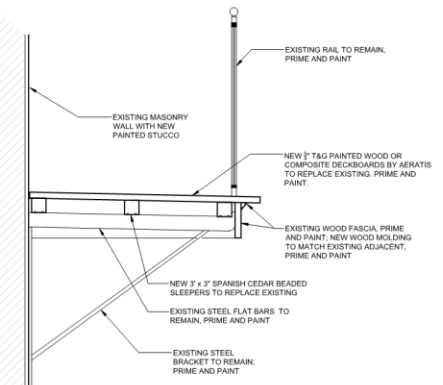
5
A3.0
VERTICAL SECTION @
DORMER WINDOW
SC: 3" = 1'-0"



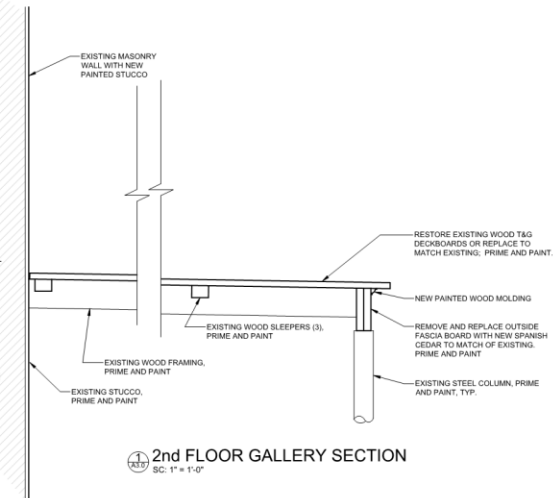
7
A3.0
VERTICAL SECTION
@ DORMER CHEEK WALL
SC: 3" = 1'-0"



6
A3.0
JAMB DETAIL @
DORMER WINDOW
SC: 3" = 1'-0"



2
A3.0
3rd FLOOR BALCONY SECTION
SC: 1" = 1'-0"



1
A3.0
2nd FLOOR GALLERY SECTION
SC: 1" = 1'-0"

1015 Decatur

Vieux Carré Commission

EXTERIOR MODIFICATIONS
1015 DECATUR STREET
New Orleans, Louisiana 70124

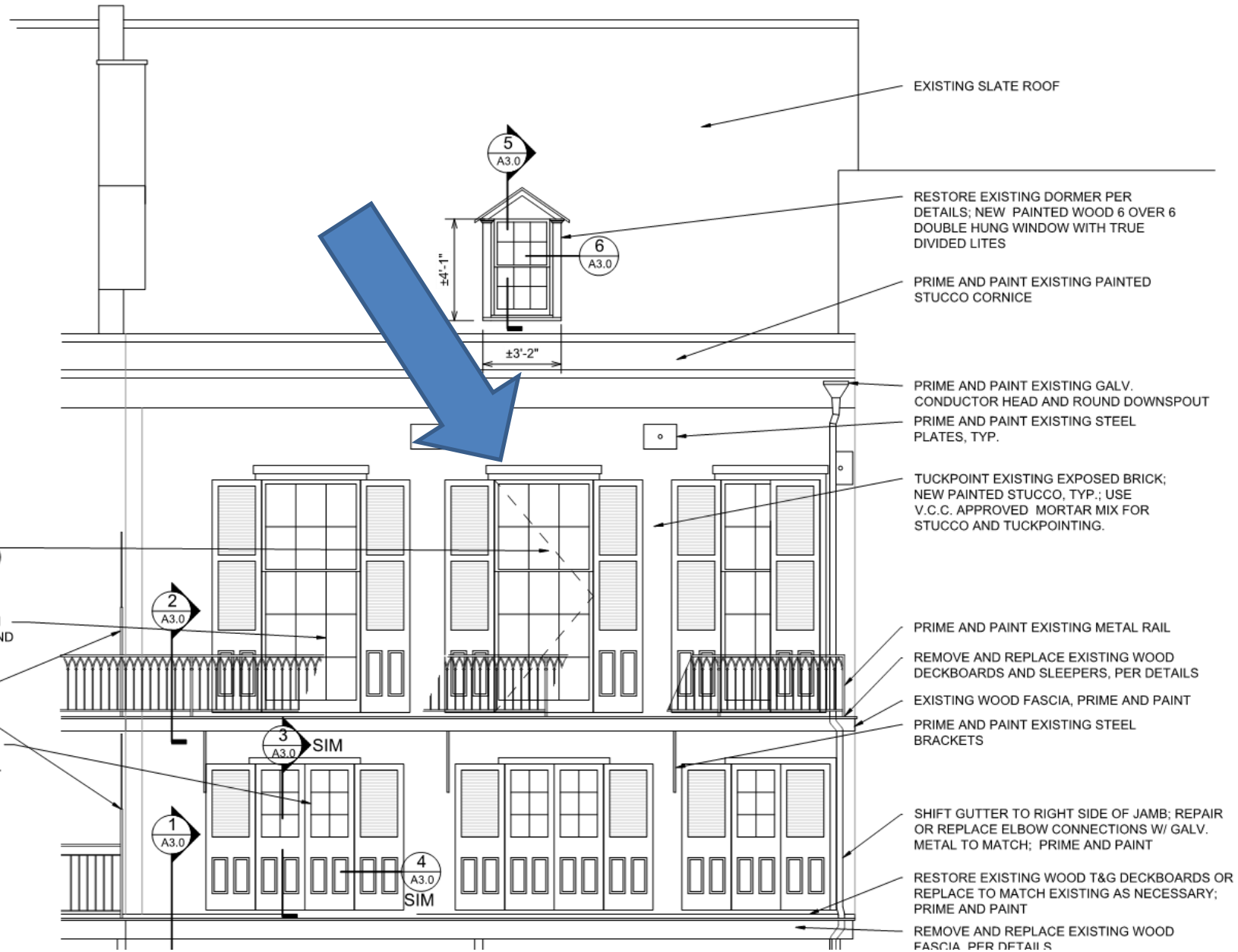


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504.485.5870 harmon@lkharmonarchitects.com

10.24.2022	A3.0
REV. 11.9.2022	
LKH #6122	



December 14, 2022



1015 Decatur

Vieux Carré Commission

December 14, 2022



1015 Decatur – Example
condition at 333 Bourbon

Vieux Carré Commission



December 14, 2022





1009 Burgundy



1009 Burgundy

Vieux Carré Commission

December 14, 2022





1009 Burgundy

Vieux Carré Commission

December 14, 2022





1009 Burgundy

Vieux Carré Commission

December 14, 2022





1009 Burgundy

Vieux Carré Commission

December 14, 2022





1009 Burgundy

Vieux Carré Commission

December 14, 2022





1009 Burgundy

Vieux Carré Commission

December 14, 2022





1009 Burgundy

Vieux Carré Commission

December 14, 2022





1009 Burgundy

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December 14, 2022





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Vieux Carré Commission

December 14, 2022





1009 Burgundy

Vieux Carré Commission

December 14, 2022





1009 Burgundy

Vieux Carré Commission

December 14, 2022





1009 Burgundy

Vieux Carré Commission

December 14, 2022





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December 14, 2022





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Vieux Carré Commission

December 14, 2022





1009 Burgundy

Vieux Carré Commission

December 14, 2022





1009 Burgundy

Vieux Carré Commission

December 14, 2022



ALTERATIONS & NEW CONSTRUCTION

FOR

THE RESIDENCE OF:

JEFFERY & CELIA COLLINS

AT

1009 BURGUNDY STREET

NEW ORLEANS, LA. 70116

CLASSICAL ROOTS ARCHITECTURE LLC

ARCHITECT
806 BELLEVILLE STREET
PH: 504/603-6881

A PROFESSIONAL CORPORATION
NEW ORLEANS, LA 70114
EM: MICHAEL@CLASSICALROOTS.COM

STRUCTURAL ENGINEER
4702 TOULOUSE ST.
PH: 504/488-1442

WALTER F. ZEHNER, III, P.E.

A PROFESSIONAL STRUCTURAL ENGINEER
NEW ORLEANS, LA 70119
EM: WALTERZEHNER@MSN.COM

DRAWING INDEX

SHEET NUMBER	SHEET NAME	CURRENT REVISION
PROJECT END		
A000	TITLE SHEET	
A005	BLDG PROTECTION PLAN	
CIVIL		
C005	BENCHMARK & SURVEY	
ARCHITECTURAL		
A101	FIRST FLOOR PLAN	
A201	SOUTH & EAST ELEVATIONS	
A301	CONSTRUCTION DET - ROOFING	
A302	CONSTRUCTION DET - ROOFING	
A303	CONSTRUCTION DET - ROOFING	
A501	SPECS - GENERATOR	
A502	SPECS - ROOF CURB & LIGHTING	
A503	SOUNDLEVEL INFORMATION	
A601	SHUTTER DETAILS	
A602	DETAILS - SCREEN & AWNING	
A701	3D VIEWS	
STRUCTURAL		
S101	STRUCTURAL 1ST FLOOR PLAN	

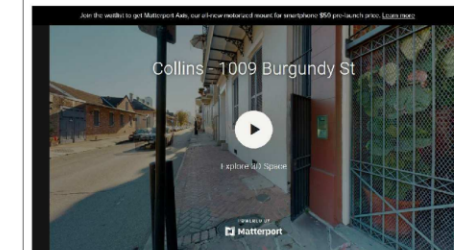
3D WALKTHROUGH SCAN OF THE EXISTING
PROPERTY FOR CONTRACTORS AND
SUBCONTRACTORS BIDDING ON PROJECT

CLICK LINK BELOW:

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

Collins - 1009 Burgundy St

SPACE DETAILS ADD-ONS DOWNLOADS STATS



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806 BELLEVILLE ST.
NEW ORLEANS, LA 70114
MOBILE: (504) 603-6881
MICHAEL@CLASSICALROOTS.COM

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NEW ORLEANS, LA 70119
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FAX: (504) 488-1448
WALTERZEHNER@MSN.COM

