



Vieux Carré Commission Meeting

Wednesday, January 18, 2023



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 entire shield is set within a circular border. The text "VIEUX CARRE COMMISSION" is written in a serif font along the top arc of the border, and "ESTABLISHED 1936" is written along the bottom arc.

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 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.

Other Business

Vieux Carré Commission 2023 Meeting Schedule

Vieux Carre Commission:	Architectural Committee:
January 18	January 10
February 22 (Ash Wednesday)*	January 24
March 22	February 14
April 19	February 28
May 17	March 14
June 21	March 28
July 19	April 11
August 16	April 25
September 20	May 9
October 18	May 23
November 15	June 13
December 13**	June 27
	July 11
	July 25
	August 8
	August 22
	September 12
	September 26
	October 10
	October 24
	November 14
	November 28
	December 5**
	December 19**

Unless otherwise specifically noted, all meetings are scheduled to begin at 1:00 pm.

*February Commission meeting likely to be cancelled or rescheduled

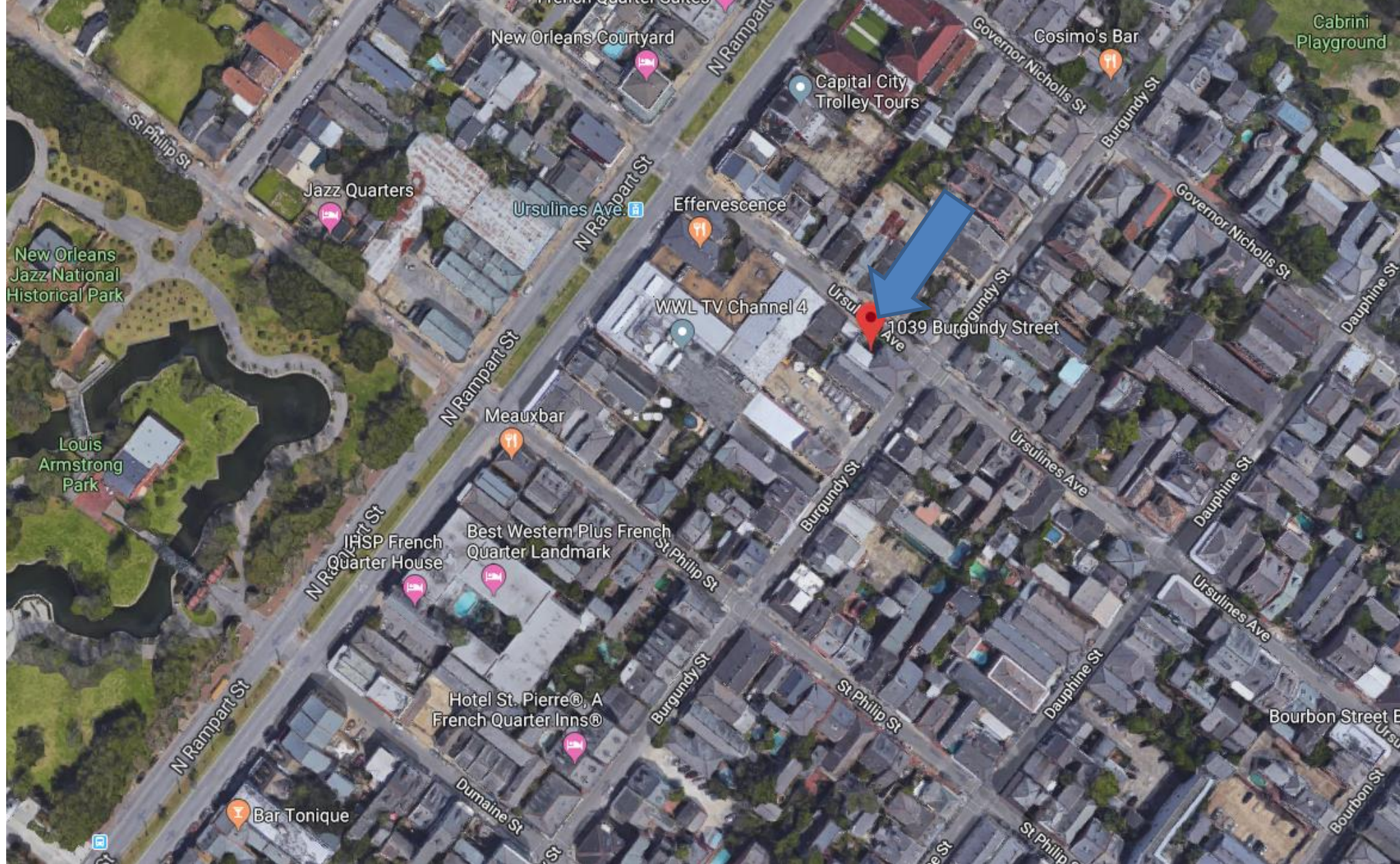
**December Committee meetings to be held on 1st and 3rd Tuesday and Commission to be held on 2nd Wednesday due to holiday schedule.

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

January 18, 2023





1039 Burgundy

Vieux Carré Commission

January 18, 2023



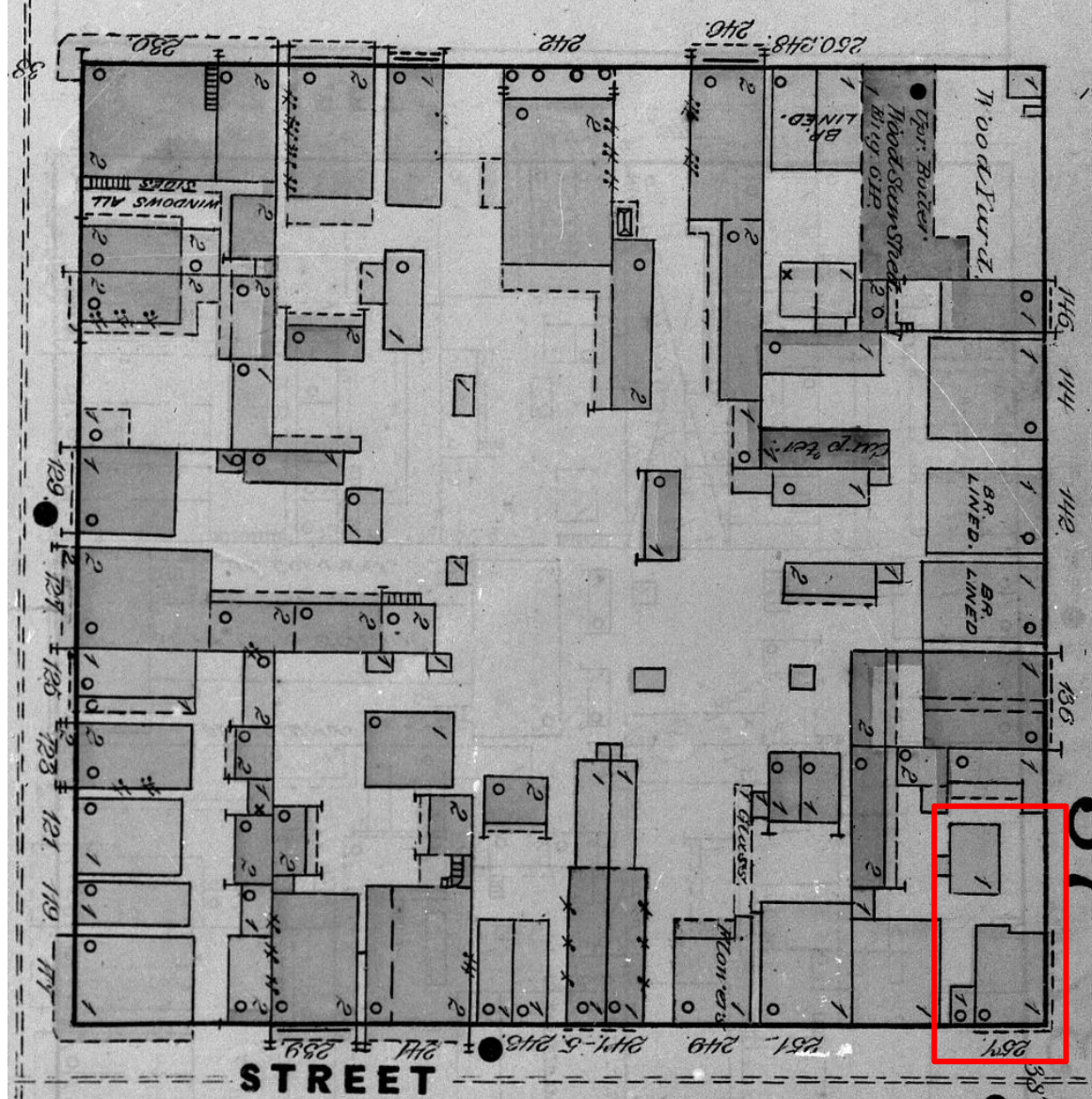


1039 Burgundy – 1964

Vieux Carré Commission

January 18, 2023

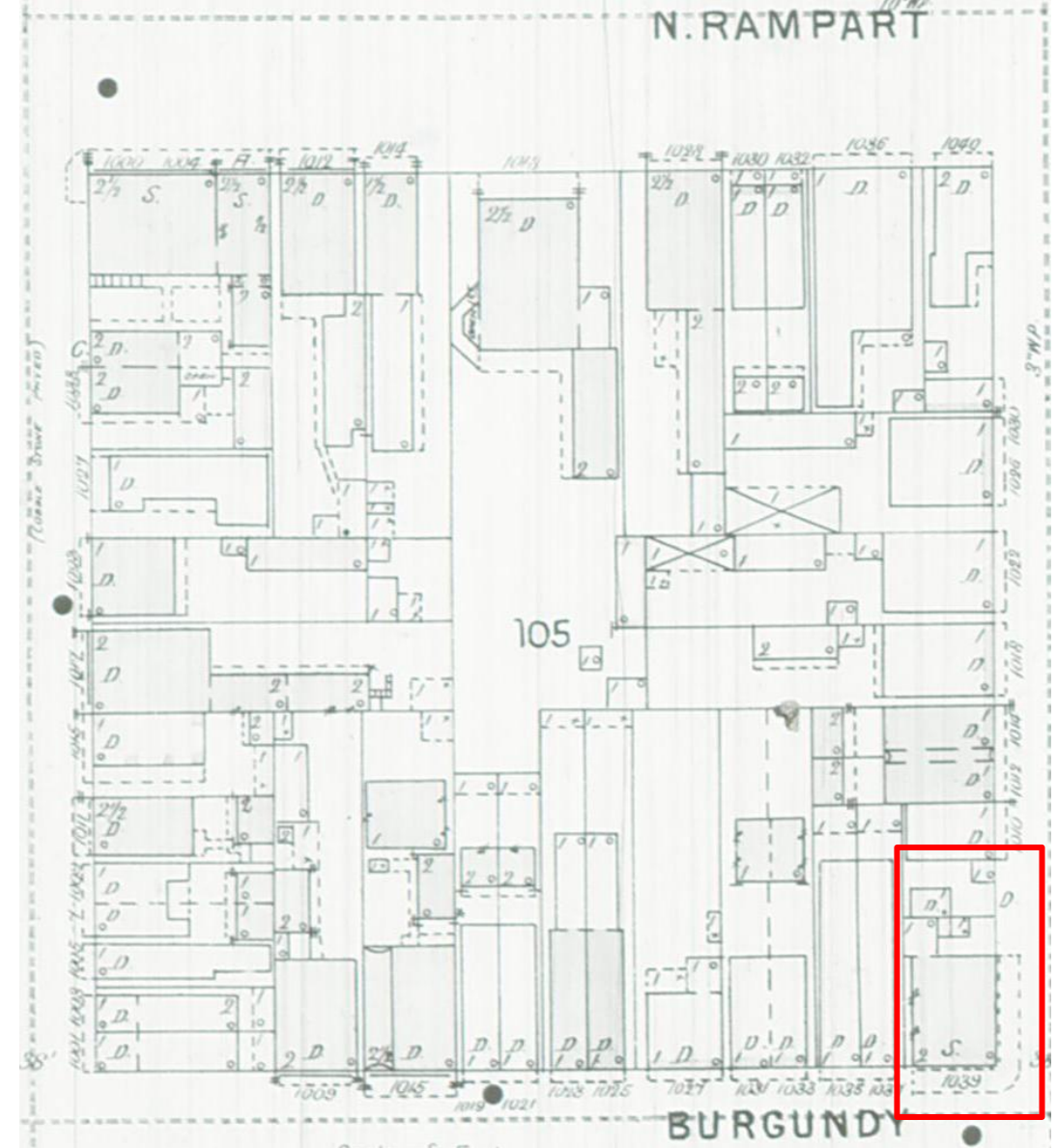




1876

1039 Burgundy – service ell not present

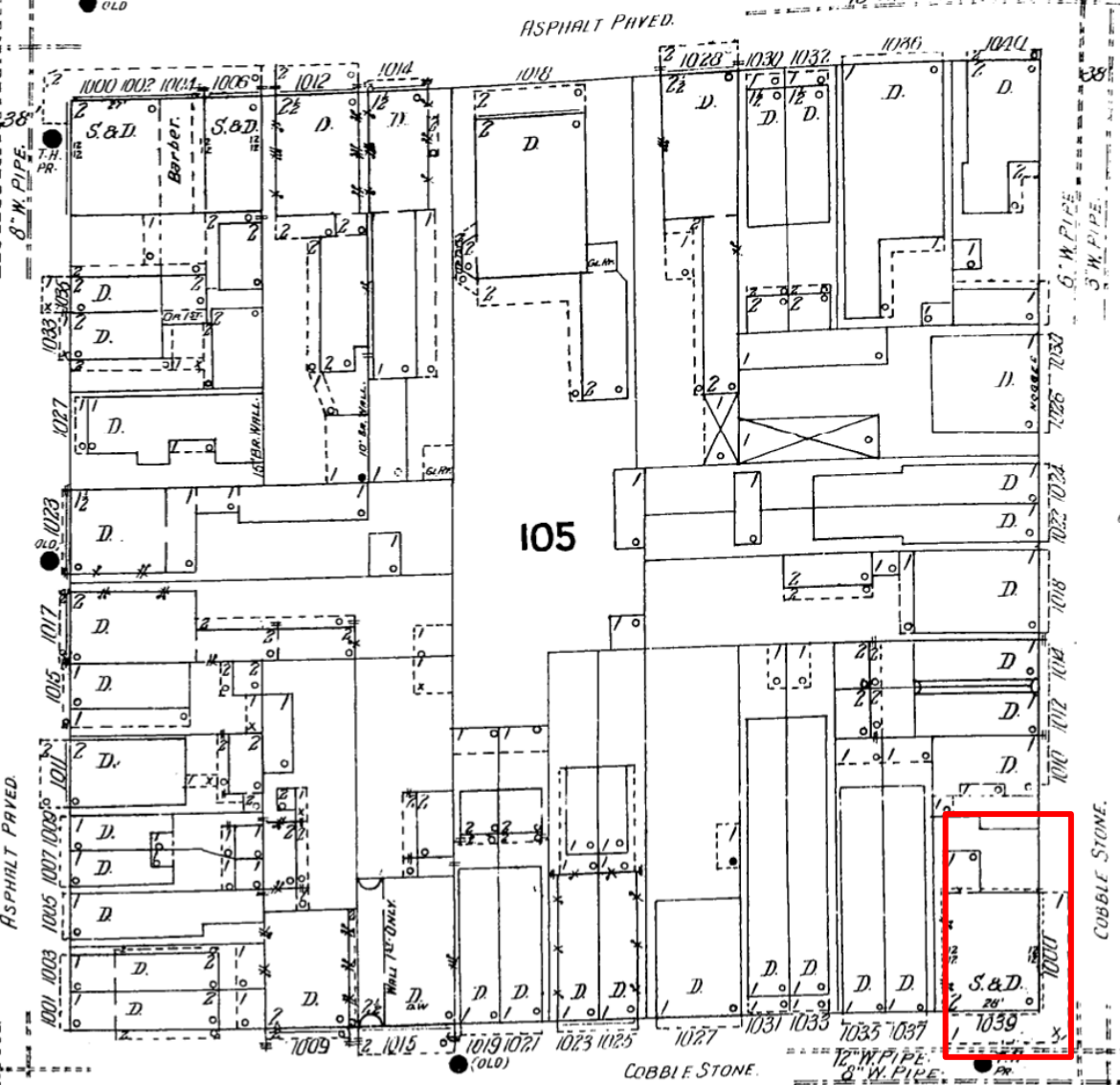
Vieux Carré Commission



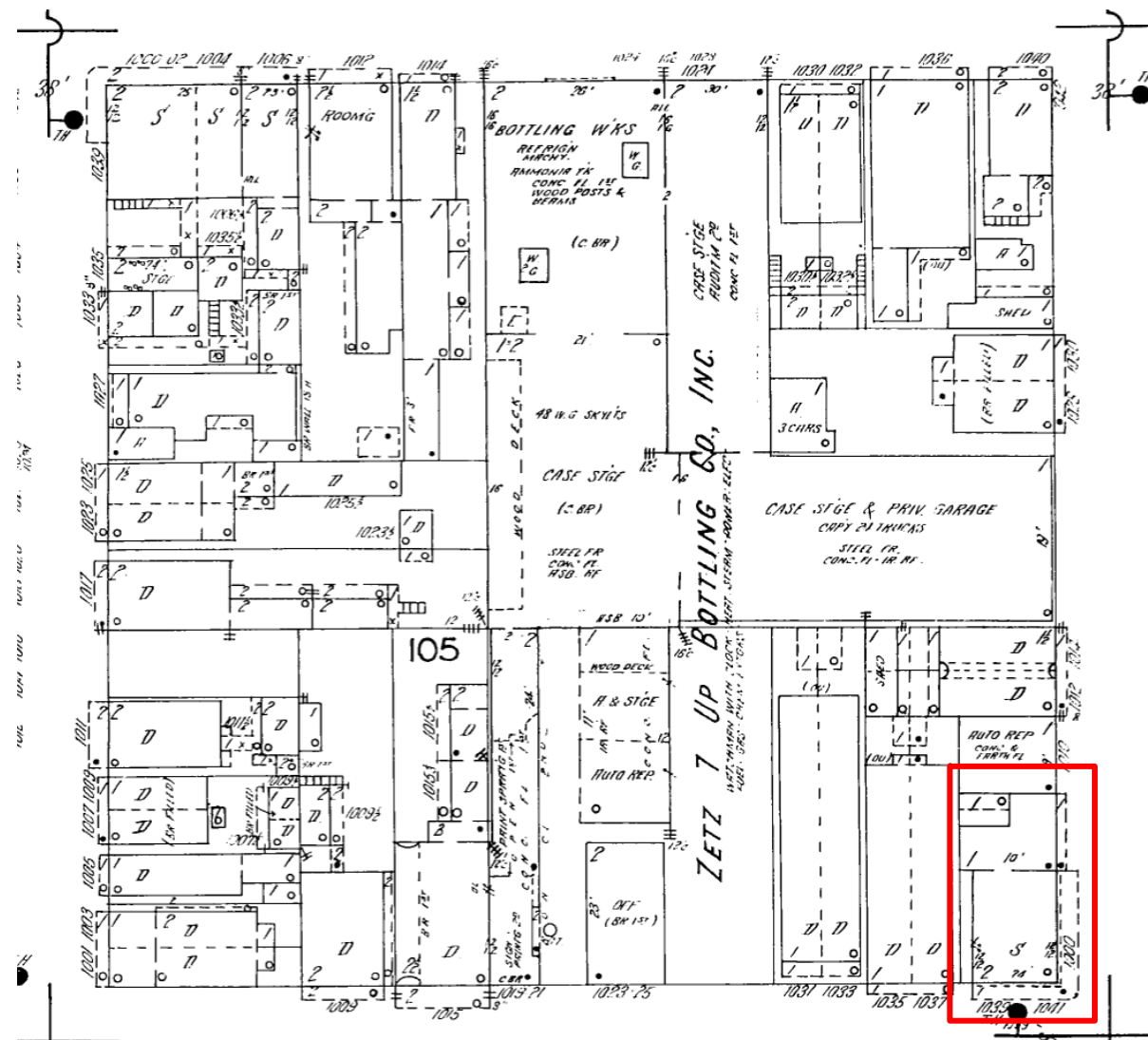
1896

January 18, 2023





1908



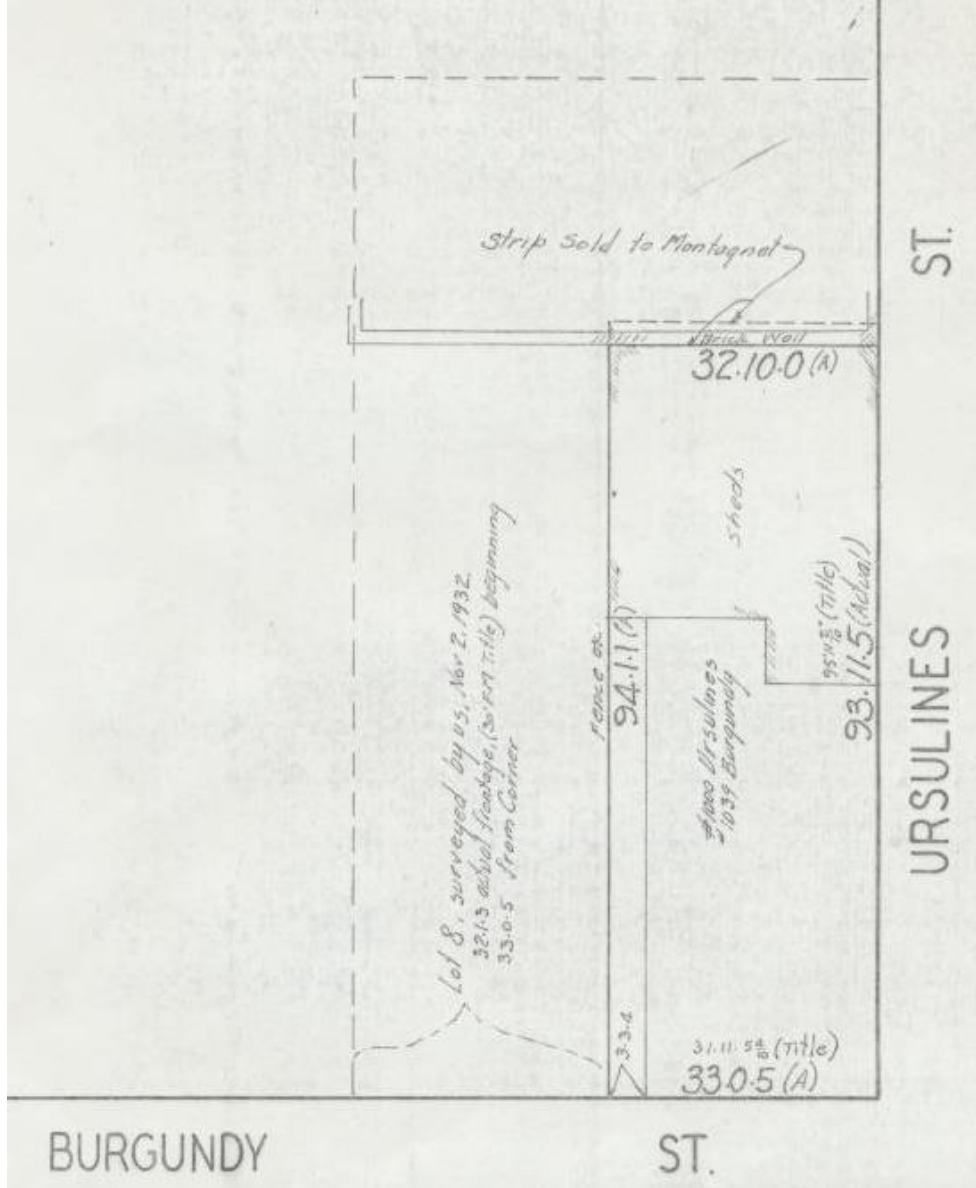
1940

1039 Burgundy – service ell not present

Vieux Carré Commission

January 18, 2023





1934

1039 Burgundy – service ell not present

Vieux Carré Commission



1964



January 18, 2023



1039 Burgundy

Vieux Carré Commission

January 18, 2023





1039 Burgundy

Vieux Carré Commission

January 18, 2023





1039 Burgundy

Vieux Carré Commission

January 18, 2023





1039 Burgundy

Vieux Carré Commission

January 18, 2023





1039 Burgundy

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January 18, 2023





1039 Burgundy

Vieux Carré Commission

January 18, 2023





1039 Burgundy

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January 18, 2023





1039 Burgundy

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January 18, 2023





1039 Burgundy

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January 18, 2023





1039 Burgundy

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January 18, 2023





1039 Burgundy

Vieux Carré Commission

January 18, 2023





1039 Burgundy

Vieux Carré Commission

January 18, 2023



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.

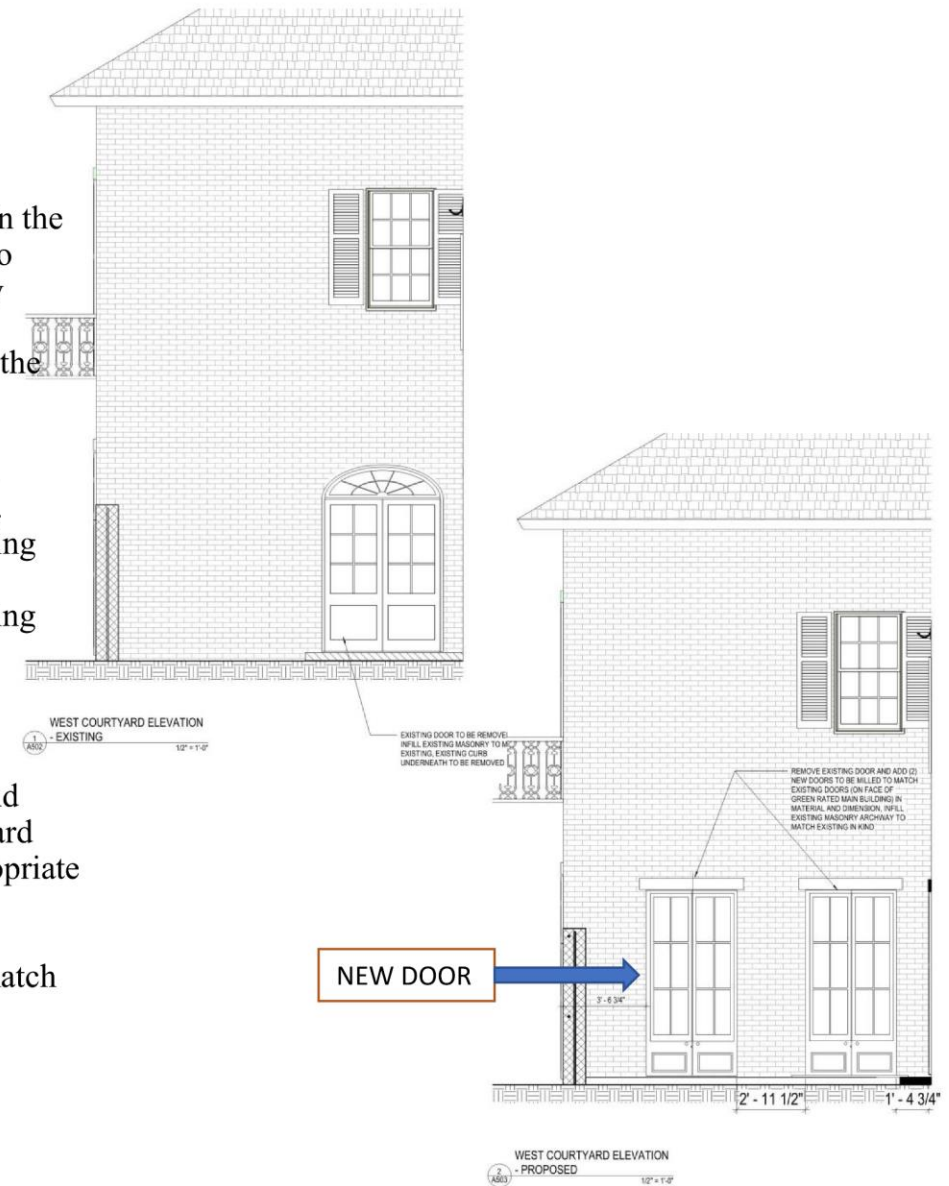
We will address each of these individually.

*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 arch 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.



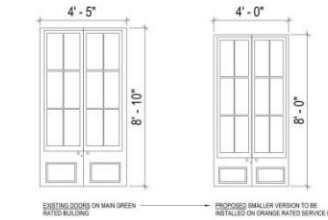
The New Door to the Courtyard: Seeking Symmetry and Architectural Consistency



EXISTING



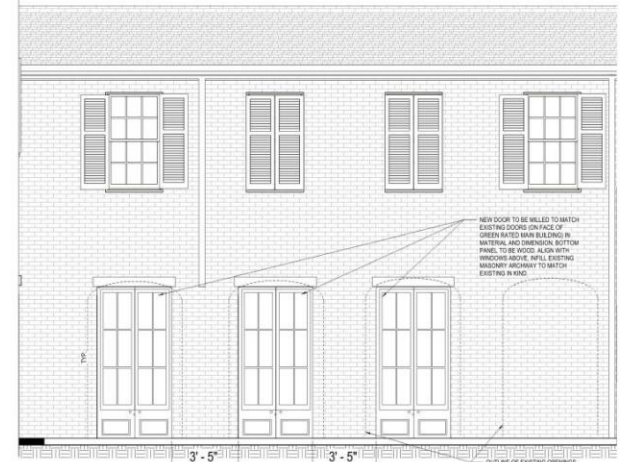
WEST COURTYARD ELEVATION - PROPOSED



PROPOSED



EXISTING DOORS ON GREEN RATED MAIN BUILDING TO BE MATCHED



NORTH COURTYARD ELEVATION - PROPOSED

1039 Burgundy

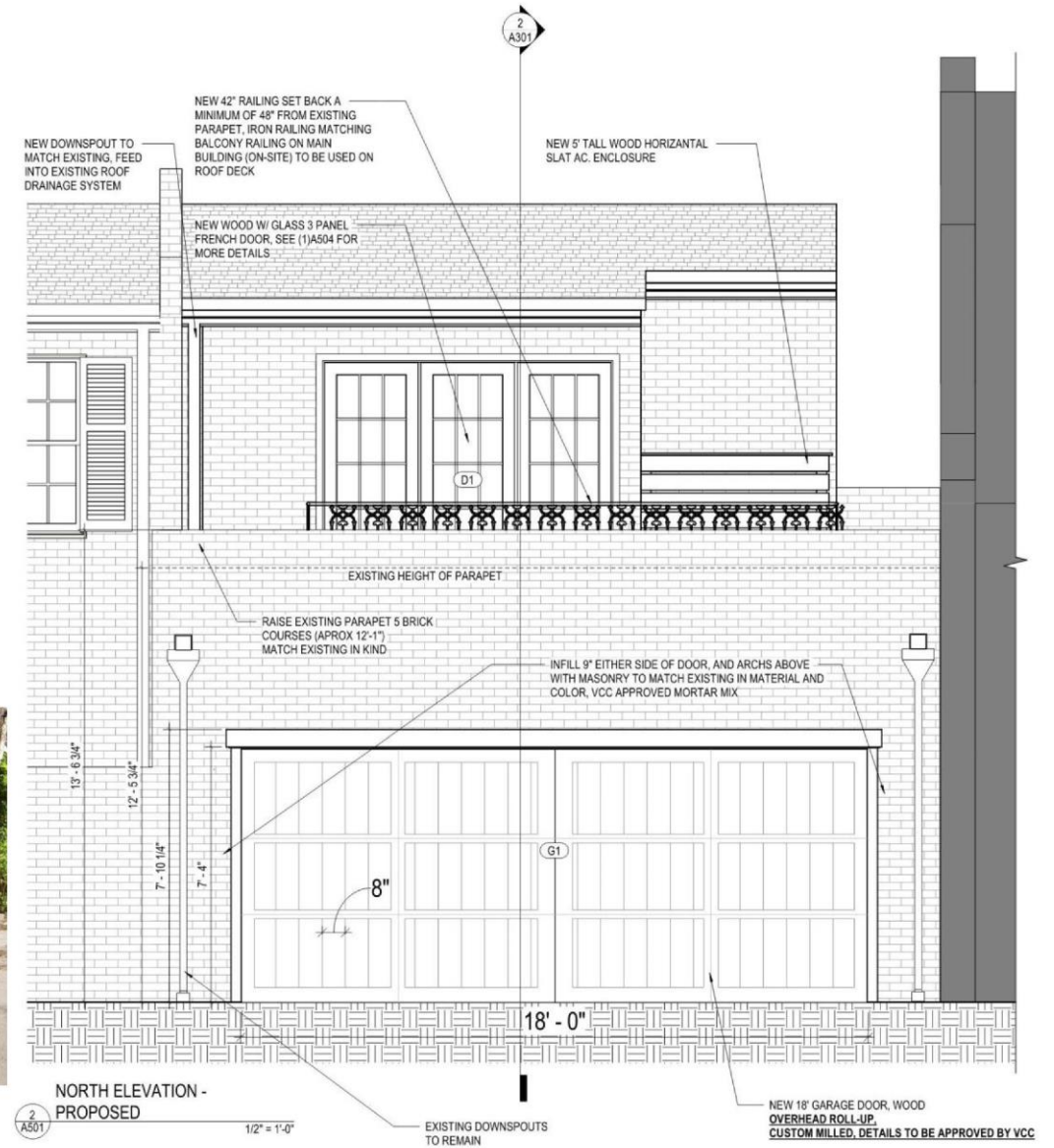
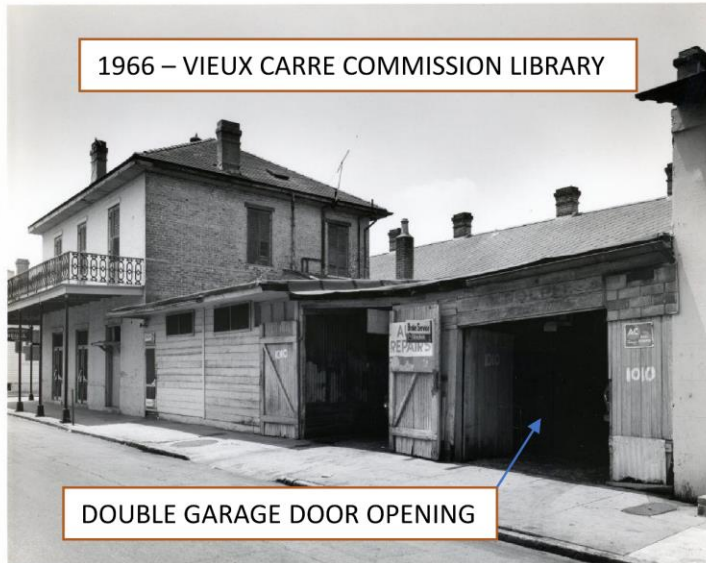
Vieux Carré Commission

January 18, 2023



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.



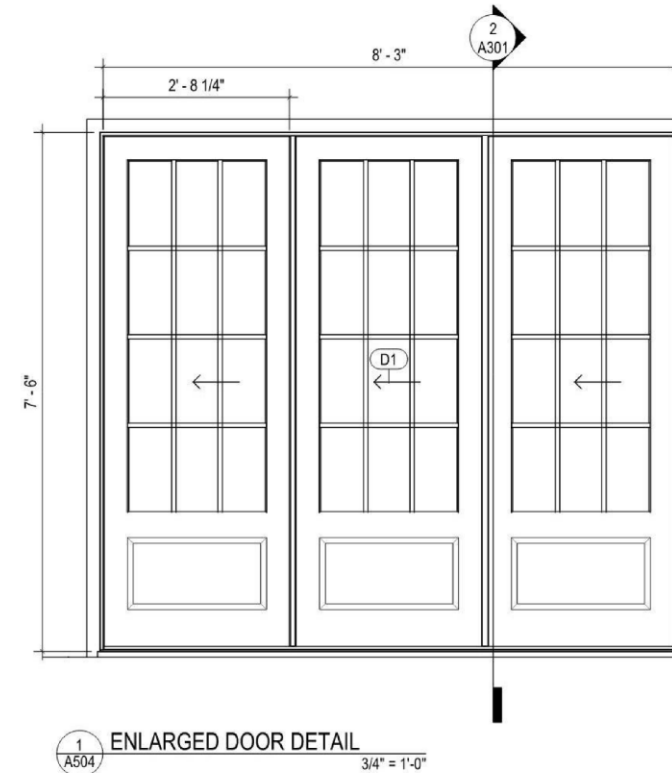
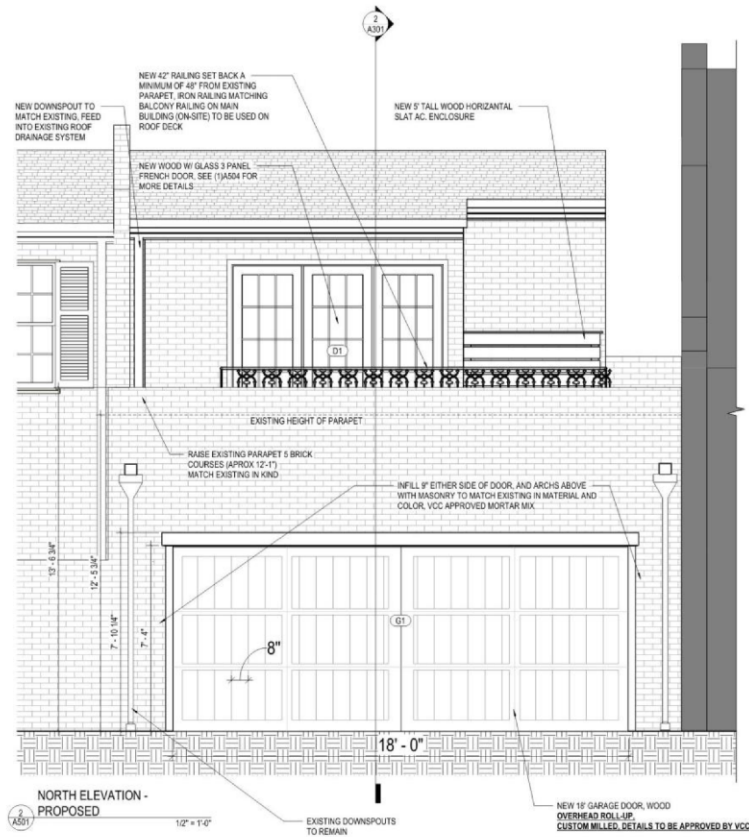
1039 Burgundy

Vieux Carré Commission

January 18, 2023



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.

