



# Vieux Carré Commission Meeting

Wednesday, January 31, 2024



# 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



# New Business



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 against a background of horizontal lines. 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.

**941 St Philip**





939-41 St. Philip

Vieux Carré Commission

January 31, 2024







939-41 St. Philip

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January 31, 2024







939-41 St. Philip – 1939

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939-41 St. Philip – c. 1940s-50s

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939-41 St. Philip – 1964

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939-41 St. Philip – 1975

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939-41 St. Philip – 1975

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

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





1 3D VIEW - PROPOSED



ORIGINAL STRUCTURE - BEFORE FIRE



CURRENT STRUCTURE - ENCLOSED COURTYARD



CURRENT STRUCTURE

911 St. Philip Street  
Addition and Renovation  
New Orleans, Louisiana 70116



LKHarmon Architects  
A Professional Architectural Corporation  
6028 Armande Boulevard  
New Orleans, Louisiana 70114  
504.565.0519 harmon@lkharmmon.com

SCHEME X

11.14.2023  
12.4.2023

X0.1

LKH 84823

939-41 St. Philip

Vieux Carré Commission

January 31, 2024





① ST. PHILIP STREETSCAPE



② BURGUNDY STREETSCAPE

911 St. Philip Street  
Addition and Renovation  
New Orleans, Louisiana 70116

 **LKH Architects**  
A Professional Architectural Corporation  
6236 Argonne Boulevard  
New Orleans, Louisiana 70121  
504.489.5519 [info@lkharchitects.com](mailto:info@lkharchitects.com)

SCHEME X

11.14.2023  
12.4.2023

X0.2

LKH 04823

939-41 St. Philip

Vieux Carré Commission

January 31, 2024





ST. PHILIP STREETSCAPE



BURGUNDY STREETSCAPE

		SCHEME X	
941 St. Philip Street Addition and Renovation New Orleans, Louisiana 70116	 <b>LKHarmen Architects</b> A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans Louisiana 70124 504.485.5870 harmen@lkharmenarchitects.com	12.4.2023	X0.3





ST. PHILIP STREETSCAPE



BURGUNDY STREETSCAPE

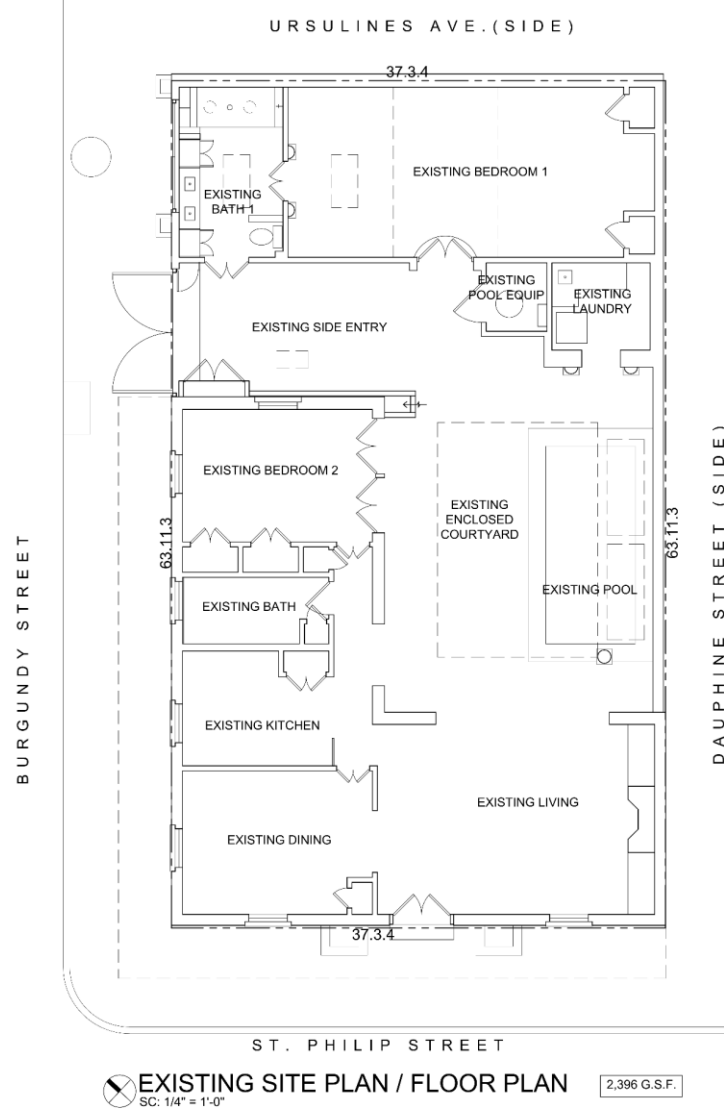
939-41 St. Philip

Vieux Carré Commission

January 31, 2024







### ZONING DATA

1. CITY OF NEW ORLEANS  
ZONING CLASSIFICATION: VCR-1
2. BUILDING AREA  
EXISTING 1ST FLOOR = 2,396 G.S.F.  
PROPOSED 1ST FLOOR = 1,885 G.S.F.  
PROPOSED 2ND FLOOR = 1,622 G.S.F.  
PROPOSED TOTAL = 3,507 G.S.F.
3. OPEN SPACE RATIO  
REQUIRED MINIMUM = 0.20  
EXISTING = 0.0  
PROPOSED = 0.23  
436 S.F. OF OPEN SPACE  
1885 S.F. GROUND FLR AREA

### LEGEND:

- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- EXISTING WALL
- DEMOLISH



941 St. Philip Street  
Addition and Renovation  
New Orleans, Louisiana 70116

**LKHarmon Architects**  
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6238 Argonne Boulevard  
New Orleans, Louisiana 70124  
504.485.5878 harmon@lkharmearchitects.com

SCHEME X	
11.1.2023	X1
11.3.2023	
11.14.2023	
12.4.2023	
	LKH #4823

939-41 St. Philip

Vieux Carré Commission

January 31, 2024



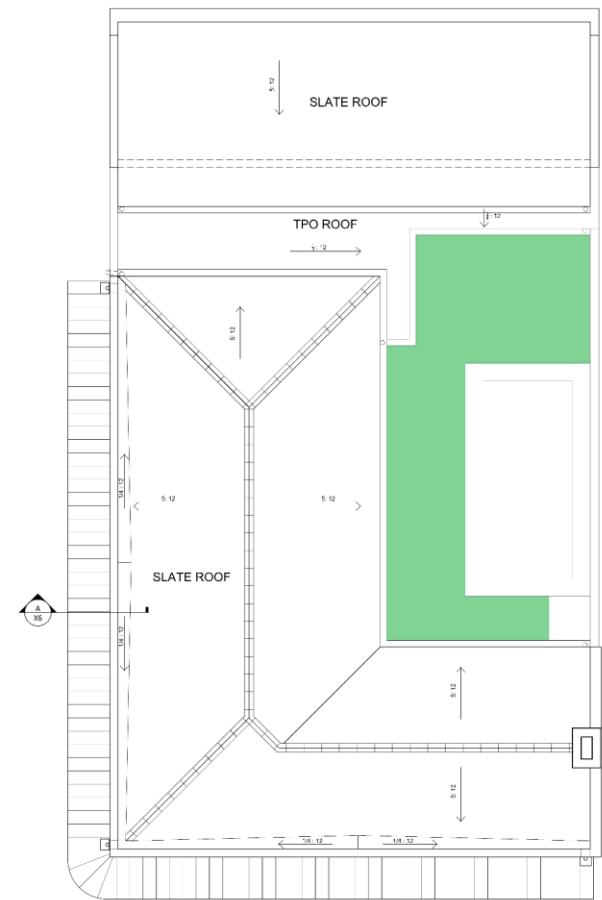
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941 St. Philip Street  
Addition and Renovation  
New Orleans, Louisiana 70116

 **LKHarm on Architects**  
A Professional Architectural Corporation  
6238 Argonne Boulevard  
New Orleans Louisiana 70124  
504.485.5870 [harmon@lkharm onarchitects.com](mailto:harmon@lkharm onarchitects.com)

SCHEME X	
11.1.2023	X2
11.14.2023	
12.4.2023	
	LKH #4823





 PROPOSED ROOF PLAN  
SC: 1/4" = 1'-0"

941 St. Philip Street  
Addition and Renovation  
New Orleans, Louisiana 70116

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6238 Argonne Boulevard  
New Orleans, Louisiana 70124  
504.485.5878 harmon@lkharmearchitects.com

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11.1.2023	X3
11.14.2023	
12.4.2023	
	LQ1#4823

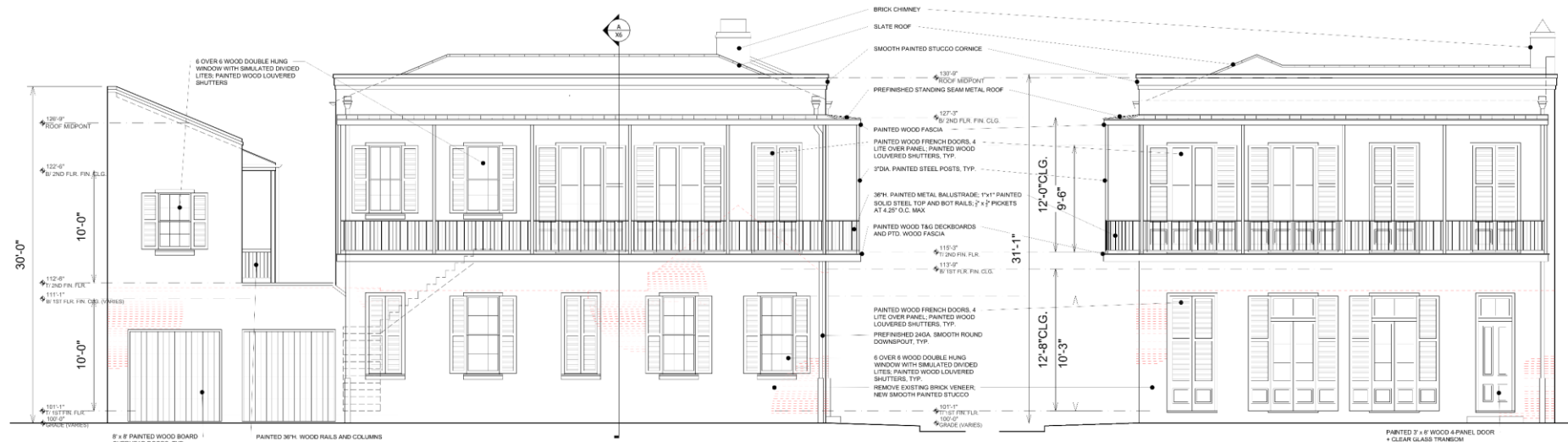






EXISTING BURGUNDY STREET ELEVATION  
SC: 1/4" = 1'-0"

EXISTING ST. PHILIP STREET ELEVATION  
SC: 1/4" = 1'-0"



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

PROPOSED ST. PHILIP STREET ELEVATION  
SC: 1/4" = 1'-0"

941 St. Philip Street  
Addition and Renovation  
New Orleans, Louisiana 70116



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504.485.5878 harmon@lkharmearchitects.com

SCHEME X

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11.14.2023  
12.4.2023

X4

LQ1#4823

939-41 St. Philip

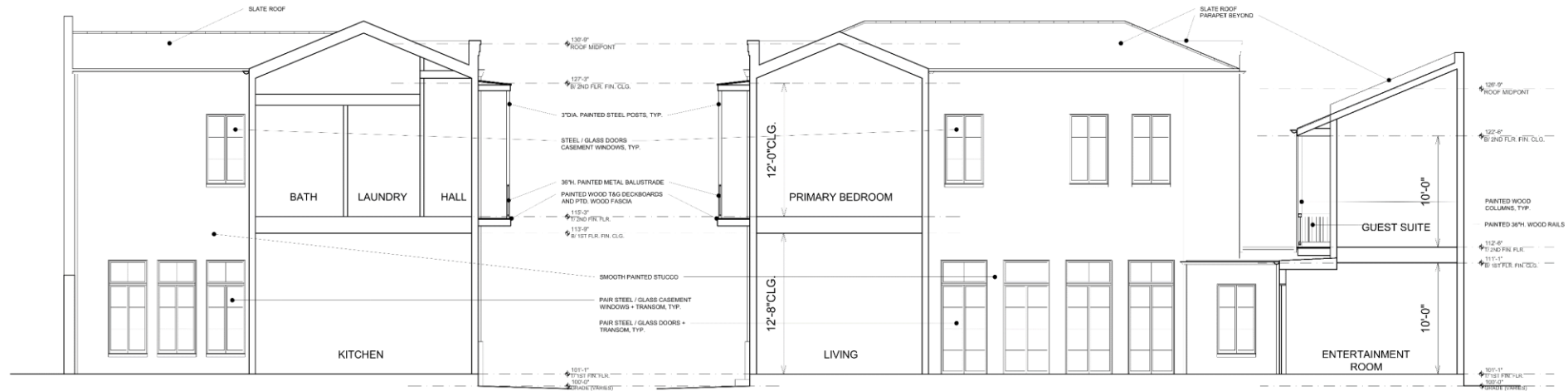
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**A**  
X5  
COURTYARD ELEVATION  
SC: 1/4" = 1'-0"