VCC COMMISSION

No.	Description	Date

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

Project number: 2021-007
Date: 04/12/2022
Drawn by: MR
Checked by: GG
A000

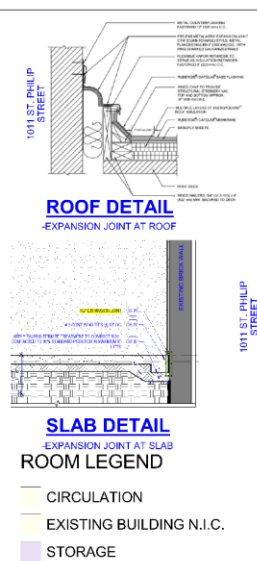
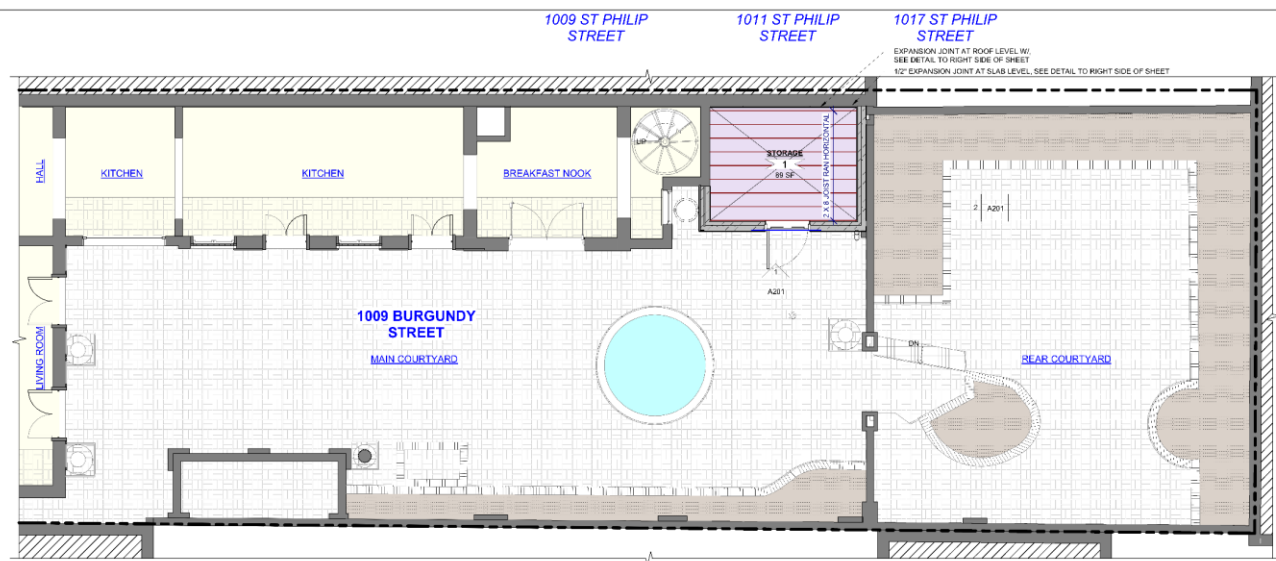
Scale:

1009 Burgundy

Vieux Carré Commission

December 14, 2022





PROTECTION PLAN - 1011 ST PHILIP STREET BLDG
1/4" = 1'-0"

CONTRACTOR SHALL FOLLOW CONSTRUCTION PROTECTION PLAN AS OUTLINED BELOW

CONSTRUCTION PROTECTION PLAN

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

Broad Protection Measures:

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

Communication/Pre-demolition/Pre-construction Meeting:

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

Documentation

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

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

- tar and alterations due to later additions, interior masonry walls that were originally exterior walls to be documented, Interior and Exterior Condition
- Cornice Details – cornices at all elevations and all areas where cornice is missing.
- Historic Fabric and later construction to be demolished – Photographic documentation of fabric to be demolished and adjacent historic fabric, specifically in connection to historic work.
- Interior Historic Stairs and Floors – Existing condition of stairs and floor to be documented.

Implementation of Protection Measures

Demolition and Construction Protection:

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

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

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

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

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

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

Windows & Doors

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

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

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

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

Interior

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

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

Debris chutes will be directed away from historic structures.

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

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

Protection From Fire

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

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

The job will be a non-smoking site.

Protection During Application of Chemicals

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

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

Dust Control:

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

General Protection

Temporary protection will not be attached to historic surfaces unless approved by Architect.

This job site is a NON-Smoking site. All persons within the Project work and staging areas and anywhere on the property are prohibited from smoking.

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

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

Existing work will be documented before such procedure (preconstruction) and progress during the work with digital preconstruction documentation photographs.

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

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

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

References Include:

National Park Service Preservation Task Note "Temporary Protection Number 3, Protecting a Historic Structure During Adjacent Construction"

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



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WWW.CLASSICALROOTS.COM

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NEW ORLEANS, LA 70114
MOBILE: (504) 603-6861
MICHAEL@CLASSICALROOTS.COM

WALTER F. ZEHNER, II, P.E.
4102 TOULOUSE ST.
NEW ORLEANS, LA 70119
PH: (504) 488-1442
FAX: (504) 488-1448
WALTERZEHNER@MSN.COM

VCC COMMISSION

No.	Description	Date

COLLINS RESIDENCE - STORAGE BLDG.

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

BLDG PROTECTION PLAN

Project number 2021-007
Date 04/12/2022

Drawn by Author
Checked by Checker

A005

Scale 1/4" = 1'-0"

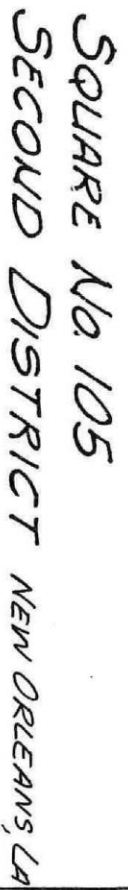
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1009 Burgundy

Vieux Carré Commission

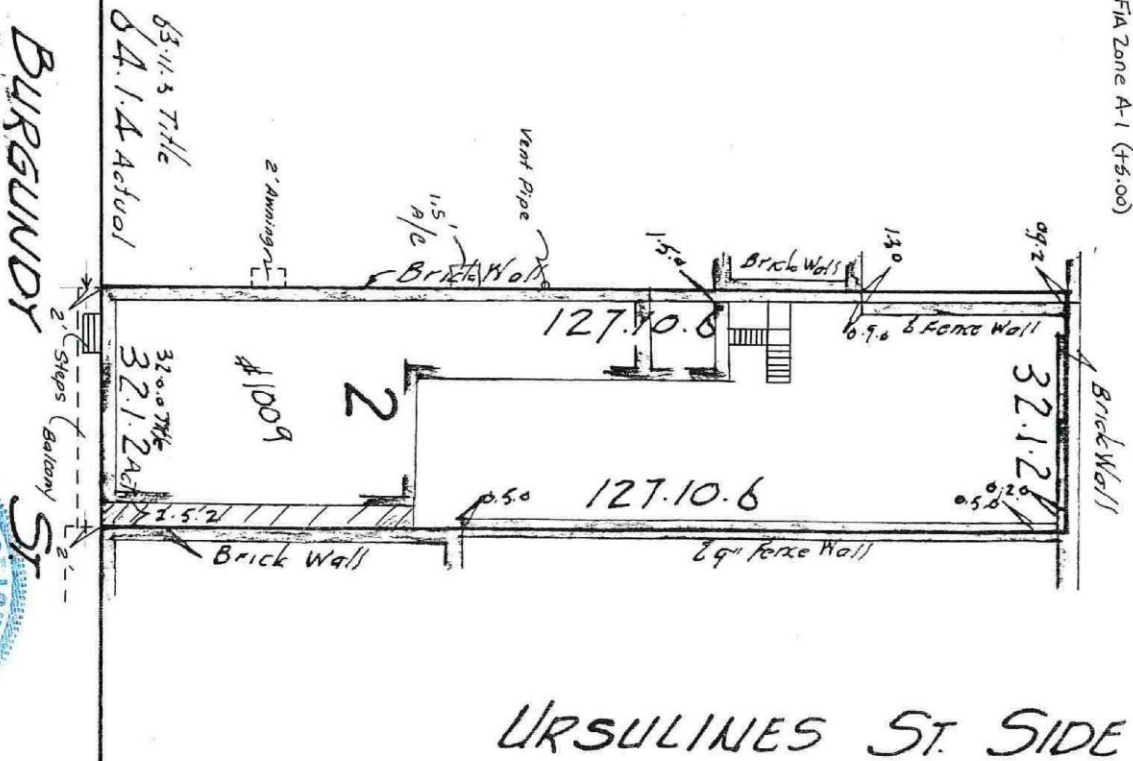
December 14, 2022



N. RANPART ST. SIDE

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the above described property is ~~not~~ in a special flood hazard area.

FIA Zone A-1 (+5.00)

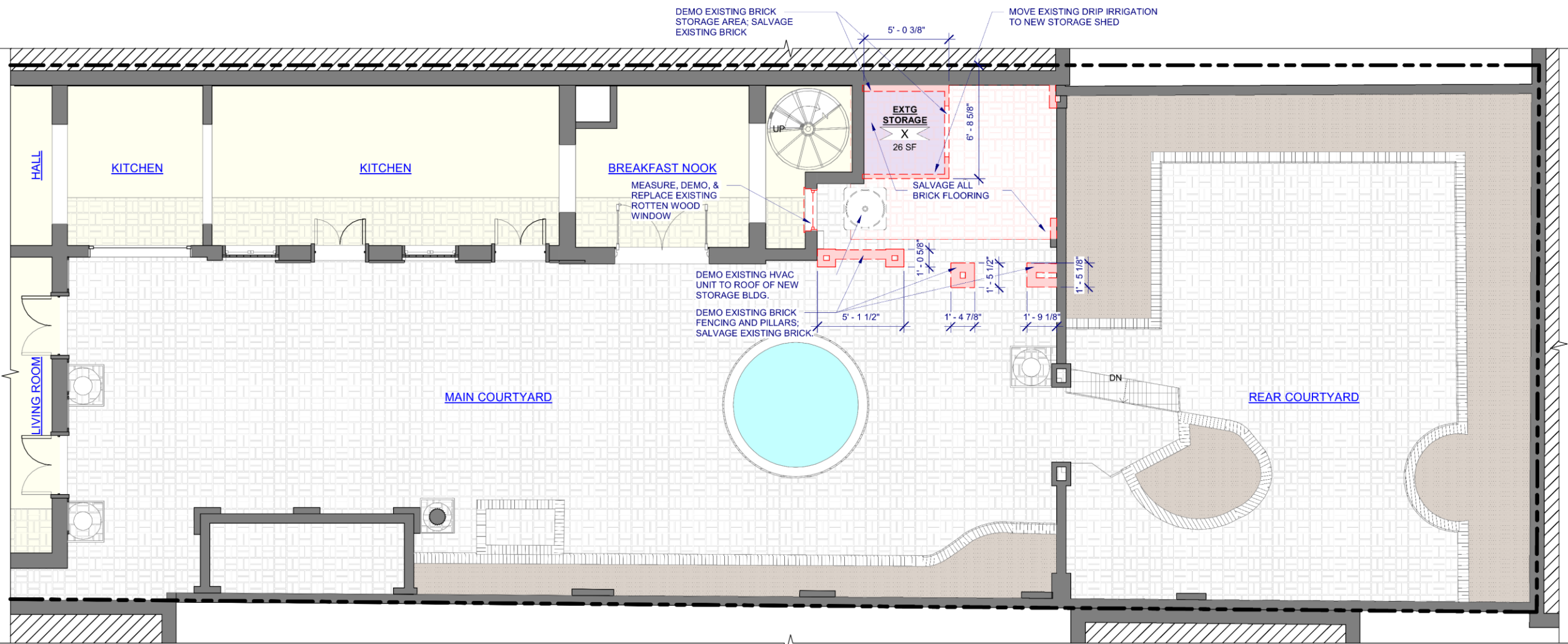


May 2, 1992

Survey certified correct. Made at the request of
Barbara B. Martin, Phelps Dunbar & Lawyers
Insurance Corp.