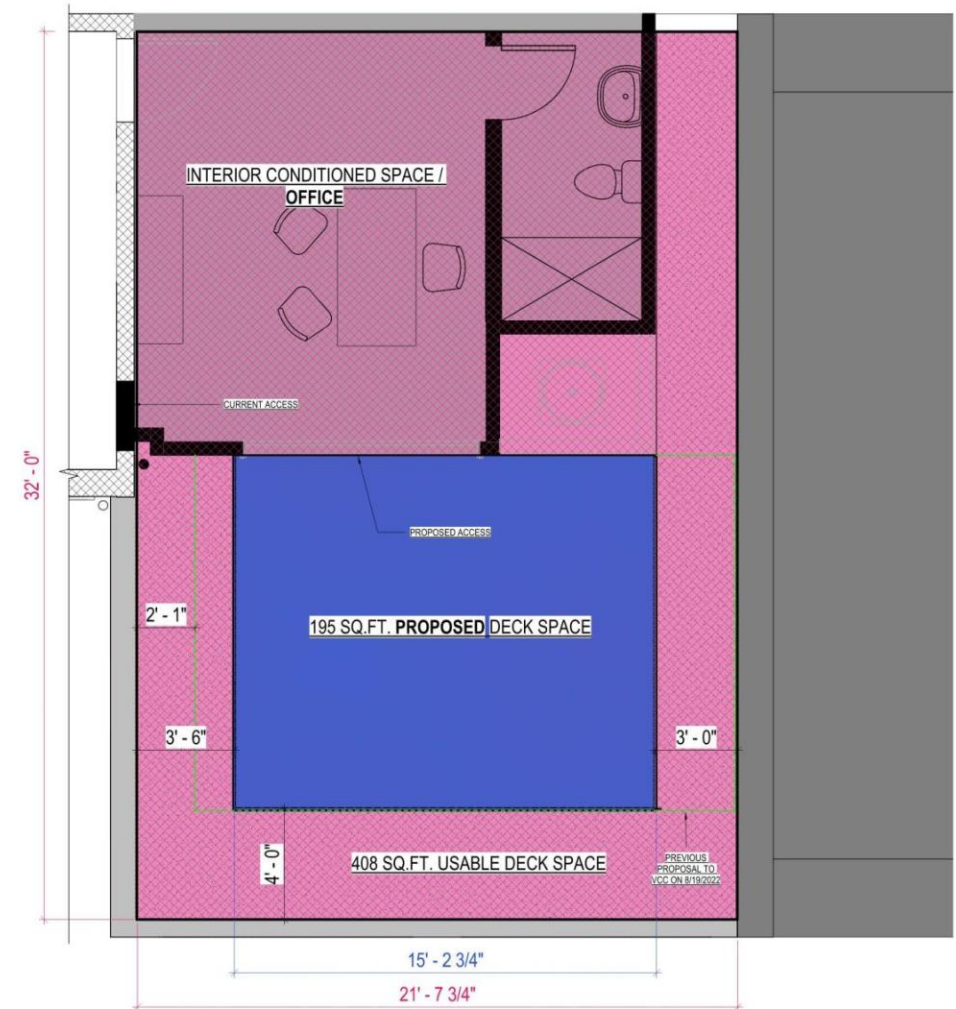
The Replacement Deck: Proposed Reduction in Deck Size

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.

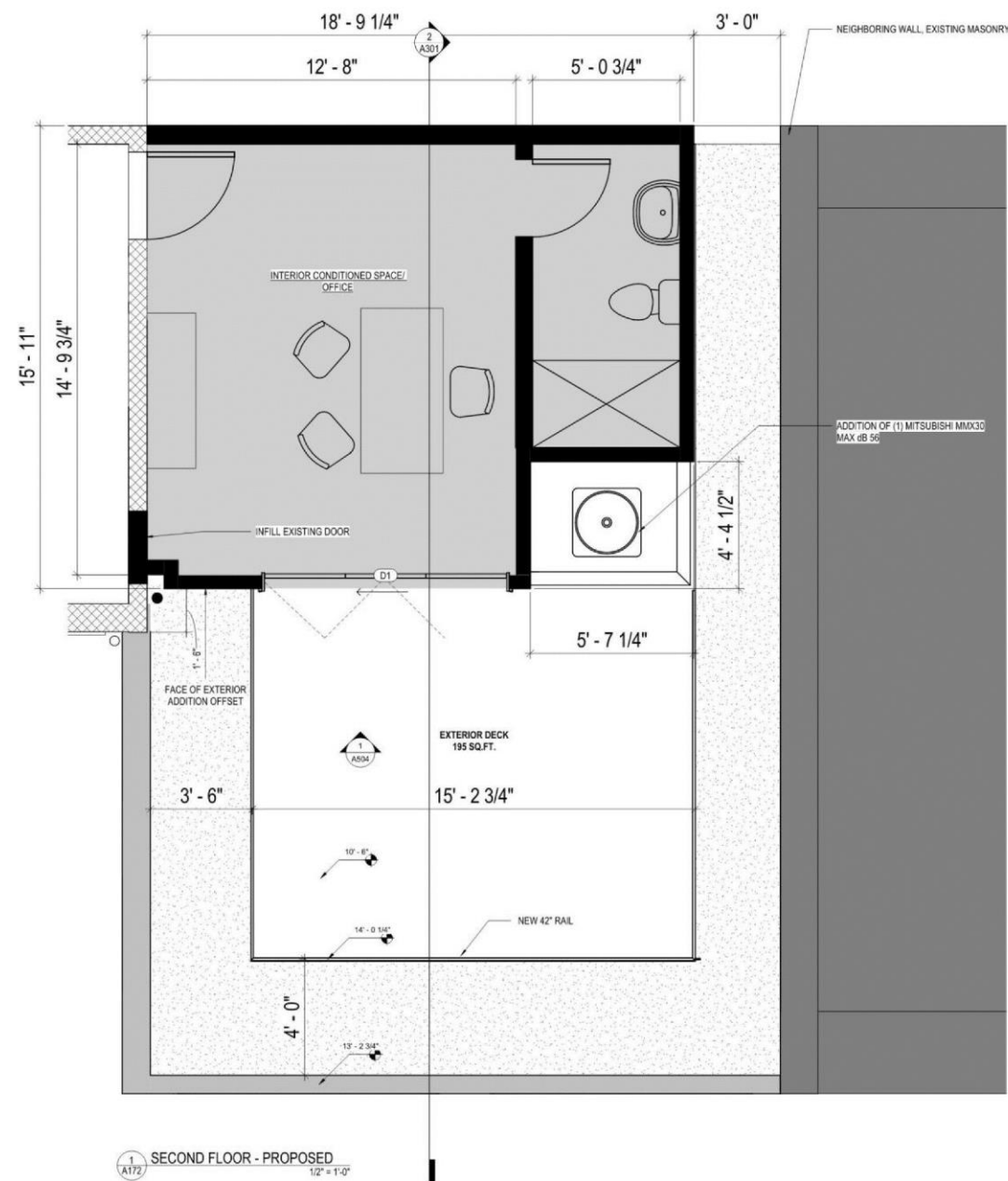
- The owners further propose to finish a portion of the garage roof adjacent to the addition to provide an outdoor workspace for the husband who generally works from home.
- There is a door from the service wing to the garage roof, **which allows residents to use the entire area of the garage roof (698 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

January 18, 2023



CURRENT CONDITION, CLEARED OF FURNITURE



1039 Burgundy

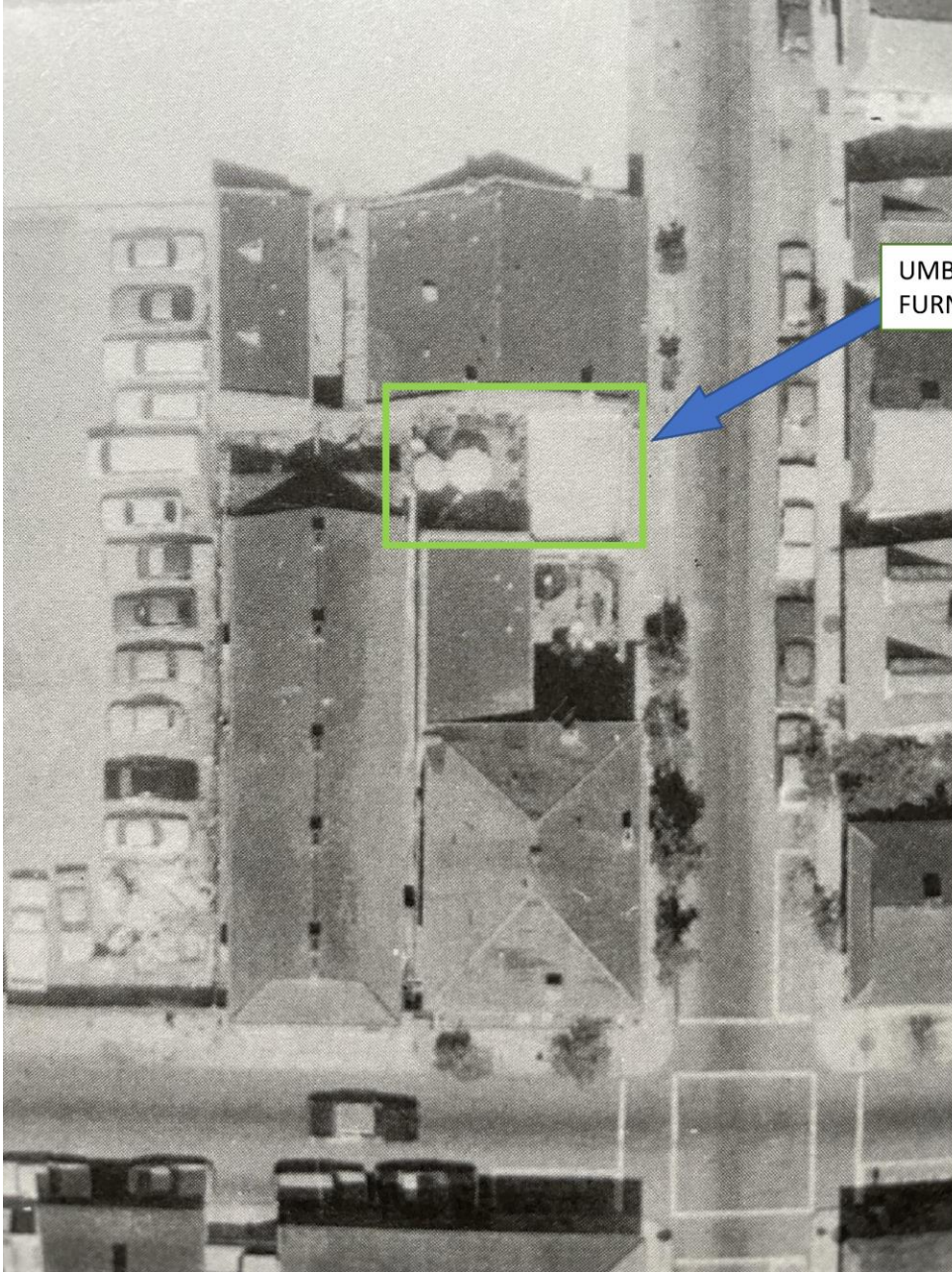
Vieux Carré Commission

January 18, 2023

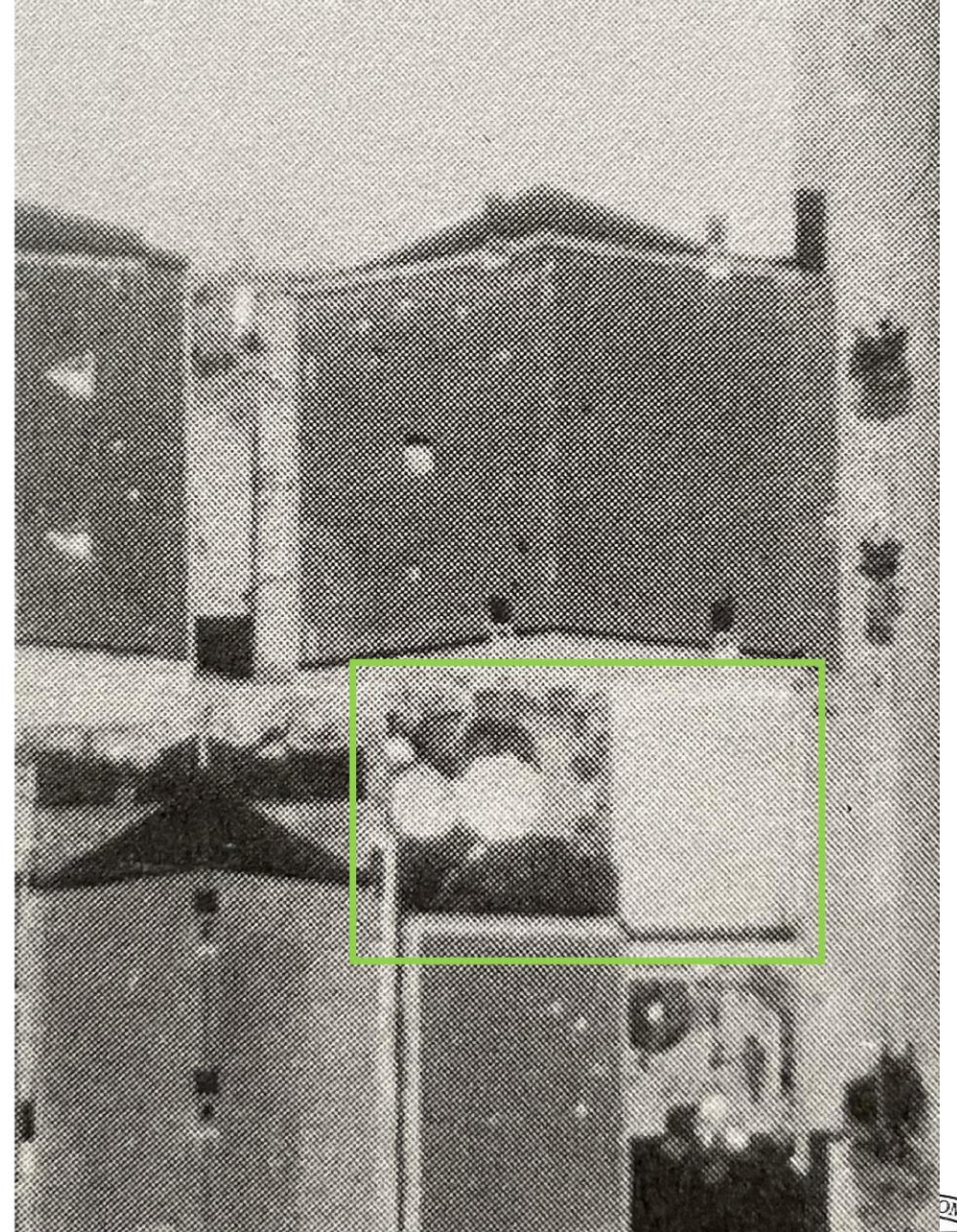


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Vieux Carré Commission



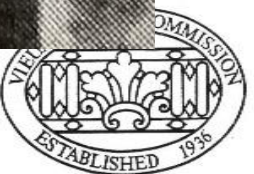
UMBRELLAS AND OUTDOOR
FURNITURE



1039 Burgundy

Vieux Carré Commission

January 18, 2023



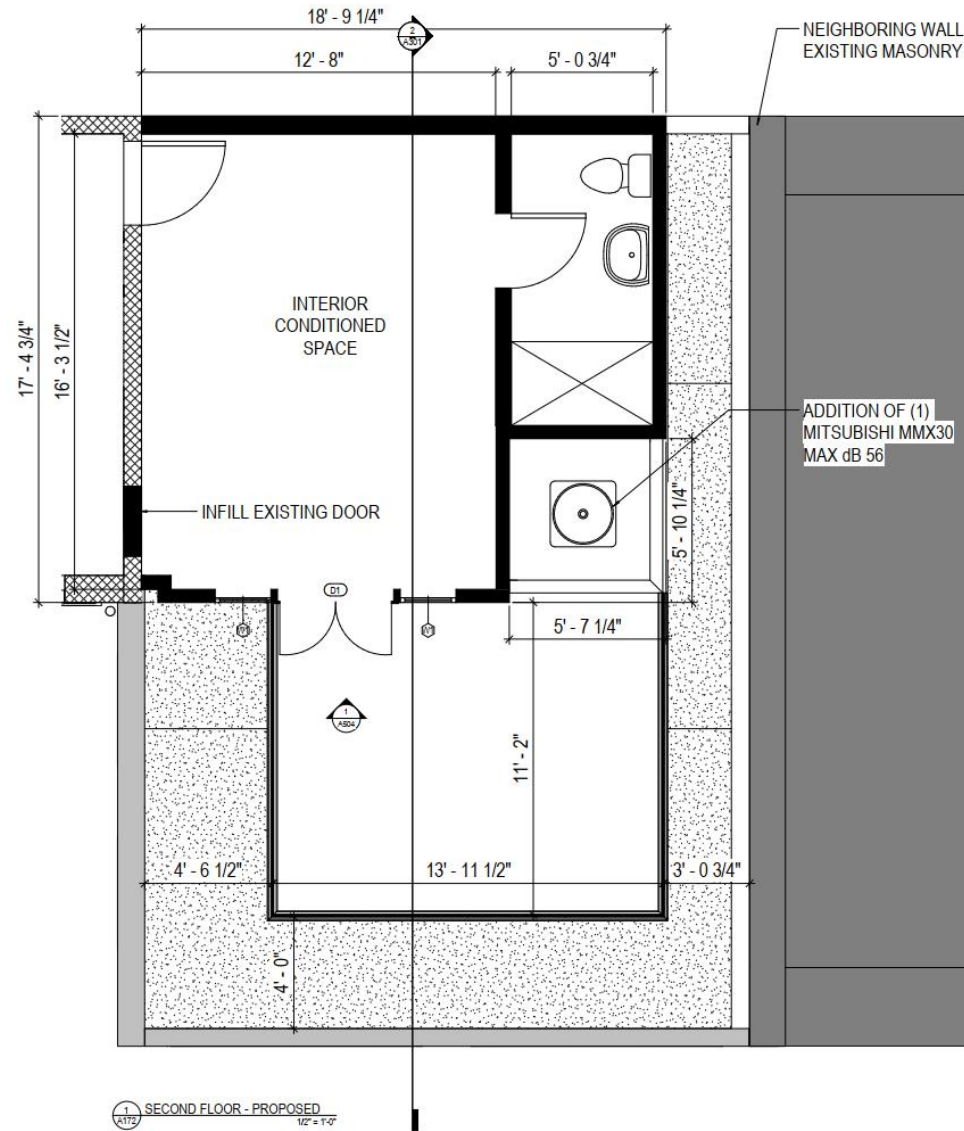
Conclusion:

- 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

DRAWING
ENLARGED SECOND FLOOR
PLANS

DRAWING BY
SCALE
JOB NO.
DATE

Author
As Indicated
50001
7/26/2022

Sheet No.

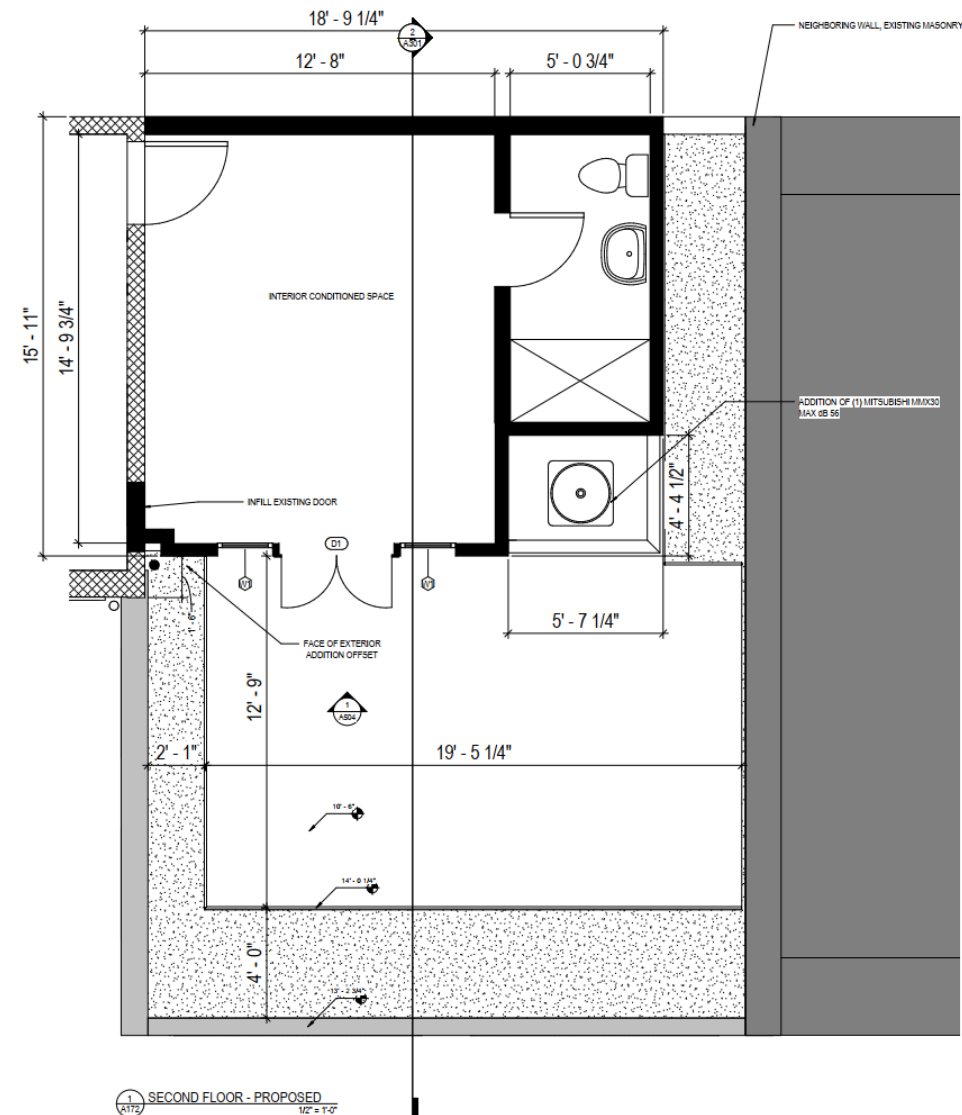
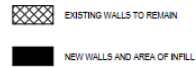
A172

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

Vieux Carré Commission

January 18, 2023



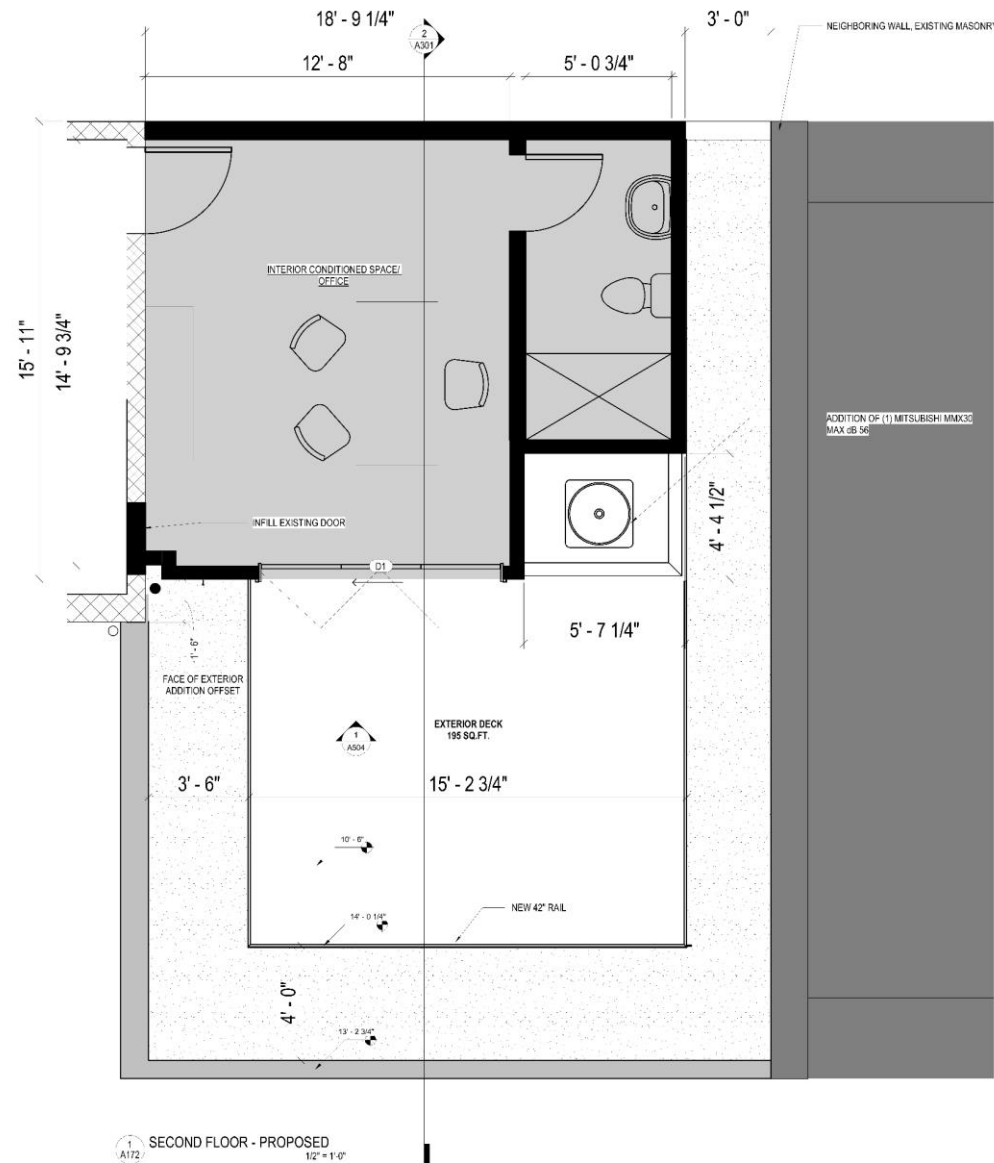
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JOB No.	500001
DATE	8/30/2022
Sheet No.	

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
ENLARGED SECOND FLOOR
PLANS

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

A172

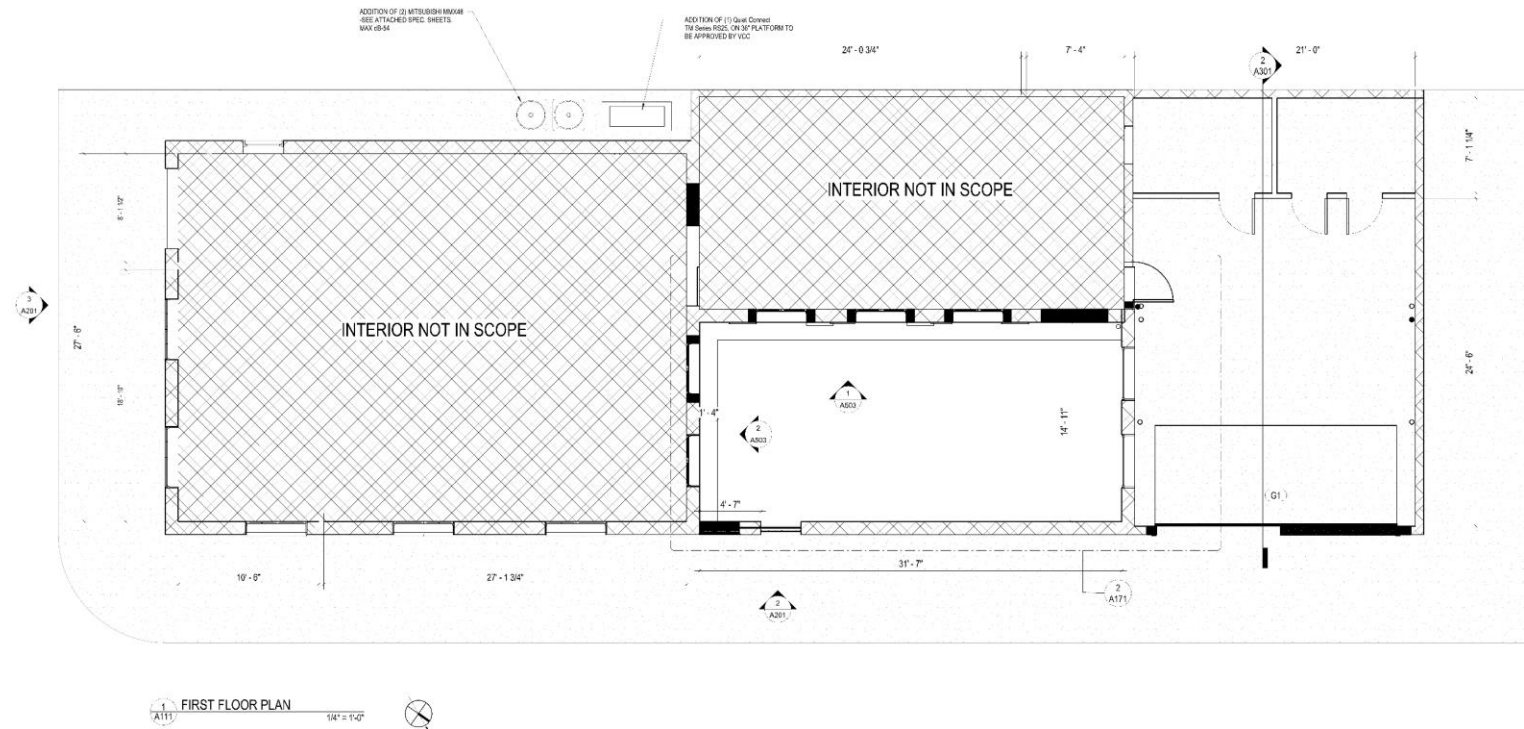
1039 Burgundy – proposed today

Vieux Carré Commission

January 18, 2023



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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 correct and complete representation of the project as shown on these drawings.



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NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING
FIRST FLOOR PLAN

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

A111

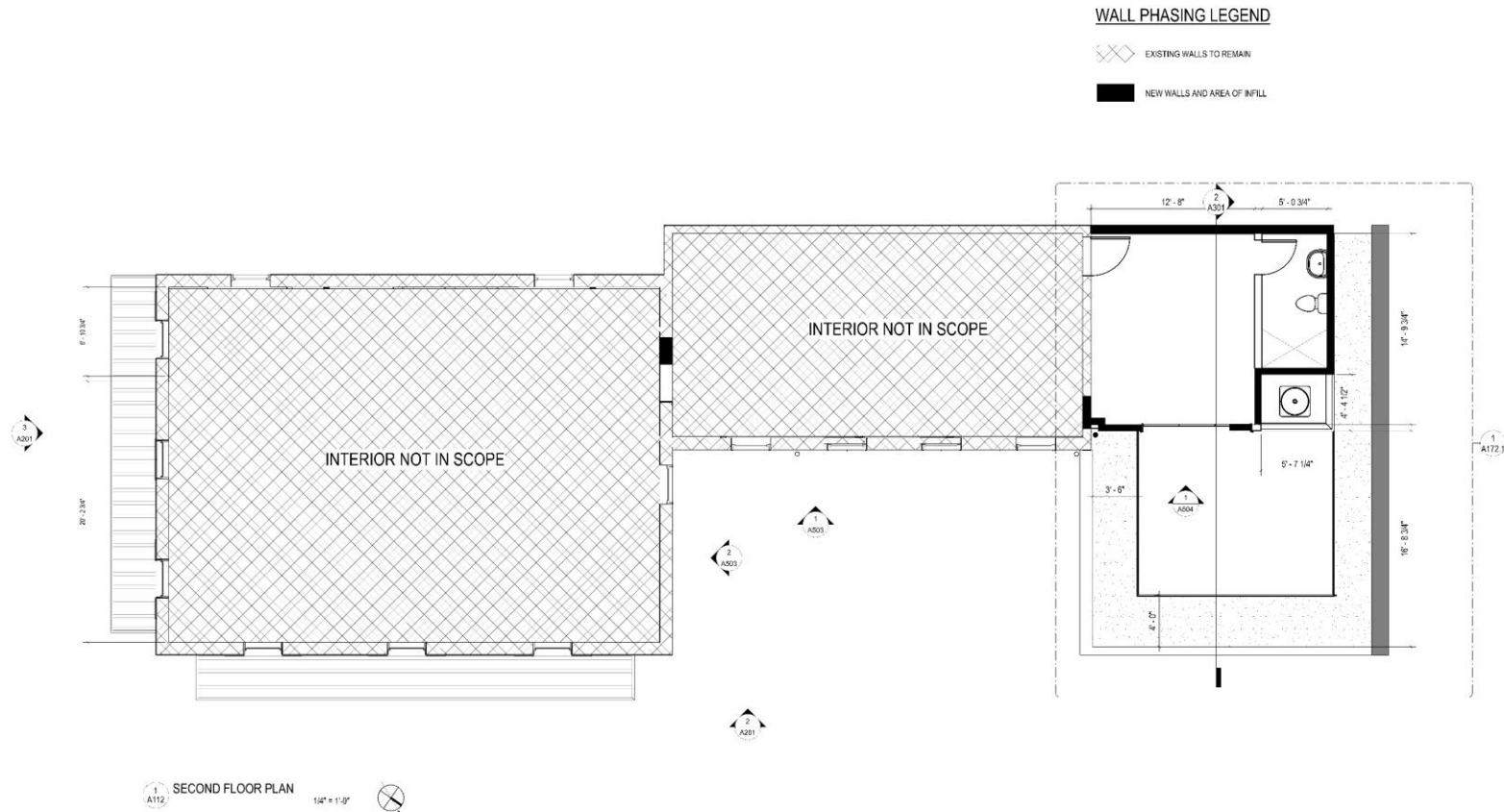
1039 Burgundy

Vieux Carré Commission

January 18, 2023



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I will not undertake providing project completion and/or other services outside of my scope.