**C**  
X5  
COURTYARD ELEVATION  
SC: 1/4" = 1'-0"

**B**  
X5  
COURTYARD ELEVATION  
SC: 1/4" = 1'-0"

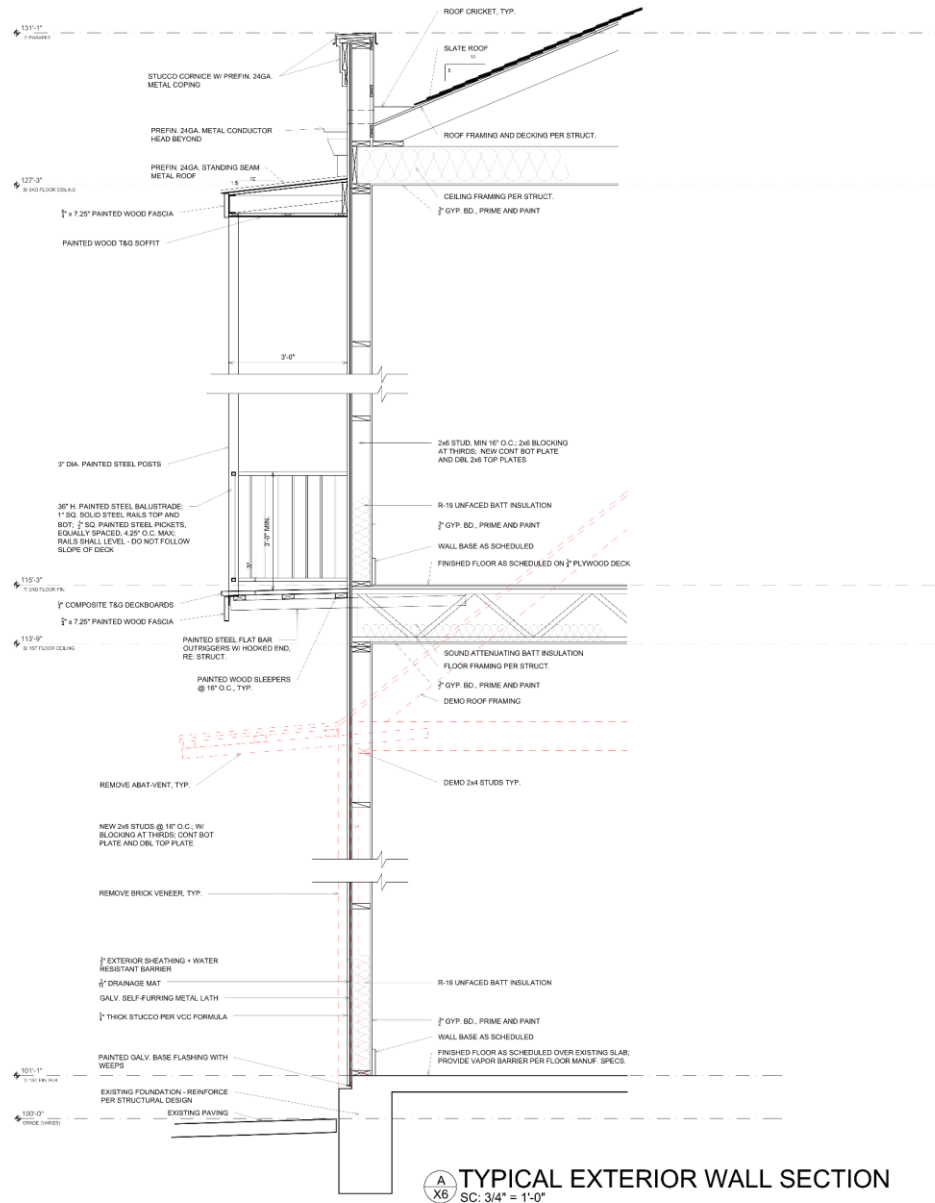
941 St. Philip Street Addition and Renovation New Orleans, Louisiana 70116		<b>LKHarmen Architects</b> A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans, Louisiana 70124 504.485.5870 lkharmen@lkharmenarchitects.com	11.1.2023	<b>X5</b>
			11.14.2023	
			12.4.2023	

939-41 St. Philip

Vieux Carré Commission

January 31, 2024





**TYPICAL EXTERIOR WALL SECTION**  
SC: 3/4" = 1'-0"

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Addition and Renovation  
New Orleans, Louisiana 70116



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6238 Argonne Boulevard  
New Orleans, Louisiana 70134  
504.455.5878 [harrison@lkharmarchitects.com](mailto:harrison@lkharmarchitects.com)

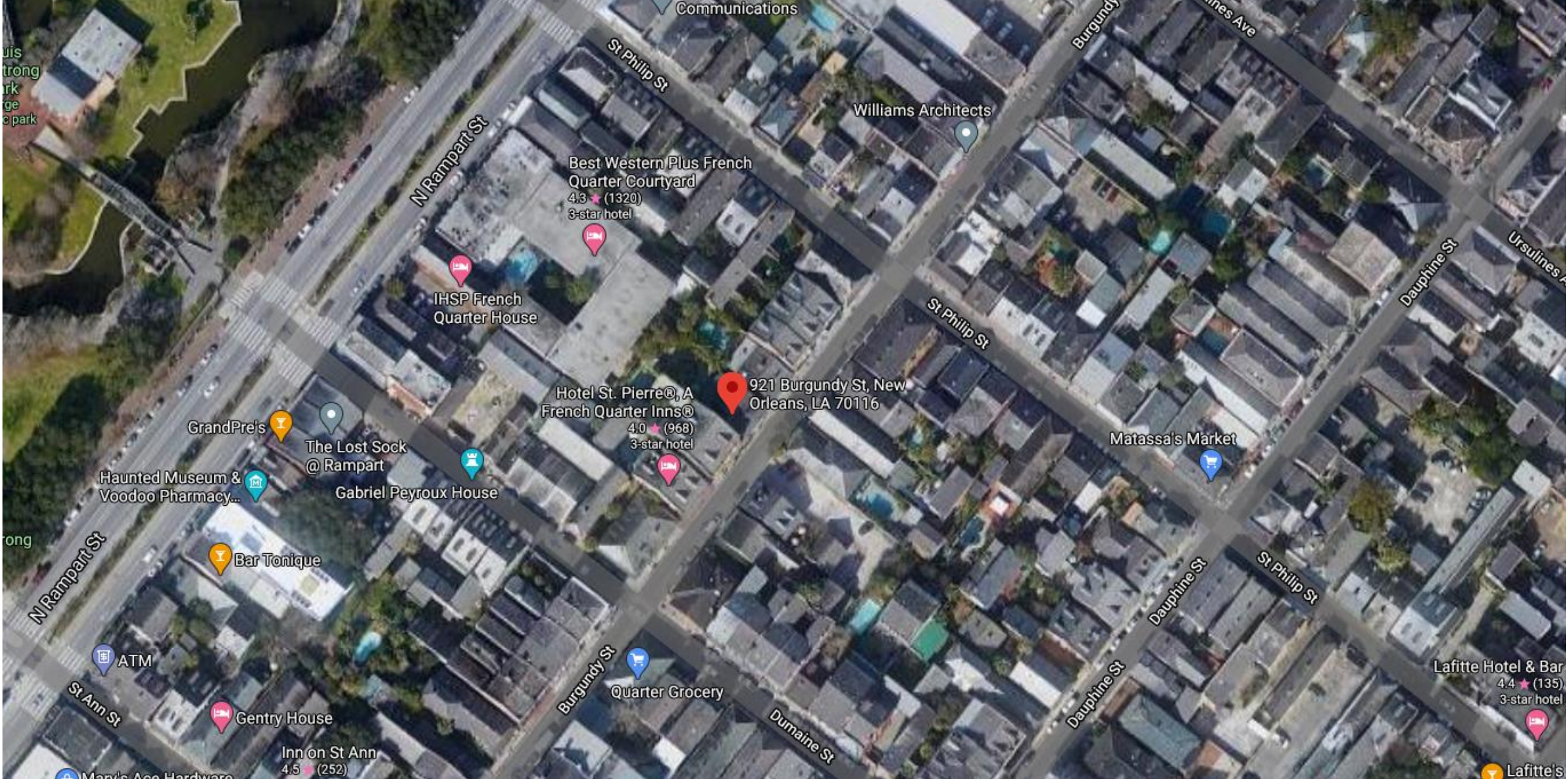
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	LKH #4823