Gilbert, Kelly & Couturie, Inc., Surveying & Engineering
2121 N. Causeway Blvd., Metairie, LA 70002

PD



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



1009 ST PHILIP STREET
WALL OF EXISTING

1011 ST PHILIP STREET
12'-8"

1017 ST PHILIP STREET

CONSTRUCT WALL ON TOP OF EXISTING BRICK FENCE. INFILL BRICK CROSS PATTERN OPENINGS WITHIN EXISTING

1009 Burgundy

Vieux Carré Commission

December 14, 2022



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



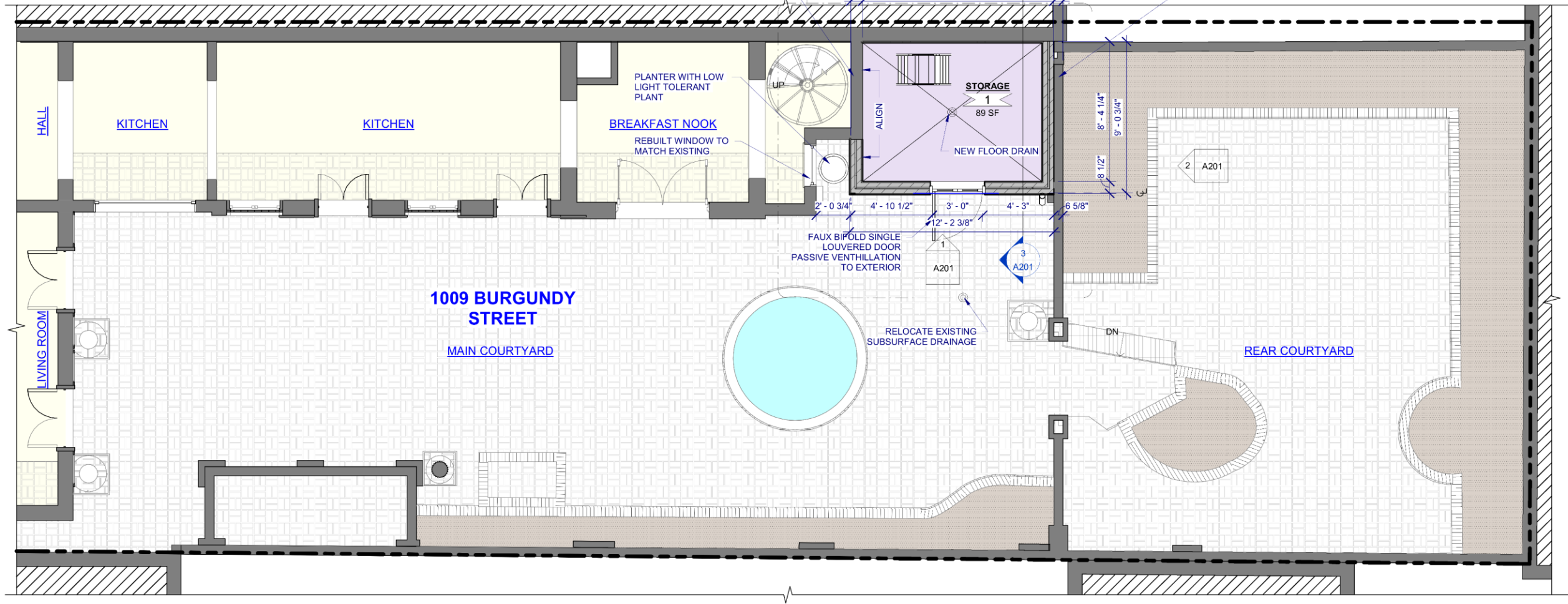
1009 ST PHILIP STREET

1011 ST PHILIP STREET

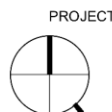
1017 ST PHILIP STREET

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

PASSIV
5 PLY B
WALL



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



1009 Burgundy

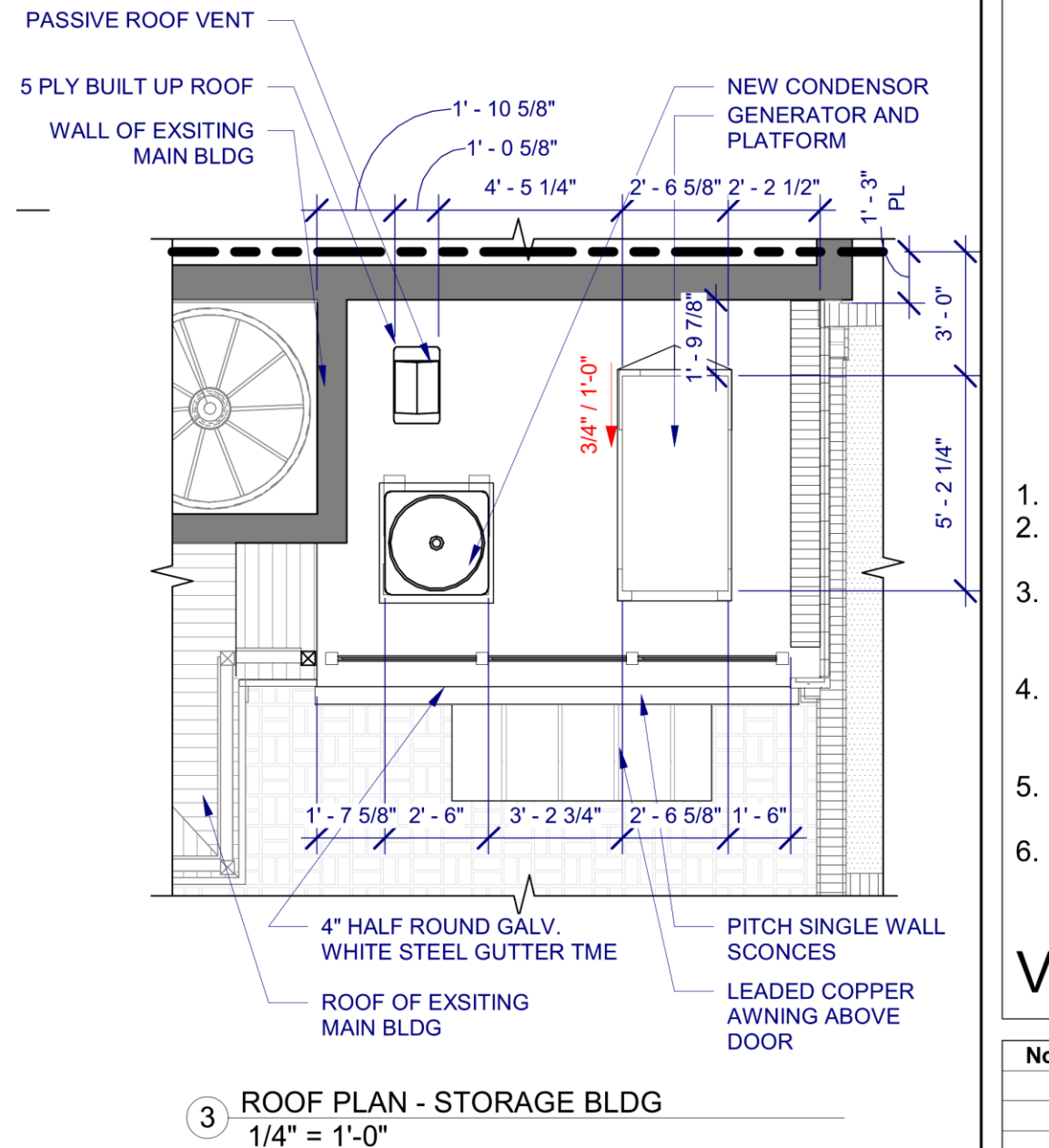
Vieux Carré Commission

GENERA

1. ALL DIMENSIONS ARE G



December 14, 2022



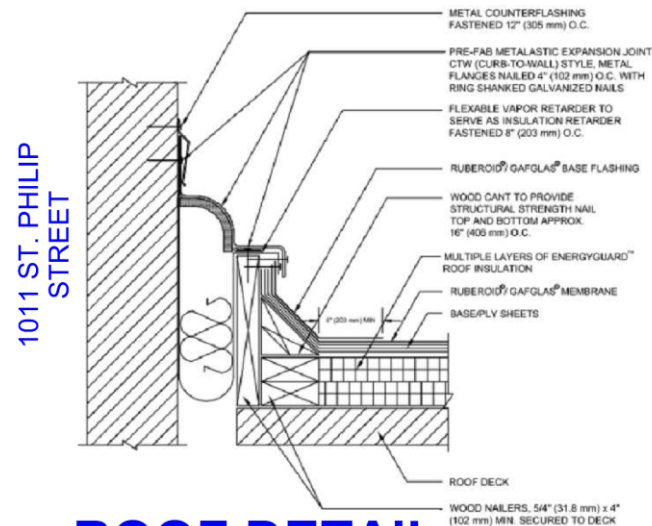
③ ROOF PLAN - STORAGE BLDG
1/4" = 1'-0"