John Williams

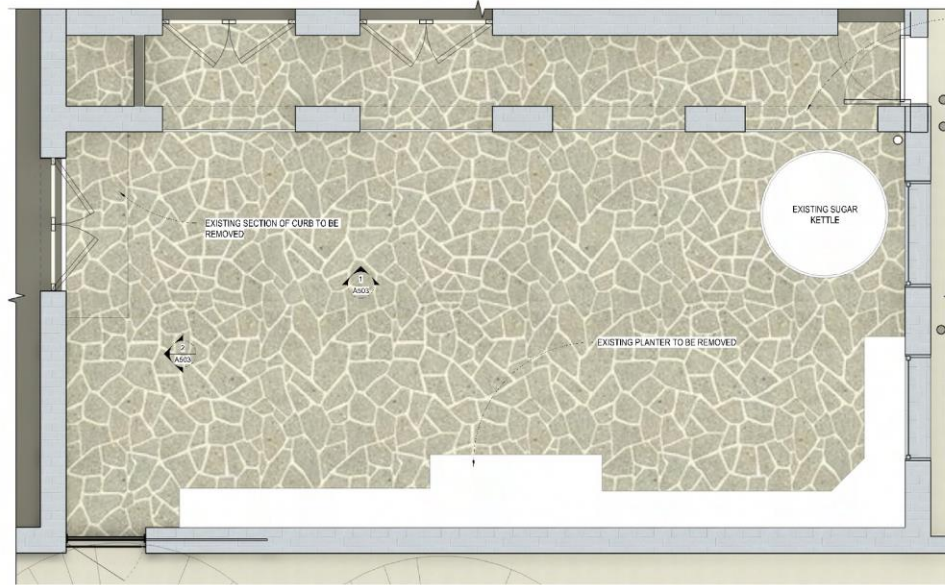


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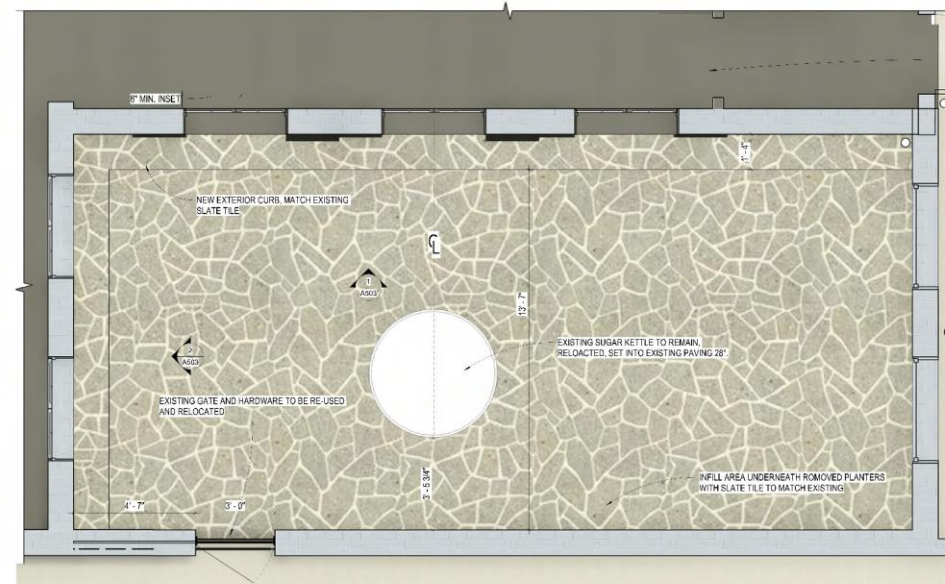


PHOTOGRAPH OF EXISTING COURTYARD

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



EXISTING, NO CHANGE



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.

John C. Williams



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NEW ORLEANS, LA 70116

REVISIONS

No.	Date	Scope

DRAWING
ENLARGED COURTYARD
PLANS

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

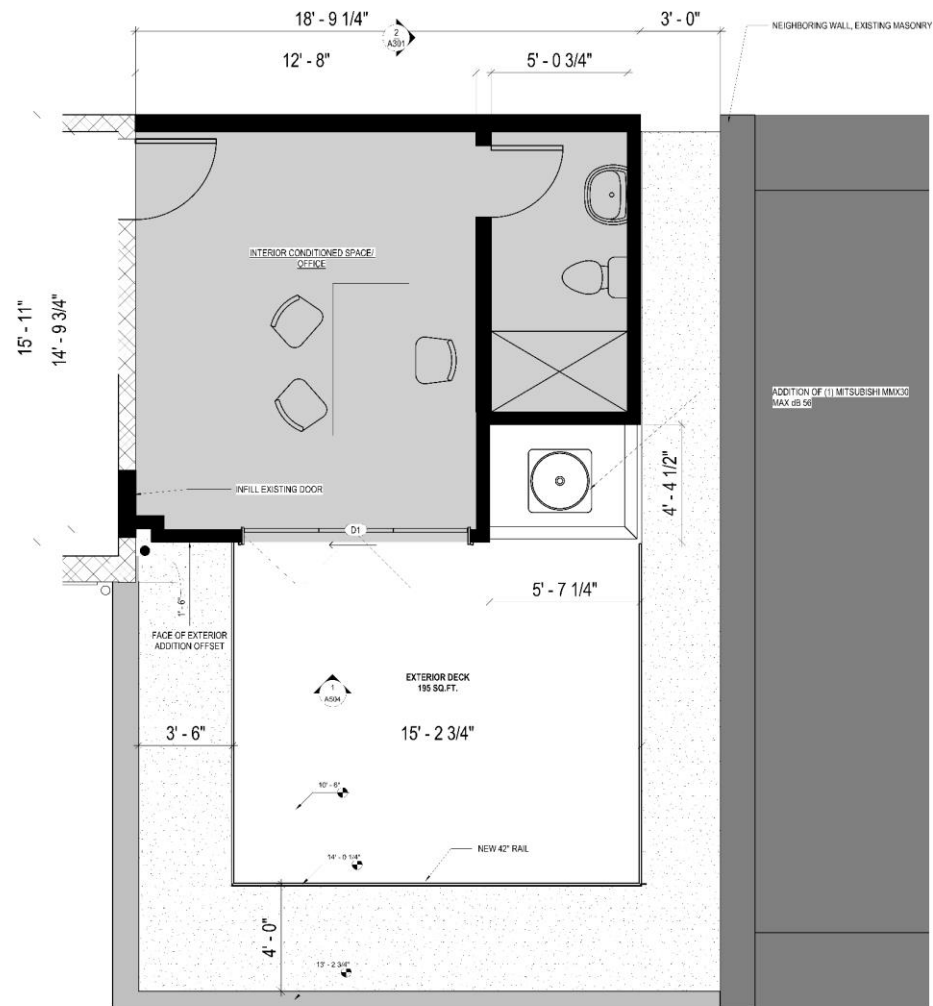
A171



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WALL PHASING LEGEND

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



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

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

John Williams



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-REVISIONS-

No.	Date	Scope

DRAWING
ENLARGED SECOND FLOOR
PLANS

DRAWING BY
SCALE As indicated
JOB NO. 100081
DATE 10/25/2022
Sheet No.

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1039 Burgundy

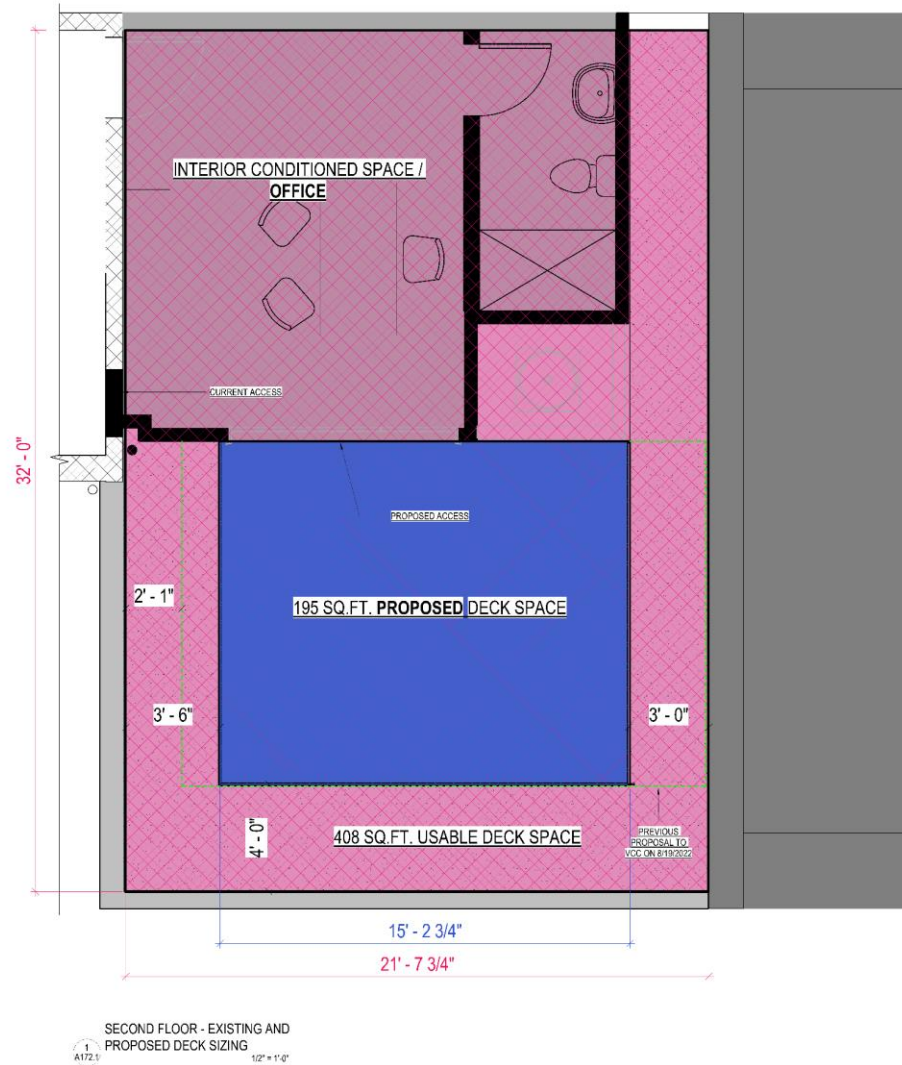
Vieux Carré Commission

January 18, 2023



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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 administration throughout the project.

John C. Williams



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-REVISIONS-

No.	Date	Scope

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DECK DIAGRAM

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DATE: 10/25/2022
Sheet No.

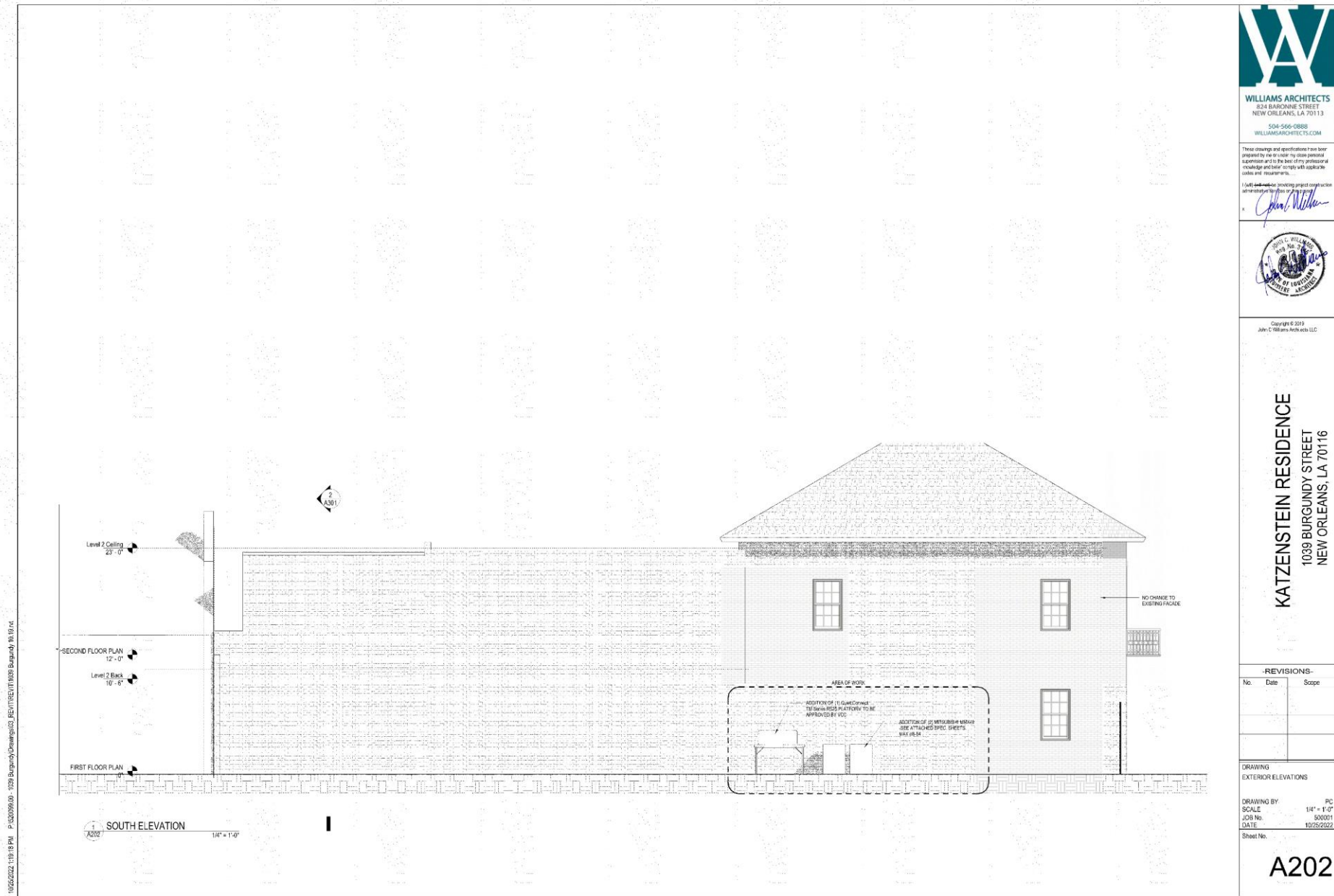
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1039 Burgundy

Vieux Carré Commission

January 18, 2023



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I, **John Williams**, architect, hereby certify that I am the author of these drawings and specifications.



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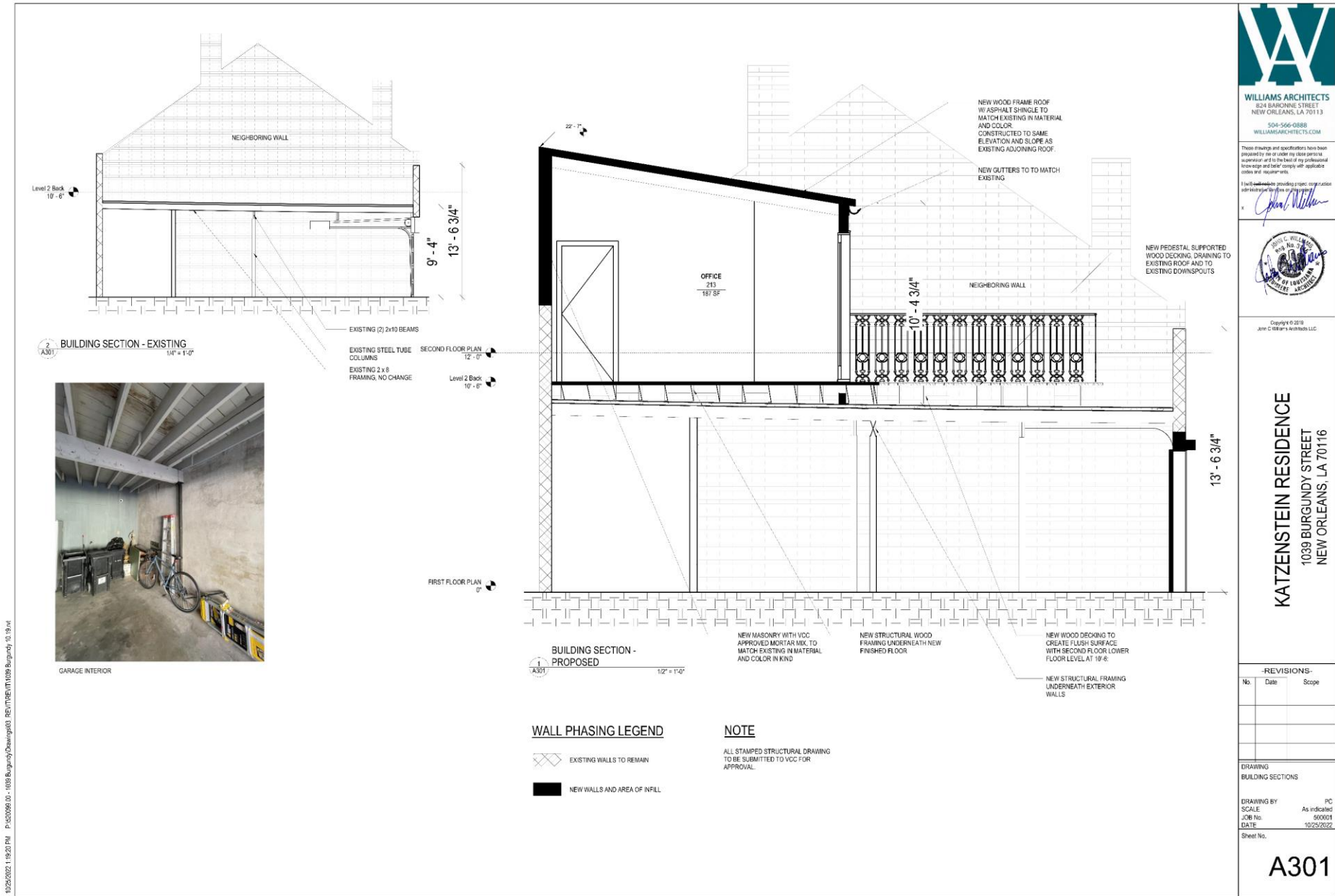
REVISIONS		
No.	Date	Scope

DRAWING
EXTERIOR ELEVATIONS

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JOB No.: 100001
DATE: 10/25/2022
Sheet No.:

A202





1039 Burgundy

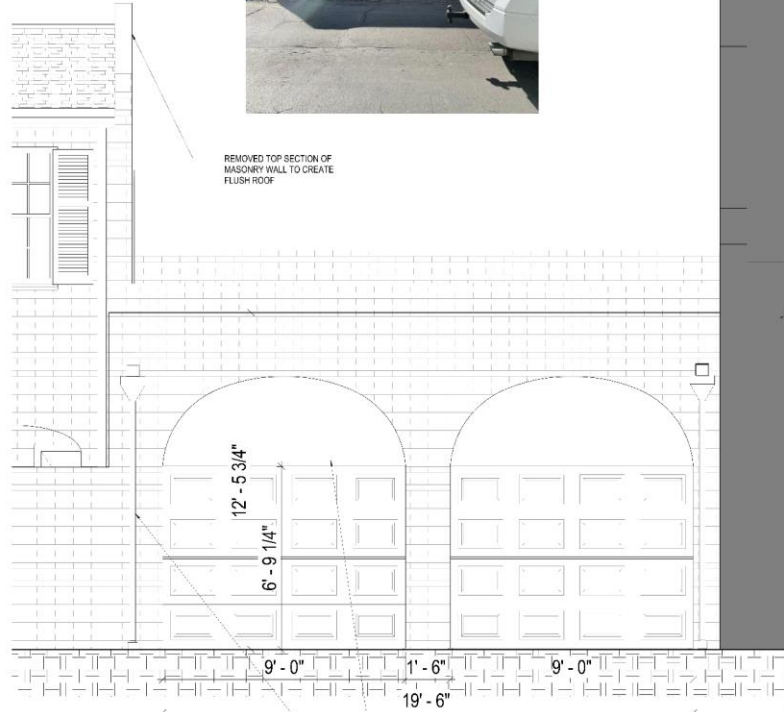
Vieux Carré Commission

January 18, 2023





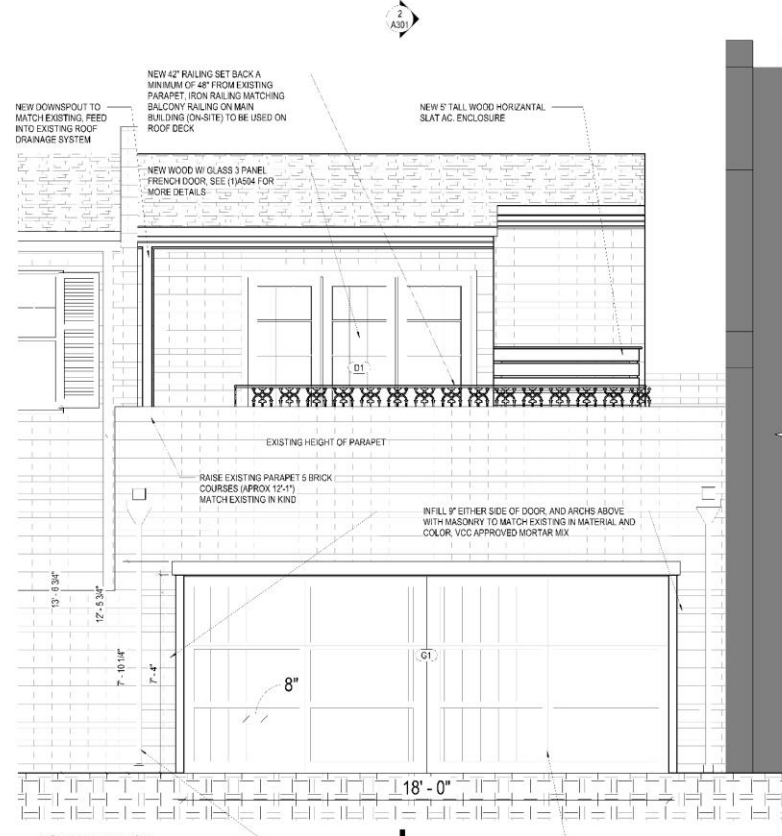
PHOTOGRAPH OF EXISTING GARAGE DOORS



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 fee-for-service basis.

John C. Williams



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KATZENSTEIN RESIDENCE
1039 BURGUNDY STREET
NEW ORLEANS, LA 70116

-REVISIONS-

No.	Date	Scope

DRAWING
ENLARGED ELEVATIONS

DRAWING BY
SCALE 1/2" = 1'-0"
JOB No. 500091
DATE 10/25/2022
Sheet No.

A501

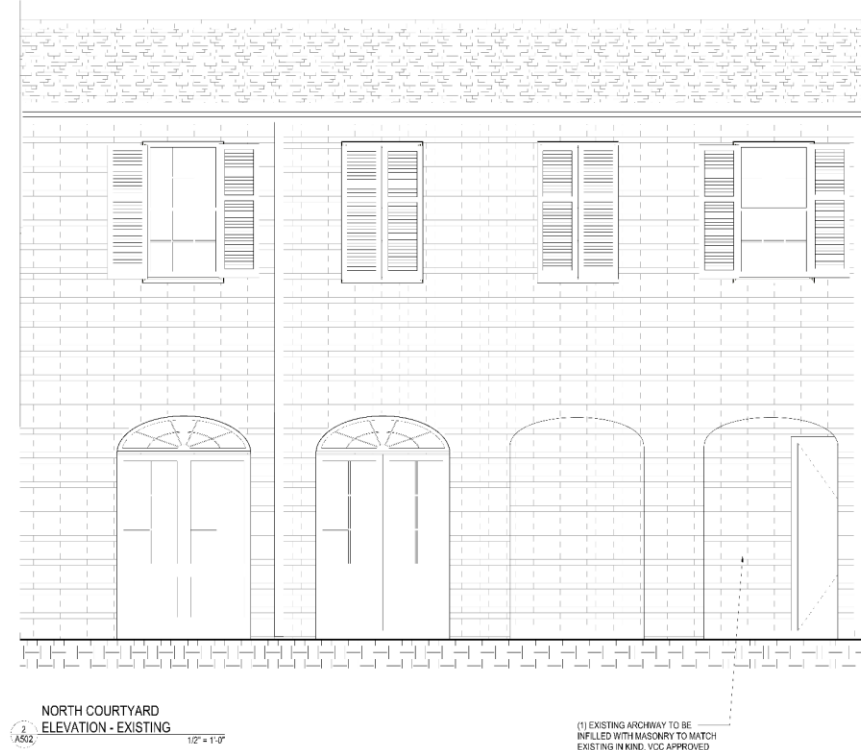
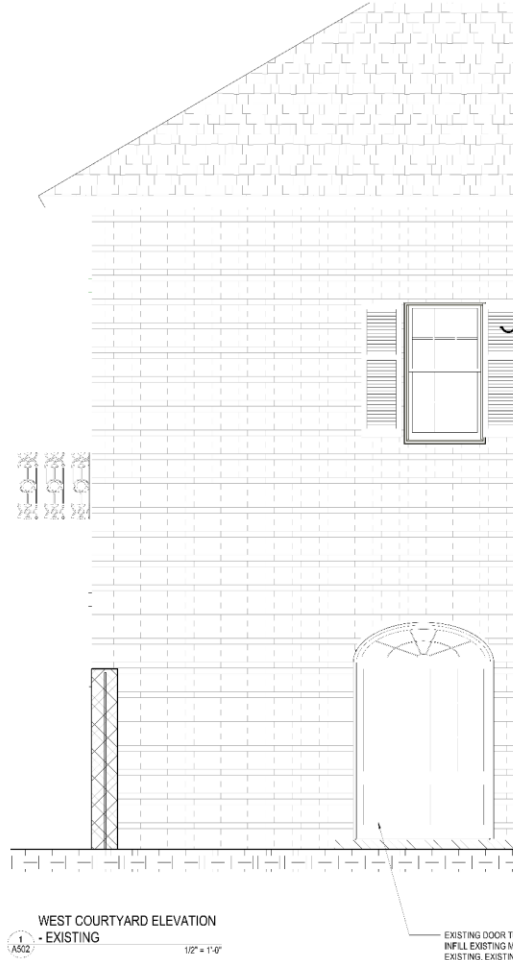


1039 Burgundy

Vieux Carré Commission

January 18, 2023

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



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1039 BURGUNDY STREET
NEW ORLEANS, LA 70116

-REVISIONS-		
No.	Date	Scope

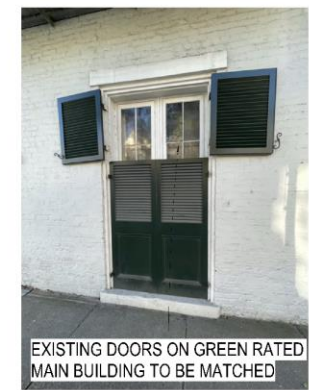
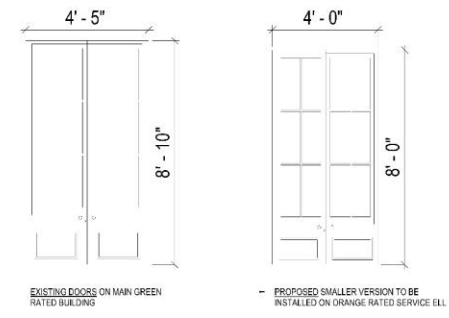
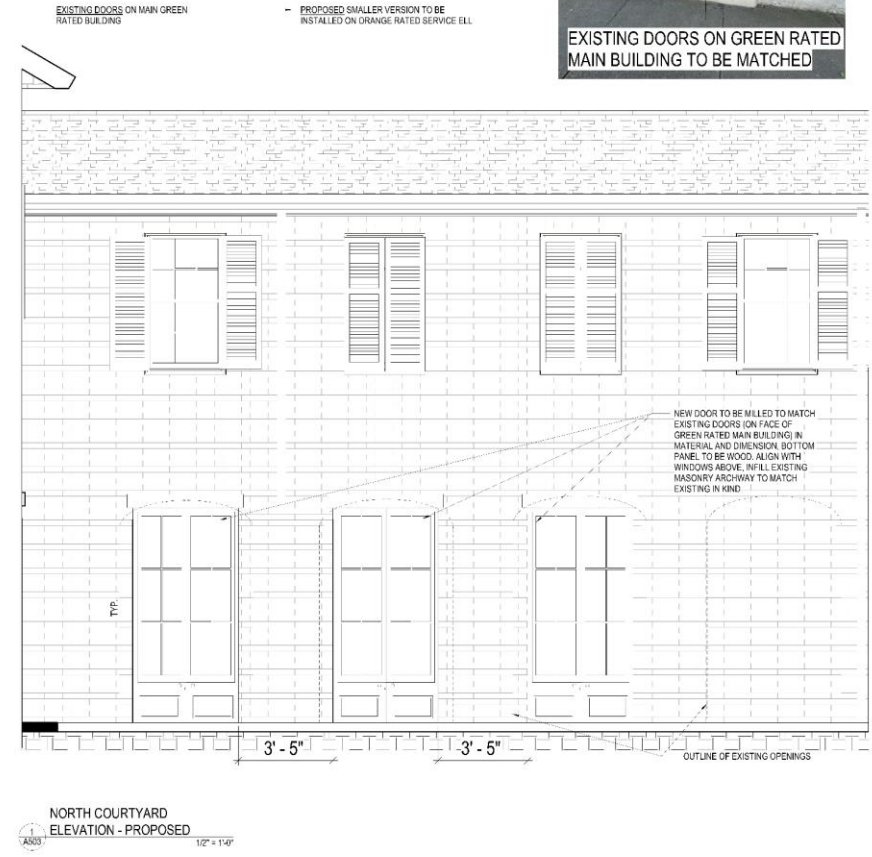
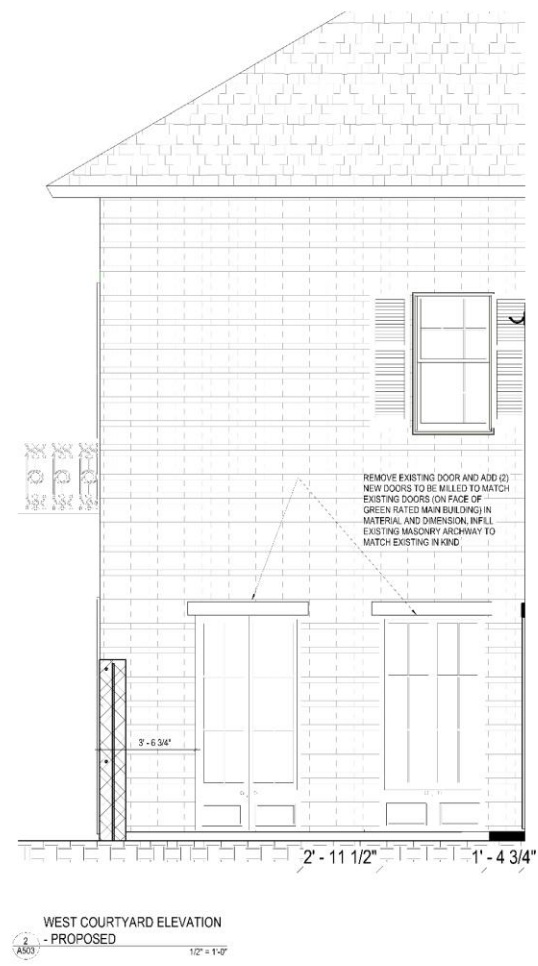
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JOB No. 50021
DATE 10/26/2022
Sheet No.

A502



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WILLIAMS ARCHITECTS
834 BARONNE STREET
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504-566-0880
WILLIAMSARCHITECTS.COM

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

John Williams

Professional Seal of John Williams, Architect, State of Louisiana, No. 10001

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KATZENSTEIN RESIDENCE
1039 BURGUNDY STREET
NEW ORLEANS, LA 70116

REVISIONS		
No.	Date	Scope

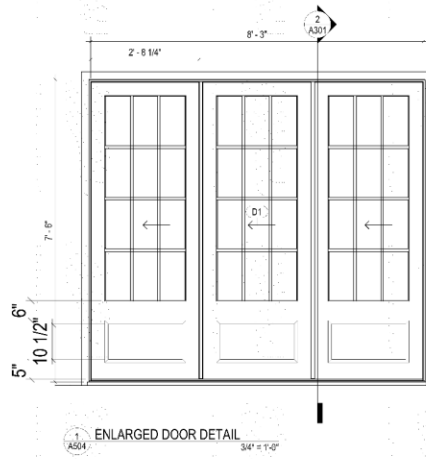
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ENLARGED ELEVATIONS

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JOB No.
DATE
Sheet No.

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800001
10/25/2022

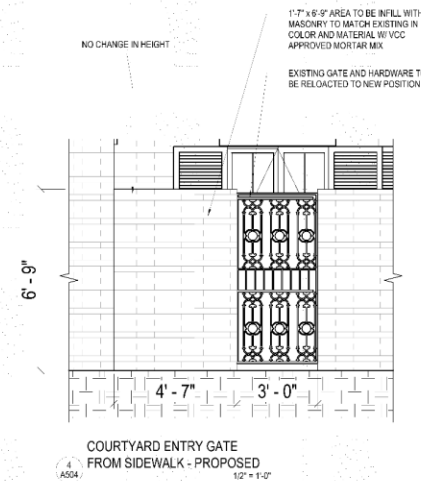
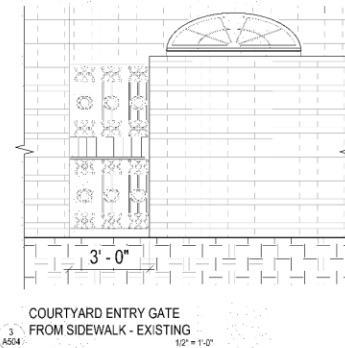
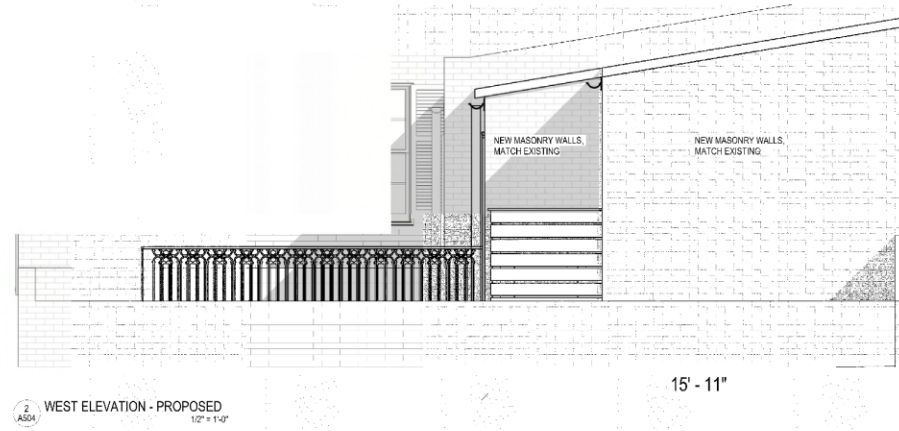
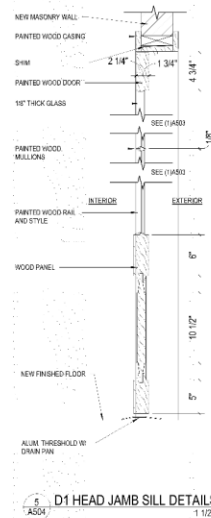
A503





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.