921 Burgundy





# 921 Burgundy

Vieux Carré Commission

January 31, 2024







921 Burgundy

Vieux Carré Commission

January 31, 2024





921 Burgundy

Vieux Carré Commission

January 31, 2024







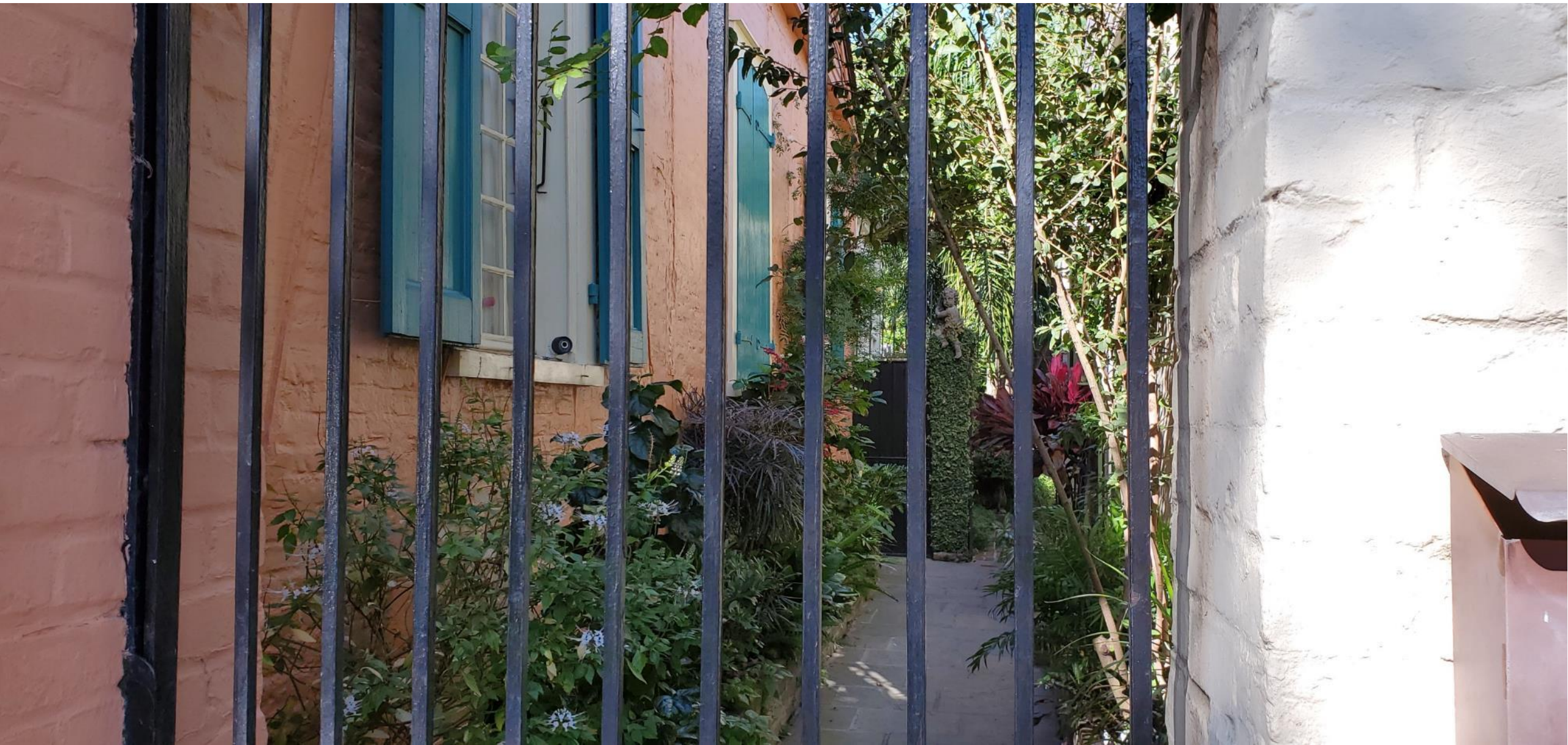
921 Burgundy

Vieux Carré Commission

January 31, 2024







921 Burgundy

Vieux Carré Commission

January 31, 2024







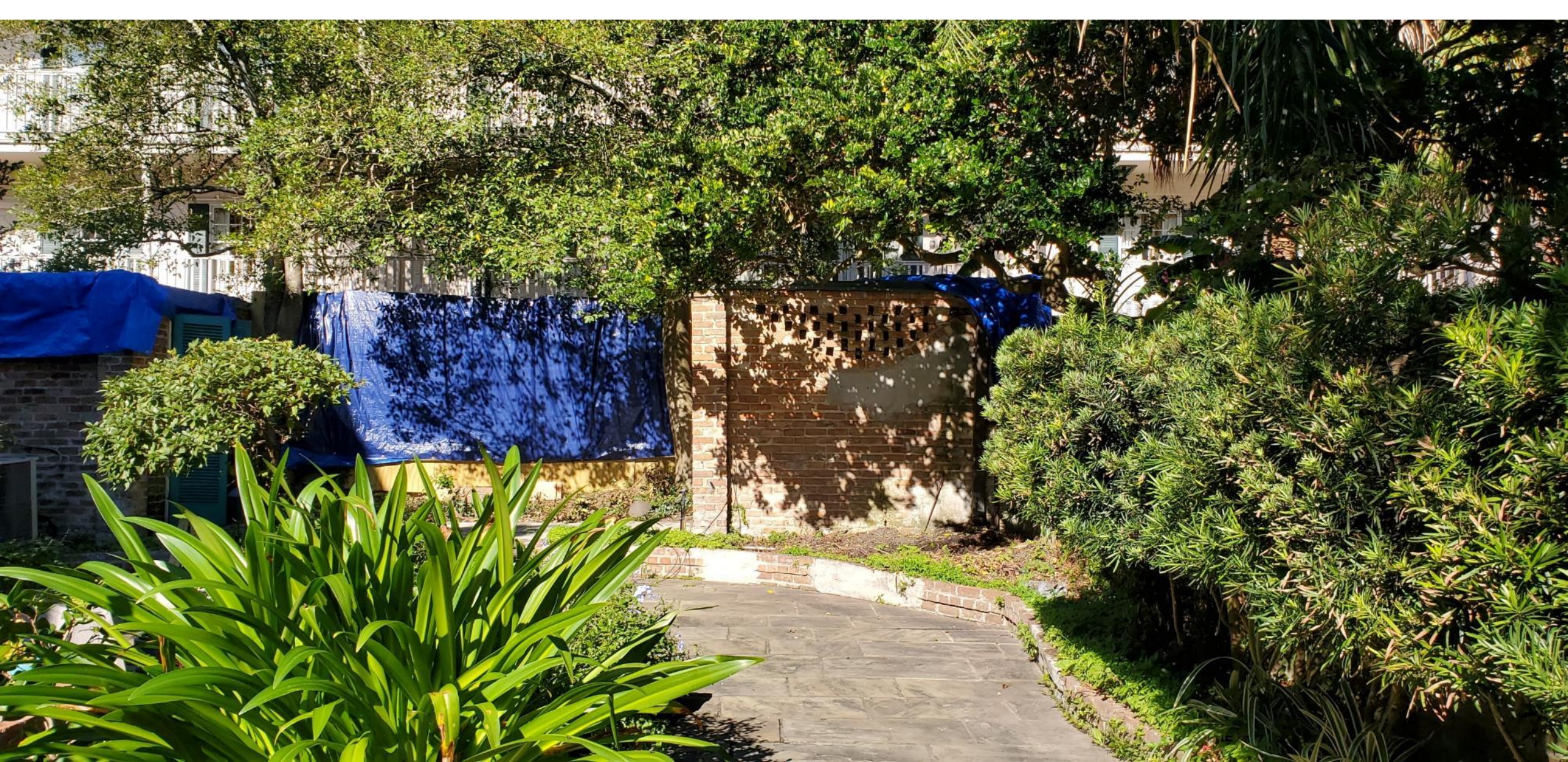
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Vieux Carré Commission

January 31, 2024







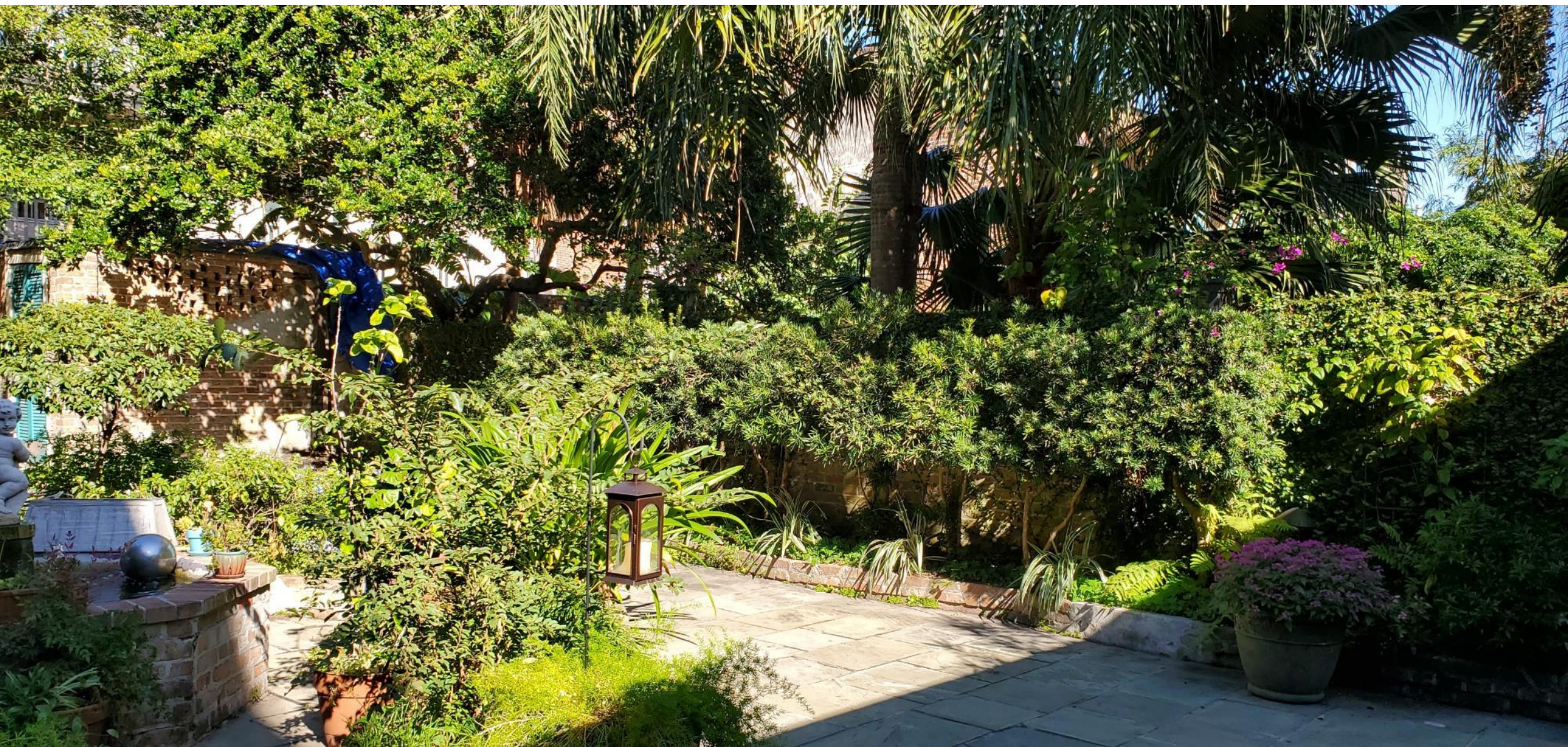
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Vieux Carré Commission