1009 Burgundy

Vieux Carré Commission

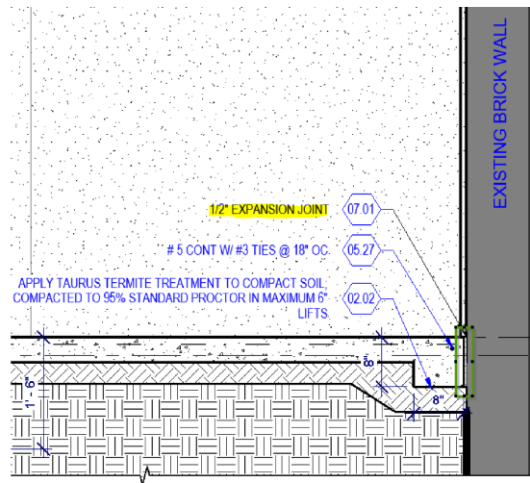
December 14, 2022





ROOF DETAIL

-EXPANSION JOINT AT ROOF



SLAB DETAIL

-EXPANSION JOINT AT SLAB

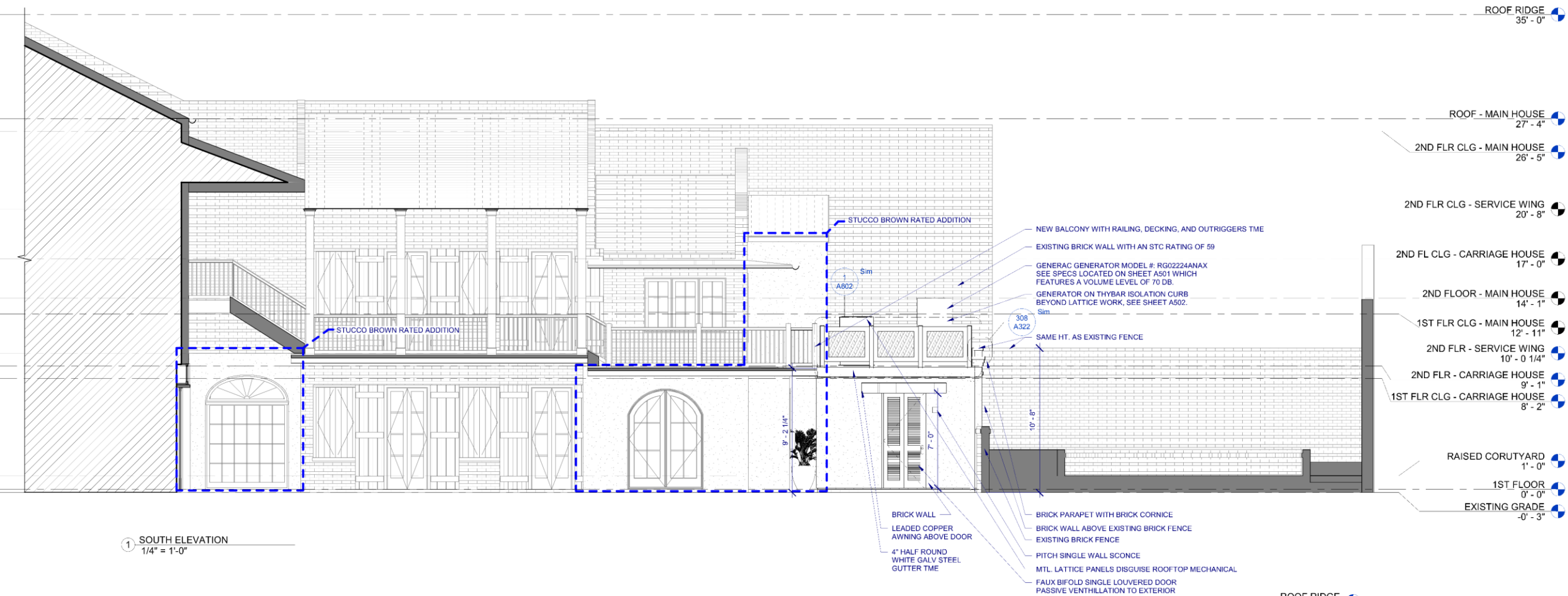
ROOM LEGEND

1009 Burgundy

Vieux Carré Commission

December 14, 2022



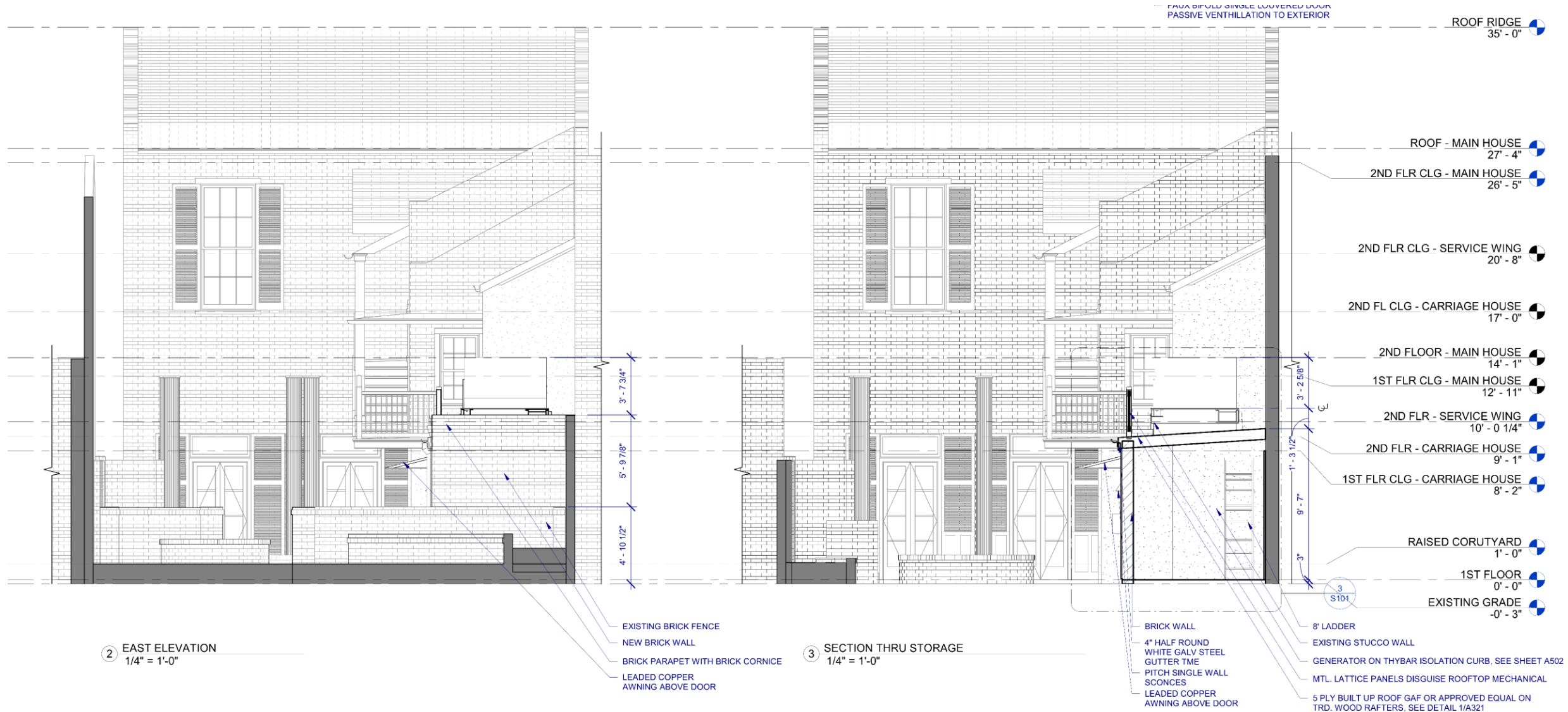


1009 Burgundy

Vieux Carré Commission

December 14, 2022





1009 Burgundy

Vieux Carré Commission

December 14, 2022

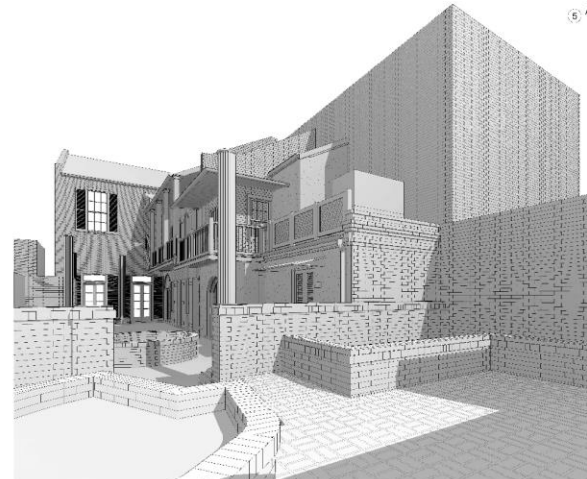




1 PERSPECTIVE - FRONT (MAIN COURTYARD)



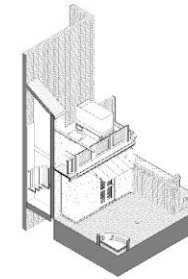
2 PERSPECTIVE - APPROACH (MAIN COURTYARD)



3 PERSPECTIVE - REAR (RAISED COURTYARD)



4 AXON 1



5 AXON 2



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NEW ORLEANS, LA 70118
PH: (504) 488-1442
FAX: (504) 488-1448
WALTER@ZFZENGINEER.COM

VCC COMMISSION

No.	Description	Date

COLLINS RESIDENCE - STORAGE BLDG.