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

John Williams



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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

January 18, 2023





New Business

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

January 18, 2023





1015 Decatur

Vieux Carré Commission

January 18, 2023





1015 Decatur, 1948

Vieux Carré Commission

January 18, 2023





1015 Decatur, 1948

Vieux Carré Commission

January 18, 2023





1015 Decatur, 1964

Vieux Carré Commission

January 18, 2023





1015 Decatur – 1005 Decatur Plan Book, 1852

Vieux Carré Commission

January 18, 2023





1015 Decatur

Vieux Carré Commission

January 18, 2023





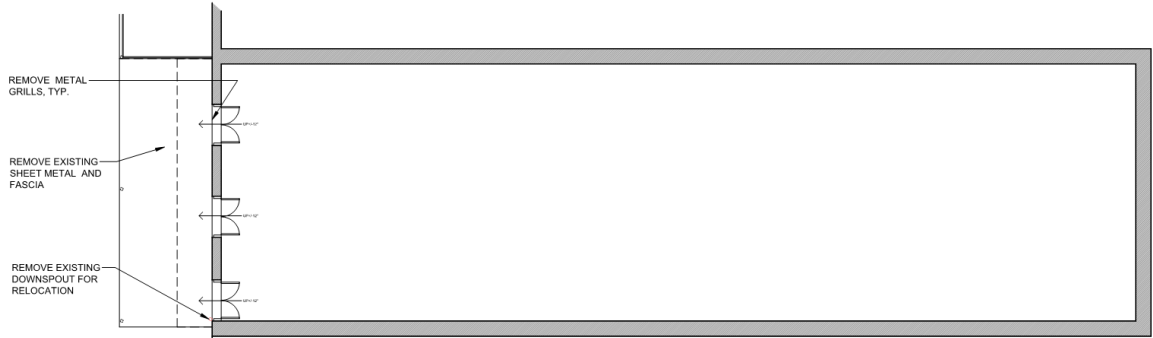
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Vieux Carré Commission

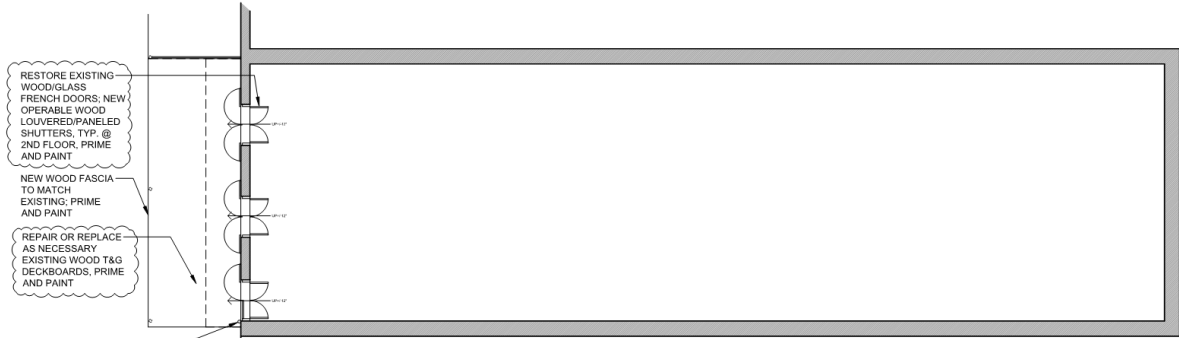
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January 18, 2023

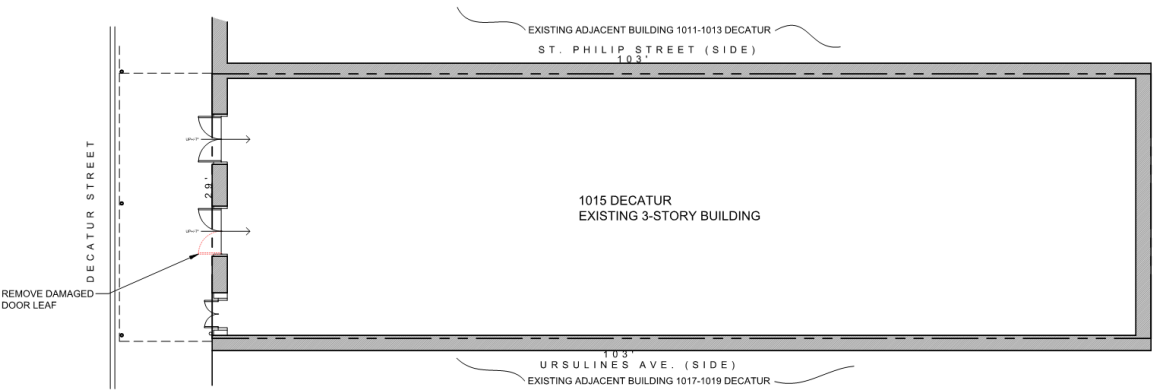




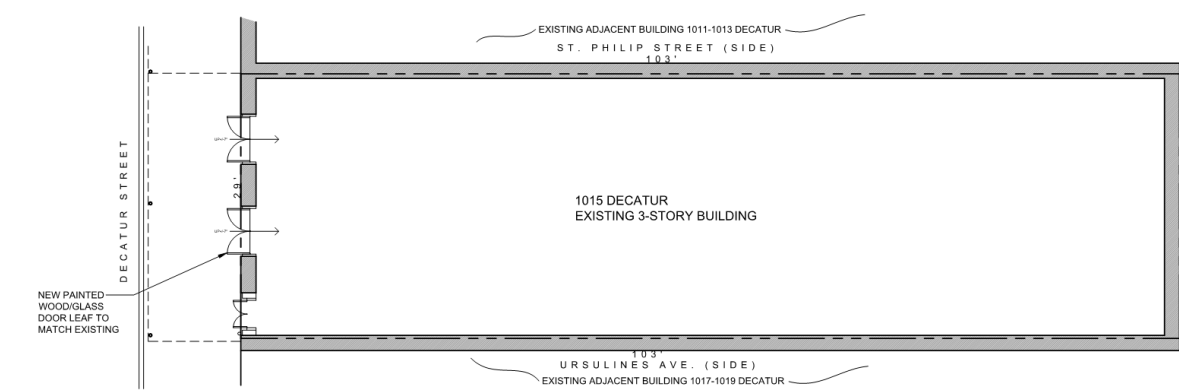
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SC: 1/8" = 1'-0"



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"

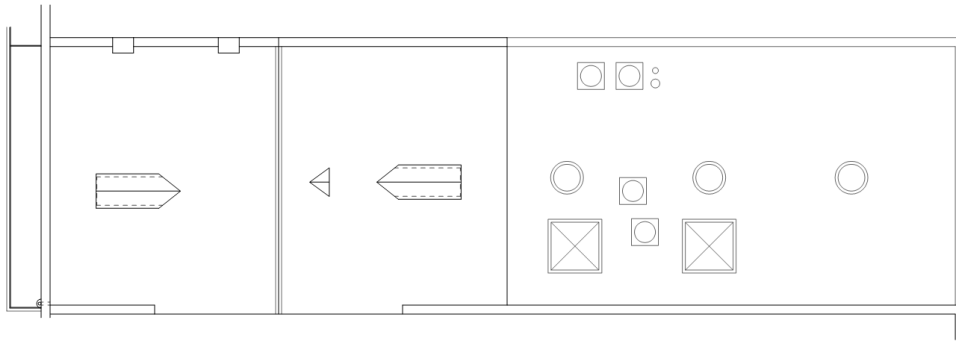
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Vieux Carré Commission

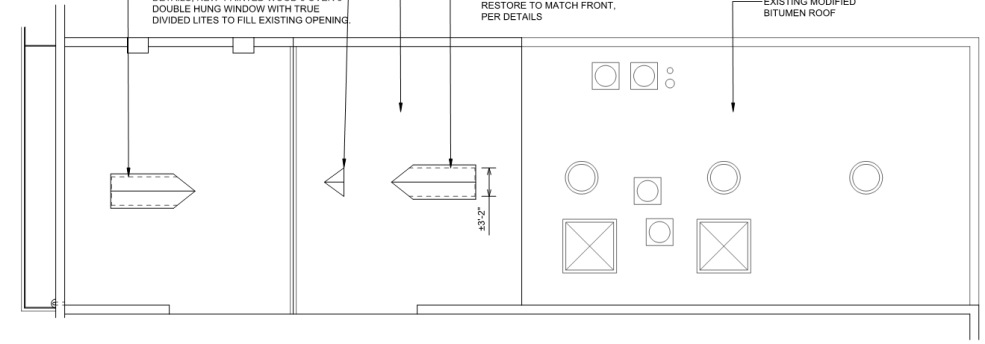
EXTERIOR MODIFICATIONS 1015 DECATUR STREET New Orleans, Louisiana 70124	LKHarmen Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans, Louisiana 70124 504.485.5870 harmon@lkharmenarchitects.com	10.24.2022	A1.0 LKH #6122
		11.9.2022	
		REV.	

January 18, 2023

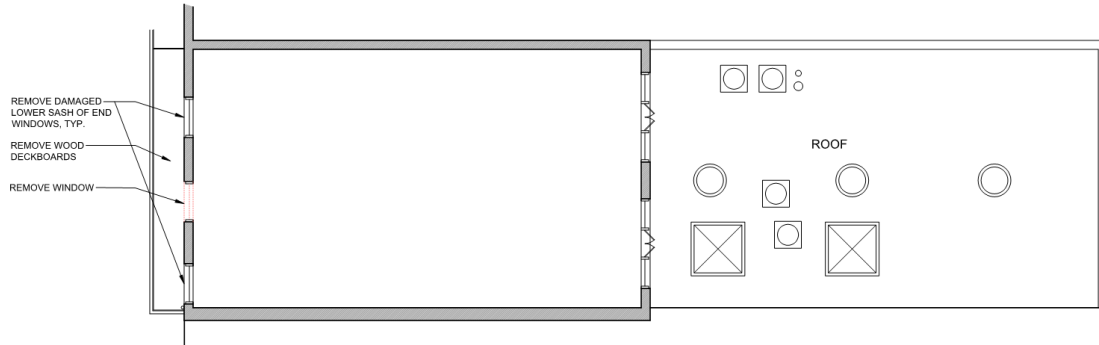




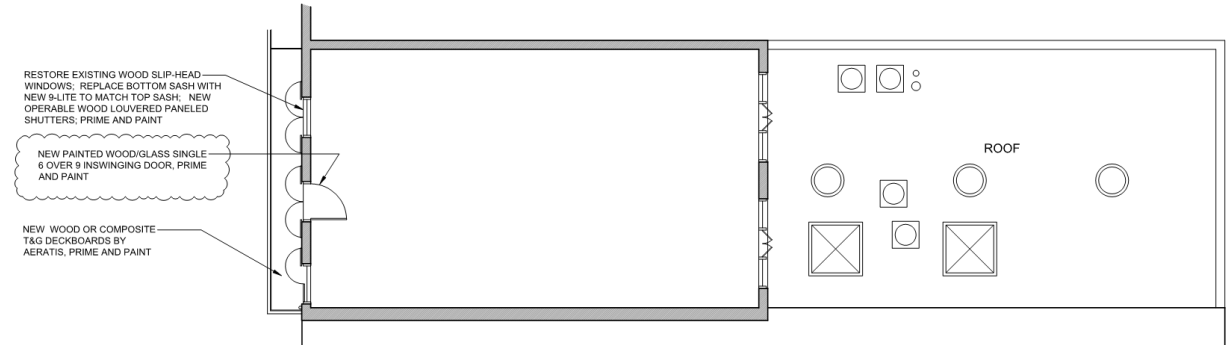
 **EXISTING / DEMOLITION ROOF PLAN**
SC: 1/8" = 1'-0"



 **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

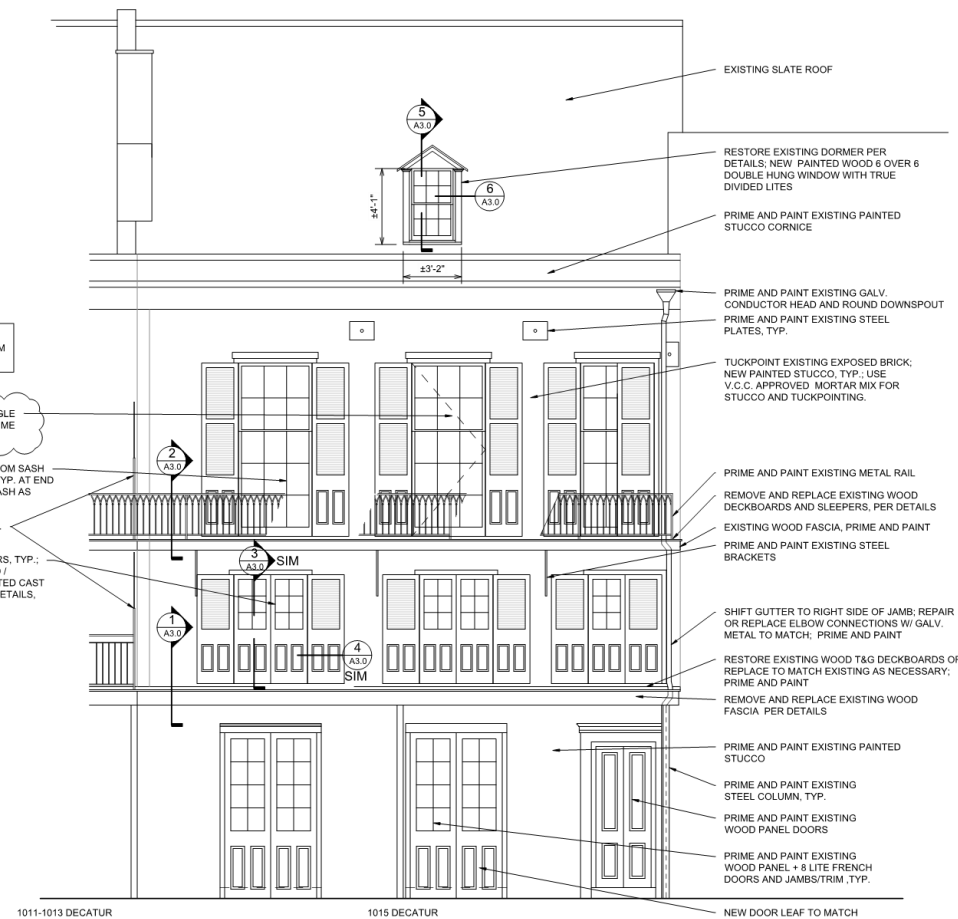
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10.24.2022	A1.1	LKH #6122
11.9.2022		
REV.		
12.9.2022		
REV.		

January 18, 2023





 **EXISTING / DEMOLITION FRONT ELEVATION**
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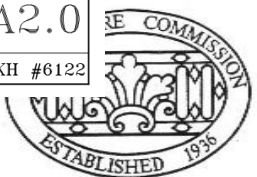


 **PROPOSED FRONT ELEVATION**
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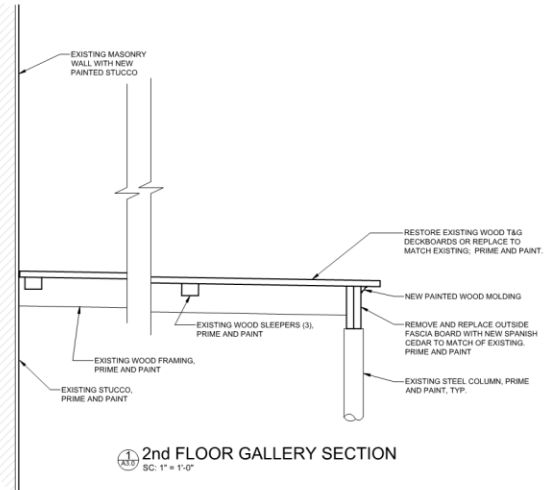
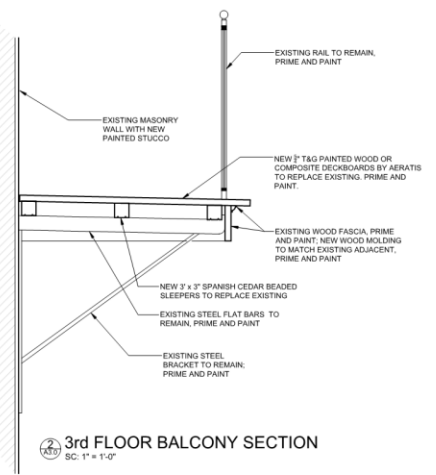
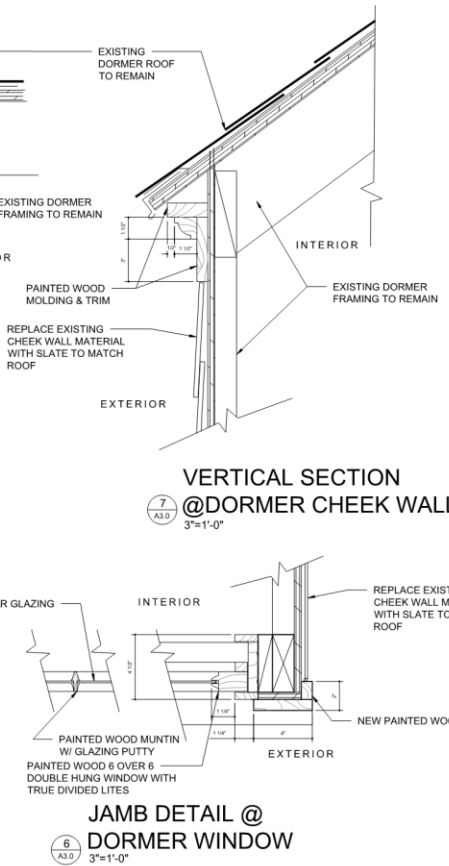
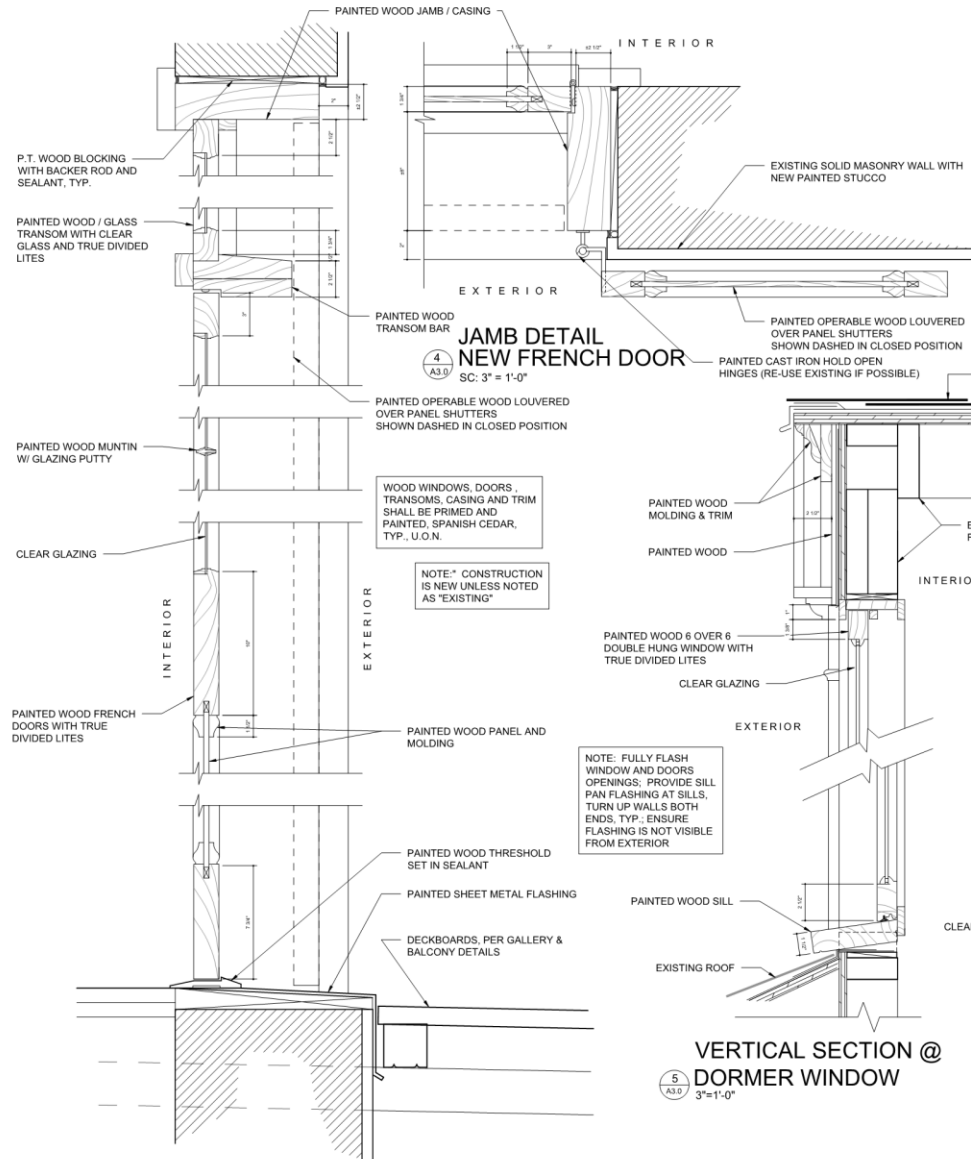
1015 Decatur

Vieux Carré Commission

<div>EXTERIOR MODIFICATIONS</div> <div>1015 DECATUR STREET</div> <div>New Orleans, Louisiana 70124</div>		<div></div> <div>LKHarmen Architects</div> <div>A Professional Architectural Corporation</div> <div>6238 Argonne Boulevard</div> <div>New Orleans Louisiana 70124</div> <div>504.485.5870 harmon@lkharmenarchitects.com</div>	DRAWINGS ARE FORMATTED TO PRINT TO SCALES INDICATED ONLY ON 24"X36" SHEETS	
			10.24.2022	
			11.9.2022 REV.	
			12.9.2022 REV.	
			LKH #6122	



January 18, 2023



1015 Decatur

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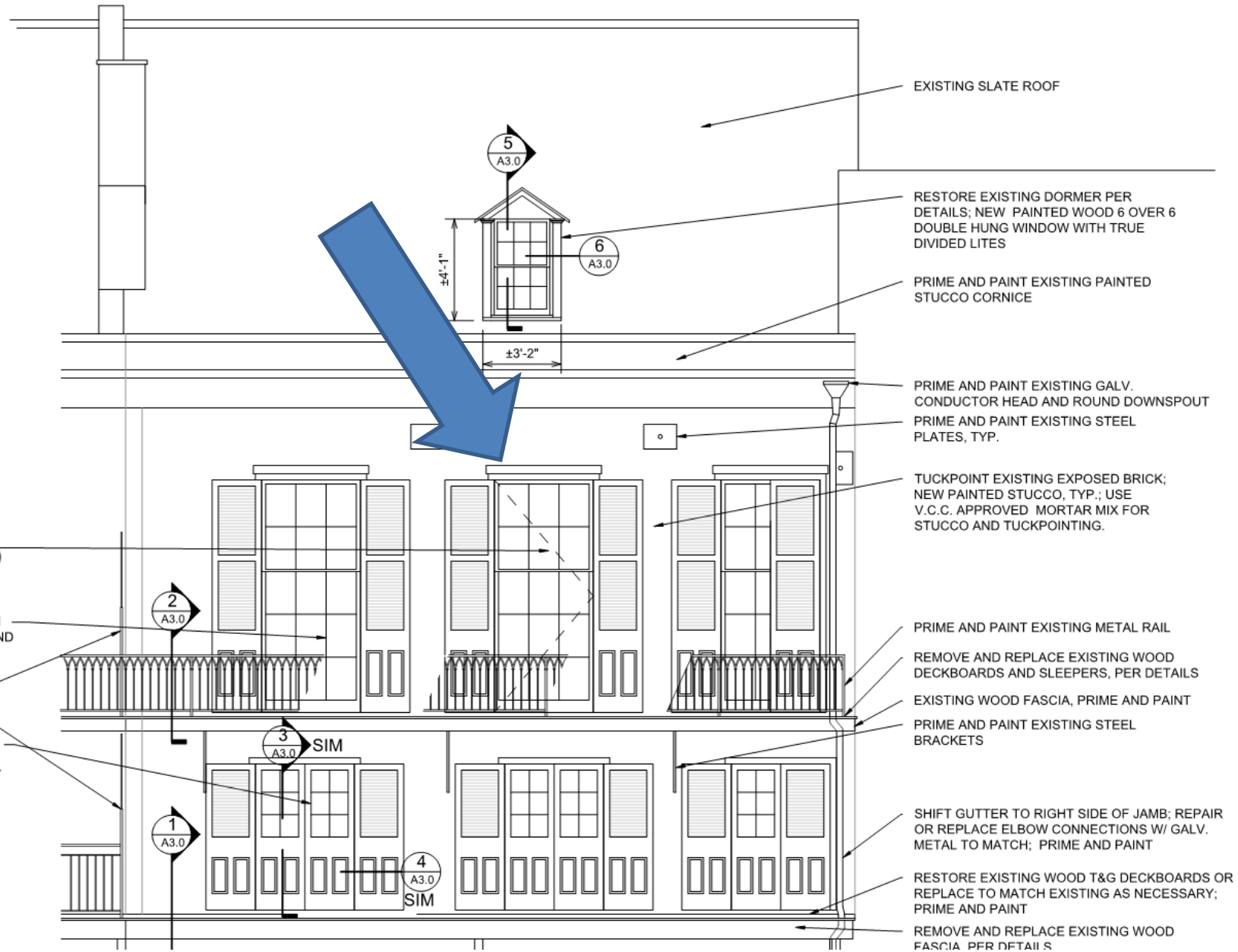
EXTERIOR MODIFICATIONS
1015 DECATUR STREET
New Orleans, Louisiana 70124

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6238 Argonne Boulevard
New Orleans, Louisiana 70124
504.485.5870 harmon@lkharmonarchitects.com

10.24.2022	A3.0
11.9.2022	
REV.	
	LKH #6122



January 18, 2023



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.

EXISTING SLATE ROOF

RESTORE EXISTING DORMER PER DETAILS; NEW PAINTED WOOD 6 OVER 6 DOUBLE HUNG WINDOW WITH TRUE DIVIDED LITES

PRIME AND PAINT EXISTING PAINTED STUCCO CORNICE

PRIME AND PAINT EXISTING GALV. CONDUCTOR HEAD AND ROUND DOWNSPOUT

PRIME AND PAINT EXISTING STEEL PLATES, TYP.

TUCKPOINT EXISTING EXPOSED BRICK; NEW PAINTED STUCCO, TYP.; USE V.C.C. APPROVED MORTAR MIX FOR STUCCO AND TUCKPOINTING.

PRIME AND PAINT EXISTING METAL RAIL

REMOVE AND REPLACE EXISTING WOOD DECKBOARDS AND SLEEPERS, PER DETAILS

EXISTING WOOD FASCIA, PRIME AND PAINT

PRIME AND PAINT EXISTING STEEL BRACKETS

SHIFT GUTTER TO RIGHT SIDE OF JAMB; REPAIR OR REPLACE ELBOW CONNECTIONS W/ GALV. METAL TO MATCH; PRIME AND PAINT

RESTORE EXISTING WOOD T&G DECKBOARDS OR REPLACE TO MATCH EXISTING AS NECESSARY; PRIME AND PAINT

REMOVE AND REPLACE EXISTING WOOD FASCIA PER DETAILS

1015 Decatur

Vieux Carré Commission

January 18, 2023



1015 Decatur – Example
condition at 333 Bourbon

Vieux Carré Commission



January 18, 2023





1009 Burgundy



1009 Burgundy

Vieux Carré Commission

January 18, 2023





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January 18, 2023





1009 Burgundy

Vieux Carré Commission

January 18, 2023





1009 Burgundy

Vieux Carré Commission

January 18, 2023



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

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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	



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WALTERZEHNER@MSN.COM

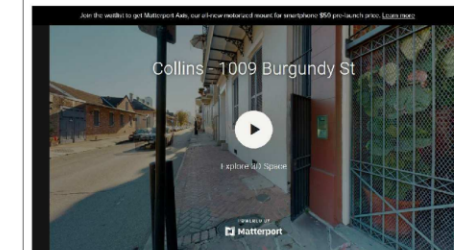
**3D WALKTHROUGH SCAN OF THE EXISTING
PROPERTY FOR CONTRACTORS AND
SUBCONTRACTORS BIDDING ON PROJECT**

CLICK LINK BELOW:

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

Collins - 1009 Burgundy St

SPACE DETAILS ADD-ONS DOWNLOADS STATS



VCC COMMISSION

No.	Description	Date

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

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

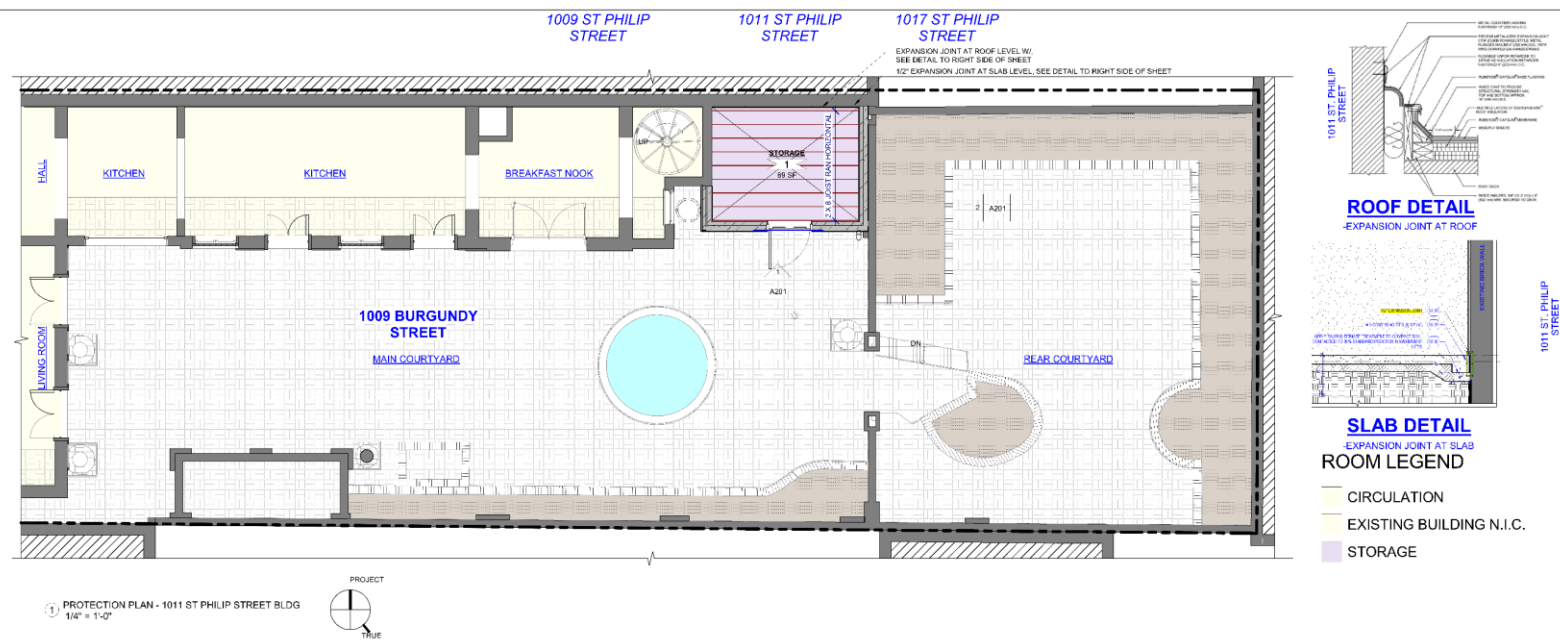
Scale:

1009 Burgundy

Vieux Carré Commission

January 18, 2023





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 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.
- Roof Details:**
- 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 (pre-construction) 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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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"

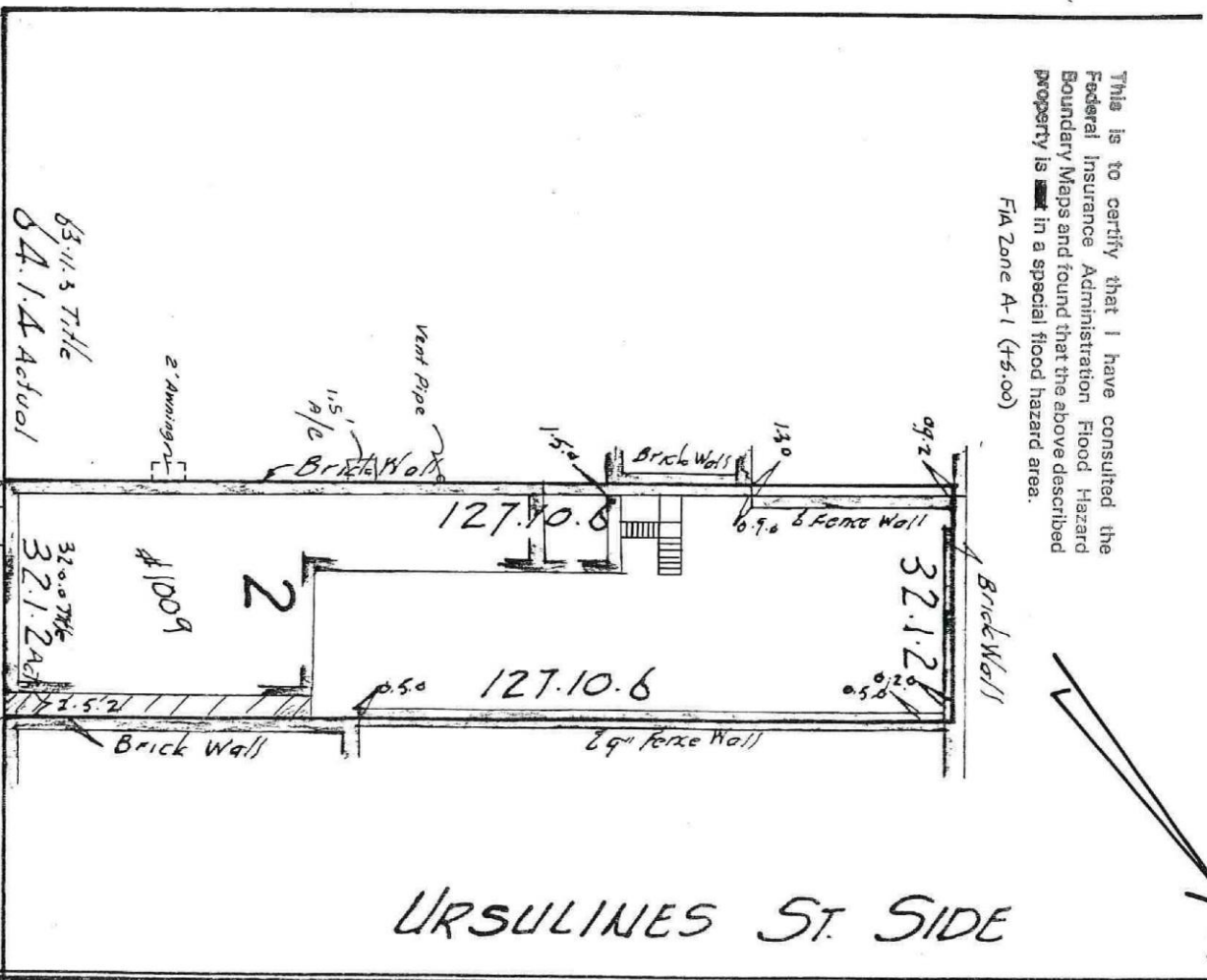


SQUARE No. 105
SECOND DISTRICT NEW ORLEANS, LA

N. RAMPART 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 in a special flood hazard area.

FIA Zone A-1 (+5.00)



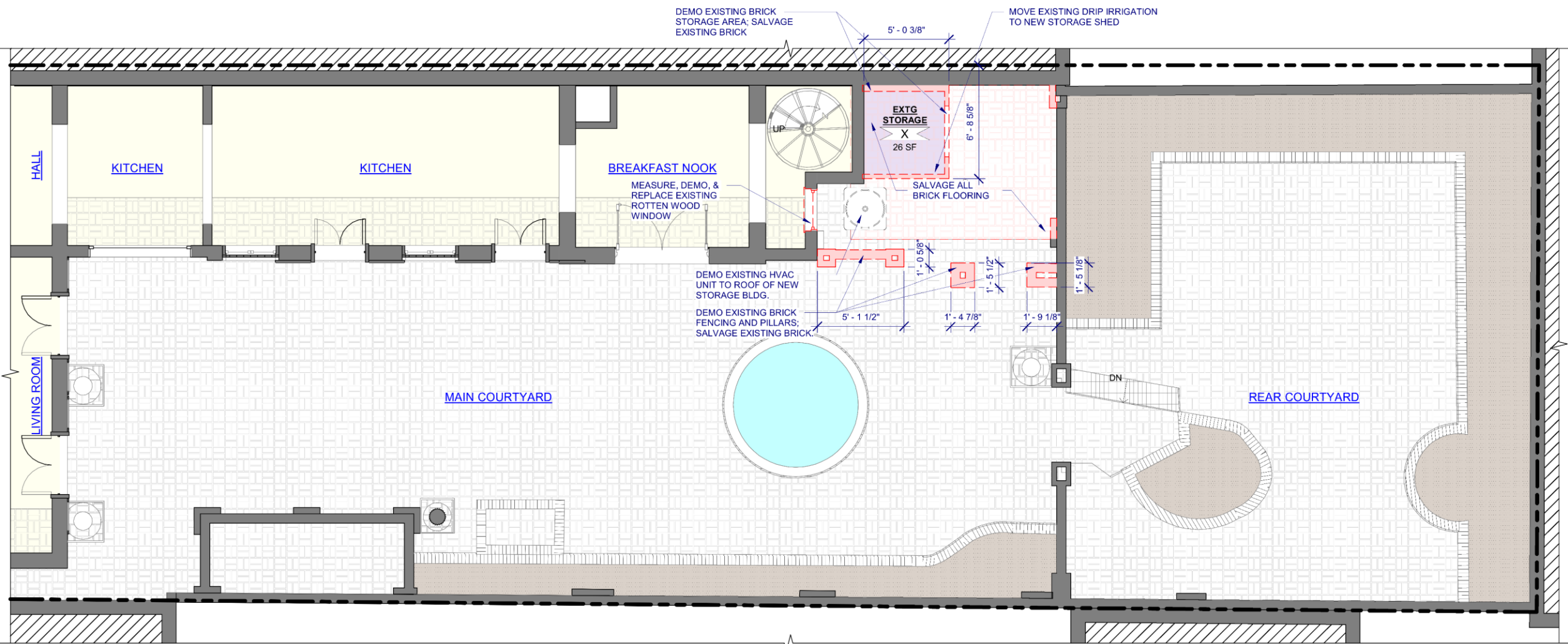
BURGUNDY ST.