January 31, 2024







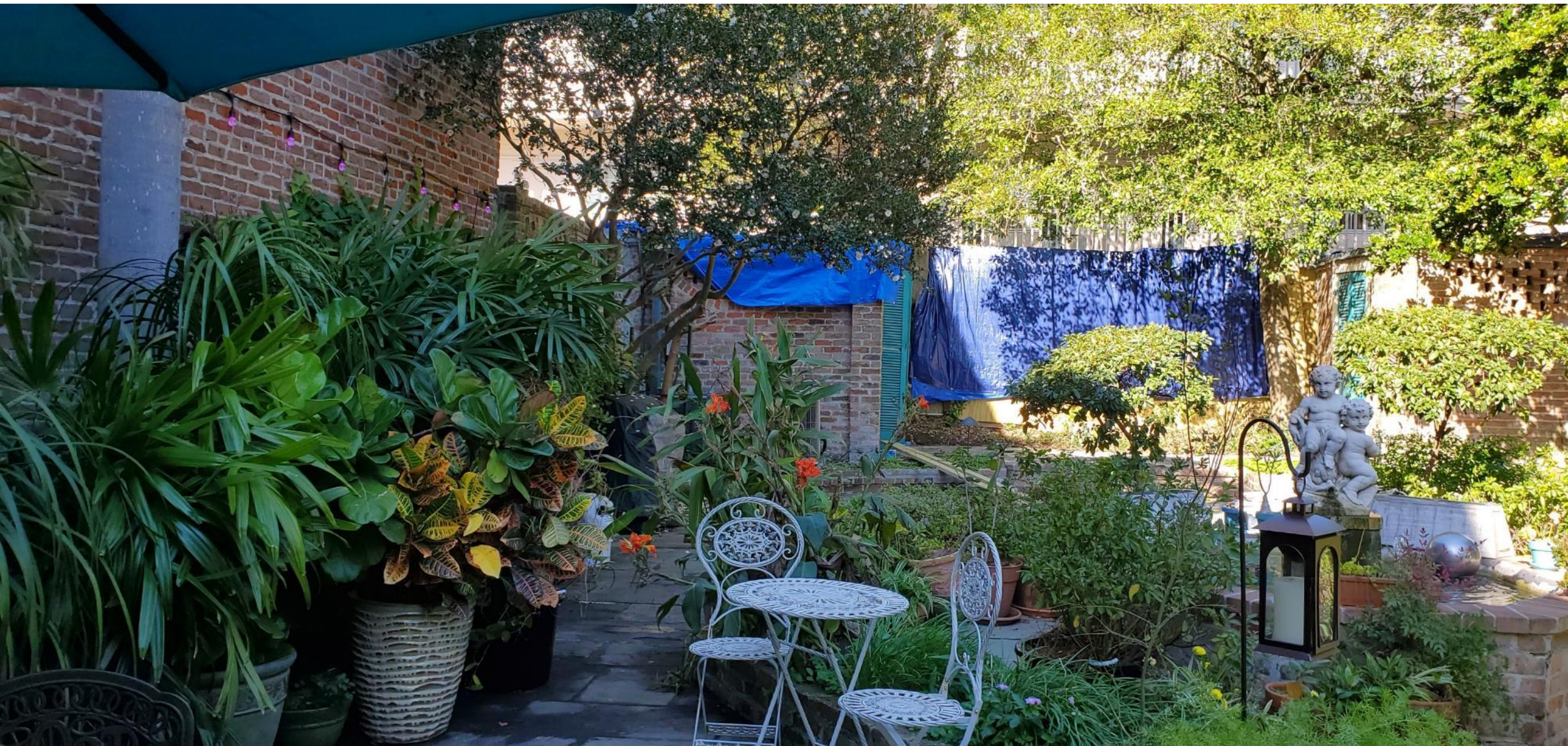
921 Burgundy

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921 Burgundy

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921 Burgundy

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921 Burgundy

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921 Burgundy

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January 31, 2024







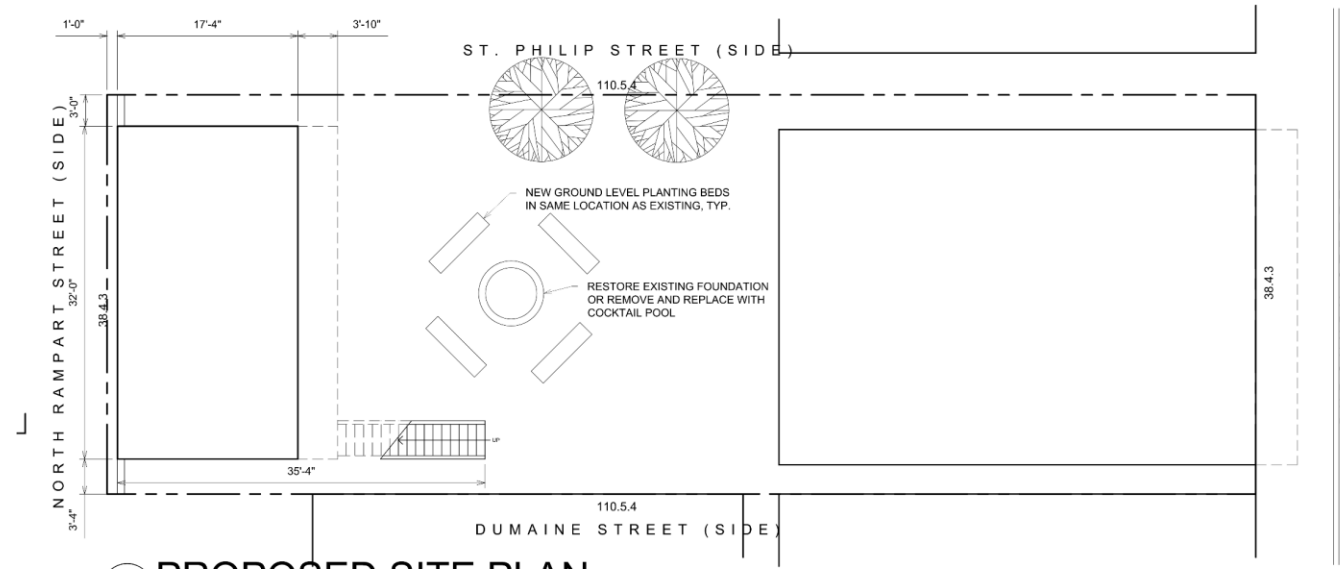
921 Burgundy

Vieux Carré Commission

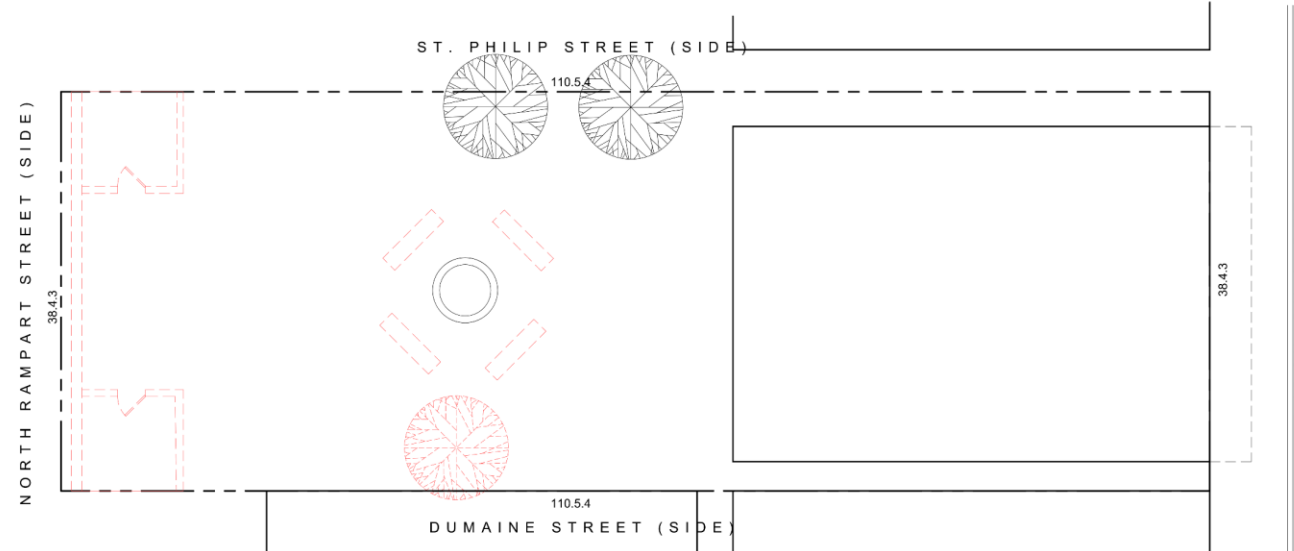
January 31, 2024





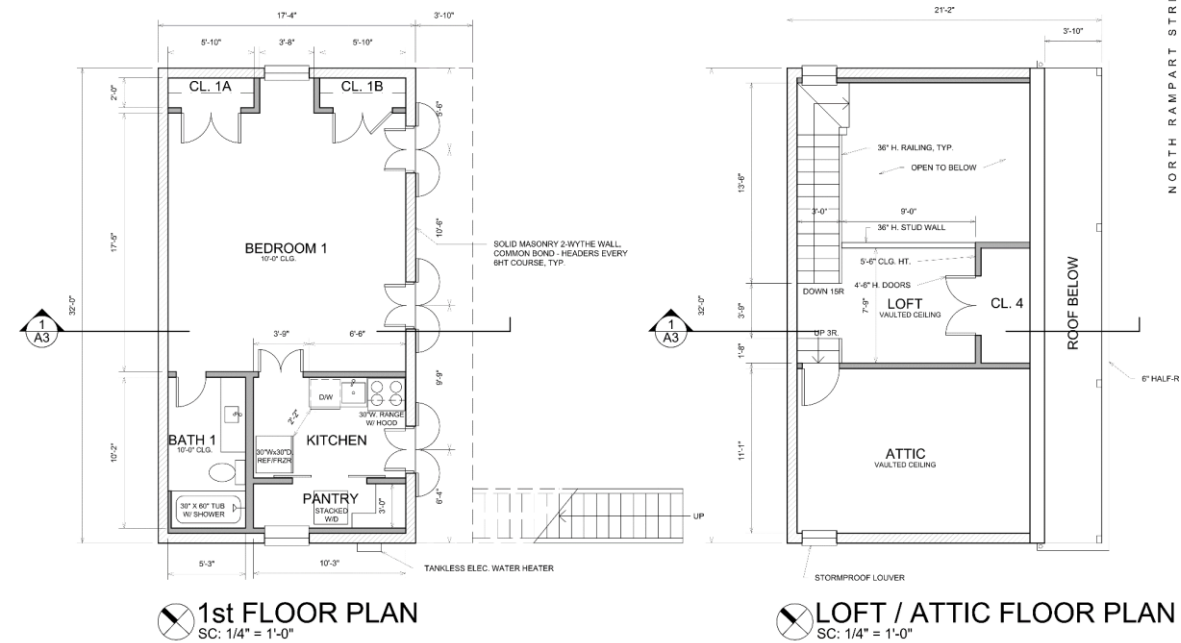
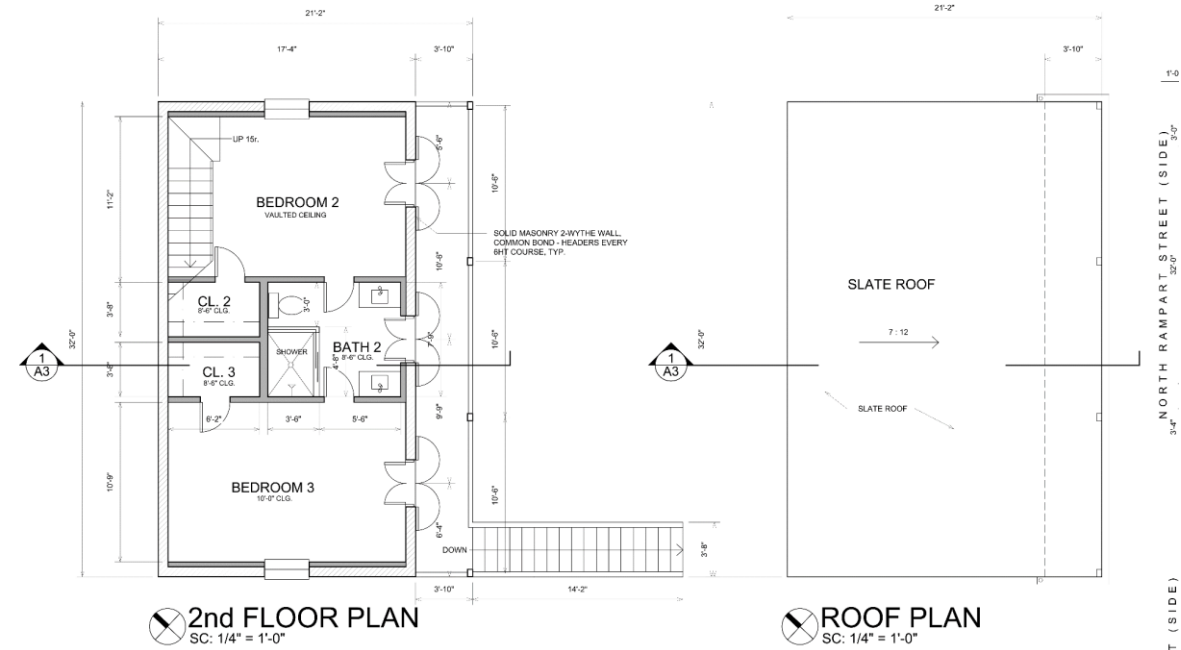