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

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

A701

Scale:

11/12/2022 1:48:35 PM

1009 Burgundy

Vieux Carré Commission

December 14, 2022

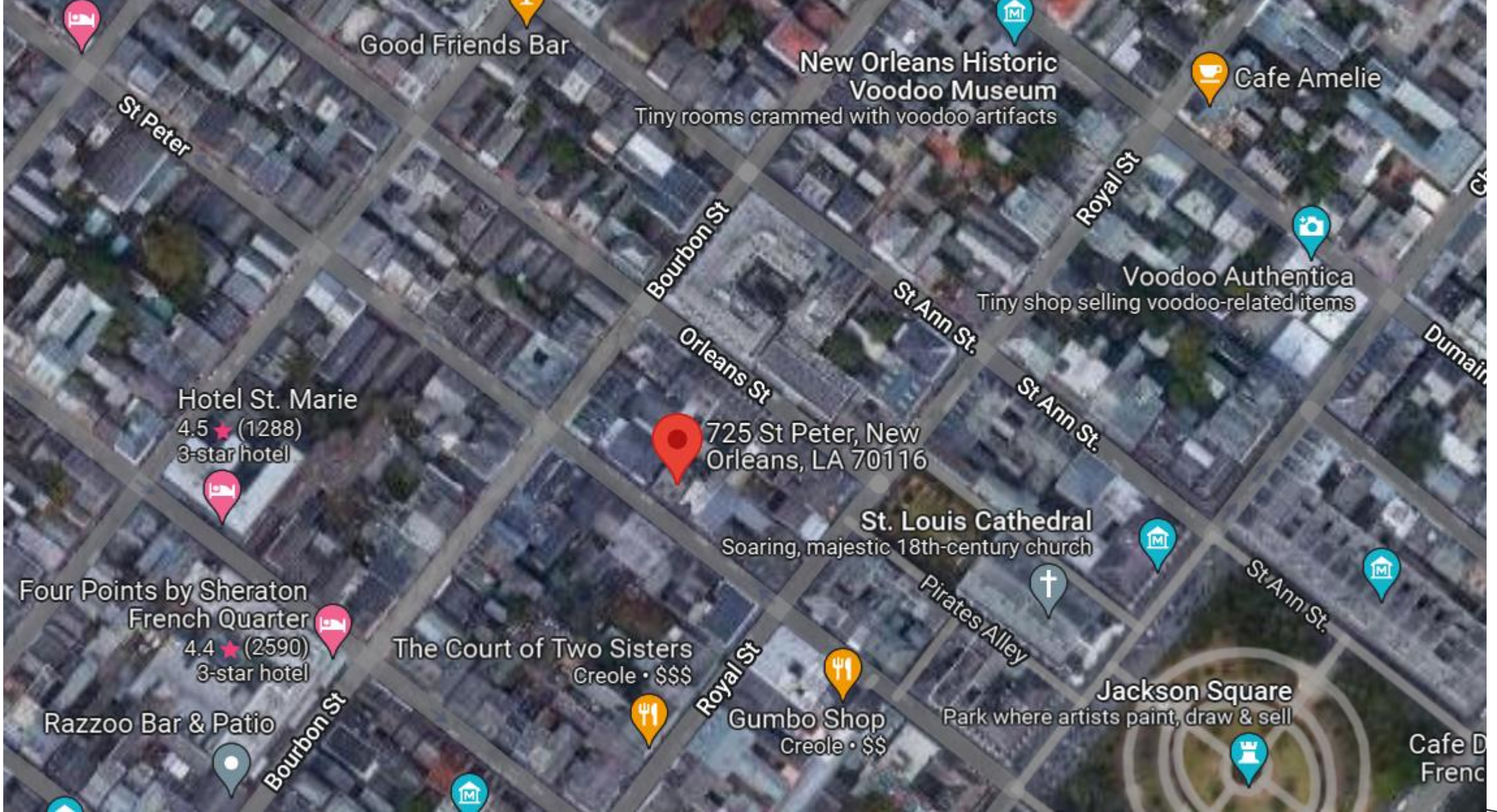


The background of the slide features a large, faint, light-gray oval seal. The seal contains a central heraldic crest with a fleur-de-lis at the top, a shield with a diamond pattern, and a scroll at the bottom. The text "VIEUX CARRE COMMISSION" is arched across the top of the oval, and "ESTABLISHED 1936" is arched across the bottom.