URSULINES ST. SIDE

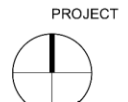
May 3, 1992
Survey certified correct. Made at the request of
Barbara B. Martin, Phelps Dunbar & Lawyers Title NO. 1050
Insurance Corp.
Gilbert, Kelly & Couturie, Inc., Surveying & Engineering Co.
2121 N. Causeway Blvd., Metairie, LA 70001
92-2086

PD





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



1009 ST PHILIP STREET
WALL OF EXISTING

3
A101

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

January 18, 2023



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



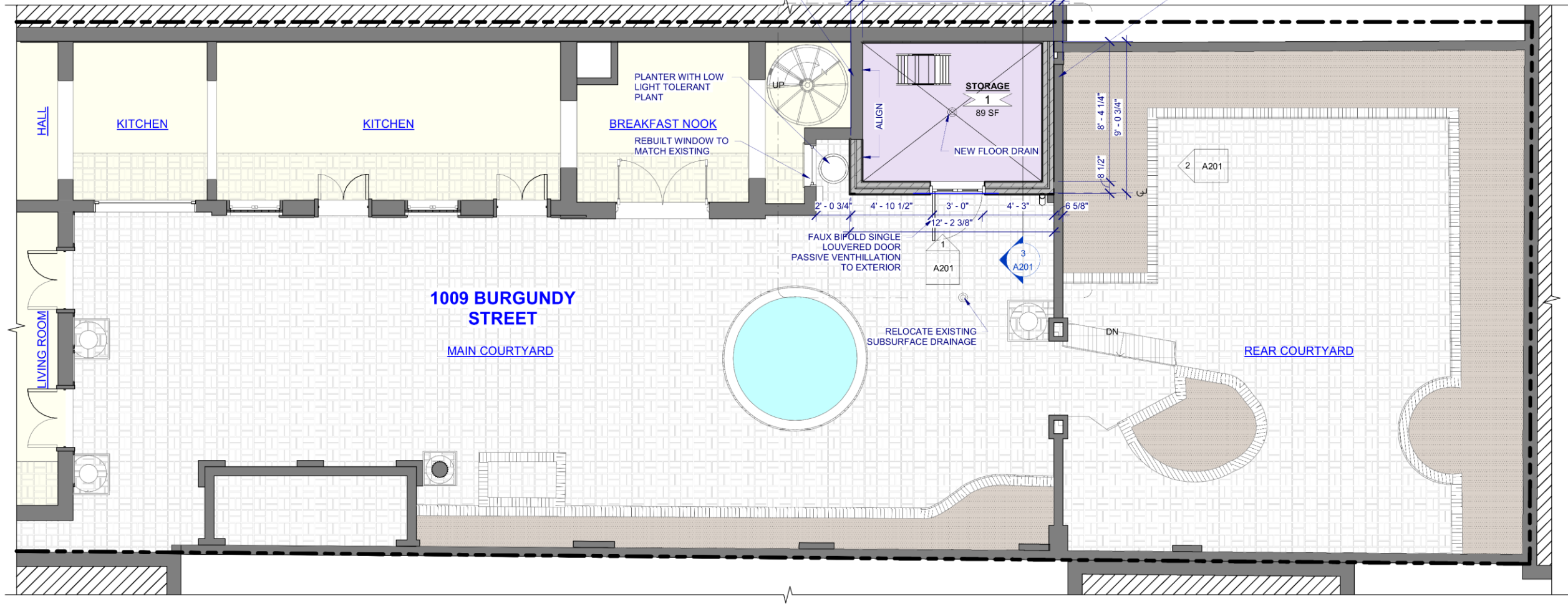
1009 ST PHILIP STREET

1011 ST PHILIP STREET

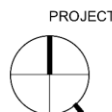
1017 ST PHILIP STREET

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

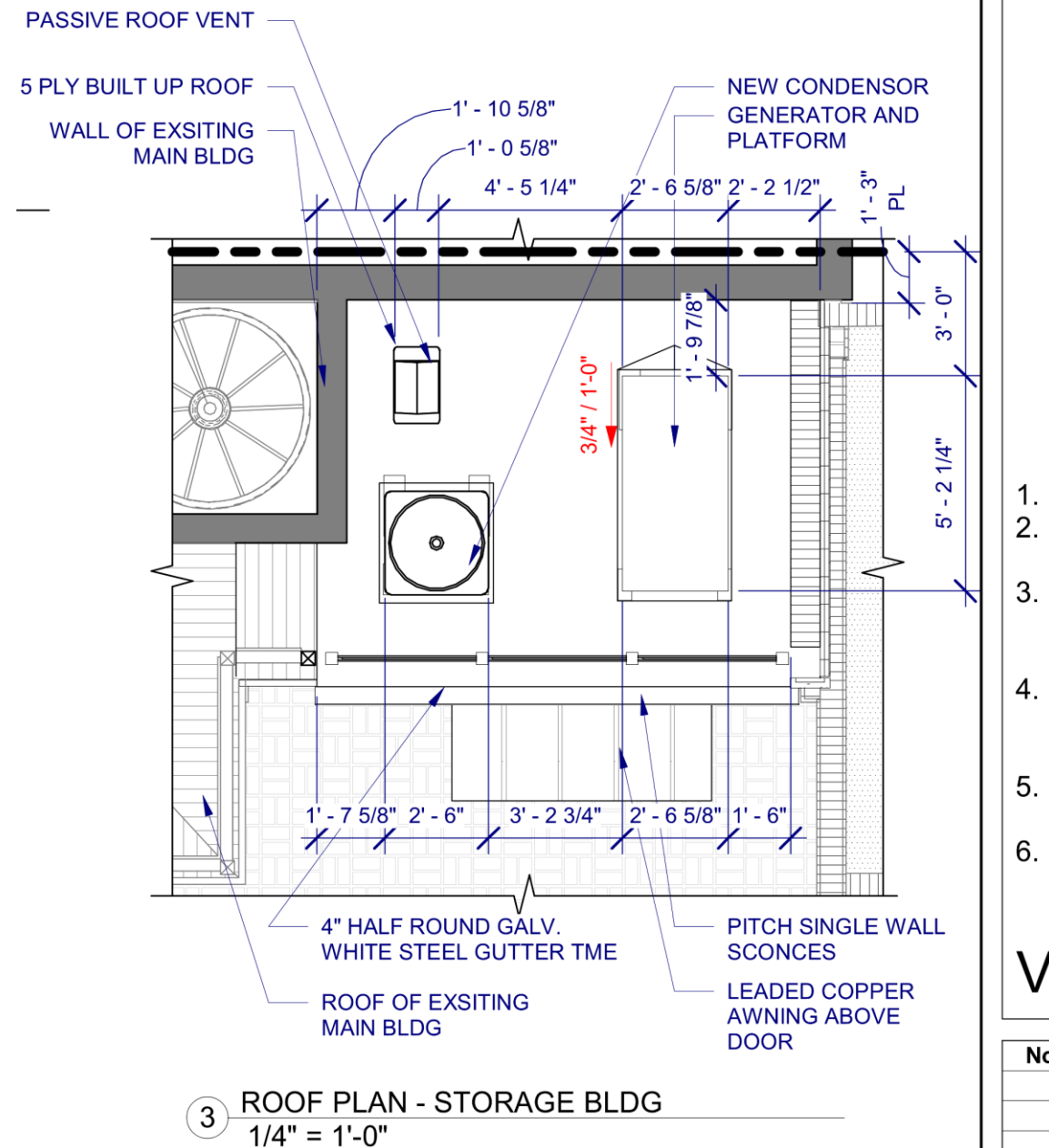
Vieux Carré Commission

GENERA

1. ALL DIMENSIONS ARE G



January 18, 2023



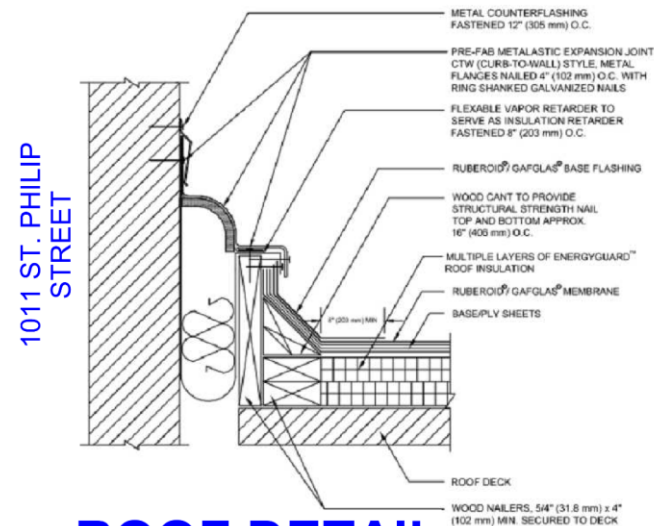
3 ROOF PLAN - STORAGE BLDG
1/4" = 1'-0"

1009 Burgundy

Vieux Carré Commission

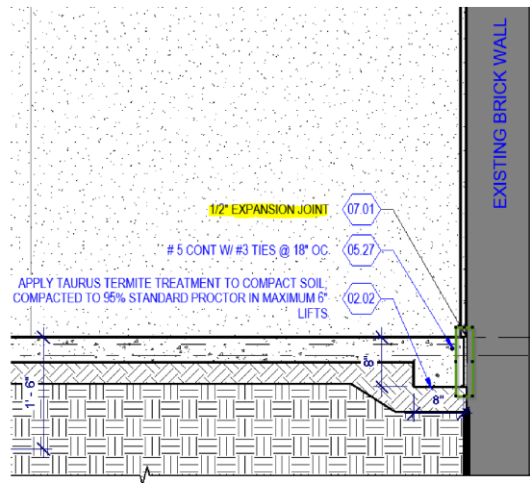
January 18, 2023





ROOF DETAIL

-EXPANSION JOINT AT ROOF



SLAB DETAIL

-EXPANSION JOINT AT SLAB

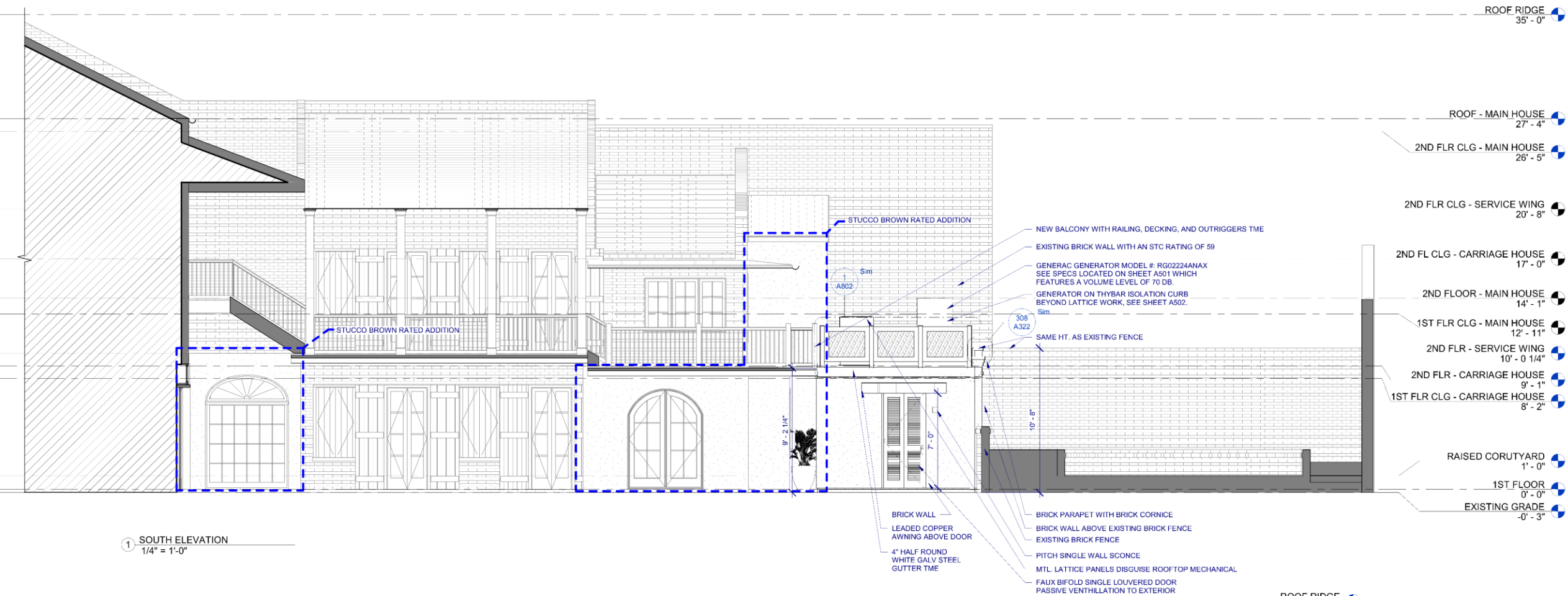
ROOM LEGEND

1009 Burgundy

Vieux Carré Commission

January 18, 2023



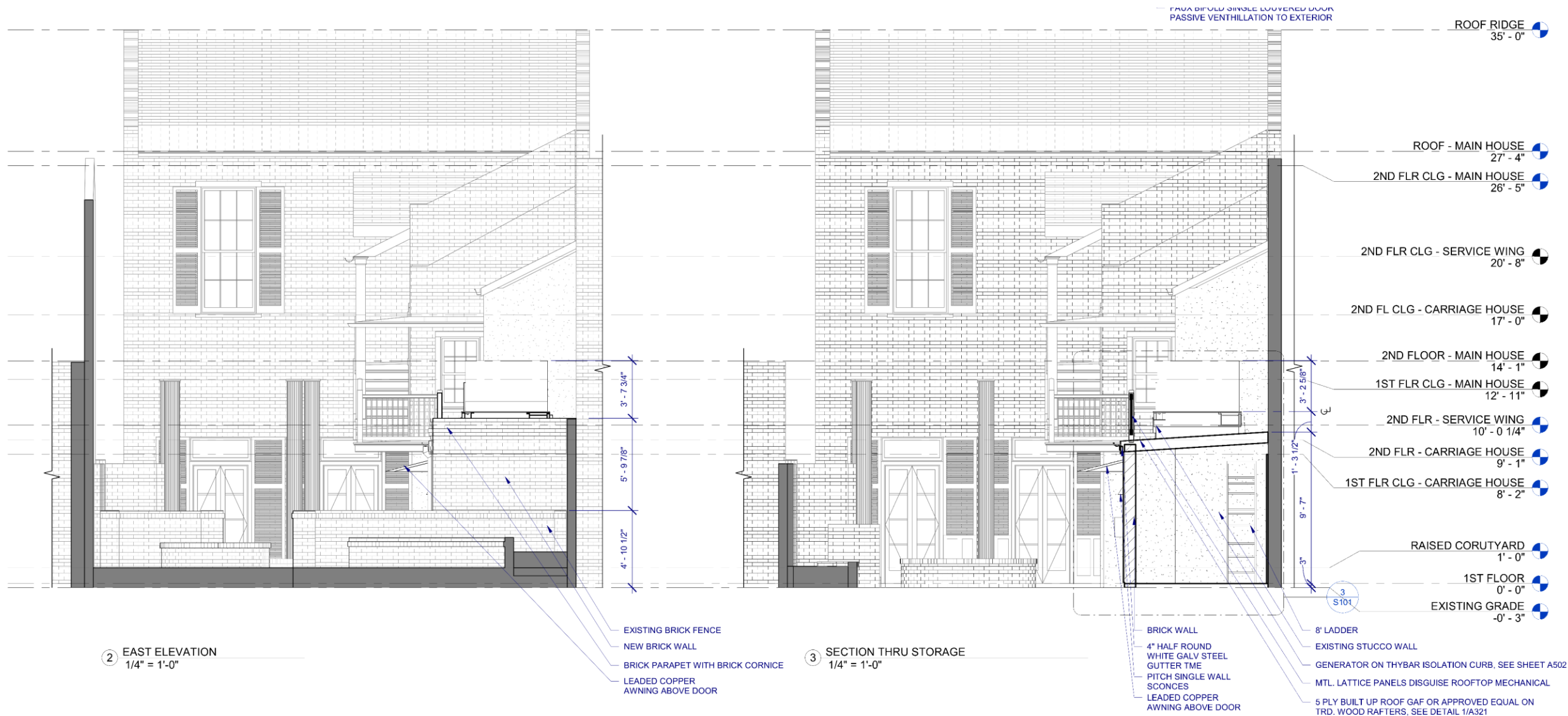


1009 Burgundy

Vieux Carré Commission

January 18, 2023





1009 Burgundy

Vieux Carré Commission

January 18, 2023

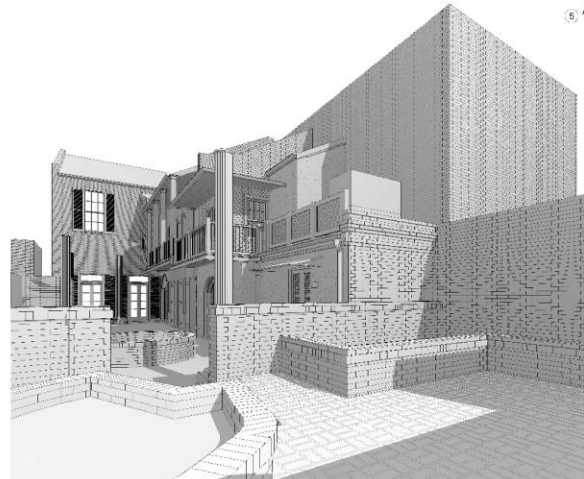




1 PERSPECTIVE - FRONT (MAIN COURTYARD)



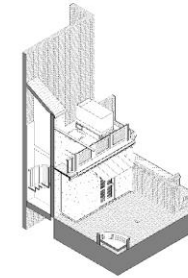
2 PERSPECTIVE - APPROACH (MAIN COURTYARD)



3 PERSPECTIVE - REAR (RAISED COURTYARD)



4 AXON 1



5 AXON 2



CLASSICAL ROOTS ARCHITECTURE, LLC
805 BELLEVILLE ST.
NEW ORLEANS, LA 70114
MOBILE: (504) 803-6981
MICHAEL@CLASSICALROOTS.COM

WALTER F. ZEHNER, II, P.E.
4705 TOLDOUSE ST.
NEW ORLEANS, LA 70118
PH: (504) 488-1442
FAX: (504) 488-1448
WALTER@WZENGINEER.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

January 18, 2023

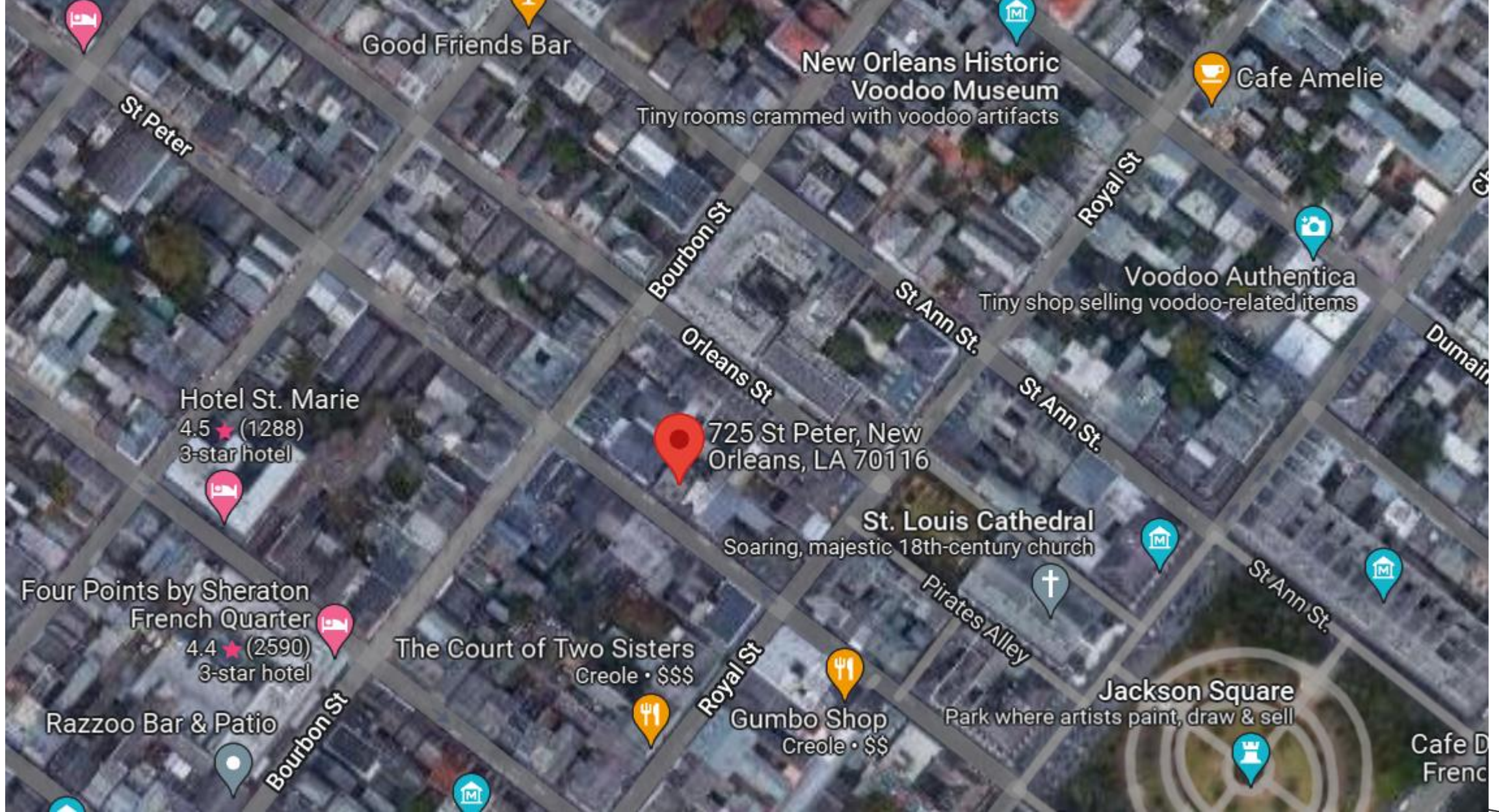


The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scroll. The shield is flanked by two columns. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

Change of Use Hearing

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scroll at the base. The shield is flanked by two vertical bars with diamond-shaped details. The entire shield is set within a circular border. The text "VIEUX CARRE COMMISSION" is written along the top arc of the border, and "ESTABLISHED 1936" is written along the bottom arc.

723-25 St Peter



723-25 St Peter

Vieux Carré Commission

January 18, 2023





723-25 St Peter

Vieux Carré Commission

January 18, 2023





723-25 St Peter

Vieux Carré Commission

January 18, 2023





723-25 St Peter

Vieux Carré Commission

January 18, 2023





723-25 St Peter

Vieux Carré Commission

January 18, 2023





723-25 St Peter

Vieux Carré Commission

January 18, 2023





723-25 St Peter

Vieux Carré Commission

January 18, 2023





723-25 St Peter

Vieux Carré Commission

January 18, 2023





723-25 St Peter

Vieux Carré Commission

January 18, 2023





723-25 St Peter

Vieux Carré Commission

January 18, 2023





723-25 St Peter

Vieux Carré Commission

January 18, 2023





723-25 St Peter

Vieux Carré Commission

January 18, 2023



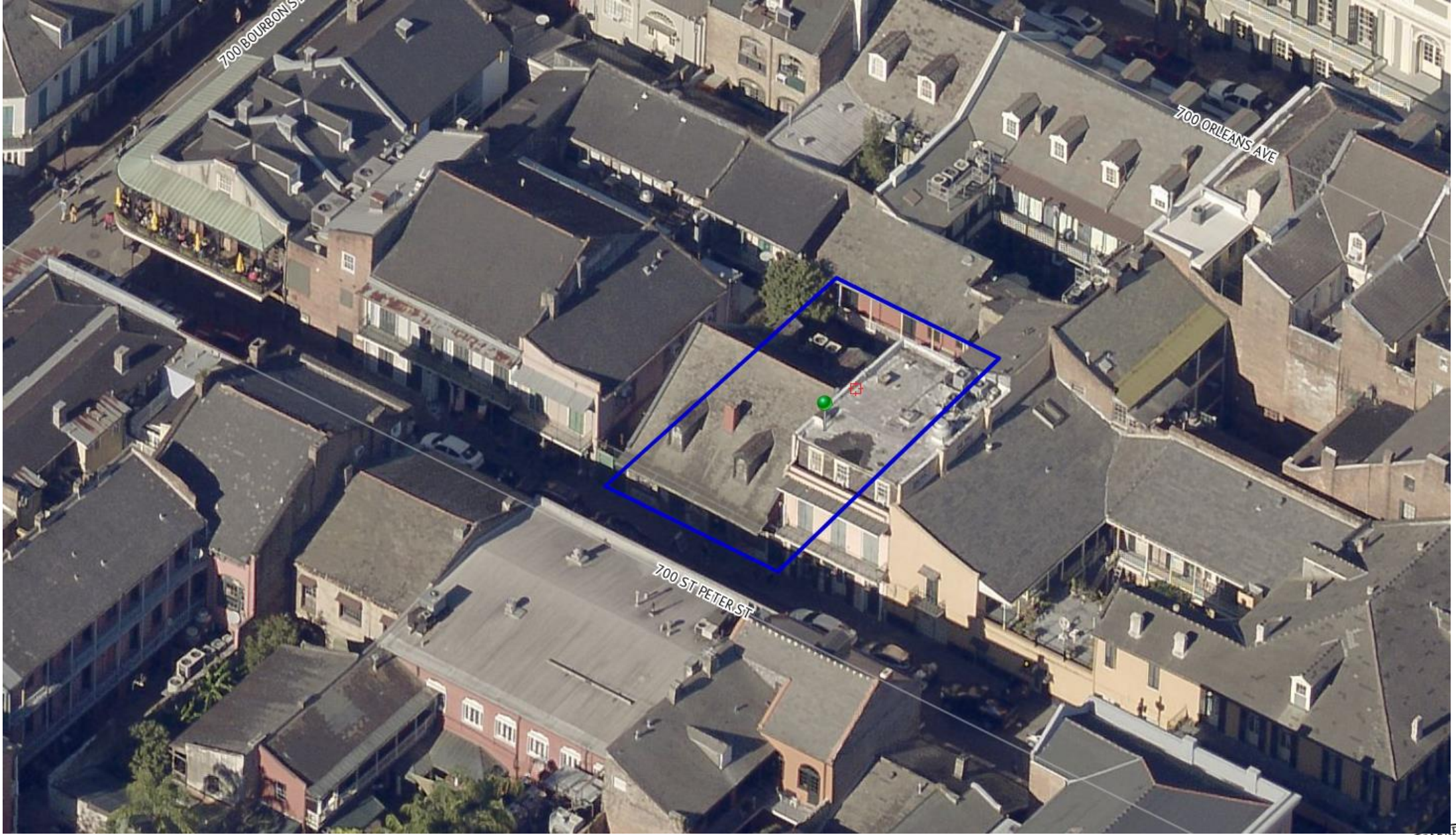


723-25 St Peter

Vieux Carré Commission

January 18, 2023





723-25 St Peter

Vieux Carré Commission

January 18, 2023



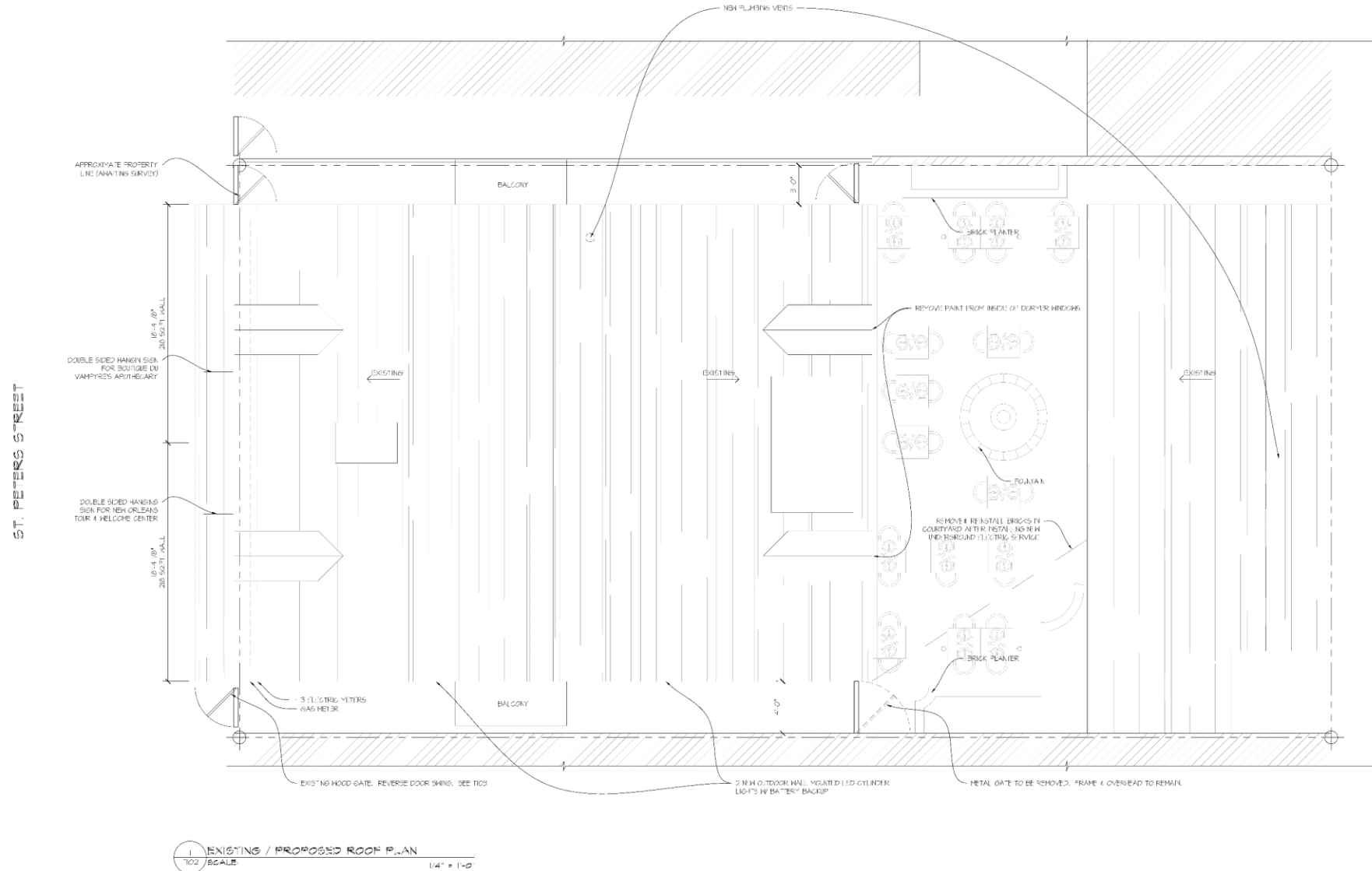


723-25 St Peter

Vieux Carré Commission

January 18, 2023





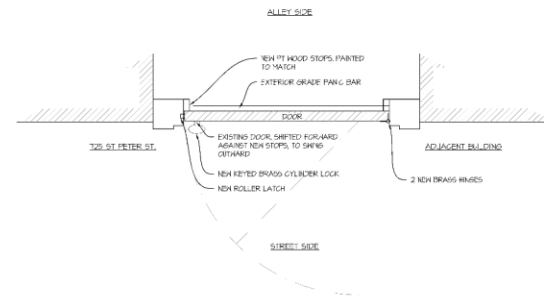
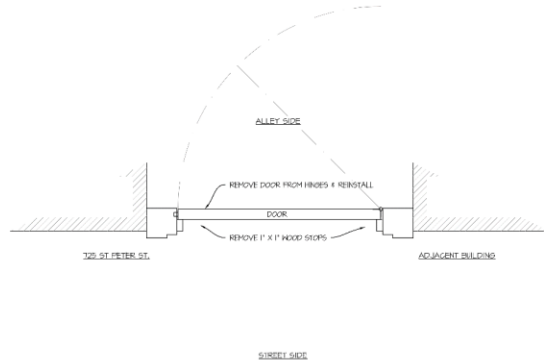
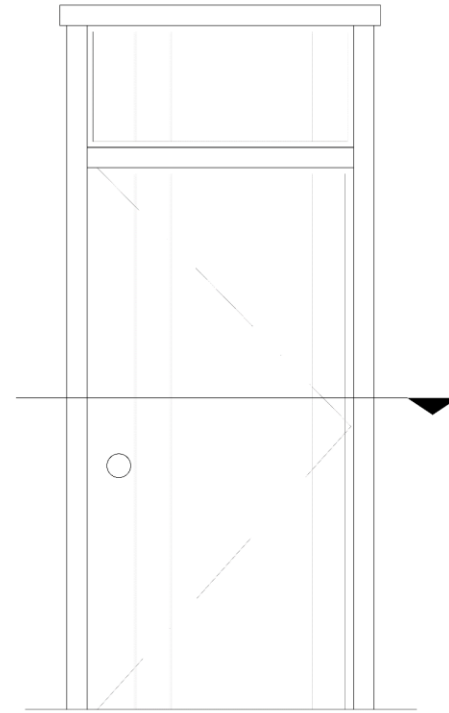
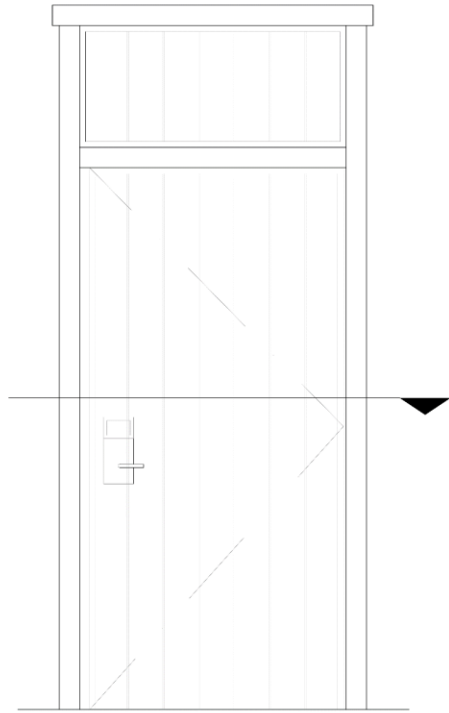
PERMIT / VCC / STATE FIRE MARSHAL SUBMITTAL

723-25 St Peter

Vieux Carré Commission

January 18, 2023





723-25 St Peter

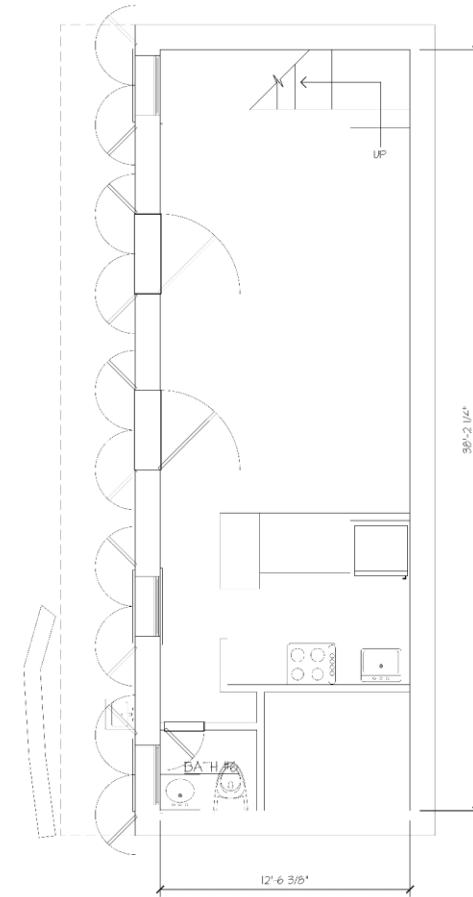
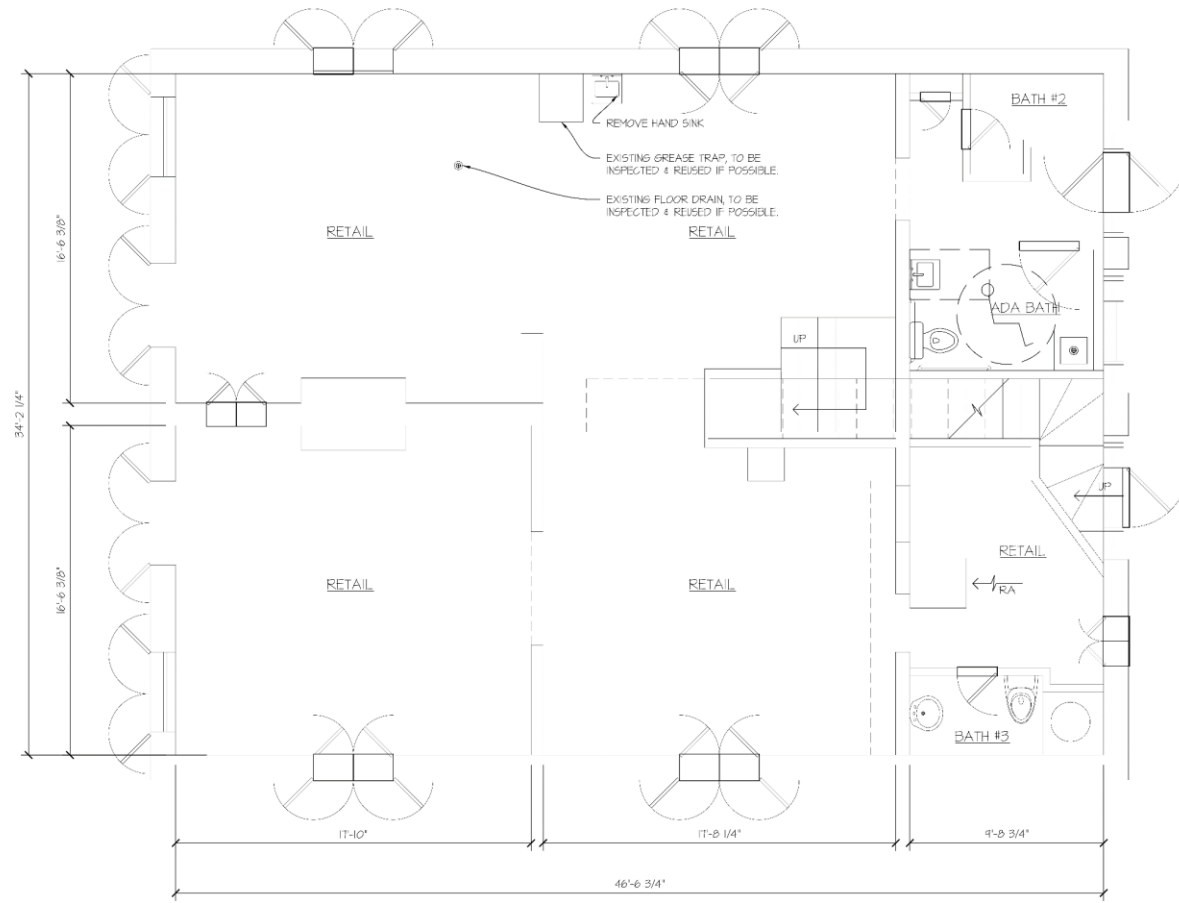
Vieux Carré Commission