 **PROPOSED SITE PLAN**  
SC: 1/8" = 1'-0"



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





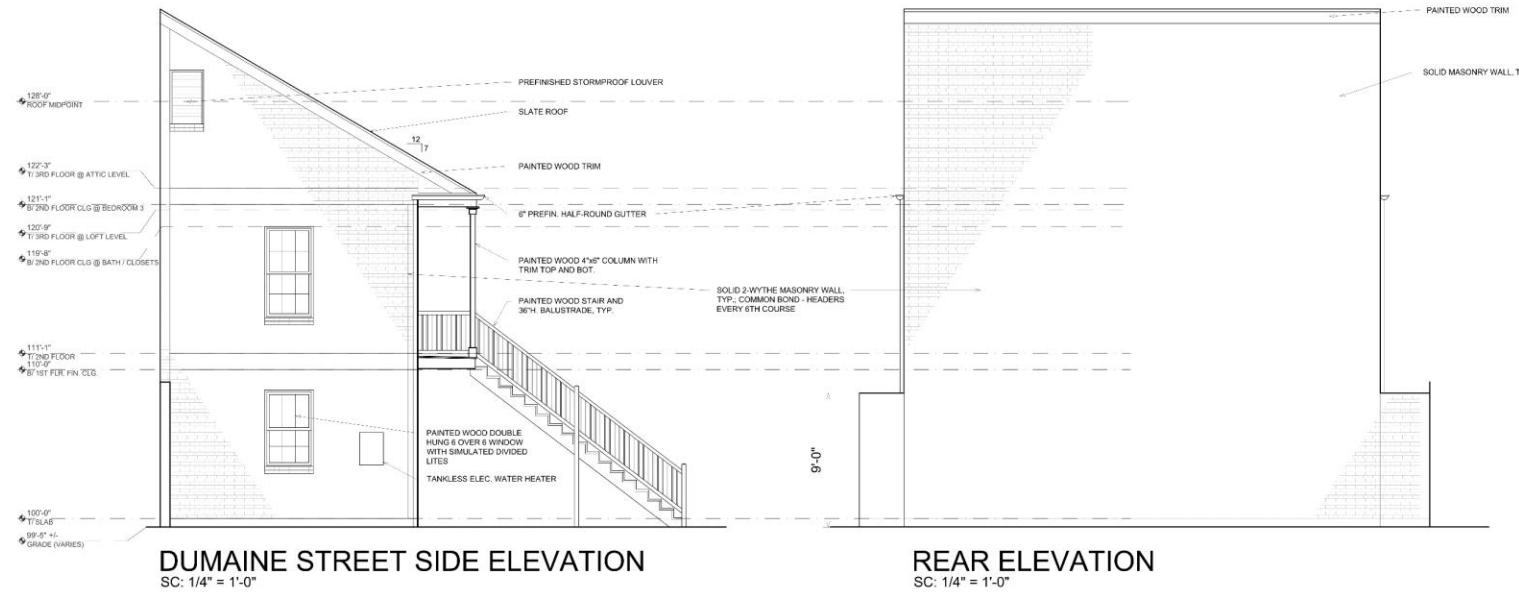
921 Burgundy

Vieux Carré Commission

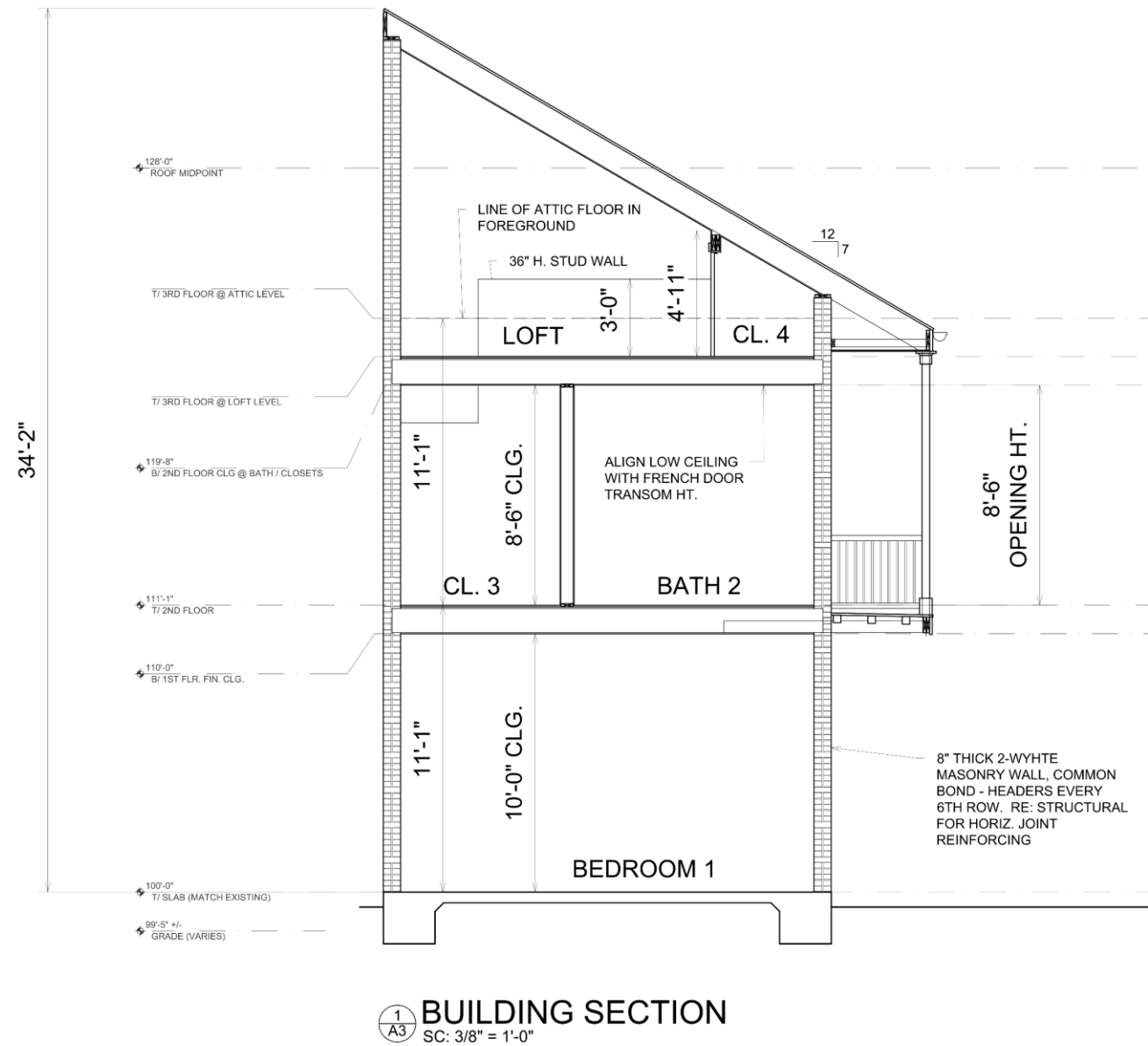
January 31, 2024









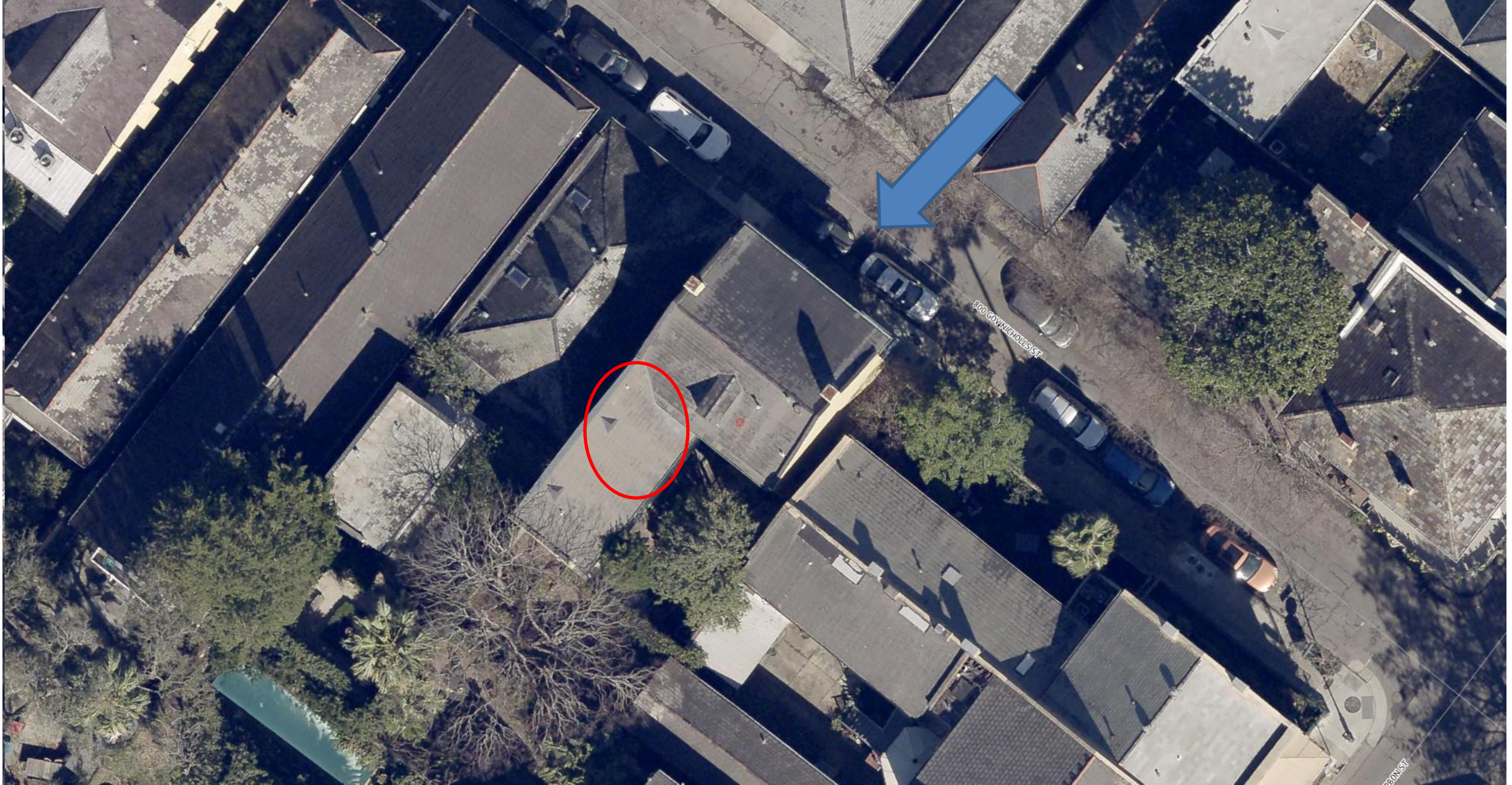






**814 Governor Nicholls**





814 Governor Nicholls

Vieux Carré Commission

January 31, 2024







814 Governor Nicholls  
Vieux Carré Commission

January 31, 2024





814 Governor Nicholls  
Vieux Carré Commission



January 31, 2024







814 Governor Nicholls

Vieux Carré Commission

January 31, 2024







814 Governor Nicholls

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January 31, 2024







814 Governor Nicholls

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January 31, 2024








814 Governor Nicholls – from adjacent courtyard on Bourbon

Vieux Carré Commission

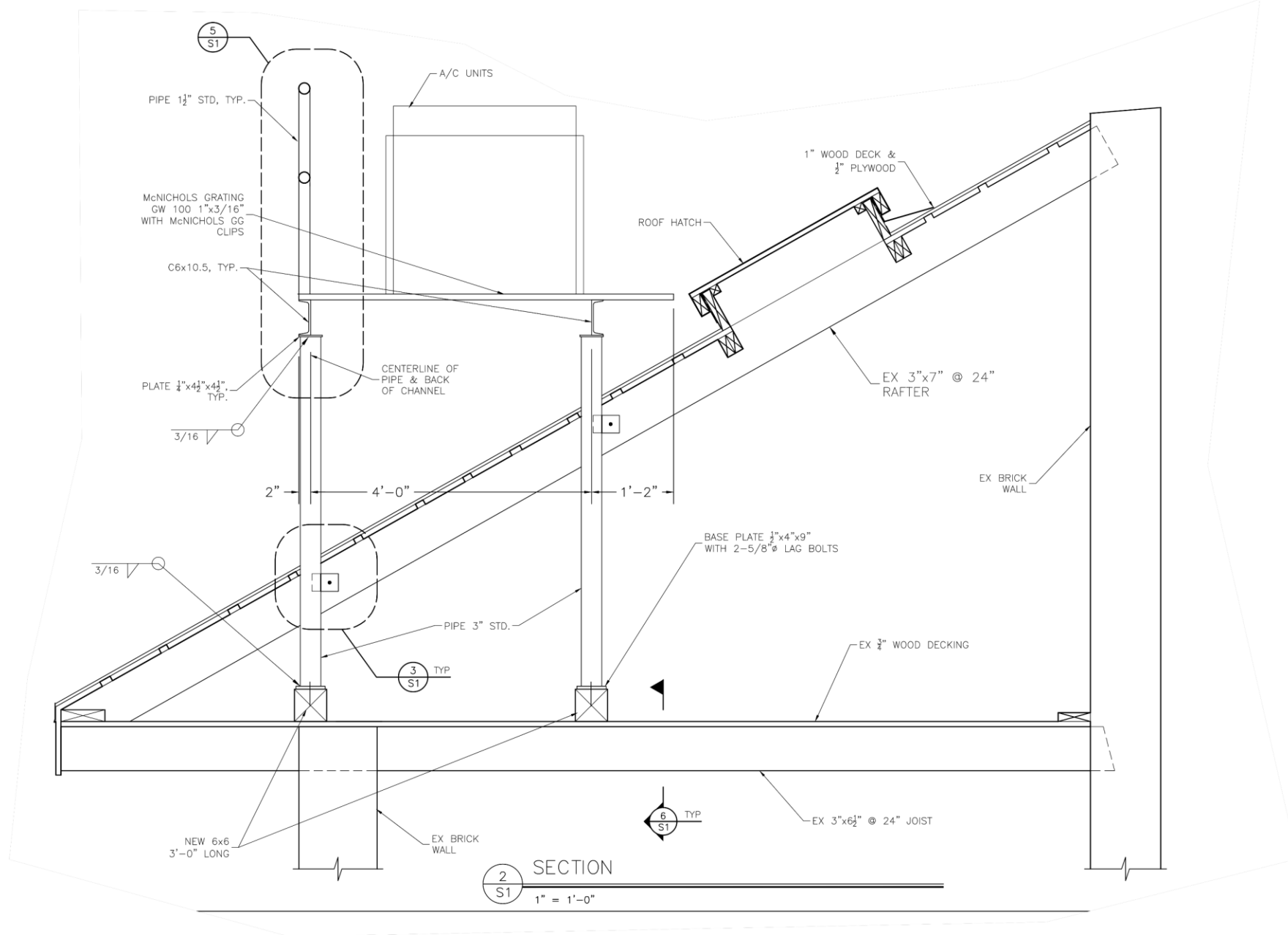
January 31, 2024



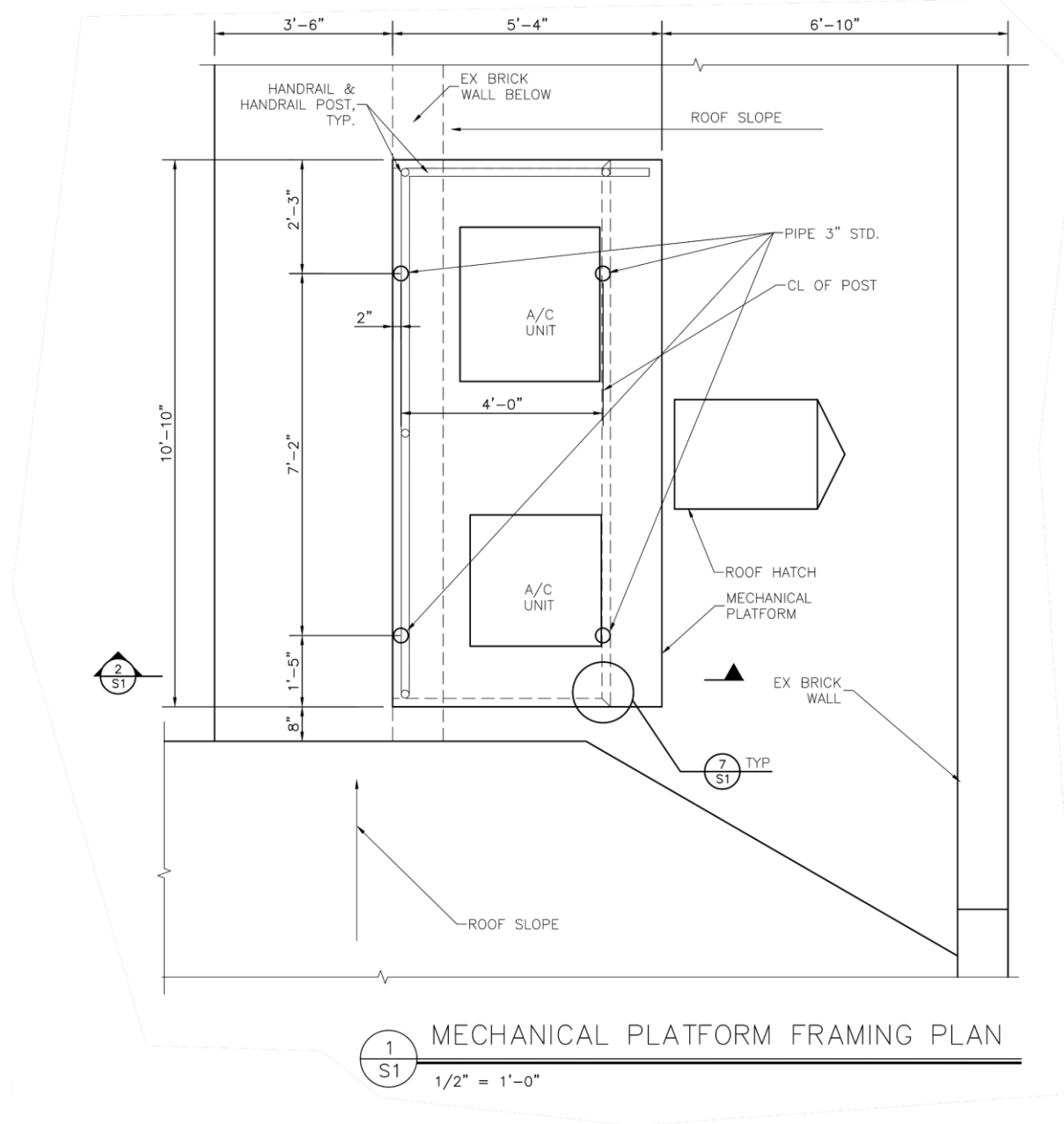


LEDBETTER RESIDENCE 814 GOV NICHOLS		JOHN C. BOSE, CONSULTING ENGINEER A PROFESSIONAL LIMITED LIABILITY COMPANY 2113 OCTAVIA STREET NEW ORLEANS, LOUISIANA 70115	
Date: 1/8/08 Scale: AS NOTED Drafted: 3X Job No. S1		JOHN C. BOSE 	

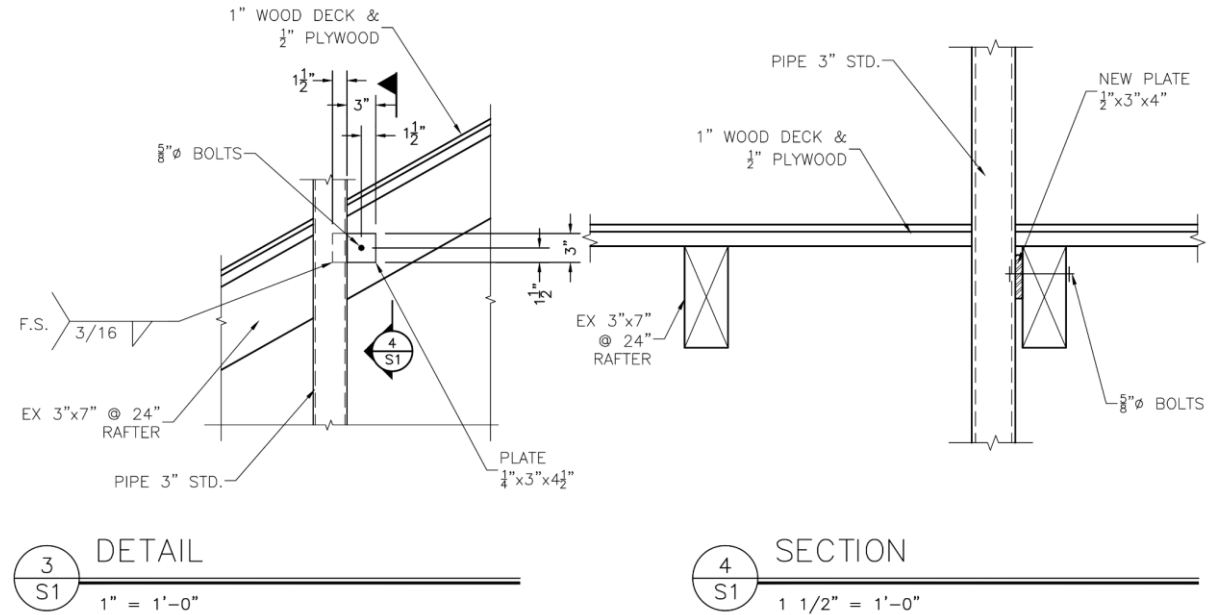
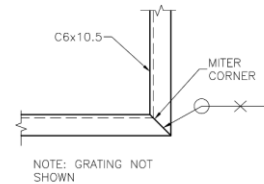
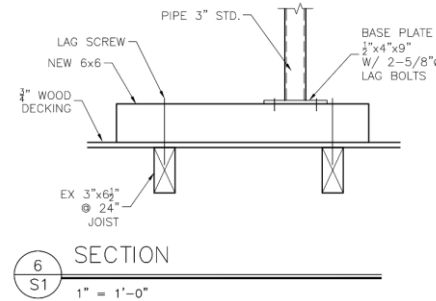
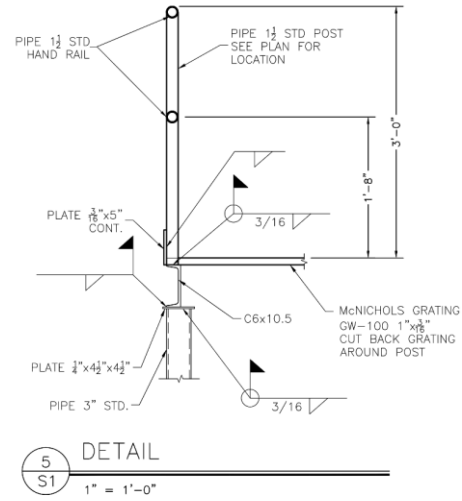