Change of Use Hearing



723-25 St Peter



723-25 St Peter

Vieux Carré Commission

December 14, 2022





723-25 St Peter

Vieux Carré Commission

December 14, 2022





723-25 St Peter

Vieux Carré Commission

December 14, 2022





723-25 St Peter

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December 14, 2022





723-25 St Peter

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December 14, 2022





723-25 St Peter

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December 14, 2022





723-25 St Peter

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December 14, 2022





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December 14, 2022





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December 14, 2022





723-25 St Peter

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December 14, 2022





723-25 St Peter

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December 14, 2022





723-25 St Peter

Vieux Carré Commission

December 14, 2022



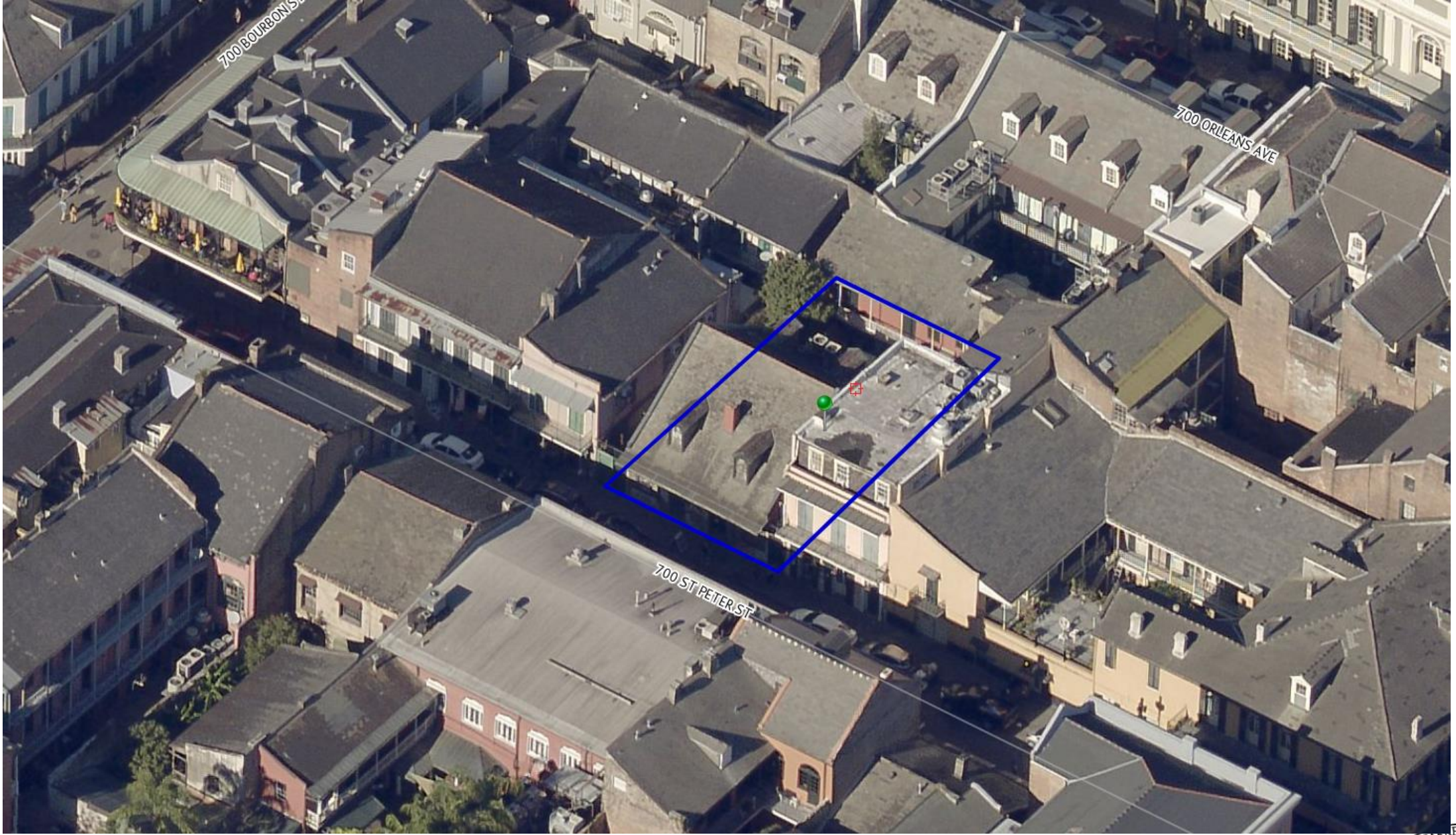


723-25 St Peter

Vieux Carré Commission

December 14, 2022





723-25 St Peter

Vieux Carré Commission

December 14, 2022



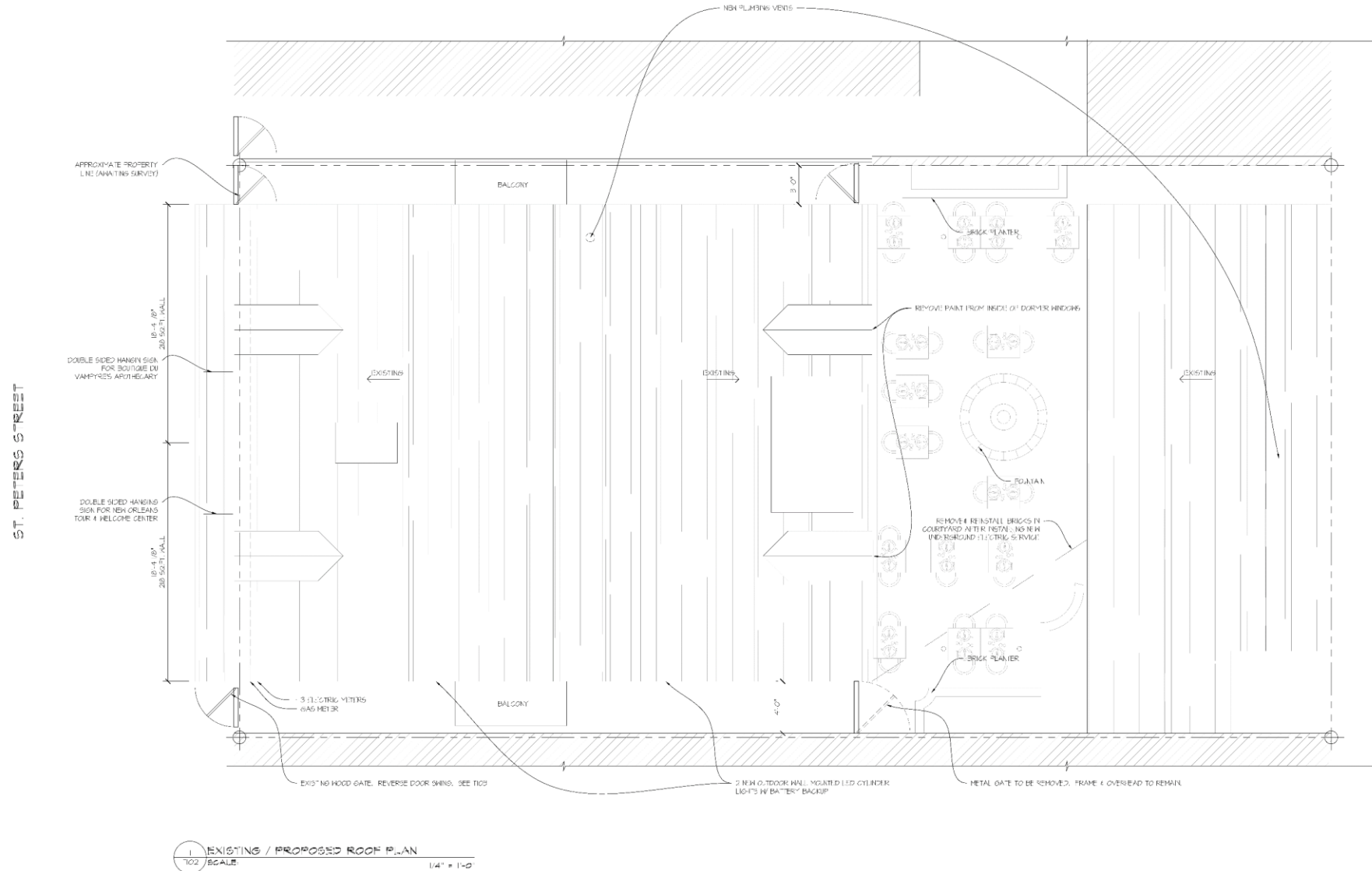


723-25 St Peter

Vieux Carré Commission

December 14, 2022





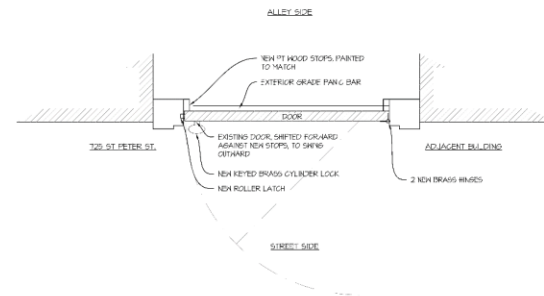
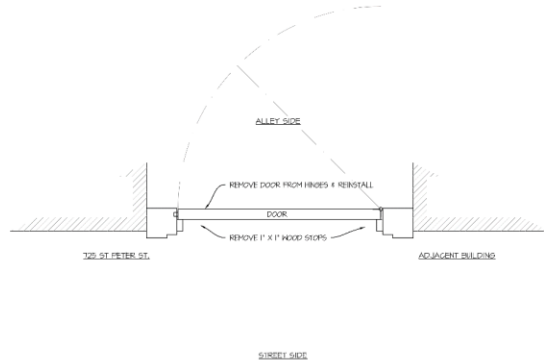
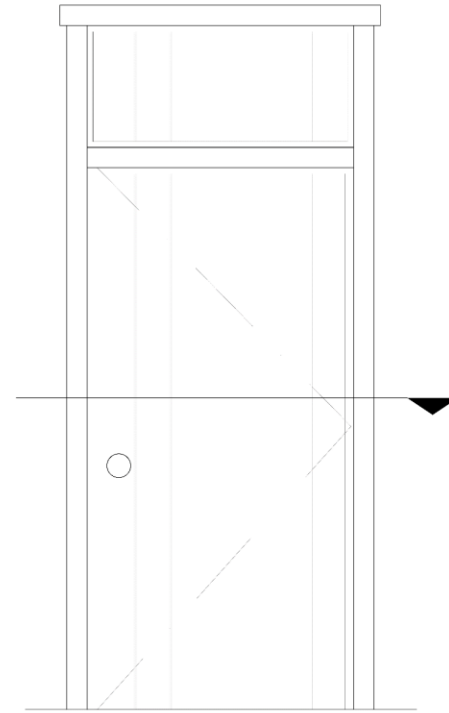
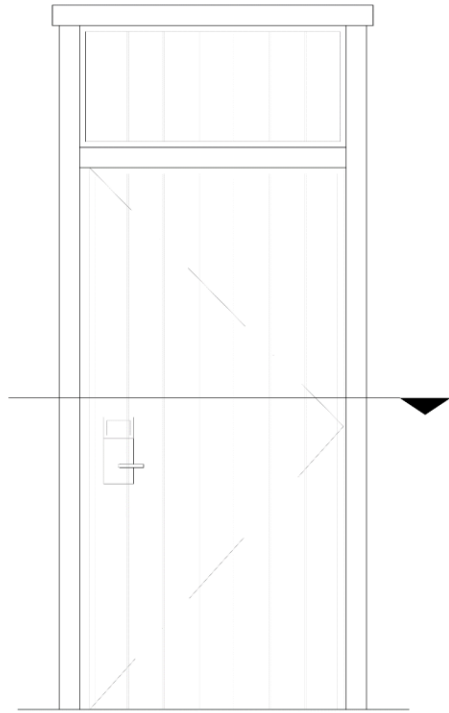
PERMIT / VCC / STATE FIRE MARSHAL SUBMITTAL

723-25 St Peter

Vieux Carré Commission

December 14, 2022





723-25 St Peter

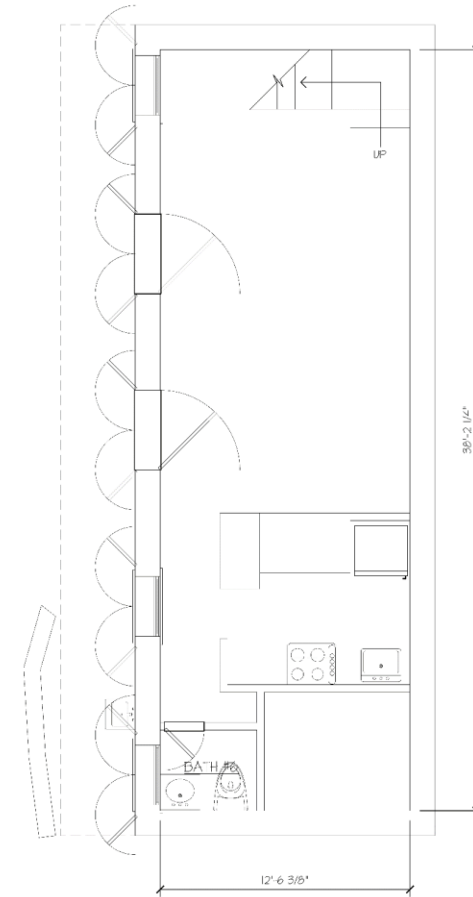
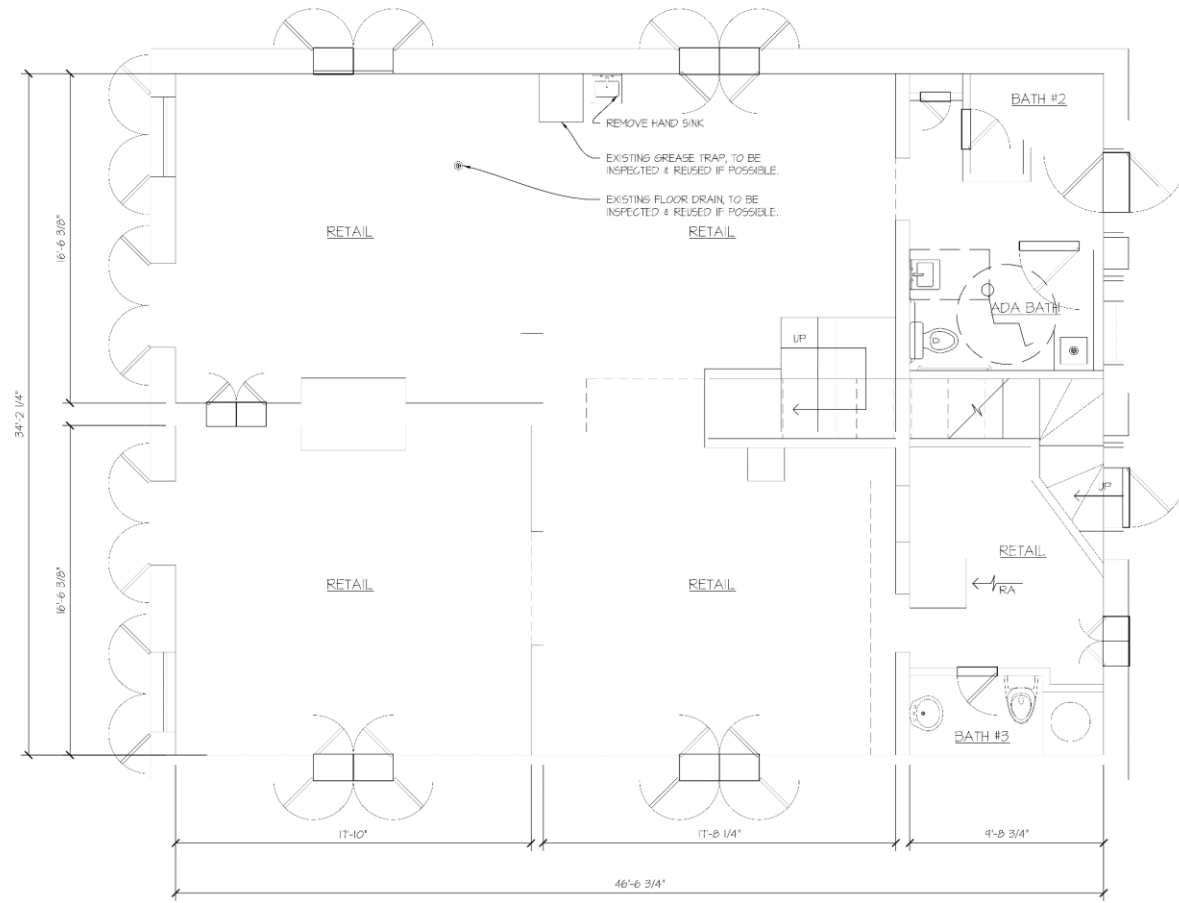
Vieux Carré Commission