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

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

January 18, 2023





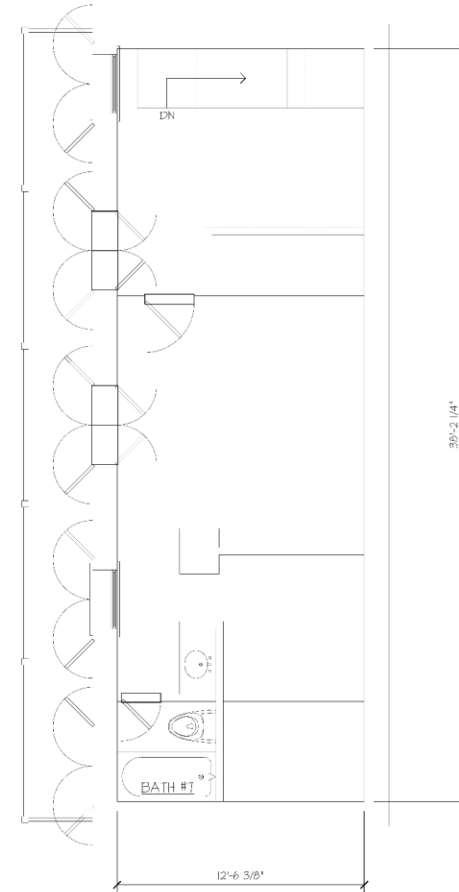
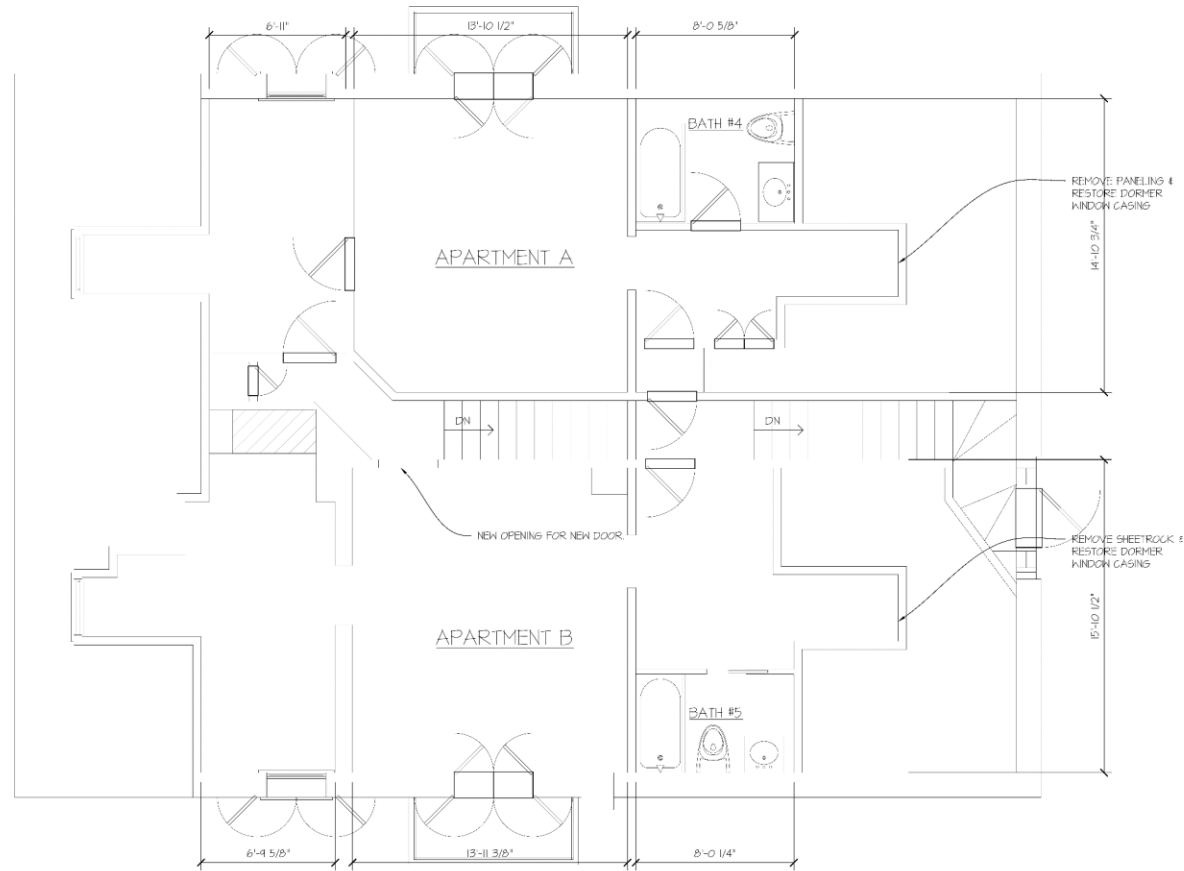
EXISTING DEVO FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

723-25 St Peter

Vieux Carré Commission

January 18, 2023





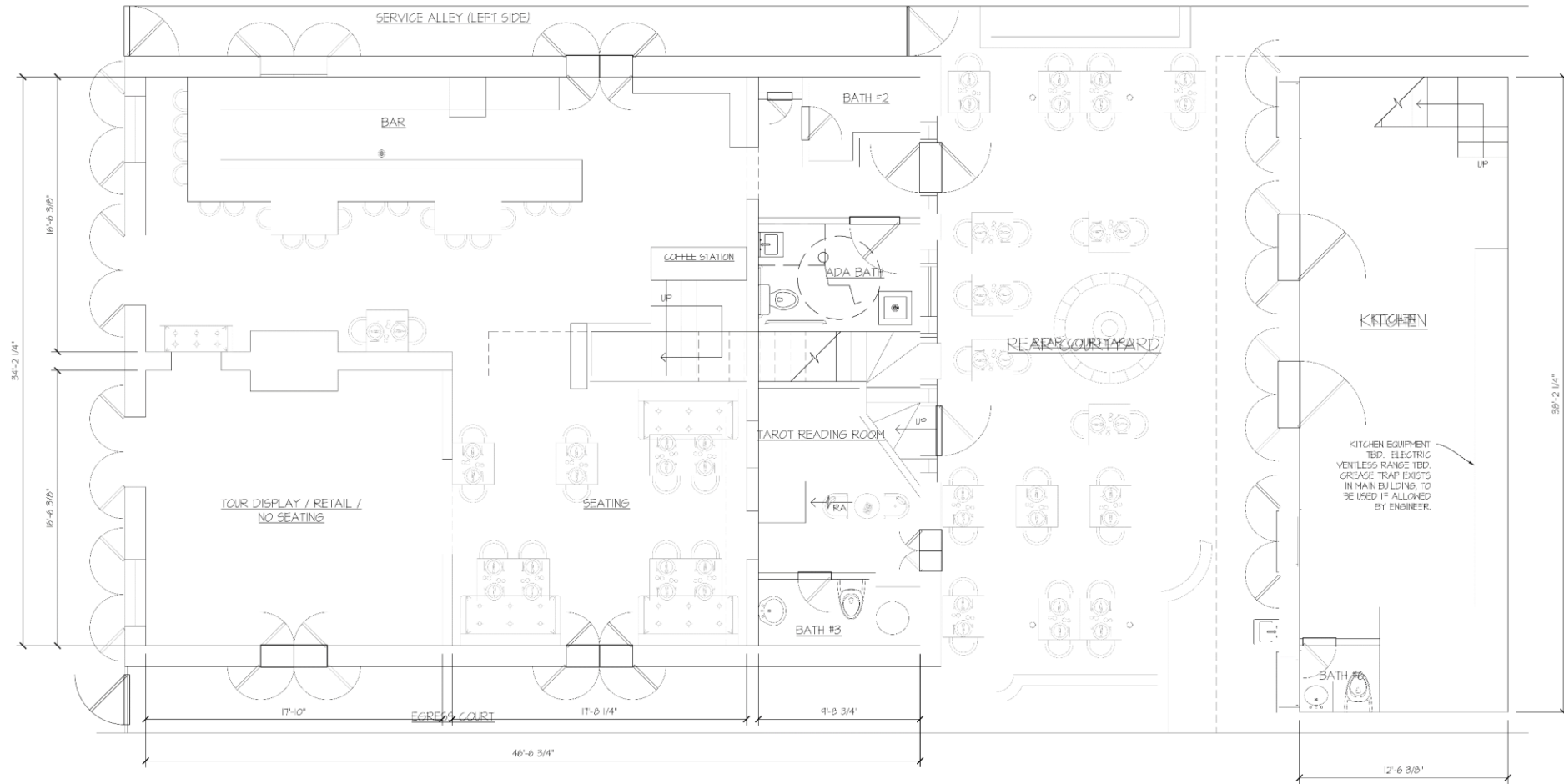
A-02 EXISTING DEMO SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

723-25 St Peter

Vieux Carré Commission

January 18, 2023





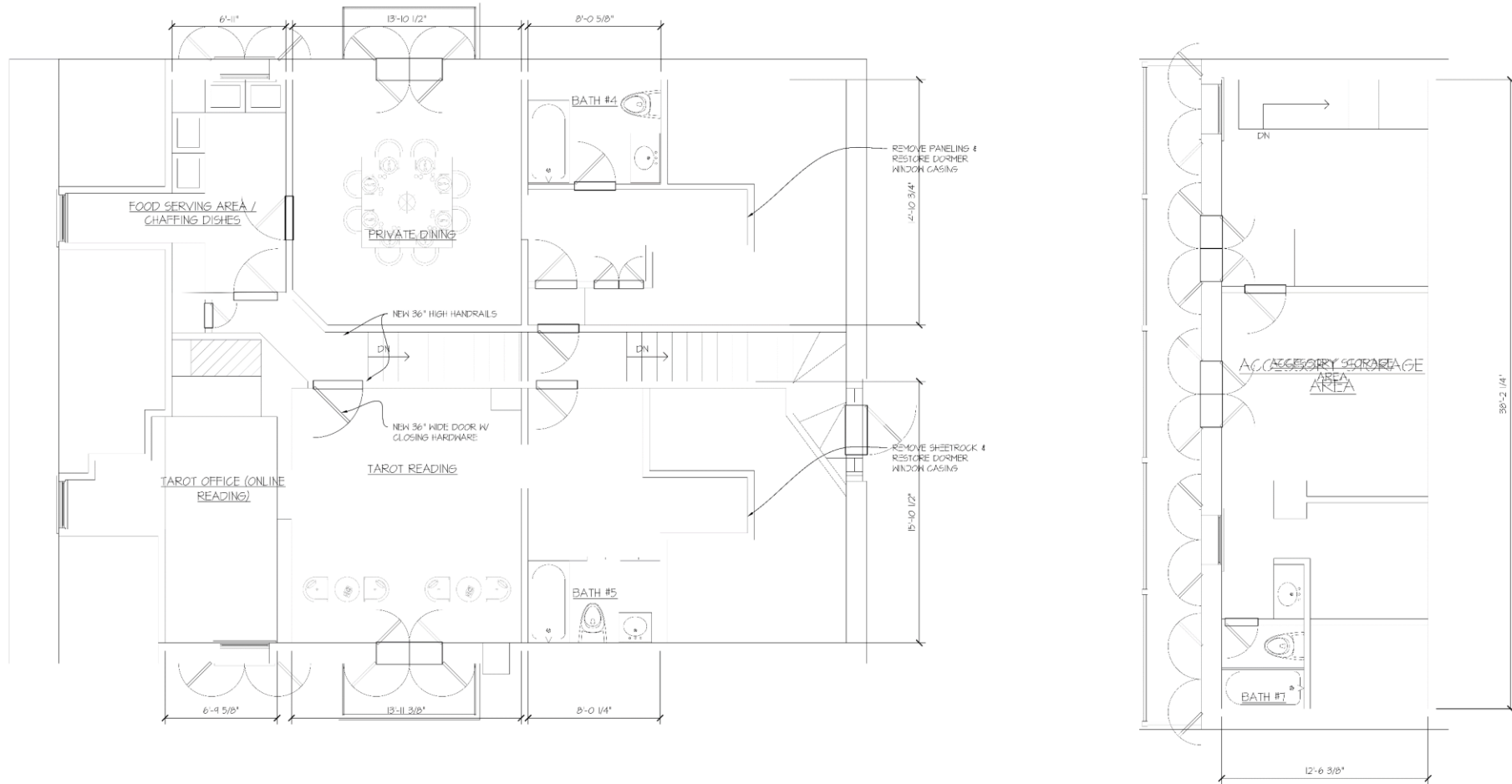
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

723-25 St Peter

Vieux Carré Commission

January 18, 2023





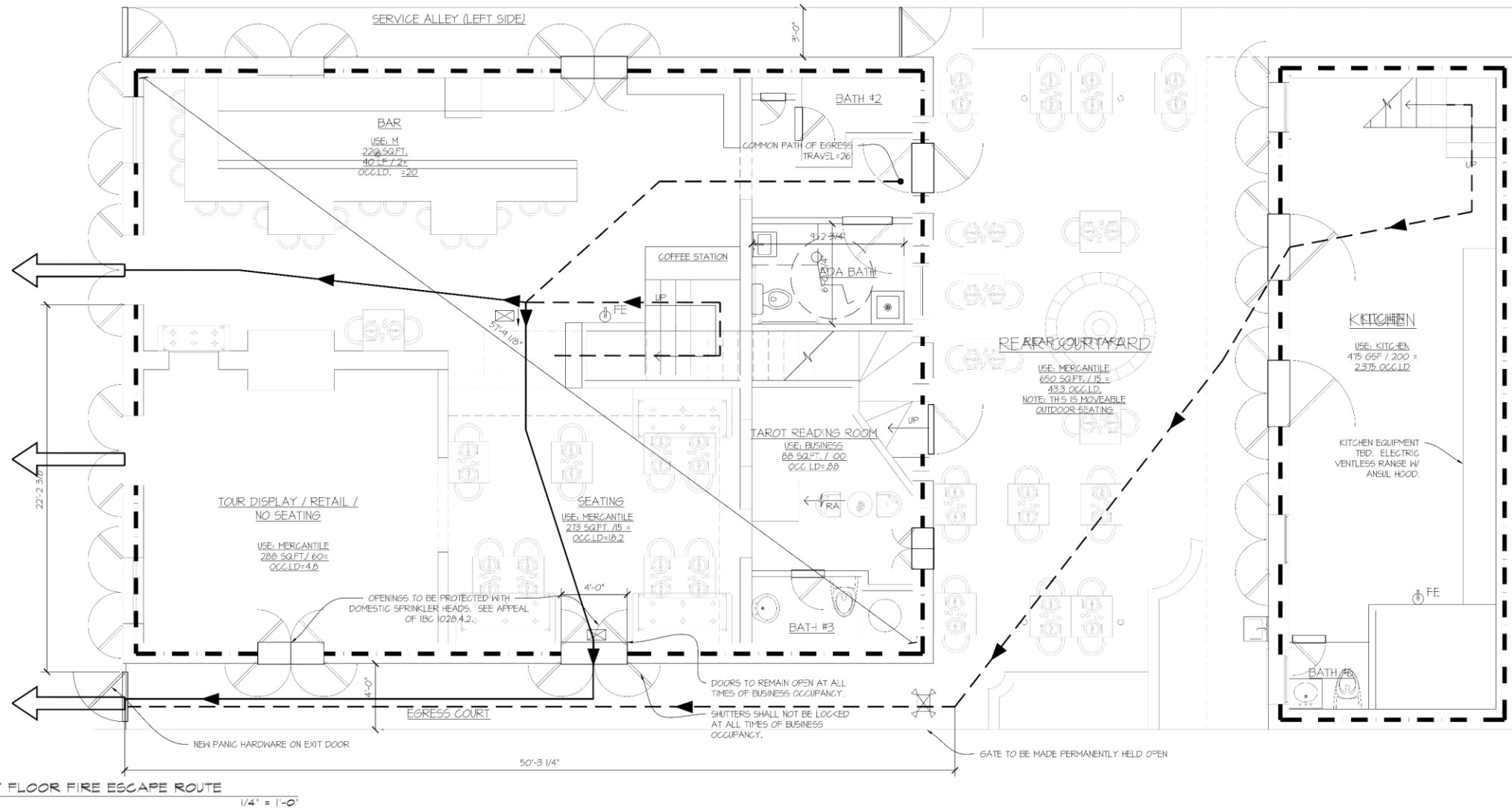
1
A104 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

723-25 St Peter

Vieux Carré Commission

January 18, 2023





723-25 St Peter

Vieux Carré Commission

January 18, 2023



The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a crescent moon. The shield is flanked by two vertical bars. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

Appeals and Violations



421 Burgundy

Vieux Carré Commission



421 Burgundy

Vieux Carré Commission

January 18, 2023





421 Burgundy

Vieux Carré Commission

January 18, 2023





421 Burgundy

Vieux Carré Commission

05 21 2020

January 18, 2023





421 Burgundy

Vieux Carré Commission

January 18, 2023





421 Burgundy

Vieux Carré Commission

January 18, 2023





421 Burgundy

Vieux Carré Commission

January 18, 2023





421 Burgundy

Vieux Carré Commission

January 18, 2023



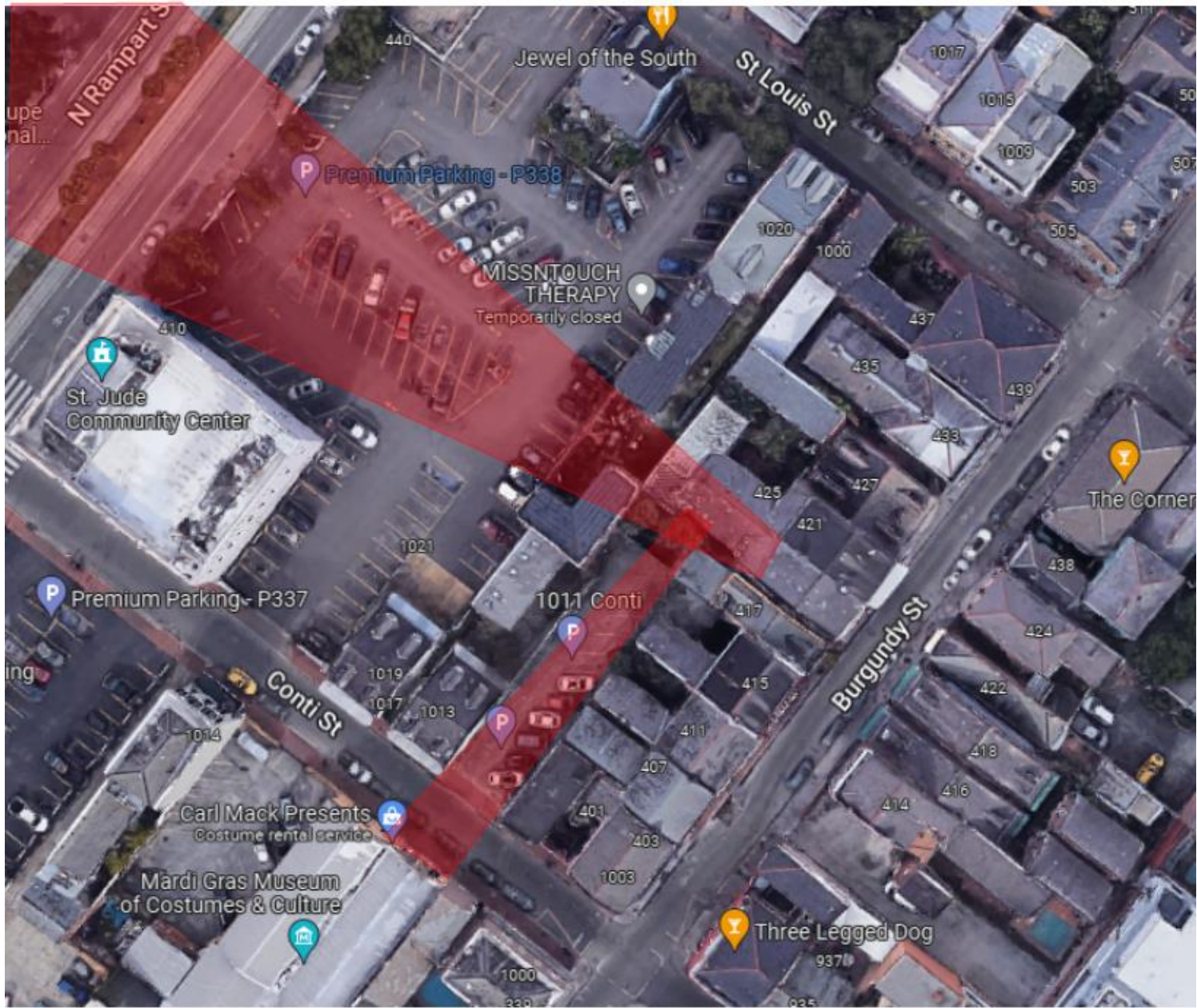


421 Burgundy

Vieux Carré Commission

January 18, 2023





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



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.

421 Burgundy – Letter from Applicant

Vieux Carré Commission


January 18, 2023



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

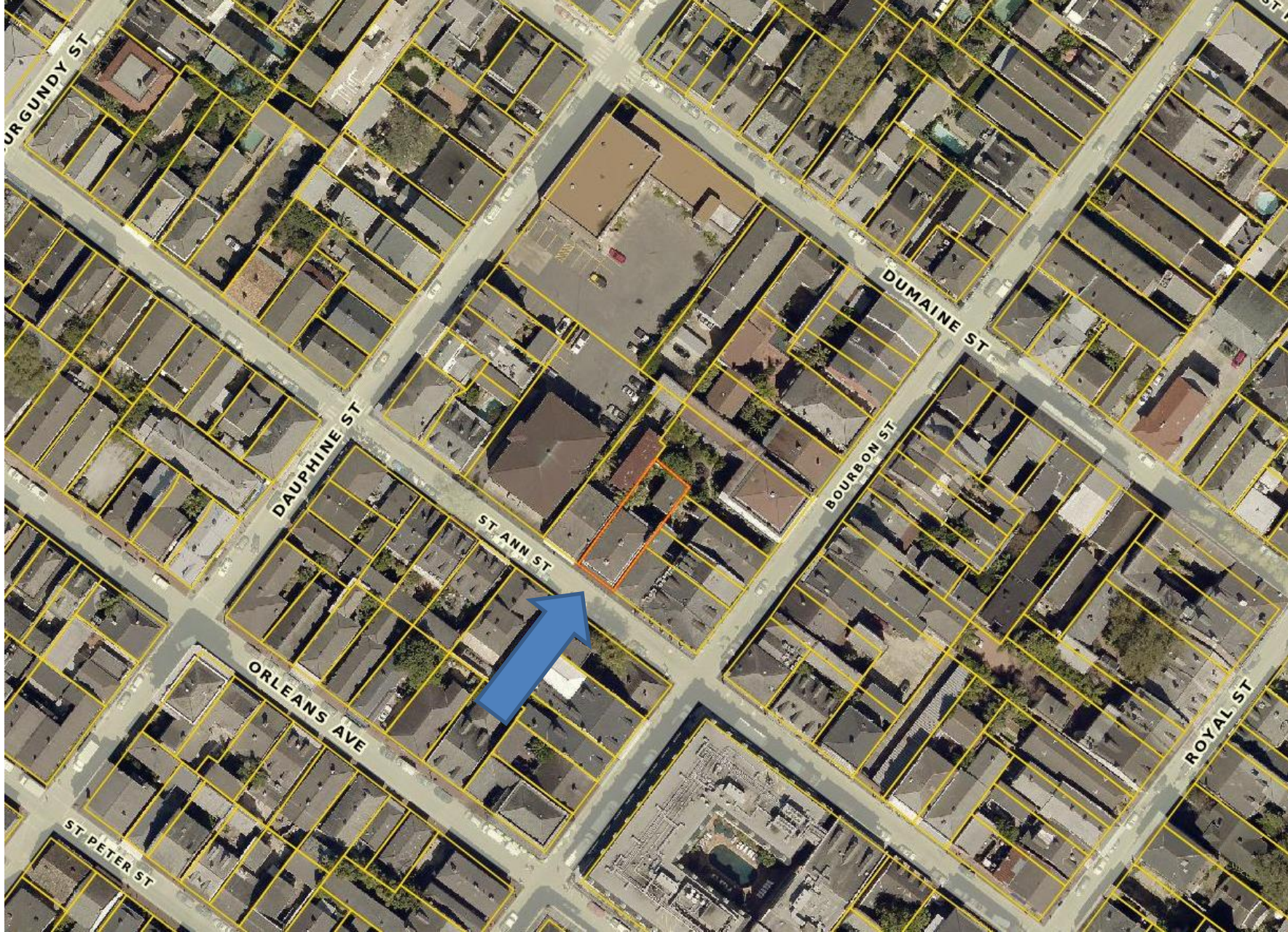


The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork design. The words "VIEUX CARRE COMMISSION" are inscribed along the top arc, and "ESTABLISHED 1936" along the bottom arc.

Old Business

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 archway. The year "1936" is inscribed at the bottom right of the inner circle, and the word "ESTABLISHED" is at the bottom left.

815 St. Ann



815 St. Ann

Vieux Carré Commission

January 18, 2023





815 St. Ann

Vieux Carré Commission

January 18, 2023





815 St. Ann – ca. 1950

Vieux Carré Commission

January 18, 2023





815 St. Ann - 1962

Vieux Carré Commission

January 18, 2023





815 St. Ann - 1974

Vieux Carré Commission

January 18, 2023



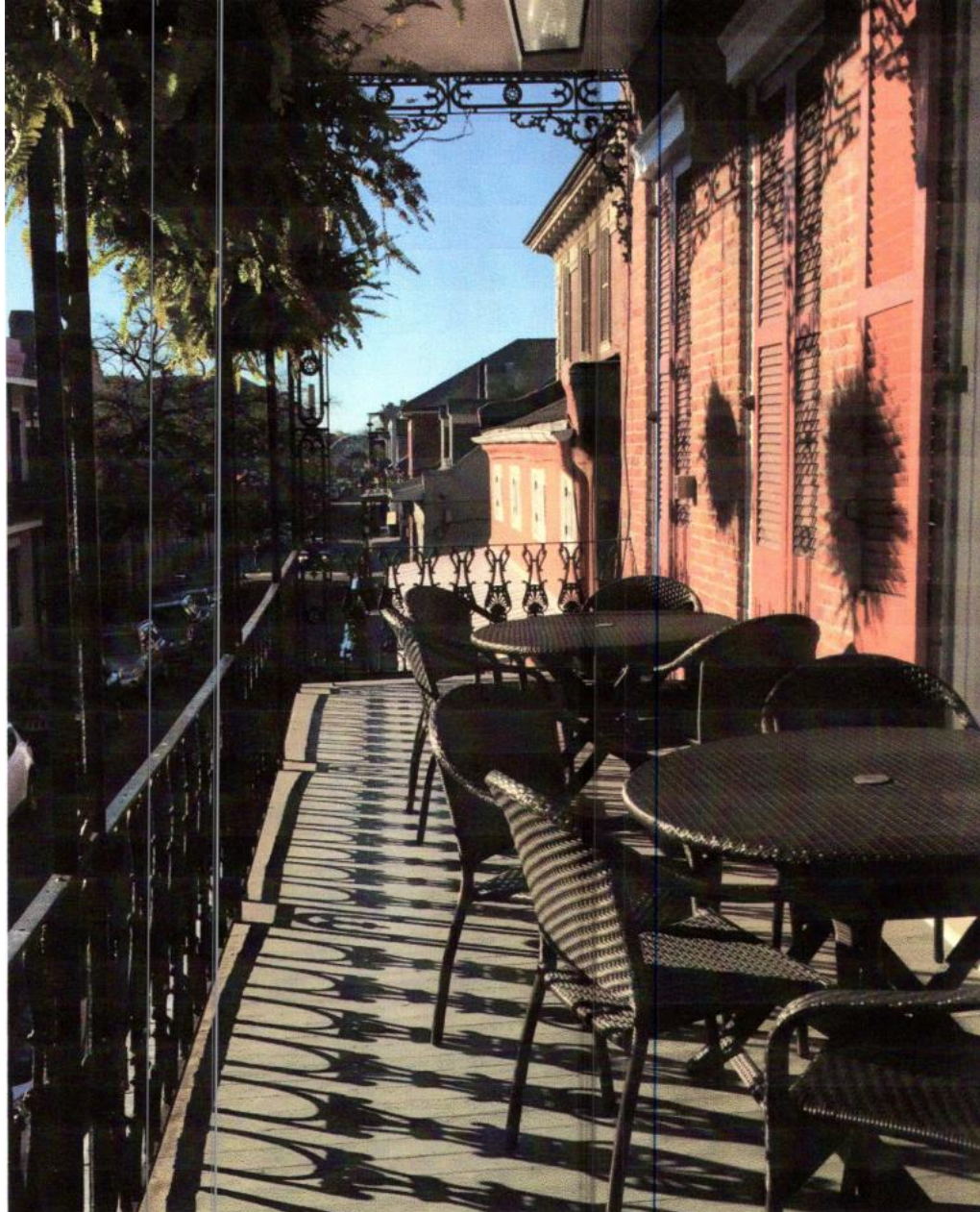


815 St. Ann

Vieux Carré Commission

January 18, 2023





815 St. Ann

Vieux Carré Commission

January 18, 2023





815 St. Ann

Vieux Carré Commission

January 18, 2023





815 St. Ann

Vieux Carré Commission

January 18, 2023



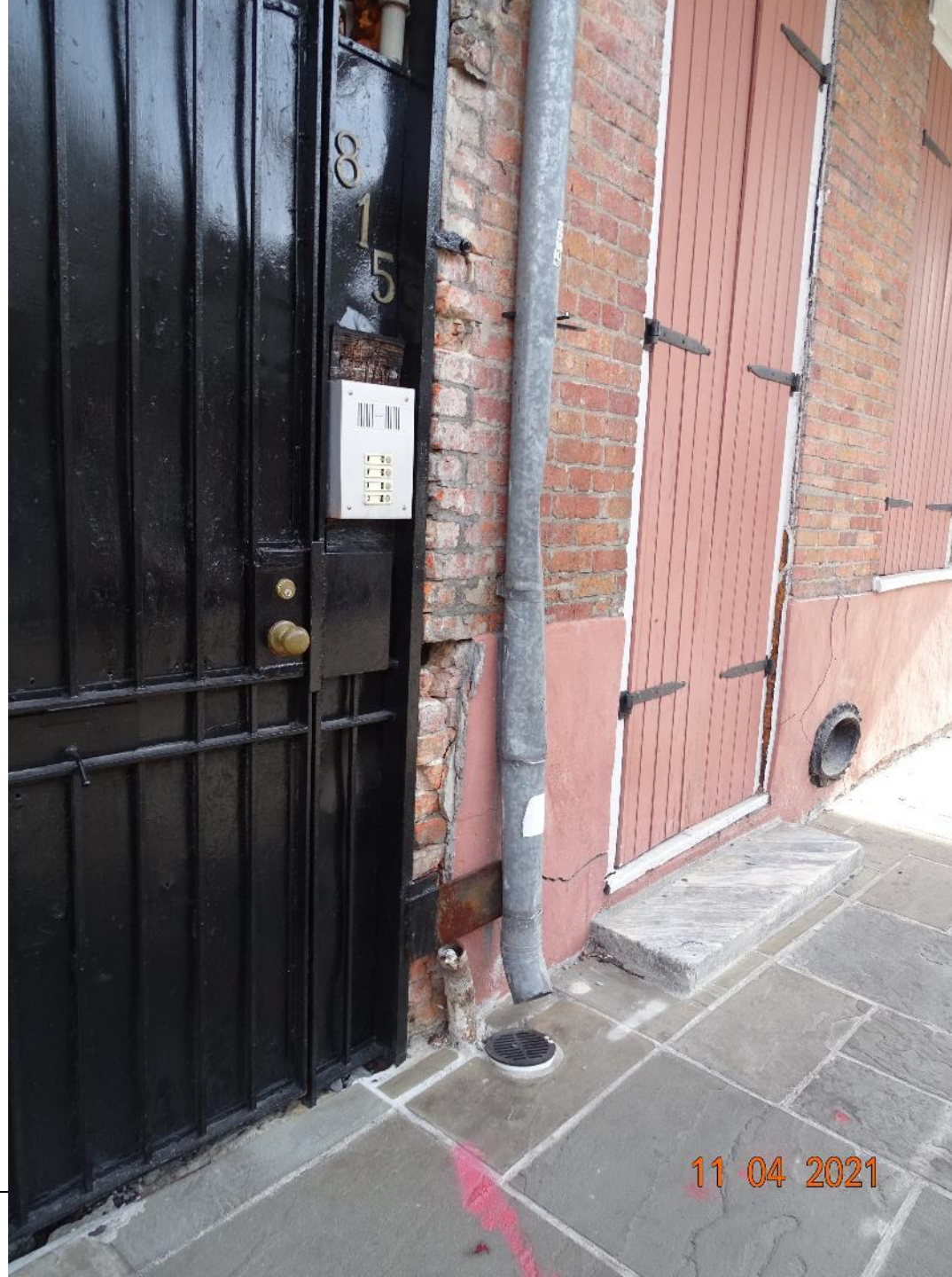


815 St. Ann

Vieux Carré Commission

January 18, 2023





815 St. Ann

Vieux Carré Commission

January 18, 2023



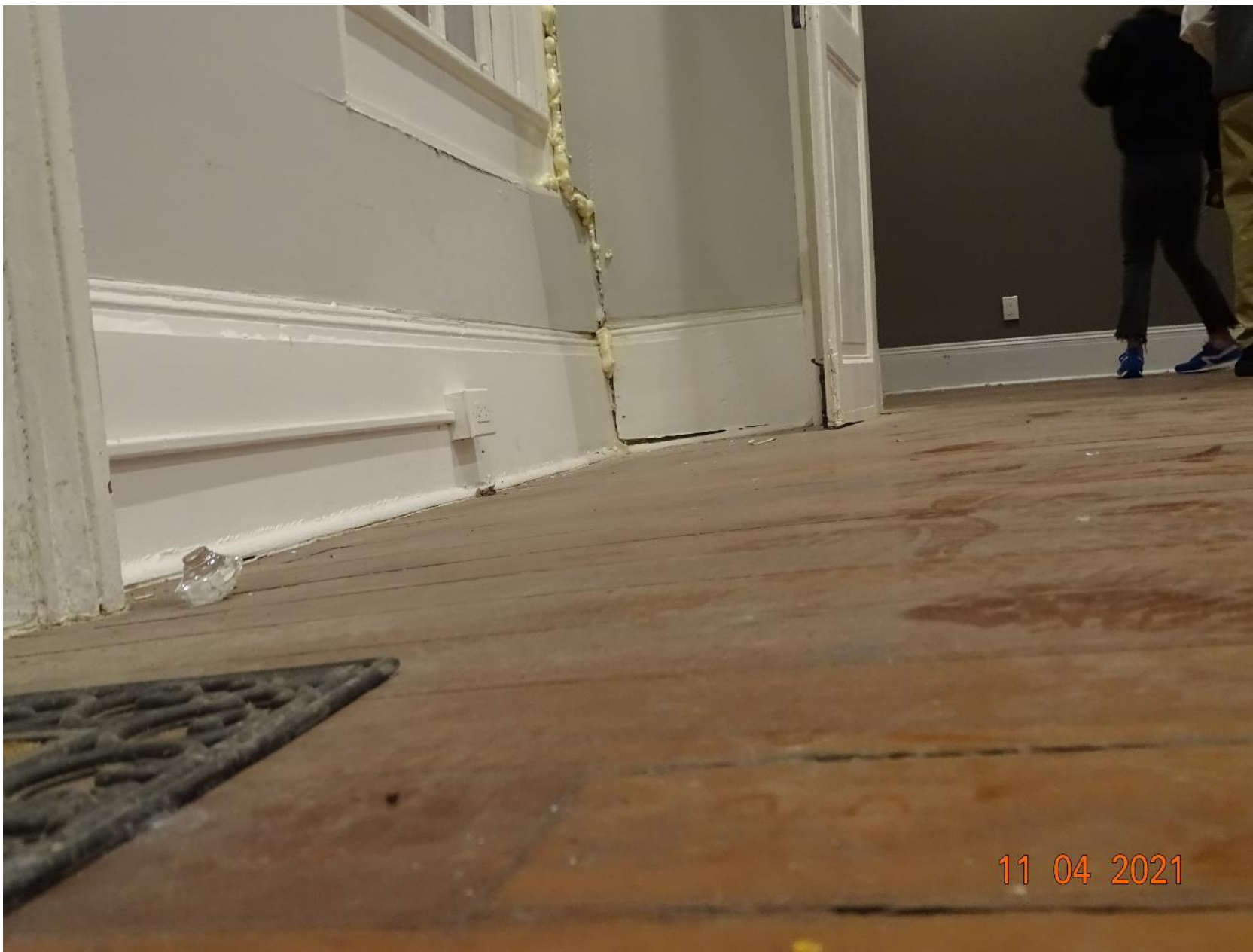


815 St. Ann – 1st Floor Interior

Vieux Carré Commission

January 18, 2023





815 St. Ann – 1st Floor Interior

Vieux Carré Commission

January 18, 2023





815 St. Ann – 1st Floor Interior

Vieux Carré Commission

January 18, 2023





815 St. Ann – 1st Floor Interior



815 St. Ann – 1st Floor Interior

Vieux Carré Commission

January 18, 2023





815 St. Ann – 1st Floor Interior



815 St. Ann – 1st Floor Interior
Vieux Carré Commission

02 17 2022

January 18, 2023





815 St. Ann – 1st Floor Interior



815 St. Ann – 1st Floor Interior

Vieux Carré Commission

January 18, 2023





815 St. Ann – 1st Floor Interior

Vieux Carré Commission

January 18, 2023



815 St. Ann – 2nd Floor Exterior
Vieux Carré Commission



January 18, 2023



815 St. Ann – 2nd Floor Exterior
Vieux Carré Commission



January 18, 2023





815 St. Ann – 2nd Floor Exterior

Vieux Carré Commission

January 18, 2023





815 St. Ann – 2nd Floor Exterior
Vieux Carré Commission

02 17 2022

January 18, 2023





815 St. Ann – 2nd Floor Exterior

Vieux Carré Commission

January 18, 2023





04 18 2022

815 St. Ann

Vieux Carré Commission

January 18, 2023





Photo 1: DAMAGED FOOTING



Photo 3: DAMAGED/MISSING FOOTING



Photo 2: DAMAGED/MISSING FOOTING.