GENERAL NOTES

- 1) CONTACT LOUISIANA ONE CALL AT 811 PRIOR TO EXCAVATING, TRENCHING OR DIGGING. PRIOR TO BEGINNING CONSTRUCTION REPORT CONFLICTS WHICH SUBSTANTIALLY CHANGE OR PROHIBIT THE WORK.
- 2) COORDINATE CONSTRUCTION STAGING LOCATION WITH THE OWNER AND OBTAIN ALL NECESSARY CITY APPROVALS FOR STAGING.
- 3) FIELD VERIFY ALL MEASUREMENTS AND NEW AND EXISTING CONDITIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- 4) ALL DIMENSIONS ARE TO THE FACE OF FINISH, UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
- 5) DRAWINGS WITH NOTES OR DIMENSIONS LABELED "TYPICAL" SHALL APPLY TO SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY KEVED.
- 6) CONTRACT DOCUMENTS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. PROVIDE PRODUCTS COMPLETE WITH ACCESSORIES, TRIM, FINISH, FASTENERS, AND OTHER ITEMS NEEDED FOR A COMPLETE INSTALLATION AND INDICATED USE AND EFFECT.
- 7) KEEP THE SITE CLEAN AND ORDERLY AT THE END OF EACH WORK DAY.
- 8) REPAIR ANY DAMAGE CAUSED BY WORK INCLUDED UNDER THIS CONTRACT IN A TIMELY FASHION.
- 9) EACH CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF THEIR SUB-CONTRACTORS AND THE WORK OF OTHER CONTRACTORS ON THE PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK IS FULLY COORDINATED.
- 10) NOTIFY APPLICABLE SPECIAL INSPECTORS, AUTHORITIES HAVING JURISDICTION AND UTILITIES PRIOR TO COVERING UP WORK REQUIRING INSPECTION.
- 11) WHERE SIZE, CAPACITY, MODEL, STYLE, OR OTHER PERTINENT INFORMATION IS NOT INDICATED ON THE DRAWINGS, FURNISH EQUIPMENT, FIXTURES OR MATERIALS OF SIZE AND QUALITY WHICH WILL ADEQUATELY SERVICE THE FACILITY AS REQUIRED. WHERE THESE ITEMS ARE VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING.
- 12) WHERE A MATERIAL IS NOTED TO BE "BY OTHER" OR "BY OWNER", THE CONTRACTOR SHALL PROVIDE ALL WORK NECESSARY FOR ITS INSTALLATION, UNLESS NOTED OTHERWISE. WHERE MATERIAL AND INSTALLATION IS NOTED TO BE "BY OTHER", THE CONTRACTOR SHALL COORDINATE ITS WORK AND WORK BY OTHERS.
- 13) THESE NOTES ARE NOT INTENDED TO LIMIT THE RESPONSIBILITIES OF THE CONTRACTOR AS OUTLINED ELSEWHERE IN THE CONTRACT DOCUMENTS.
- 14) THE CONTRACTOR SHALL FURNISH ARCHITECT AND OWNER WITH INSPECTION CERTIFICATES AT THE COMPLETION OF CONSTRUCTION.



LEE LEDBETTER  
& ASSOCIATES  
ARCHITECTURE

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tel. 504.566.9669  
fax. 504.566.9668

a professional corporation

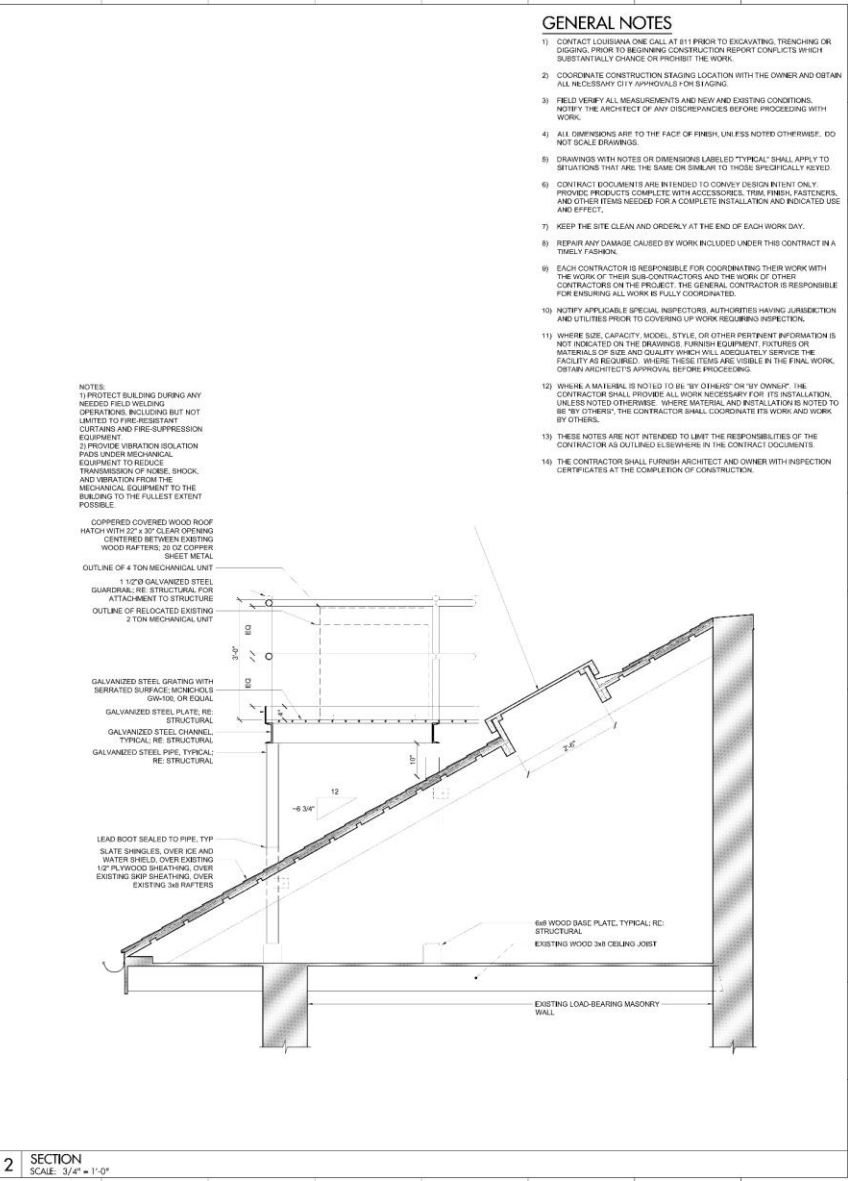
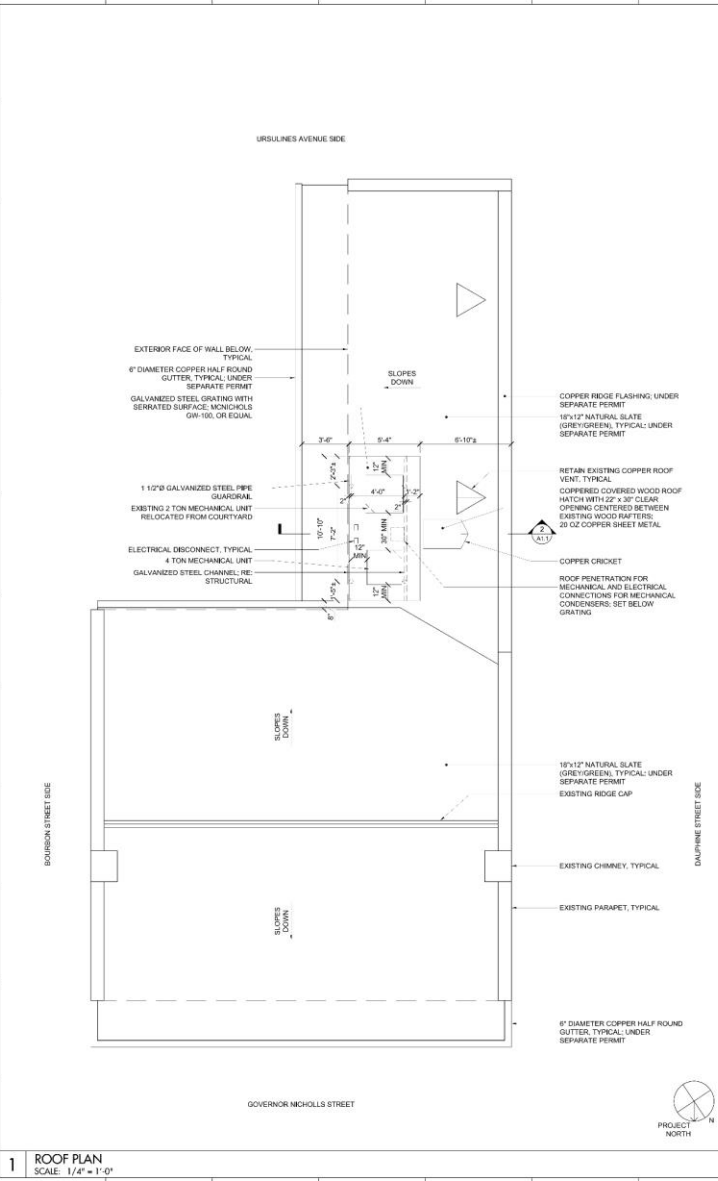
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NO.	DATE	ISSUE
1		ISSUED FOR PERMIT
2		FOR CONSTRUCTION
3		
4		
5		
6		
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10		
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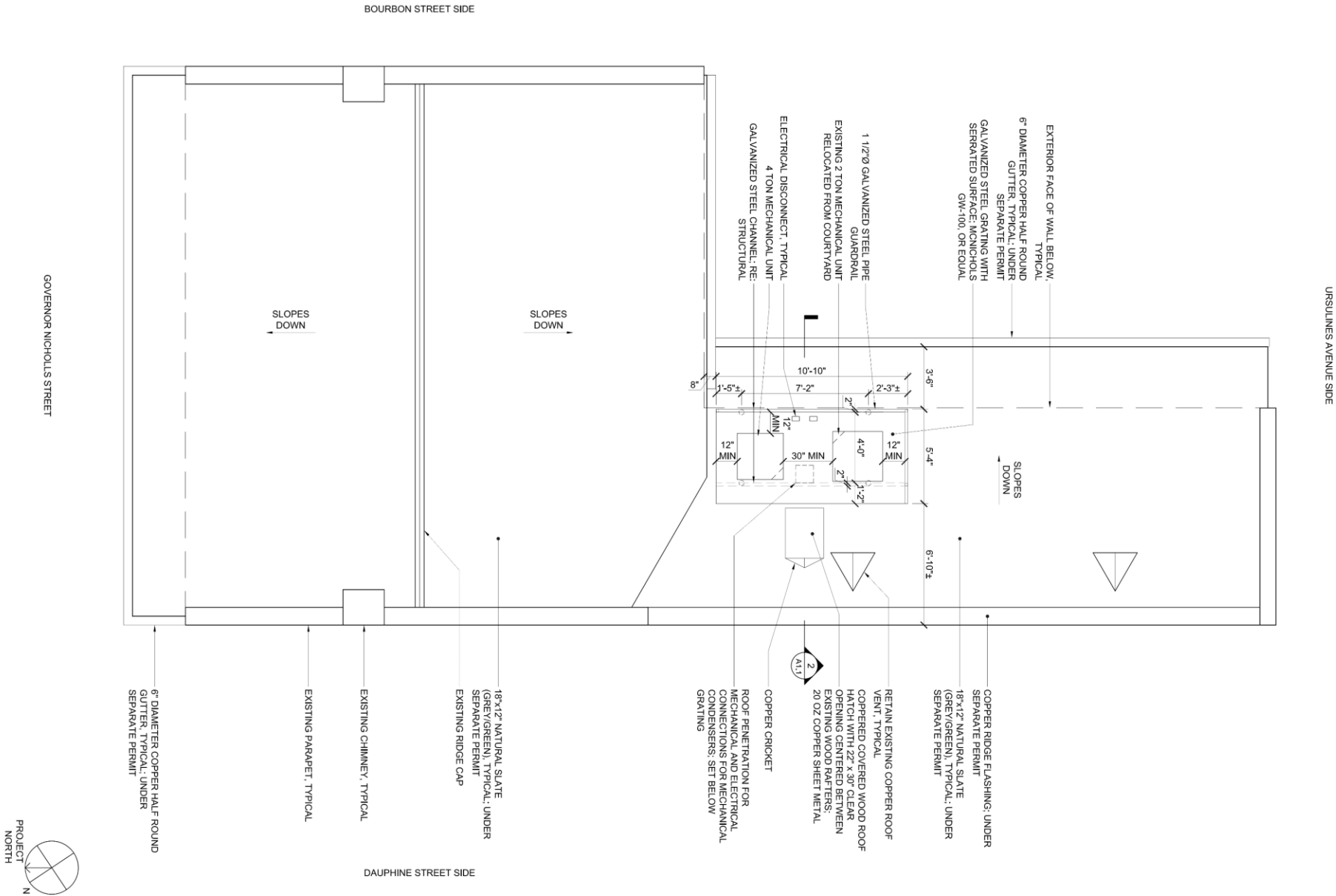
PHASE: CONSTRUCTION DOCUMENTS