1
T103
GATE DETAILS - EXISTING
SCALE: 1/2" = 1'-0"

2
T103
GATE DETAILS - PROPOSED
SCALE: 1/2" = 1'-0"

December 14, 2022





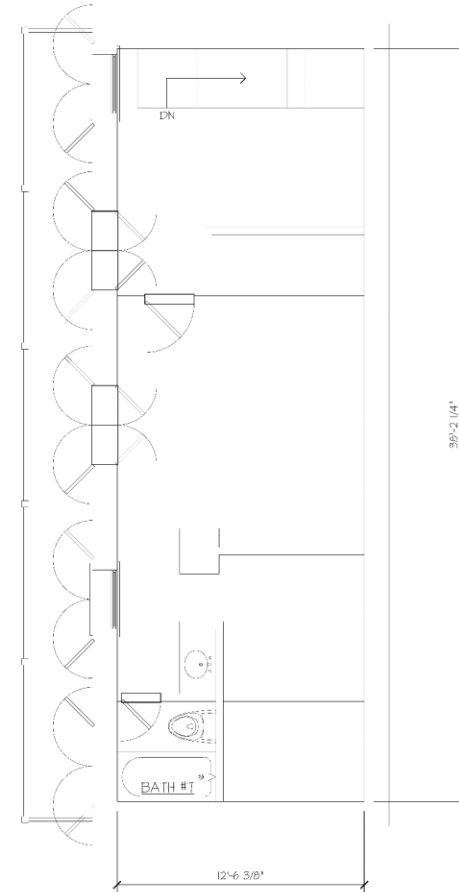
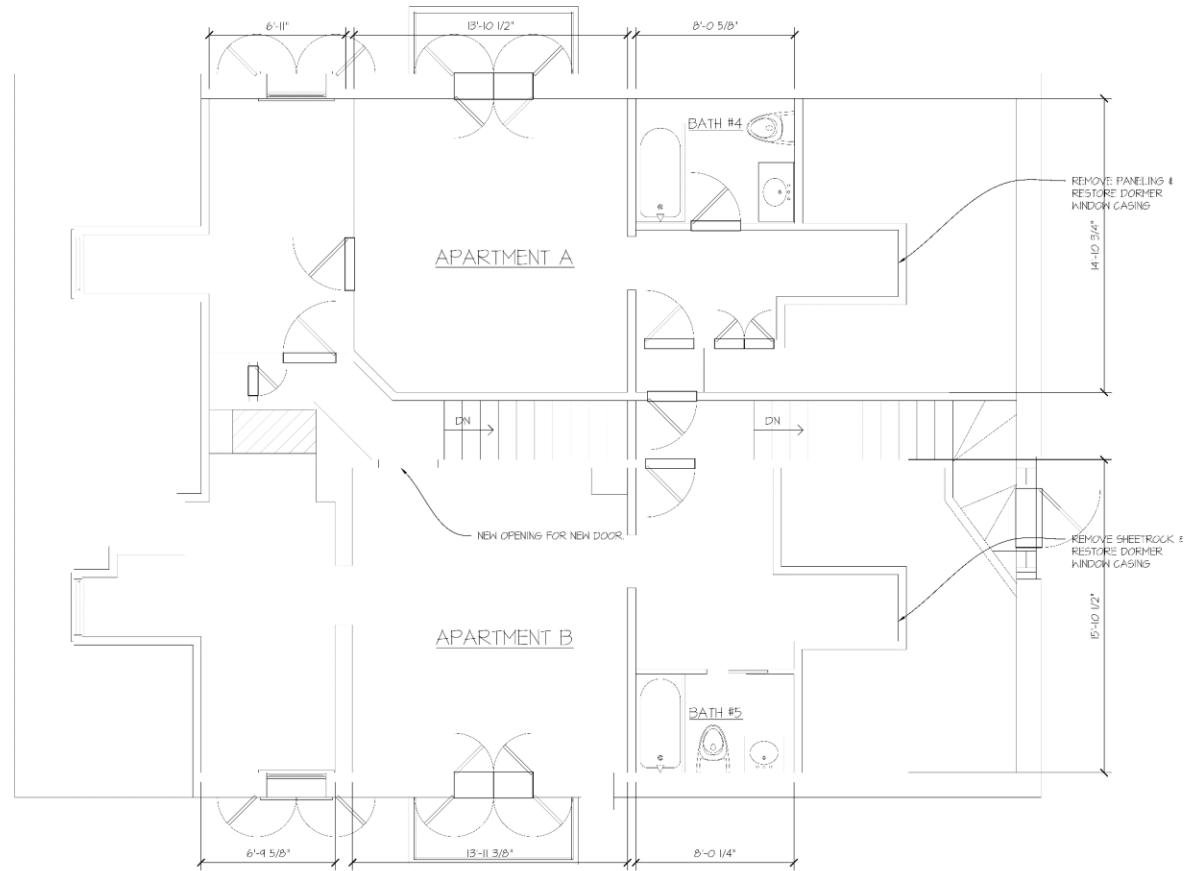
EXISTING DEVO FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

723-25 St Peter

Vieux Carré Commission

December 14, 2022





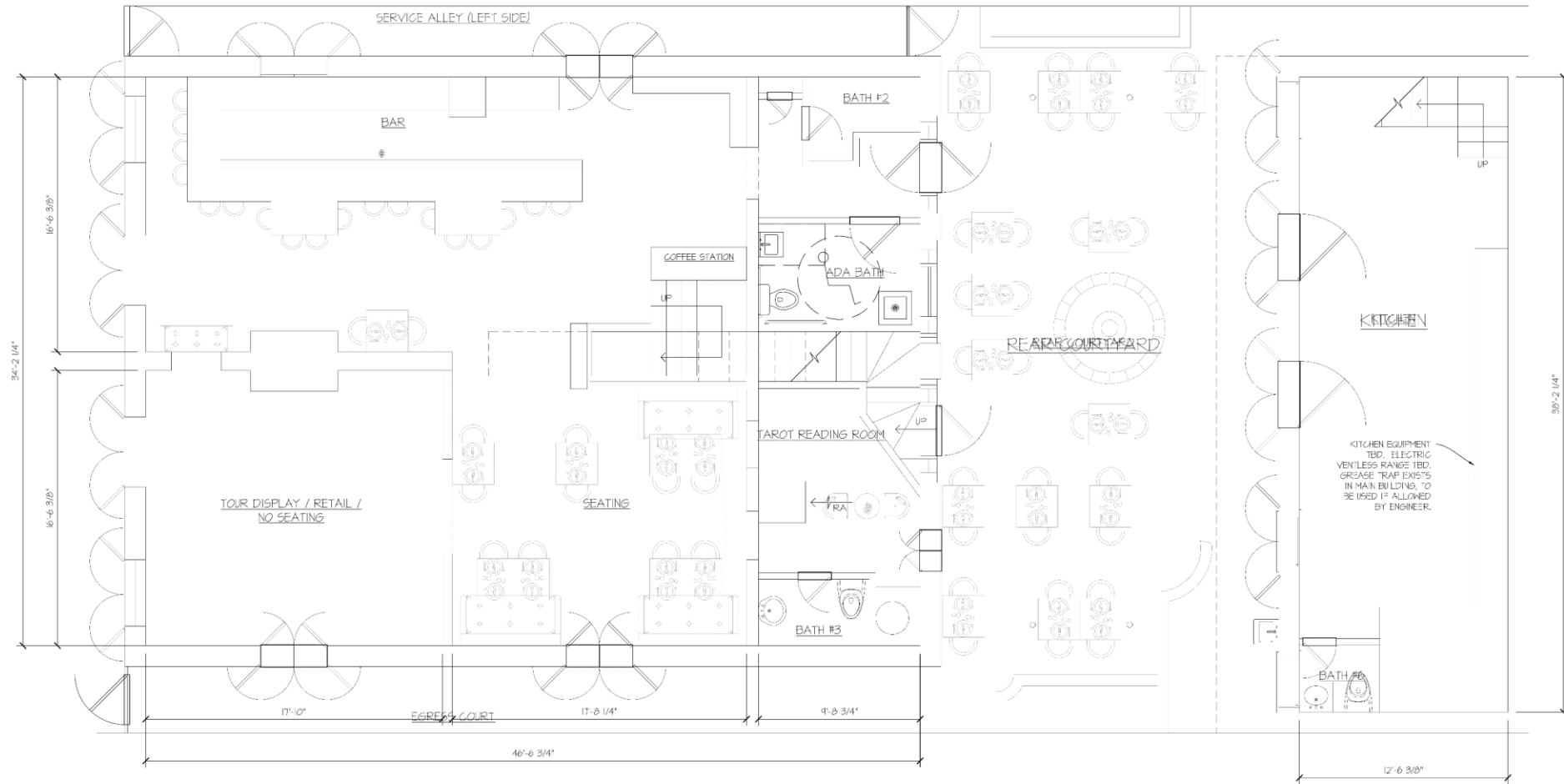
A-02 EXISTING DEMO SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

723-25 St Peter

Vieux Carré Commission

December 14, 2022





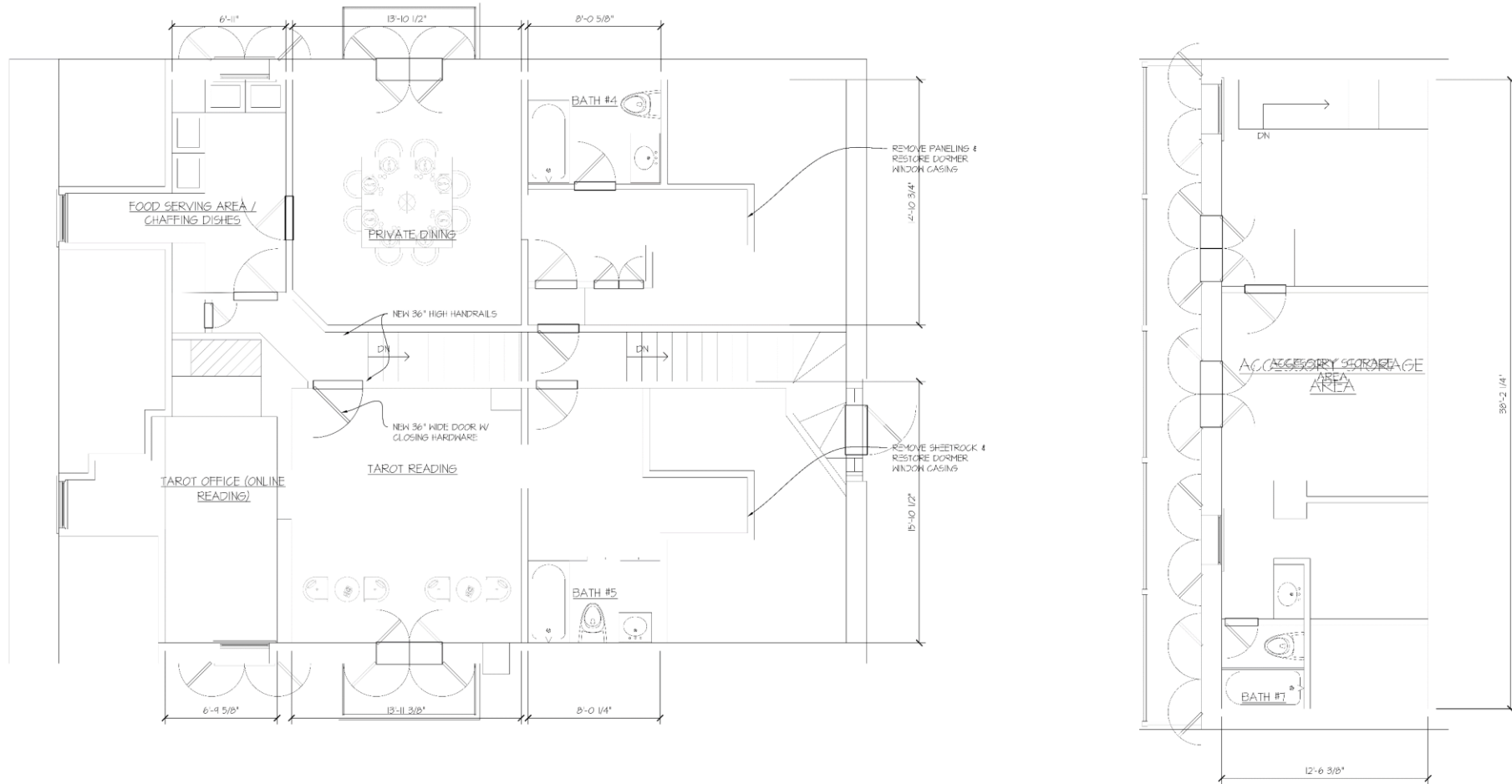
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