Photo 4: DAMAGED FOOTING.

815 St. Ann

Vieux Carré Commission

January 18, 2023





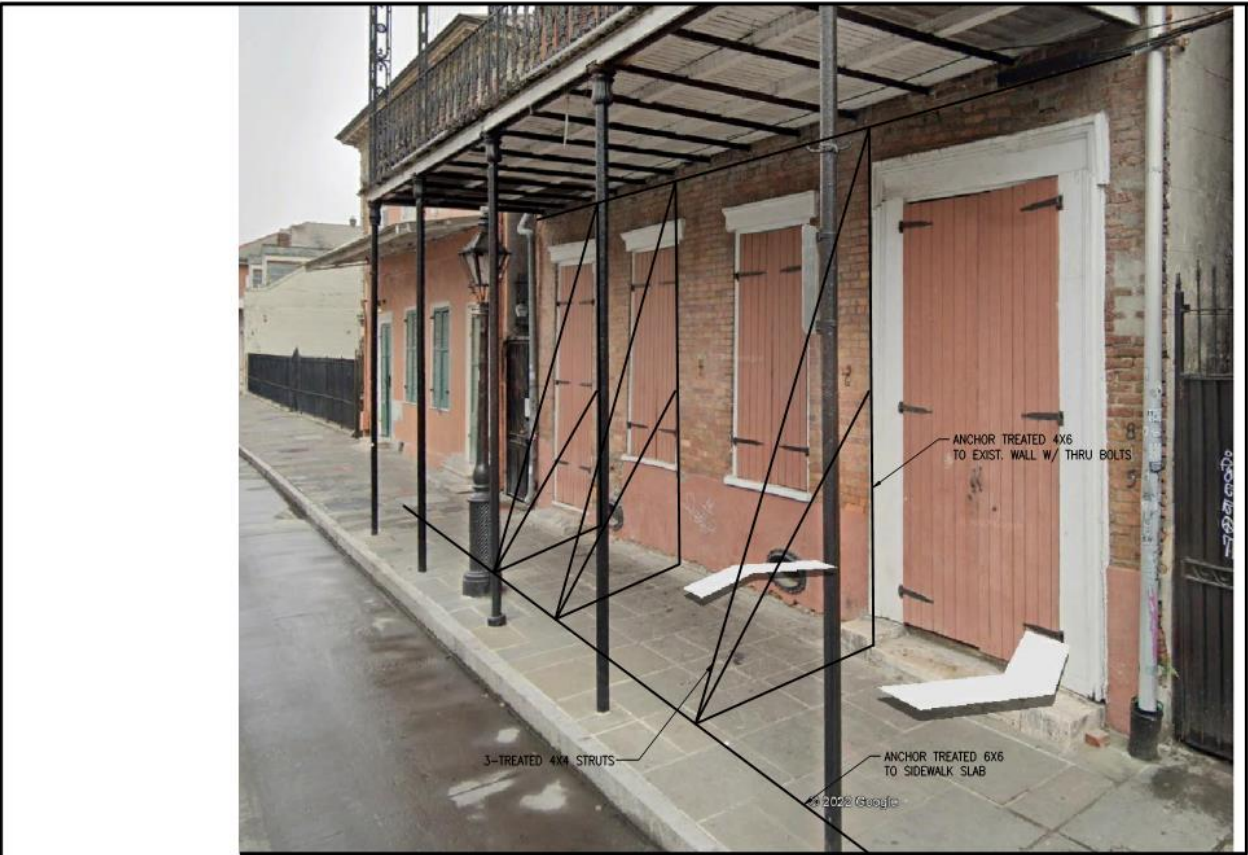
Photo 5: CLOSE UP OF DAMAGED BRICK OF FORMER FOOTING.



Photo 6: CLOSE UP OF DMAGED BRICK IN FORMER FOOTING.



Photo 7: CLOSE UP OF DAMAGED AND DISPLACED BRICK IN FOOTING.



NOTE:
PROVIDE ABOVE WALL SHORING EACH
SIDE OF EACH WINDOW AND DOOR.
SHOWN ONE SIDE FOR CLARITY ONLY.

1 FRONT ELEVATION
SKS1 NTS

MORPHY
MAKOFSKY
INCORPORATED
(504) 488-1317
JOB NO. 20183

815 ST. ANN STREET
NEW ORLEANS, LA

DRAWN BY JLS	SCALE AS NOTED	SKS1
CHECKED BY JLS	DATE 09-26-22	



Temporary shoring approved by VCC for
a time frame of 60 days. Additional
approvals needed from Safety & Permits
and Department of Public Works.



815 St. Ann

Vieux Carré Commission

January 18, 2023



FACADE REPAIRS

Project #: 520081

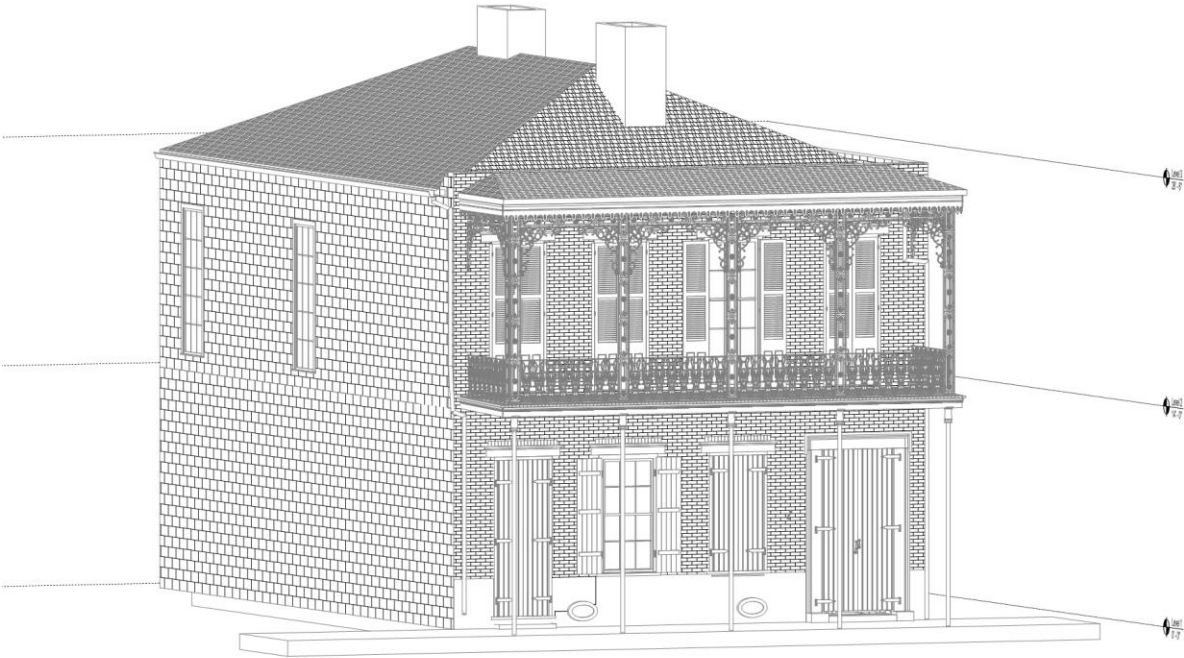
815 SAINT ANN ST.
NEW ORLEANS, LA 70116

12/20/2022



SHEET INDEX:

- ARCHITECTURAL
G000 – TITLE
A100 – SITE PLAN
A101 – FIRST FLOOR PLAN
A102 – SECOND FLOOR PLAN
A103 – ROOF PLAN
A201 – EXTERIOR ELEVATIONS EXISTING
A202 – ELEVATIONS EXISTING
A211 – EXTERIOR ELEVATIONS PROPOSED
A301 – BUILDING SECTION WITH SHORING DIAGRAM
A321 – SECTION DETAILS
A322 – SECTION DETAILS CONT.
A323 – PARAPET
A811 – DOOR DETAILS
A821 – WINDOW DETAILS
- STRUCTURAL
S1.1
SKS1



PROJECT DIRECTORY	
Client Name	
Point of Contact Name	
Address 1	
Address 2	
Telephone	
Email	
Consultant Name	
Point of Contact Name	
Address 1	
Address 2	
Telephone	
Email	
Consultant Name	
Point of Contact Name	
Address 1	
Address 2	
Telephone	
Email	

815 St. Ann

Vieux Carré Commission

January 18, 2023



SCOPE OF WORK:

- 1. REMOVAL OF DAMAGED FACADE AND FOUNDATION. TO BE RECONSTRUCTED TO MATCH EXISTING.
- 2. SHUTTERS, DOORS AND MILLWORK ARE TO BE REMOVED, STORED AND REINSTALLED IN RECONSTRUCTED FACADE.
- 3. GALLERY TO REMAIN IN PLACE AND BE ATTACHED TO RECONSTRUCTED FACADE.



815 St. Ann

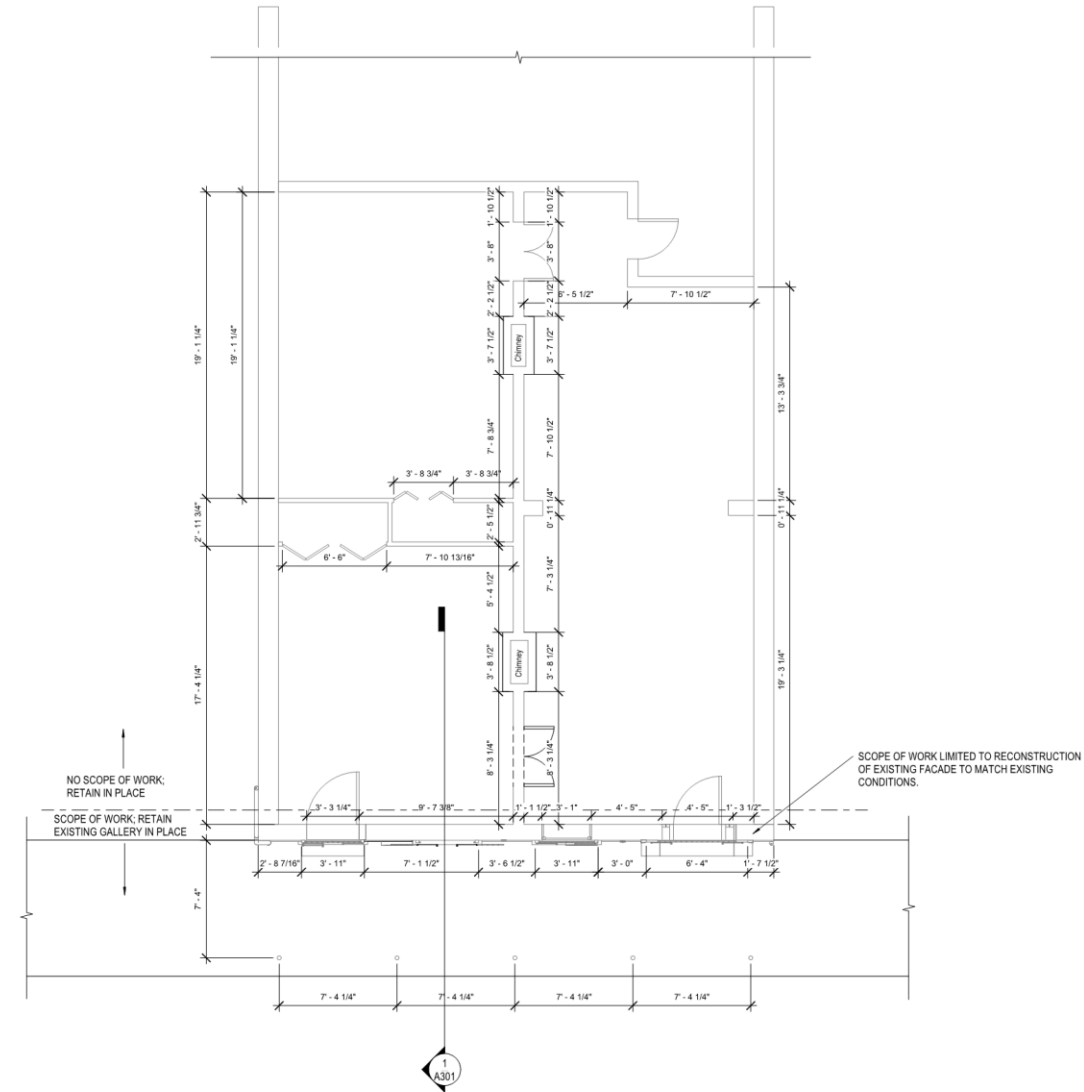
1 Site
A100 / A201

1" = 20'-0"



SCOPE OF WORK:

- 1. REMOVAL OF DAMAGED FACADE AND FOUNDATION. TO BE RECONSTRUCTED TO MATCH EXISTING.
- 2. SHUTTERS, DOORS AND MILLWORK ARE TO BE REMOVED, STORED AND REINSTALLED IN RECONSTRUCTED FACADE.
- 3. GALLERY TO REMAIN IN PLACE AND BE ATTACHED TO RECONSTRUCTED FACADE.



815 St. Ann

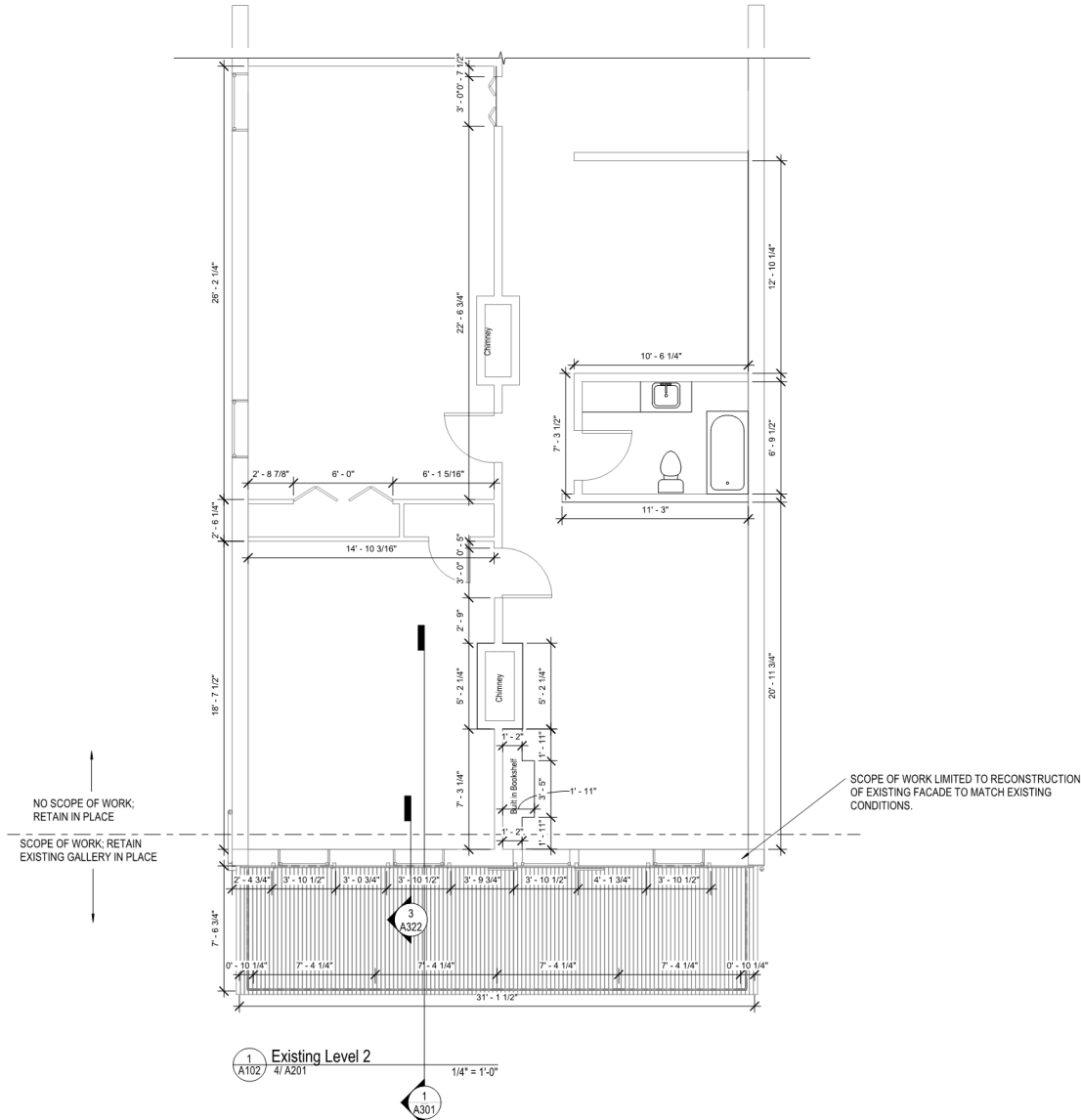
Vieux Carré Commission

January 18, 2023



SCOPE OF WORK:

1. REMOVAL OF DAMAGED FACADE AND FOUNDATION. TO BE RECONSTRUCTED TO MATCH EXISTING.
2. SHUTTERS, DOORS AND MILLWORK ARE TO BE REMOVED, STORED AND REINSTALLED IN RECONSTRUCTED FACADE.
3. GALLERY TO REMAIN IN PLACE AND BE ATTACHED TO RECONSTRUCTED FACADE.

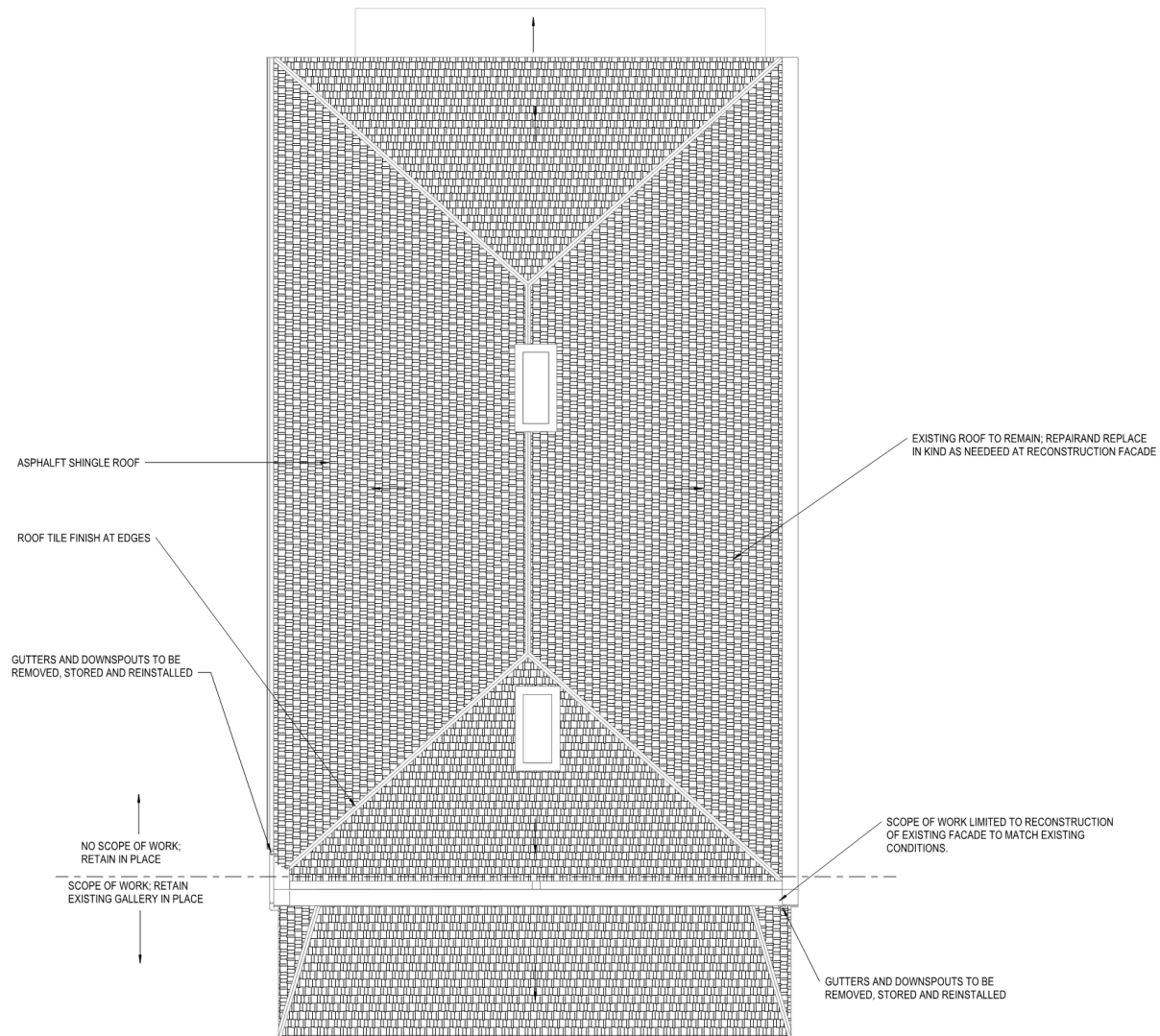


815 St. Ann

Vieux Carré Commission

January 18, 2023





1 Roof plan
A103 4/ A201 1/4" = 1'-0"



1. REMOVAL OF DAMAGED FACADE AND FOUNDATION. TO BE RECONSTRUCTED TO MATCH EXISTING.
2. SHUTTERS, DOORS AND MILLWORK ARE TO BE REMOVED, STORED AND REINSTALLED IN RECONSTRUCTED FACADE.
3. GALLERY TO REMAIN IN PLACE AND BE ATTACHED TO RECONSTRUCTED FACADE.
4. SCOPE OF WORK LIMITED TO RECONSTRUCTION OF EXISTING FACADE TO MATCH EXISTING CONDITIONS.

1. DAMAGED FACADE AND FOUNDATION ARE TO BE REMOVED AND REBUILT TO MATCH EXISTING.
2. REFER TO ENGINEERING PLANS FOR ROOF, LINTEL, FOUNDATION AND SHORING DETAILS.



FACADE REPAIRS
815 SAINT ANN ST.
NEW ORLEANS, LA 70116

-REVISIONS-		
No.	Date	Scope
DRAWING BY SCALE JOB No. DATE	Auth: 1/2" = 1'-0" 52008 01/31/17	
SHEET NAME EXTERIOR ELEVATIONS EXISTING		
SHEET NO.		

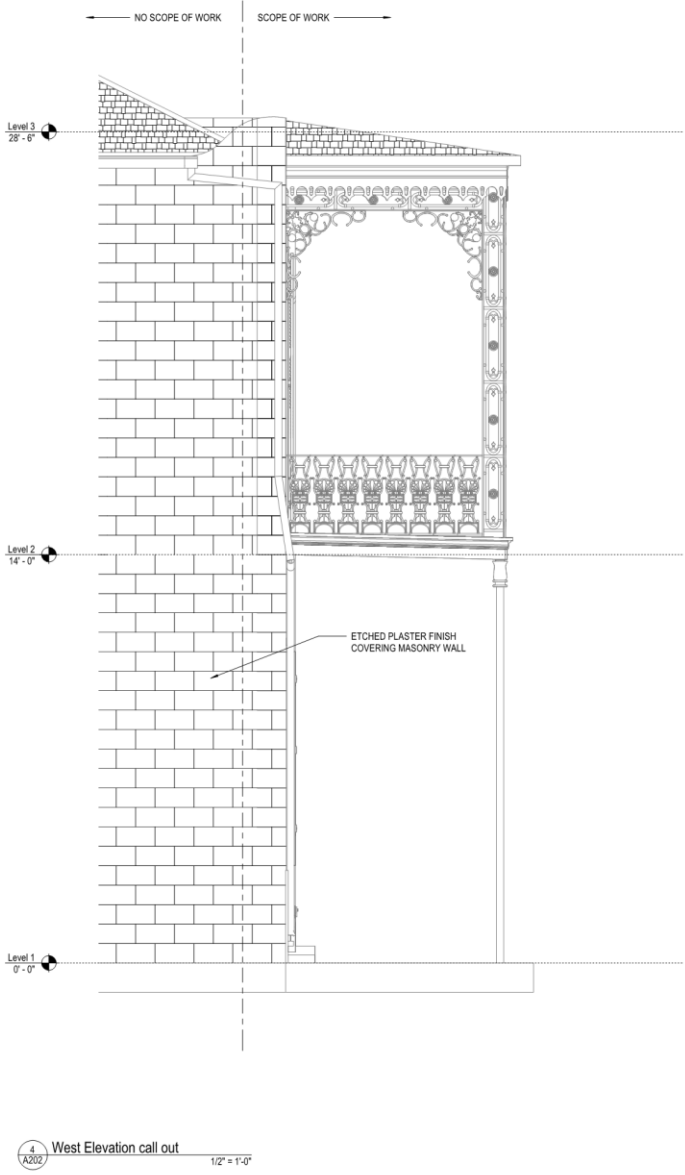
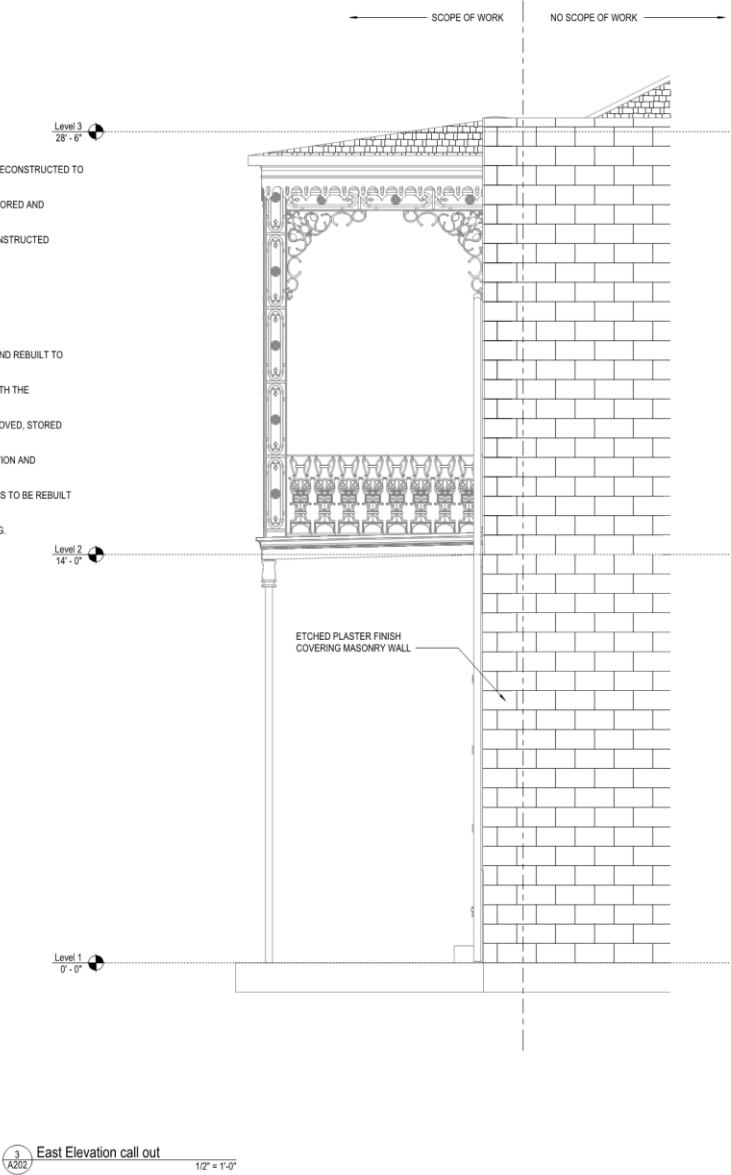
A201

SCOPE OF WORK:

- 1. REMOVAL OF DAMAGED FACADE AND FOUNDATION. TO BE RECONSTRUCTED TO MATCH EXISTING.
- 2. SHUTTERS, DOORS AND MILLWORK ARE TO BE REMOVED, STORED AND REINSTALLED IN RECONSTRUCTED FACADE.
- 3. GALLERY TO REMAIN IN PLACE AND BE ATTACHED TO RECONSTRUCTED FACADE.

NOTES:

- 1. DAMAGED FACADE AND FOUNDATION ARE TO BE REMOVED AND REBUILT TO MATCH EXISTING.
- 2. SOLDIER BRICK COURSE TO BE USED THROUGHOUT WALL WITH THE EXCEPTION OF ABOVE THE INDICATED LINTELS.
- 3. SHUTTERS, HARDWARE, LINTELS AND VENTS ARE TO BE REMOVED, STORED AND REINSTALLED TO MATCH EXISTING.
- 4. REFER TO ENGINEERING PLANS FOR ROOF, LINTEL, FOUNDATION AND SHORING DETAILS.
- 5. DAMAGED PLASTER ON EXTERIOR WALL OF GROUND FLOOR IS TO BE REBUILT TO ORIGINAL.
- 6. MASONRY WALL WITH ETCHED PLASTER EXTERIOR COVERING.





WILLIAMS ARCHITECTS
834 BARDONNE 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 ~~not~~ make providing project construction administrative services on this project.

Copyright © 2022
John C. Williams Architects LLC

FACADE REPAIRS
815 SAINT ANN ST.
NEW ORLEANS, LA 70116

-REVISIONS-		
No.	Date	Scope

DRAWING BY: Author
SCALE: 1/2" = 1'-0"
JOB No. S20081
DATE 11/01/22
SHEET NAME
ELEVATIONS EXISTING

SHEET NO.

A202

815 St. Ann

Vieux Carré Commission

January 18, 2023



1. REMOVAL OF DAMAGED FACADE AND FOUNDATION. TO BE RECONSTRUCTED TO MATCH EXISTING.
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2. REFER TO ENGINEERING PLANS FOR ROOF, LINTEL, FOUNDATION AND SHORING DETAILS.

SOLDIER BRICK COURSE TO BE USED
THROUGHOUT WALL WITH THE EXCEPTION
OF ABOVE THE INDICATED LINTELS.

SHUTTERS, HARDWARE, LINTELS,
GUTTERS, DOWNSPOUTS AND VENTS ARE
TO BE REMOVED, STORED AND
REINSTALLED TO MATCH EXISTING.

DAMAGED PLASTER ON EXTERIOR WALL OF
GROUND FLOOR IS TO BE REBUILT TO ORIGINAL.

1 Proposed South
A211 1/ A100 1/2" = 1'-0"

ASPHALT SHINGLE ROOF

ROOF TILE FINISH AT EDGES

EXISTING ROOF TO REMAIN; REPAIR AND REPLACE
IN KIND AS NEEDED AT RECONSTRUCTION FACADE

GUTTERS AND DOWNSPOUTS TO BE REMOVED, STORED AND REINSTALLED

GUTTERS AND DOWNSPOUTS TO BE
REMOVED, STORED AND REINSTALLED

FACADE REPAIRS
815 SAINT ANN ST.
NEW ORLEANS, LA 70116

-REVISIONS-

DRAWING BY	Author
SCALE	1/2" = 1'-0"
JOB No.	520081
DATE	10/27/22
SHEET NAME	
EXTERIOR ELEVATIONS	
PROPOSED	

SHEET NO.

A211

Vieux Carré Commission

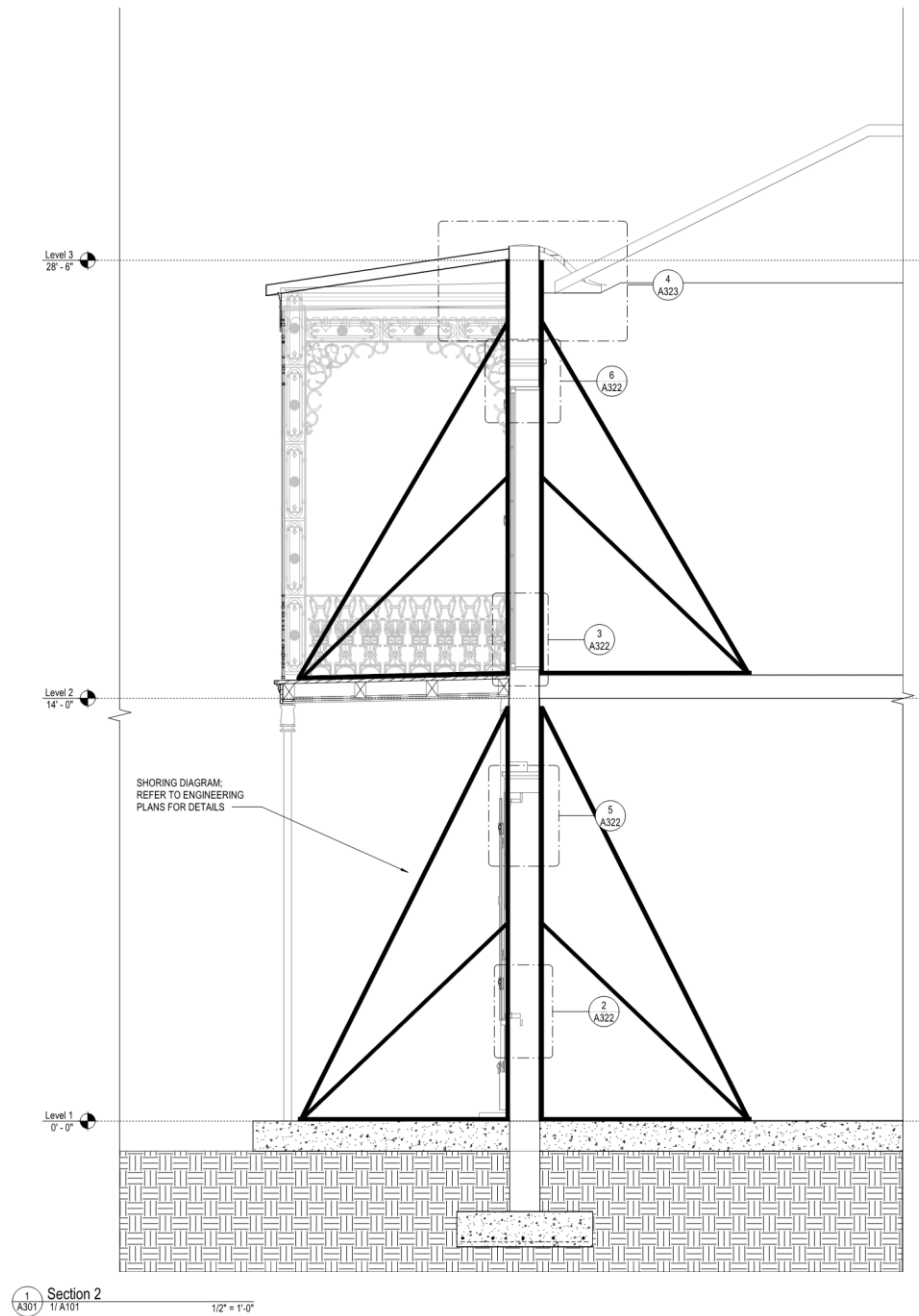
January 18, 2023

SCOPE OF WORK:

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4. REFER TO ENGINEERING PLANS FOR ROOF, LINTEL, FOUNDATION AND SHORING DETAILS.
5. DAMAGED PLASTER ON EXTERIOR WALL OF GROUND FLOOR IS TO BE REBUILT TO ORIGINAL.
6. SHINGLE ROOF; SLOPE TO BE CONFIRMED BY CONTRACTOR UPON DEMO.