PROJECT NO: 2305  
DATE: 8 JANUARY 2024

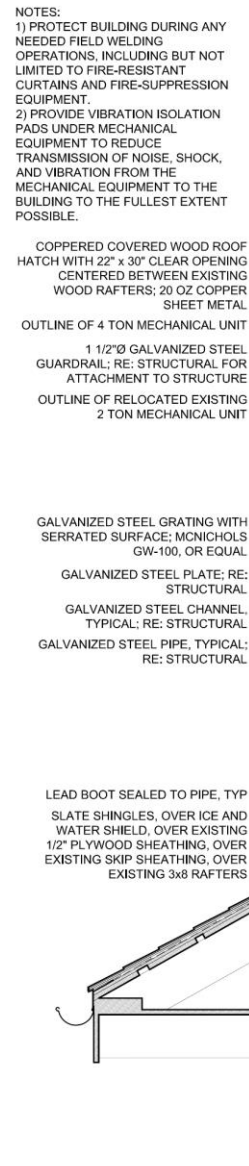
ROOF MOUNTED MECHANICAL EQUIPMENT  
**A1.1**













### Roof Mounted Equipment

Roof mounted equipment including mechanical equipment, generators, vents, television and mobile telecommunication equipment are all examples of modern inventions and roof penetrations that can adversely affect the silhouette and historic integrity of a building. Although it is understood that some roof penetrations are required, for example for a plumbing vent, the property owner is encouraged to limit the amount of rooftop equipment and number of penetrations in order to minimize the overall appearance of clutter.

Whenever possible, equipment should be located to be visually unobtrusive, typically on a rear slope of a roof surface or concealed behind a parapet.

The installation of rooftop mechanical equipment, such as an air conditioner compressor unit, generator or similar equipment, is not permitted where it will be visibly obtrusive. Every effort should be made to shield the equipment from view and minimize associated noise. The installation of a satellite dish, mobile telecommunication equipment or similar equipment is not allowed where it is visible from any other property. (For additional information regarding air conditioner compressors and generators, refer to *Mounted Equipment, Guidelines for Site Elements & Courtyards*, page 10-11.)



*The visibility of mechanical equipment should be minimized and located to least disrupt the appearance of the historic building, streetscape and District.*

### Skylight; Roof Hatch; Roof Monitor; Cupola; Weather Vane; Lightning Rod; Roof Mounted Equipment & Solar Collector Review

Install a new visually unobtrusive air conditioner compressor unit or generator

**1**

**2**

Commission

**3**

Architectural Committee

Install a new skylight, roof hatch, roof monitor, cupola, a lightning rod or weather vane, other mounted equipment, or a solar collector

**1**

**2**

**3**

Commission

*Vieux Carré Commission – Guidelines for Roofing 04-11*

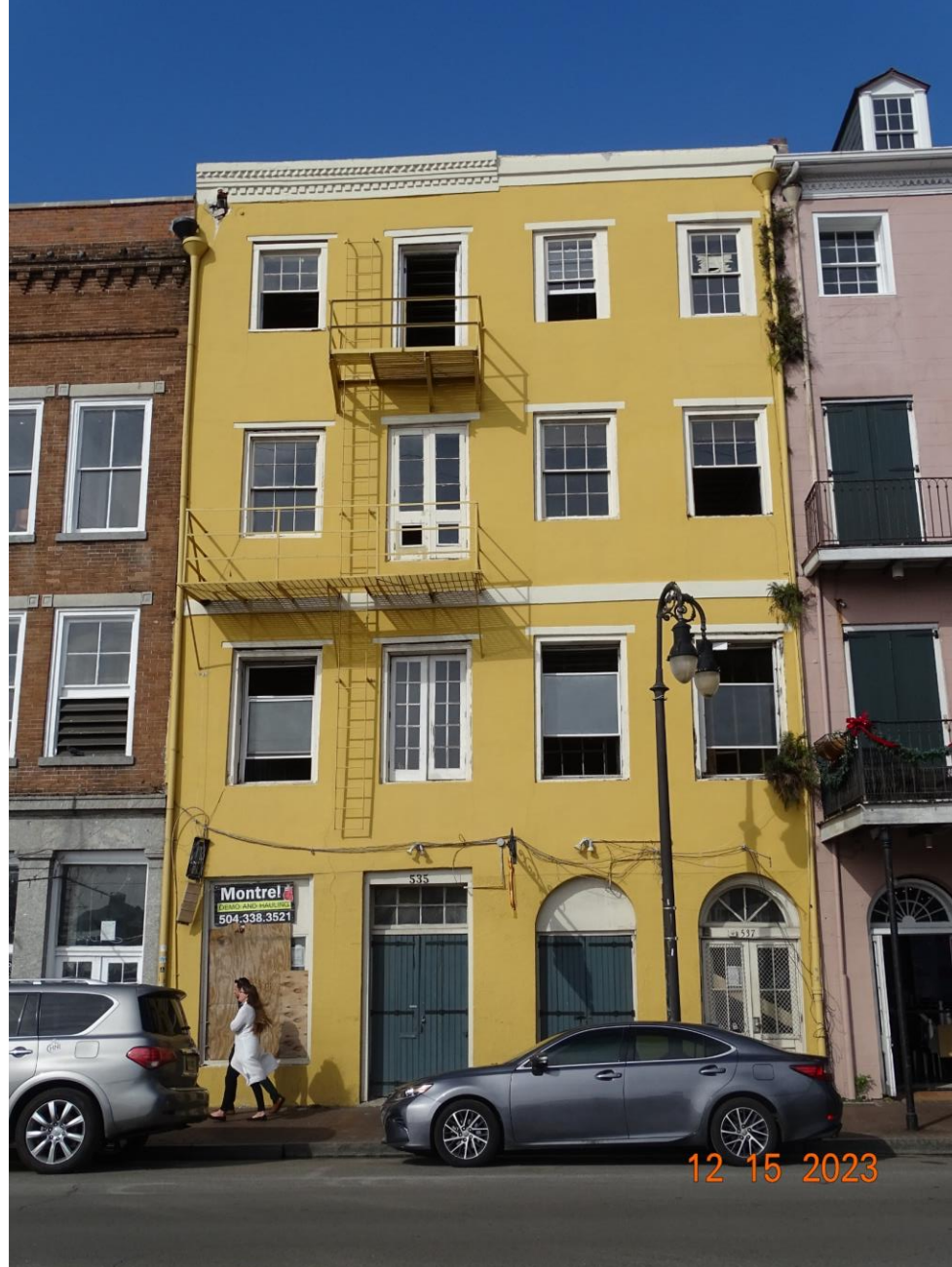
The background of the slide features a large, faint, light-gray oval seal. The seal contains the text "VIEUX CARRE COMMISSION" along the top arc and "ESTABLISHED 1936" along the bottom arc. In the center of the seal is a decorative crest with a central shield, flanked by two stylized figures, and topped with a crown-like element.

# Change of Use Hearing



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 vertical columns and a central decorative element. The year "1936" is inscribed at the bottom of the inner circle, and the word "ESTABLISHED" is written along the bottom arc of the seal.