723-25 St Peter

Vieux Carré Commission

December 14, 2022





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

723-25 St Peter

Vieux Carré Commission

December 14, 2022





Vieux Carré Commission



Appeals and Violations



421 Burgundy

Vieux Carré Commission



421 Burgundy

Vieux Carré Commission

December 14, 2022





421 Burgundy

Vieux Carré Commission

December 14, 2022





421 Burgundy

Vieux Carré Commission

December 14, 2022





421 Burgundy

Vieux Carré Commission

December 14, 2022





421 Burgundy

Vieux Carré Commission

December 14, 2022





421 Burgundy

Vieux Carré Commission

December 14, 2022





421 Burgundy

Vieux Carré Commission

December 14, 2022



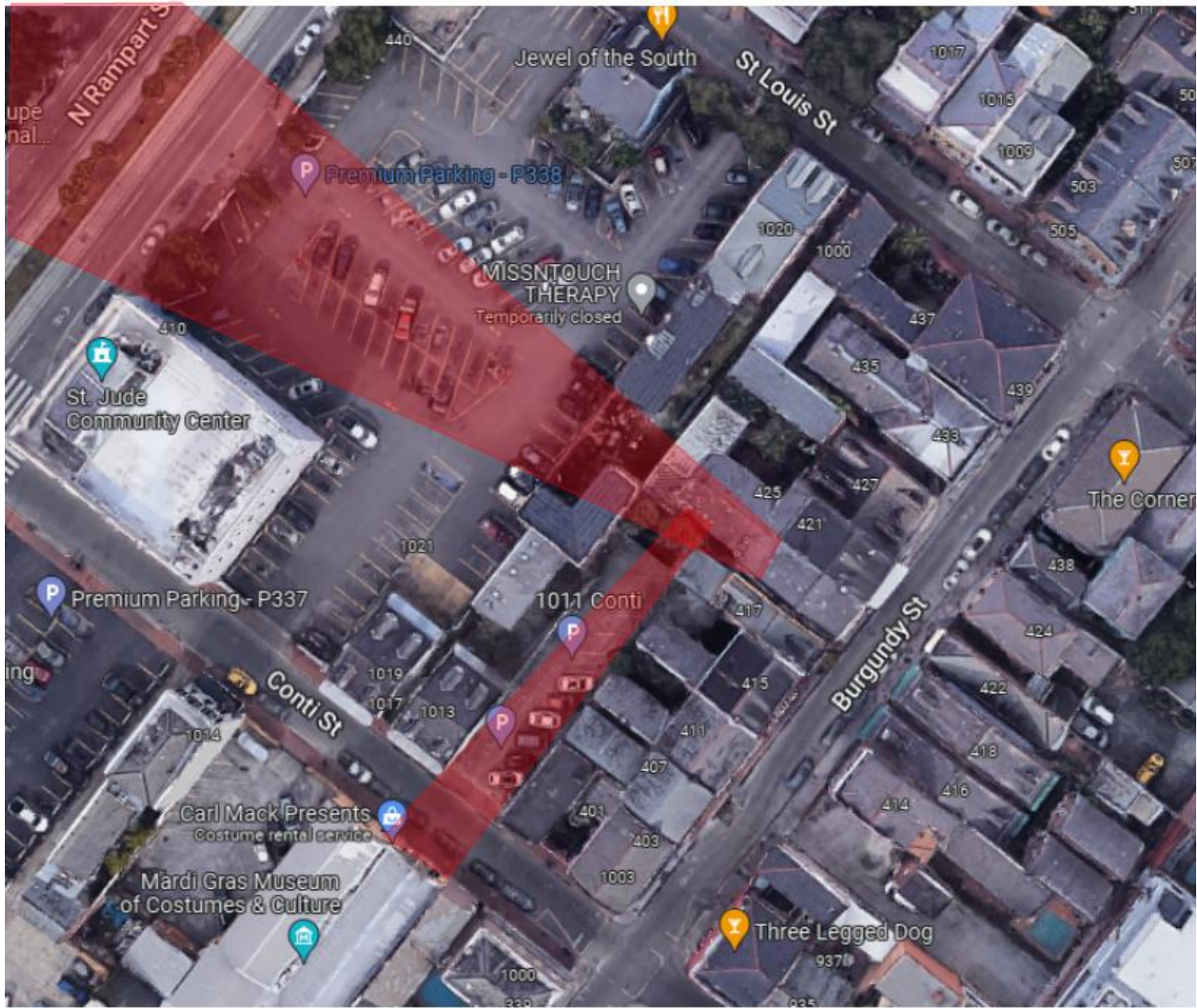


421 Burgundy

Vieux Carré Commission

December 14, 2022





421 Burgundy – Areas of Visibility

**BURGUNDY BELLE CONDO ASSOCIATION
421 BURGUNDY STREET
NEW ORLEANS, LA.**

October 2, 2022

Rene Bourgogne
Marguerite Roberts
Vieux Carre Commission
1300 Perdido Street
City Hall, 7th Floor
New Orleans, La. 70112

**RE: LEGAL NOTICE—STOP WORK
421 BURGUNDY STREET
NEW ORLEANS, LA**

VIA: Email rdbourgogne@nola.gov
Meroberts@nola.gov

Dear VCC Staff:

Please note that Burgundy Belle, 421 Burgundy Street, is in receipt of the “STOP WORK” order placed on the gate of the building at 421 Burgundy Street. We will certainly comply. However, I would like to provide you information regarding the work performed on the building.

On May 24, 2022 I was in direct communication with Rene Bourgogne regarding the situation at 421 Burgundy Street. I have attached a copy of our email correspondence. At that time I was told to “*do anything you (me) deem necessary to keep the building dry.*” See emails attached hereto.

This was in response to me telling Rene Bourgogne that we had hired a roofer to repair the building. That roofer tore the old roof off, removed the old slates and stole the money paid by the insurance company for the repairs. (I have attached a packet of information from attorney Andrew Kramer regarding the theft.)

421 Burgundy – Letter from Applicant

Vieux Carré Commission

December 14, 2022



From that time to last week when the hurricanes were threatening the Gulf of Mexico, the building has been without a roof. We have sought several solutions to the roof issue. However, the building continues to leak and several condos are being severely affected by water damage. This includes the interior and exterior of the building.

I asked our new roofer, Jerry Parr, to at least put a sheathing over the roof to give us some protection. He did not want to perform any work on the roof; however, time was of the essence and I showed him the email telling me to *“do anything you (me) deem necessary to keep the building dry.”* I further assured him that we would assume the “blame” for his working on the roof without a “permit”. I am fulfilling that obligation now.

We are at wits end. We are the victims of a crime that I can not get the Attorney General’s office or the New Orleans Police Department or the Orleans Parish District Attorney interested in the matter. *“It’s a civil matter”*, we are told. The insurance company has paid the claim once and is certainly not going to pay it again. The building manager Ethel Kidd Realty received the funds from the insurance company and it went into the condo association account. The former President of our association apparently authorized the release of the funds prior to the work being completed. (This also is in dispute.)

Our ownership is unable to pay for a slate roof. Repairs made to date have been paid for out of pocket by the owners through special assessment. Some owners were not able to pay, forcing remaining owners to cover those additional costs. If the VCC continues to insist that a slate roof be put on the building, the building will simply have to go without a roof and the damage to this precious building will continue to accrue. We have some owners who simply do not have the funds. These are tough times.

We have looked at various products. Our roofer Jerry Parr was told that it had to be slate. Regardless, the building is still in serious jeopardy. You are welcome to visit the building. At Least one unit is so water damaged that it is uninhabitable. All Mr Parr did last week was put a band-aid in the building in anticipation of a storm. Likewise, we have discussed the matter with no fewer than 6 reputable roofers.

We have received an estimate for a standing seam metal roof that we belief will protect the building. We believe we can raise the funds for this product. Except for a small portion on the rear, the roof is not visible from the street. We know there are other such roofs on buildings in the French Quarter. The owners who can have contributed to this estimate. However, we have all reached the limit.


So, we now turn to the VCC for whatever insight and help it can render. We will not violate the order but, as stated before, we are at the end of the rope.



Letter, Burgundy Belle, VCC, Page Three

Any advice the VCC can render would be most appreciated. Please review the attached materials and then contact me. I am free by cell phone at 601-395-1348.

Respectfully,


William E. Goodwin
President, Burgundy Belle Condo Association
601-395-1348
3915 St Charles Ave.
New Orleans, La 70115
601-395-1348

cc: Owners, Burgundy Belle
Renee D. Bourgogne
Wanda Jeffrion, Ethell Kidd Realty





625 Dauphine
Deferral Requested by Applicant