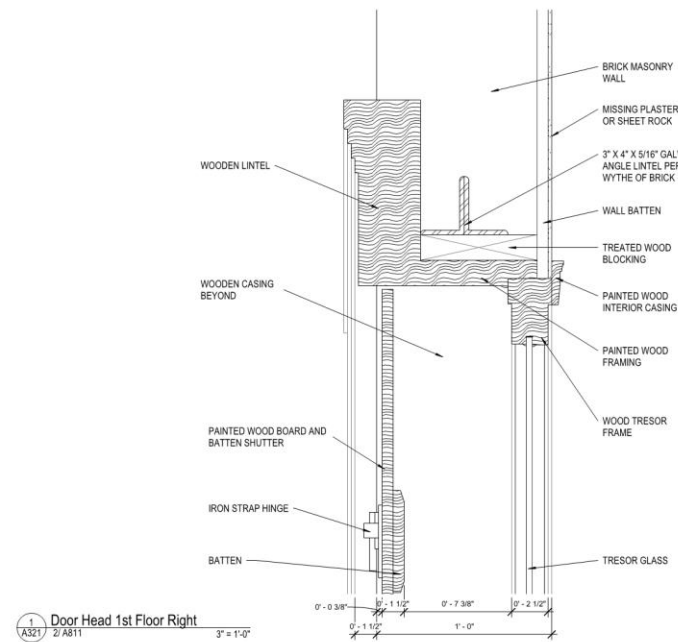
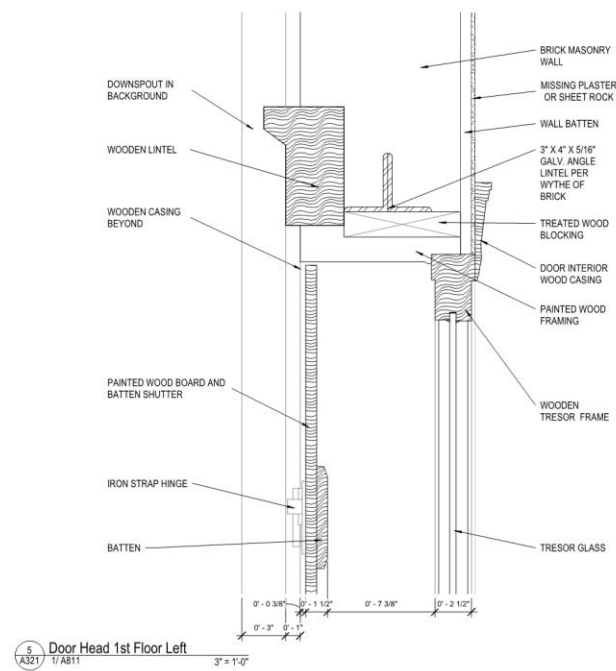


815 St. Ann

Vieux Carré Commission

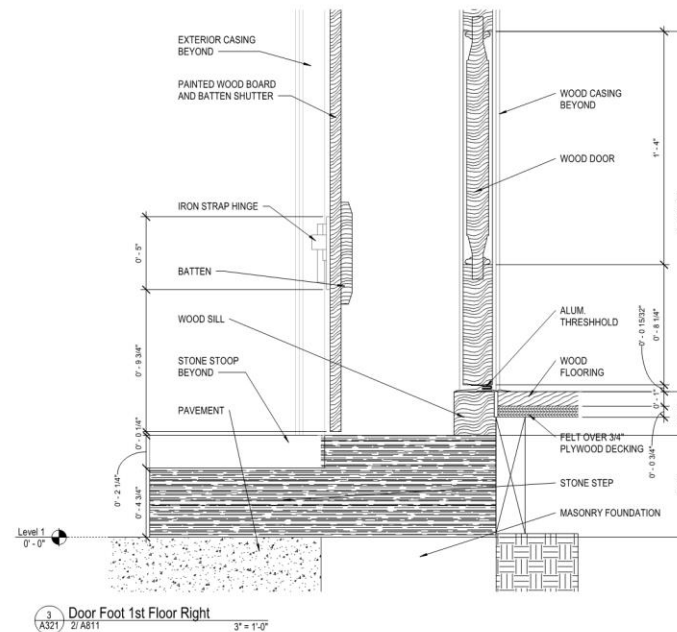
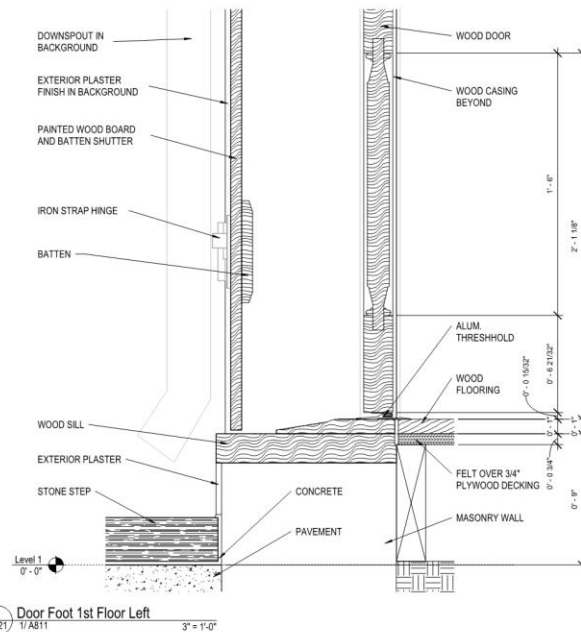
January 18, 2023





NOTES:

1. ALL EXISTING MILLWORK TO BE SALVAGED FOR RE-USE IN RECONSTRUCTED FACADE. IF MILLWORK IS DAMAGED BEYOND REPAIR CONTRACTOR TO SUBMIT SHOP DRAWINGS MATCHING THE EXISTING MILLWORK TO BE REPLACED FOR ARCHITECTS AND VOC REVIEW PRIOR TO RELEASE OF FABRICATION.
2. ALL MILLWORK DETAILS AND MEASUREMENTS TO BE VERIFIED UPON DECONSTRUCTION.

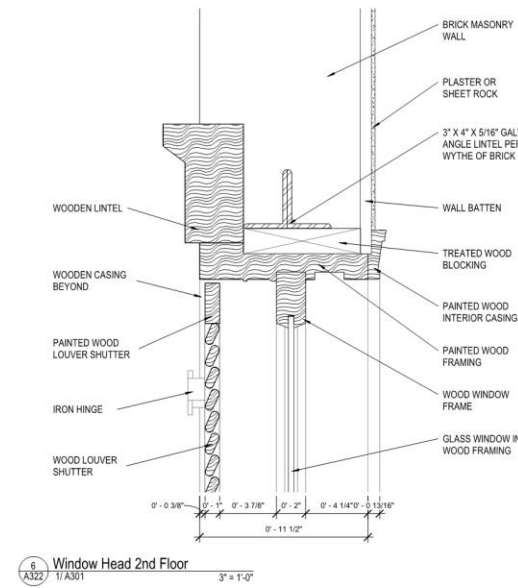
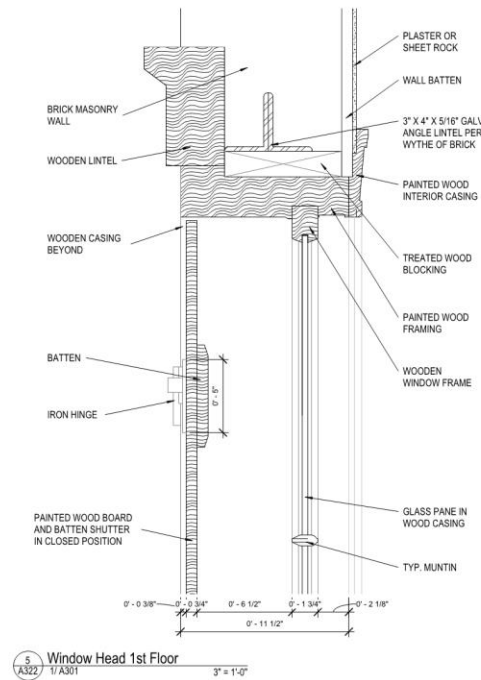


815 St. Ann

Vieux Carré Commission

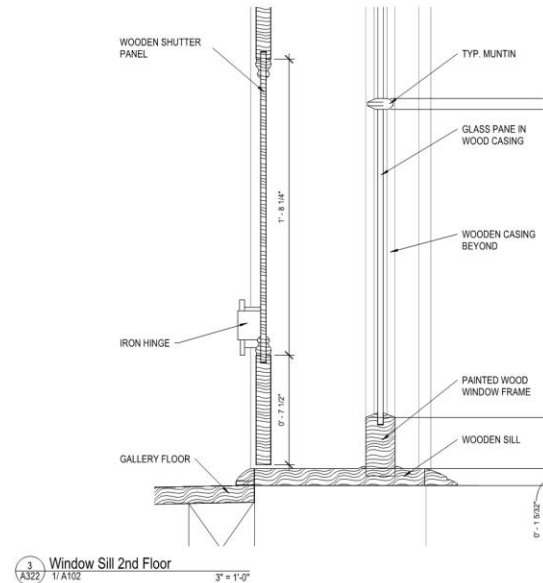
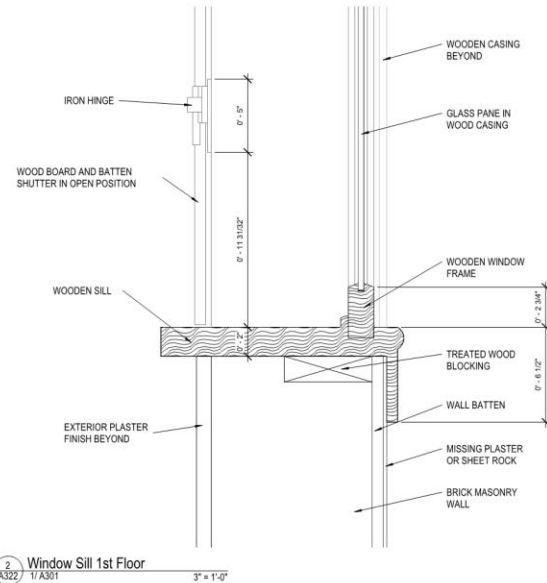
January 18, 2023





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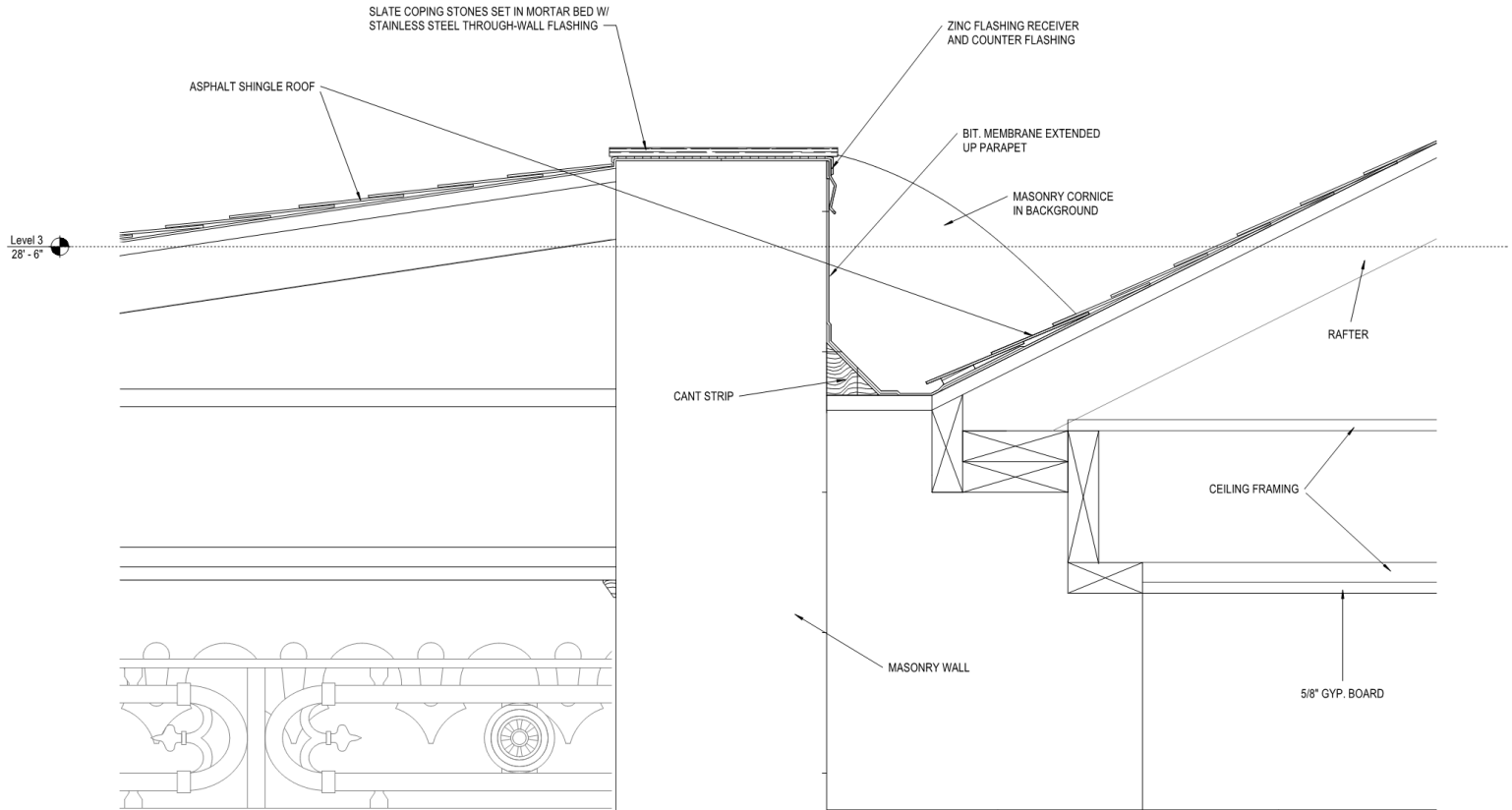
815 St. Ann

Vieux Carré Commission

January 18, 2023



- NOTES:
- 1. CORNICE TO BE SALVAGED AND RECONNECTED AS IS TO RECONSTRUCTED FACADE.
 - 2. DETAILS AND MEASUREMENTS TO BE VERIFIED UPON DECONSTRUCTION.



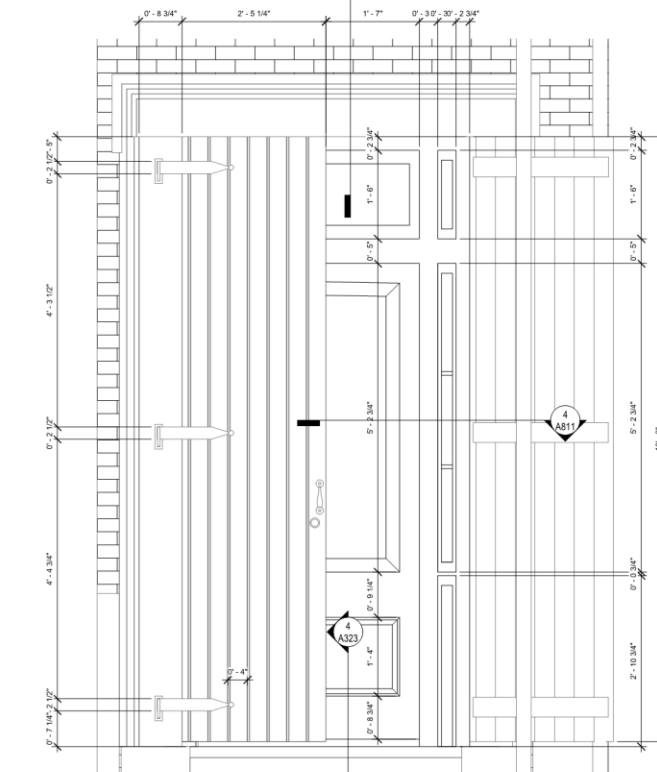
4 Parapet
A323 1/ A301
3" = 1'-0"

815 St. Ann

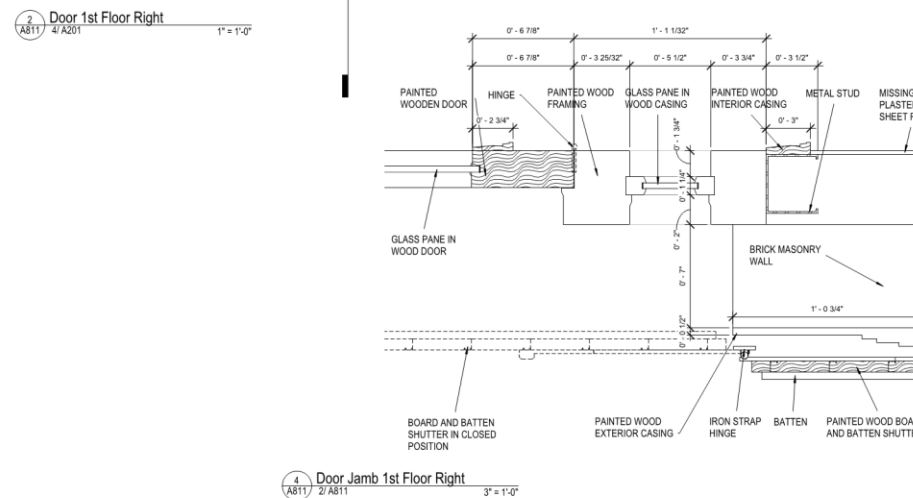
Vieux Carré Commission

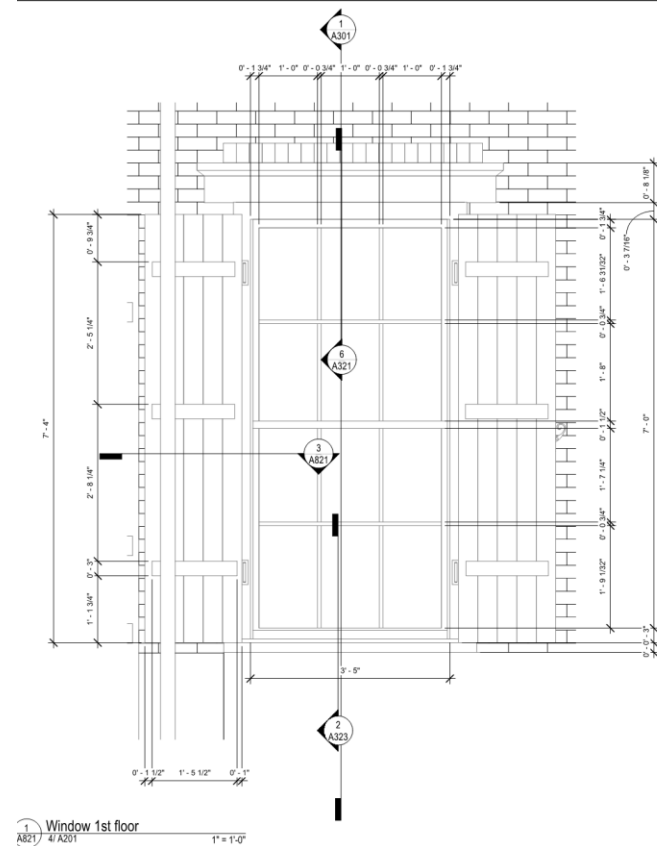
January 18, 2023



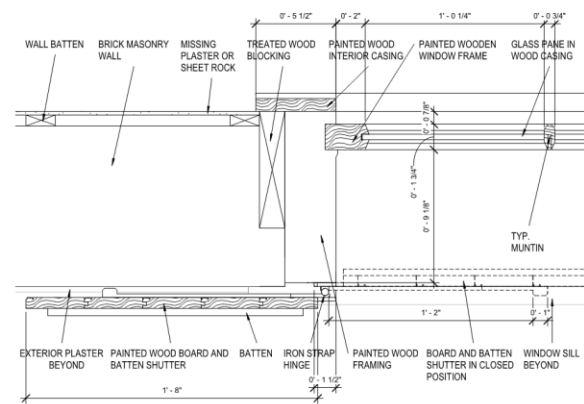


2. ALL MILLWORK DETAILS AND MEASUREMENTS TO BE VERIFIED UPON DECONSTRUCTION.

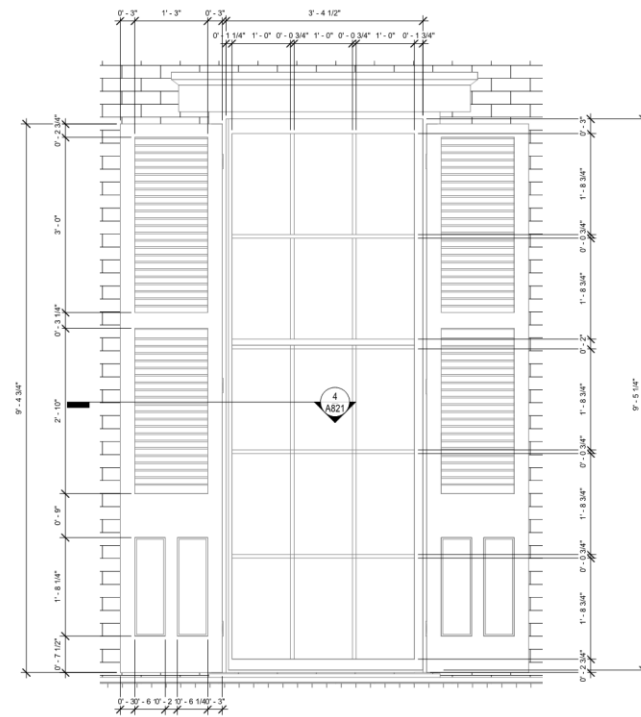




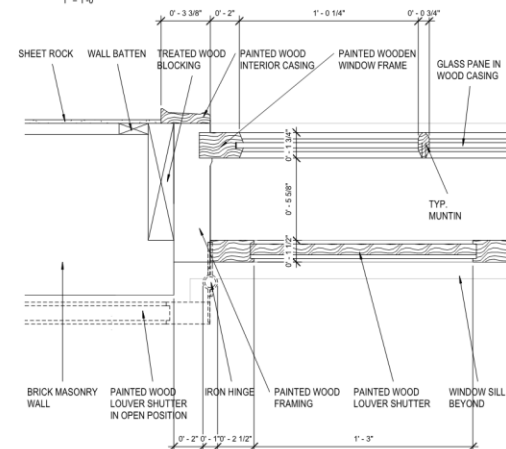
1 Window 1st floor
1/1 A301 1" = 1'-0"



3 Window Jamb 1st Floor
1/1 A321 3" = 1'-0"



2 Window 2nd Floor
1/1 A301 1" = 1'-0"



4 Window Jamb 2nd Floor
2/1 A321 3" = 1'-0"

NOTES:

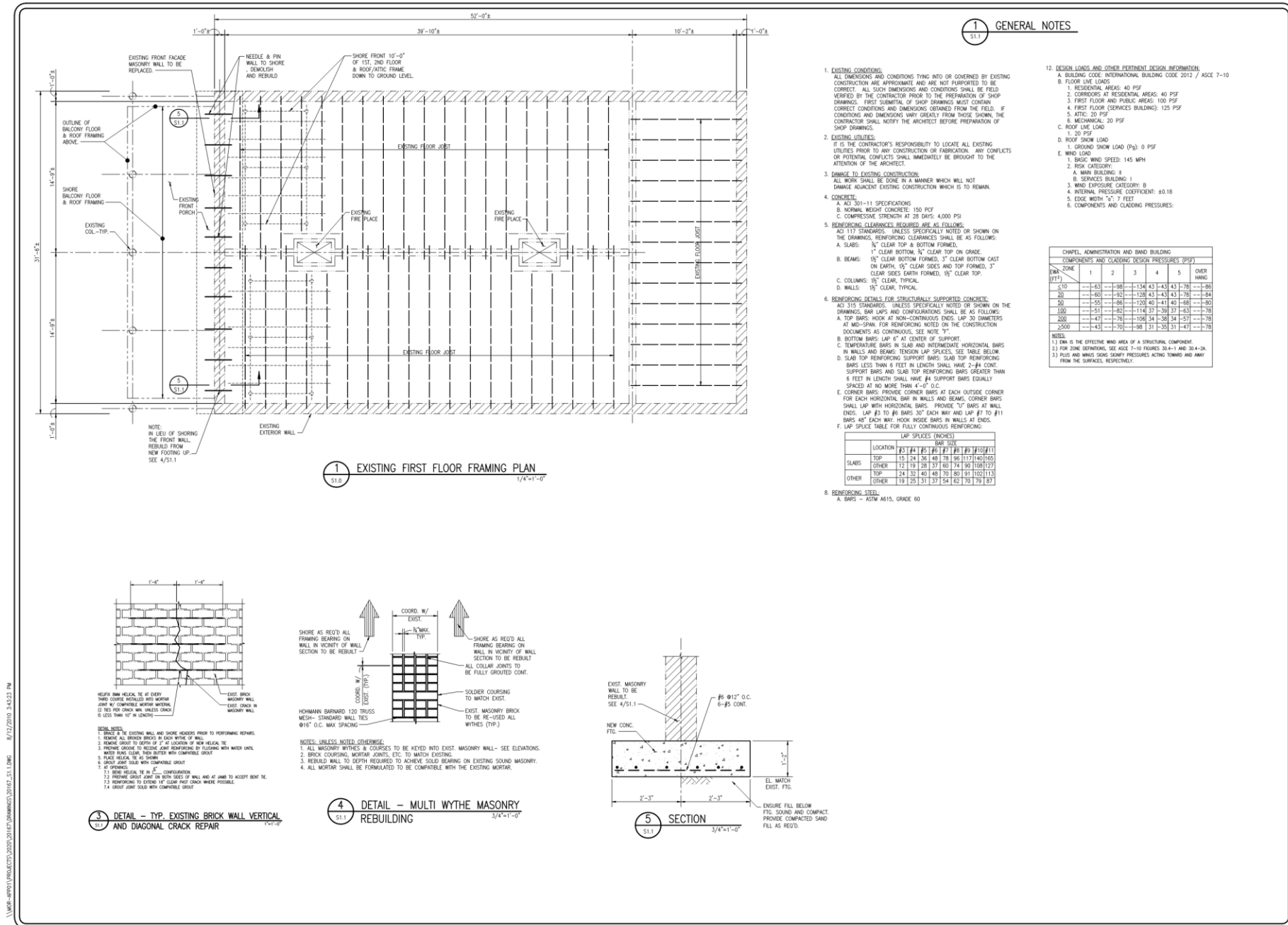
1. ALL EXISTING MILLWORK TO BE SALVAGED FOR RE-USE IN RECONSTRUCTED FACADE. IF MILLWORK IS DAMAGED BEYOND REPAIR CONTRACTOR TO SUBMIT SHOP DRAWINGS MATCHING THE EXISTING MILLWORK TO BE REPLACED FOR ARCHITECTS AND VCC REVIEW PRIOR TO RELEASE OF FABRICATION.

2. ALL MILLWORK DETAILS AND MEASUREMENTS TO BE VERIFIED UPON DECONSTRUCTION.

815 St. Ann

Vieux Carré Commission

January 18, 2023



REVISIONS	BY

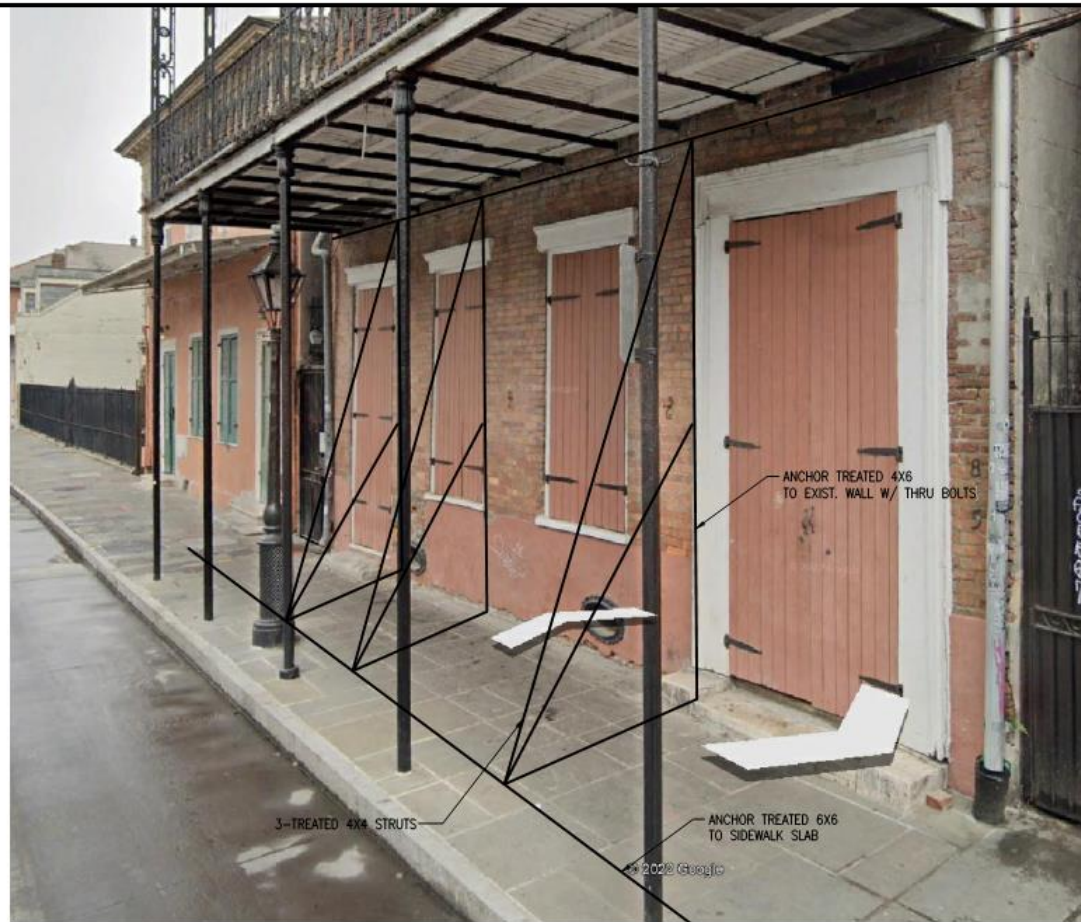
MORPHY Consulting Engineers
336 N. NORMAN C. FRANCIS HWY.
NEW ORLEANS, LOUISIANA 70119
PHONE: (504) 488-1317
FAX: (504) 488-0924
Web: www.morphy-eng.com

MAKOFSKY INCORPORATED

815 ST ANN ST
MASONRY WALL REPAIRS
NEW ORLEANS, LA 70130

DRAWN: AS
CHECKED: AS
DATE: 08-18-21
ISSUE:
SCALE: AS SHOWN
JOB NO.: 20167
SHEET
S1.1
1 OF 4





NOTE:
PROVIDE ABOVE WALL SHORING EACH
SIDE OF EACH WINDOW AND DOOR.
SHOWN ONE SIDE FOR CLARITY ONLY.

1 FRONT ELEVATION
SKS1 NTS



815 St. Ann



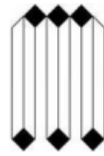
815 ST. ANN STREET
NEW ORLEANS, LA

DRAWN BY JLS	SCALE AS NOTED	SKS1
CHECKED BY JLS	DATE 09-26-22	

Vieux Carré Commission

January 18, 2023





MORPHY, MAKOFSKY, INC.
 CONSULTING ENGINEERS
 336 N. Norman C. Francis Parkway
 New Orleans, LA 70119
 P:504/488-1317 F:504/488-0924
 www.mmi-eng.com

Jamie L. Saxon
 Jonathan A. Sofranko
 H. Stephan Bernick

January 16, 2023

John Williams
 Williams Architects
 824 Baronne Street
 New Orleans, LA 70113

RE: 815 St Ann Street
 New Orleans, La.

Dear Mr. Williams,

Dear Mr. Williams,

We are writing this is letter to explain why the front façade wall will need to be rebuilt. The existing building is two stories tall with wood framing at the 1st, 2nd and roof levels. The exterior walls are multi-wythe, load bearing, clay masonry brick walls. The front of the building abuts onto St. Ann Street. The floor joists appear to span in the direction parallel with the street.

At the time of our inspection, Tuesday, October 27, 2020, we could see displacement of the front façade wall and cracking in the masonry wall. The footing was damaged and removed due to the street work construction. See attached photos. The lower section of the wall moved outwards, and no long supports the first floor adjacent to the wall. This section of the first floor dramatically dropped and at the intersection of the front wall to each side wall cracked and separated. These both indicate outward movement of the front wall. Above the second floor we can also see significant horizontal movement across the wall resulting in large cracks above and adjacent to the windows. The front wall is separating from the side and central walls.

In consideration that the lower half of the wall needs to be removed to allow for the total replacement of the footing and rebuilding of the lower section of the wall. To shore the front wall needle beams need to be placed thru the wall above the windows of the first level. This will remove a significant portions of the front wall. All the masonry below these needle beam will need to be replaced as it has suffered damage and the wythes have separated. The upper wall also has significant issues. The sections at each end have significant cracks above the second level windows and thru the outer jambs each side. These sections of masonry have laterally moved to each side of the property. These sections cannot be safely shored and need to be rebuilt. See attached elevation with notes.

When considering that wall sections will be removed to allow for needle beam installation, the lower half of the wall below the needle beams has to be rebuilt, the two outer masonry piers at the second level and corresponding section of masonry above this outer windows will also be rebuilt, then only the upper interior piers and masonry above the two second level windows is left in place. This is an insignificant

815 St. Ann – Updated Engineer's Letter

Vieux Carré Commission

January 18, 2023



portion of the wall that would remain. Also, the shoring for this small section would be above the area of footing and wall replacement, making it a very dangerous area to work.

Following our site visit to the property on Wednesday July 13, 2022. We additional conditions that would allow for safe shoring of the wall.

The sheet rock finish has been removed from a portion of the first floor interior wall to expose the brick. We can see that the brick is collapsing around the cast iron grates in the lower portion of the front wall and falling to the locations of the missing footing. Based on our visual review the interior front corner, towards the river side, the wall had additional settlement. It has clearly moved further than the other portions of the front façade, and since our last site visit. The second floor the ceiling along the river side wall has also partially collapsed. At the same front corner, at the second level, we can see additional displacement of the finishes indicating movement is still occurring.

The brick that is exposed on the inside face has very little to no mortar in the joints, thus any attempt to shore the wall is not possible due to no structural integrity of the masonry.

On the second level the window closest to Dauphine Street has a gap adjacent to the window trim on the side which is sufficiently large enough to see daylight thru. The various other cracks had also propagated and opening more.

On the exterior river side wall, we can now see cracks just below the second floor level. There is also a crack near the top of the wall. These cracks were not there visible during previous inspections. This indicates on going movement.

Based on our visual observation we are seeing continued movement and given the observed lack of integrity of the masonry the wall, the safest and method to return the wall to an acceptable level of historic construction, will be to demolished and rebuilt the wall to match the existing detailing.

The process of the demolition will be to shoring the existing balcony and roof framing. The interior floor and roof wall also be fully shored

Morphy Makofsky, Inc.

Yours truly

Jamie Saxon, P.E.



815 St. Ann – Updated
Engineer's Letter

Vieux Carré Commission

January 18, 2023





Photo 1: Front river side corner showing signs of additional settlement.



Photo 2: Inside face of front wall. Note lack of mortar.

815 St. Ann – Updated
Engineer's Letter

Vieux Carré Commission

January 18, 2023





Photo 3: Inside face of wall, no mortar in joints.



Photo 4: Note the area of collapsed brick below window.

815 St. Ann – Updated
Engineer's Letter

Vieux Carré Commission

January 18, 2023



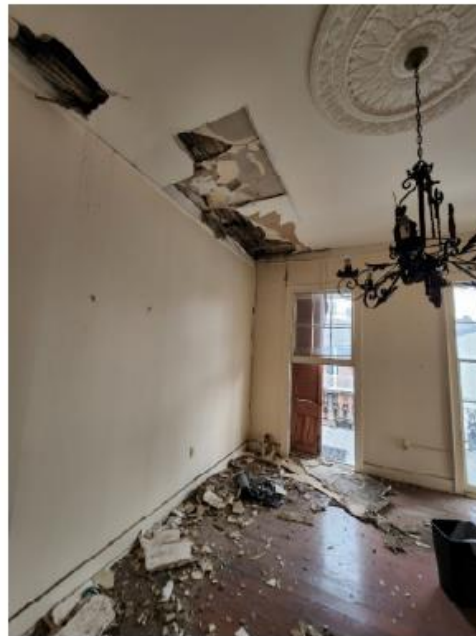


Photo 5: Collapse section of ceiling at second level.



Photo 6: Cracking in Front wall at second level.

815 St. Ann – Updated
Engineer's Letter

Vieux Carré Commission

January 18, 2023



815 St. Ann – Updated Engineer's Letter

Vieux Carré Commission



Photo 7: Cracks in exterior side wall are new.

January 18, 2023



815 St. Ann – Updated Engineer's Letter

Vieux Carré Commission



Photo 8: Cracks at side wall.

January 18, 2023