537 Decatur



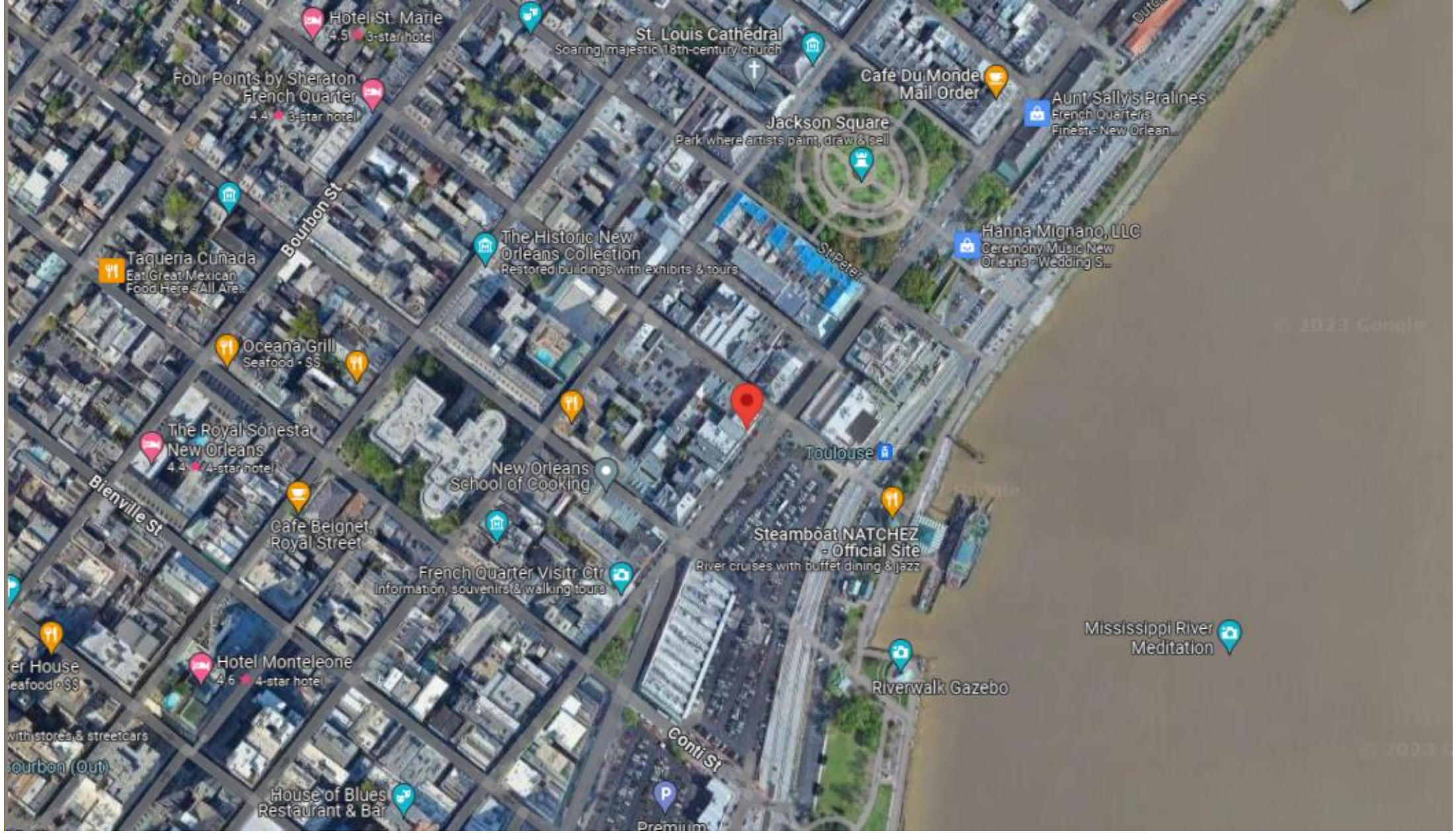
535-37 Decatur

Vieux Carré Commission

January 31, 2024







535-37 Decatur

Vieux Carré Commission

January 31, 2024







535-37 Decatur – 1855

Vieux Carré Commission

January 31, 2024







535-37 Decatur – 1962

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January 31, 2024





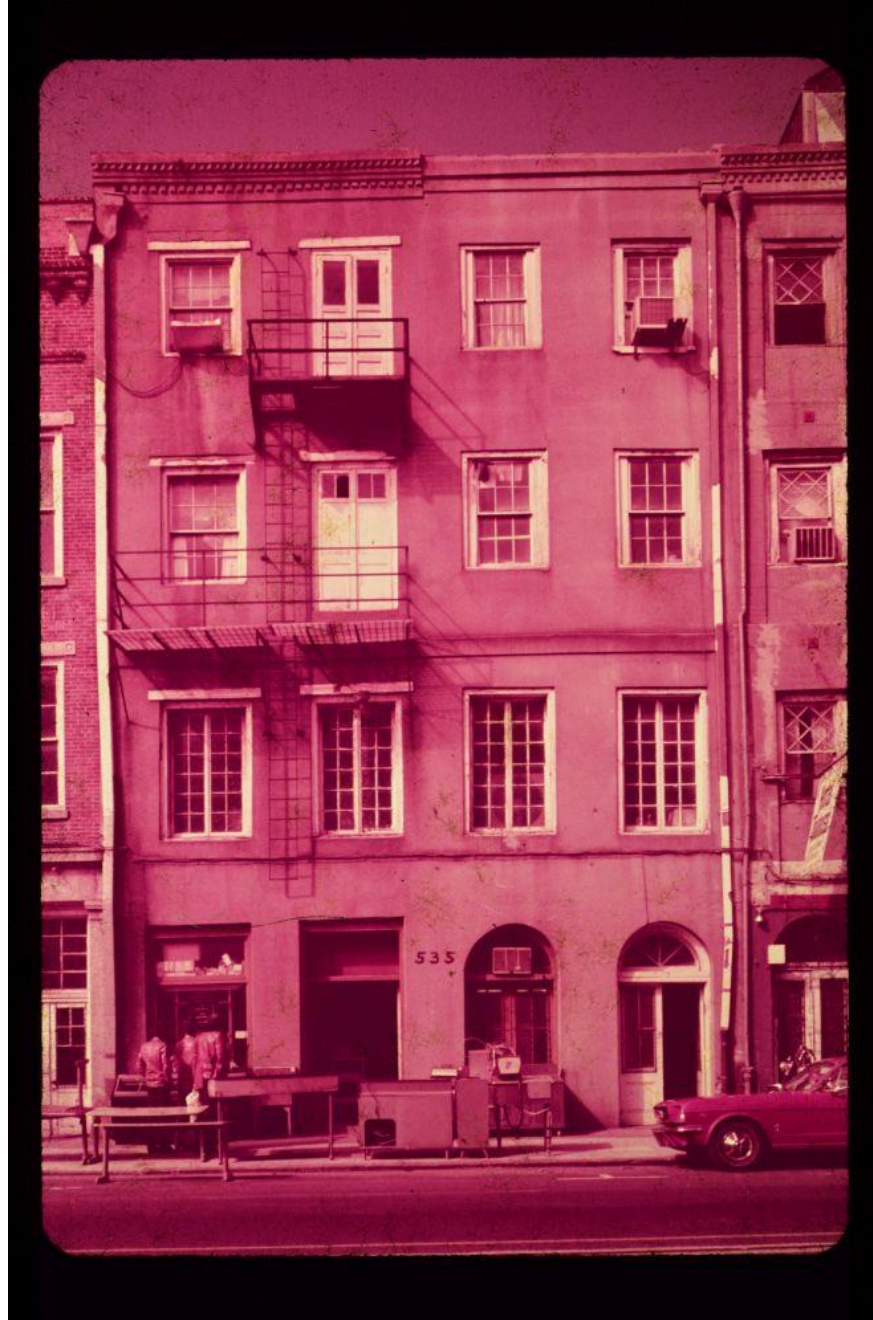
535-37 Decatur

Vieux Carré Commission

January 31, 2024







535-37 Decatur

Vieux Carré Commission

January 31, 2024





535-37 Decatur

Vieux Carré Commission

January 31, 2024







Mar 1, 2023 10:05:07 AM

535-37 Decatur

Vieux Carré Commission

January 31, 2024





Mar 1, 2023 10:08:47 AM

535-37 Decatur

Vieux Carré Commission

January 31, 2024







535-37 Decatur

Vieux Carré Commission

January 31, 2024







535-37 Decatur

Vieux Carré Commission

January 31, 2024





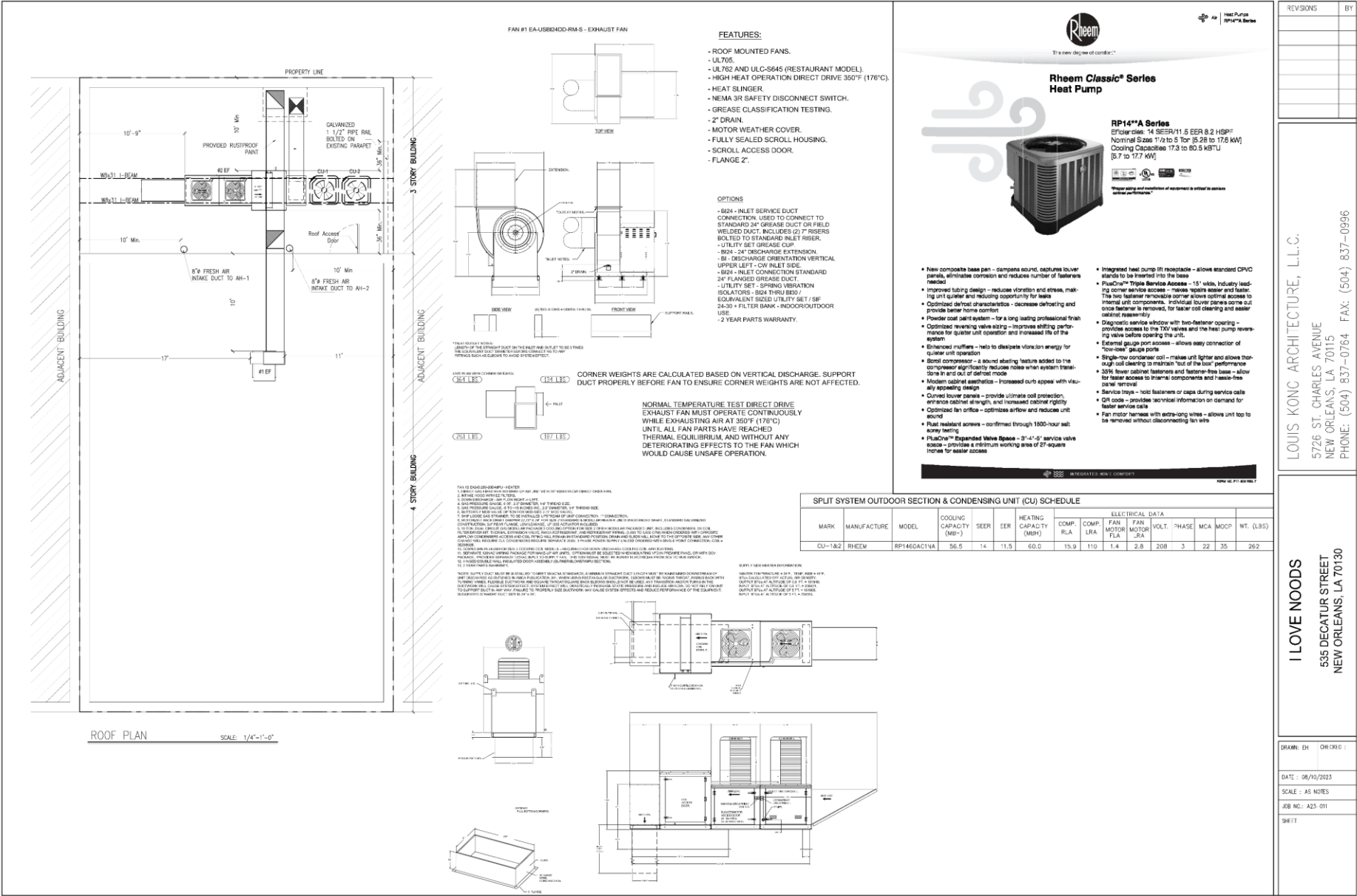


535-37 Decatur

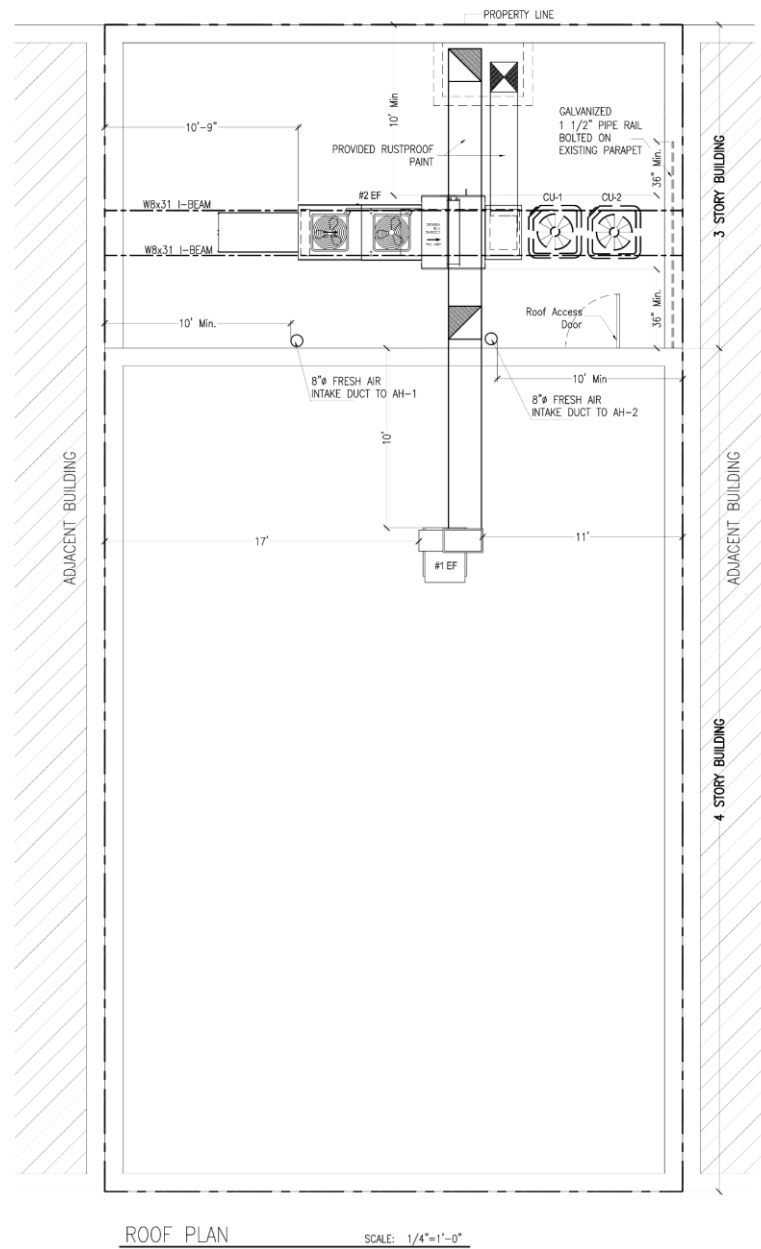
Vieux Carré Commission

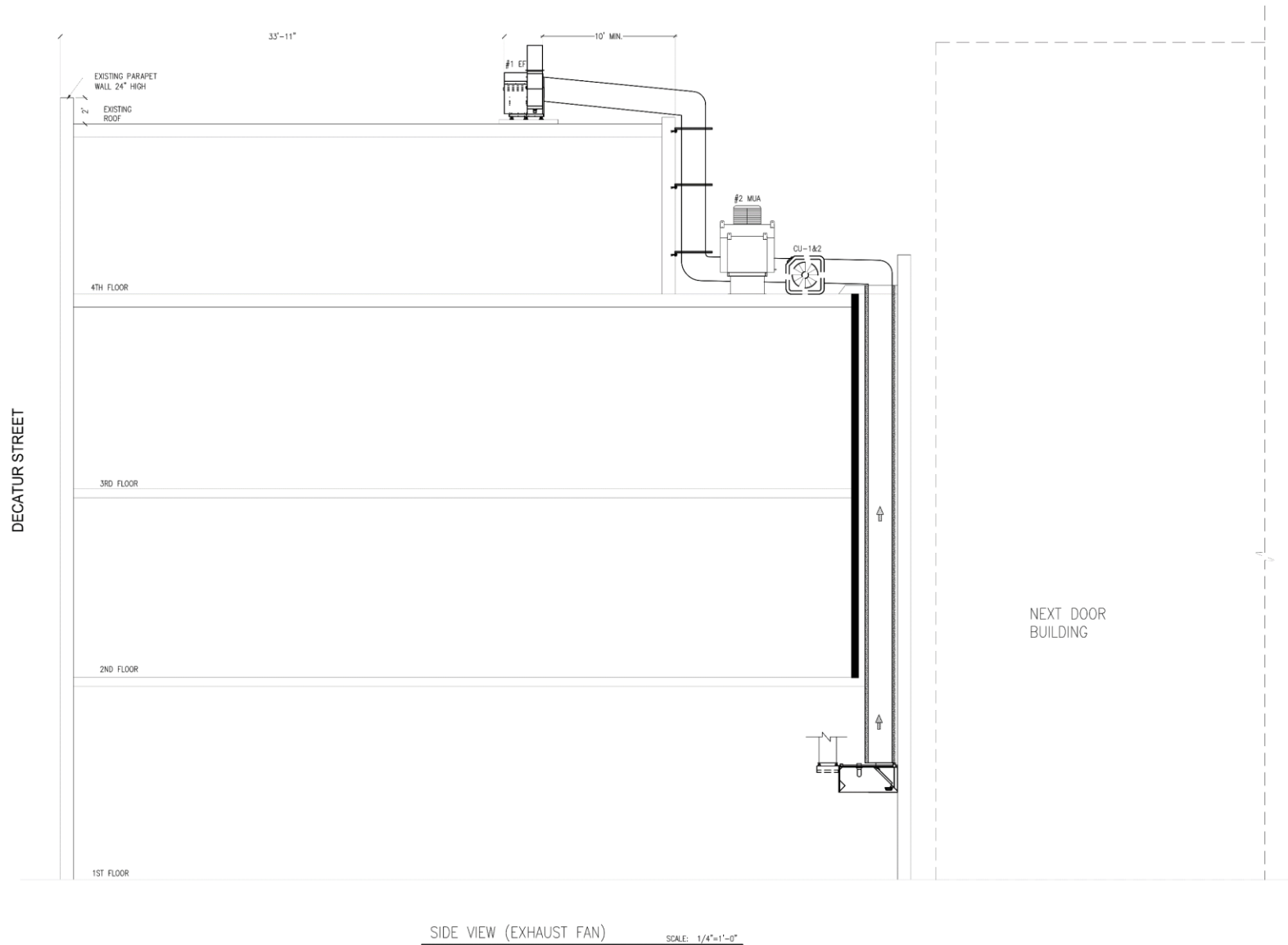
January 31, 2024



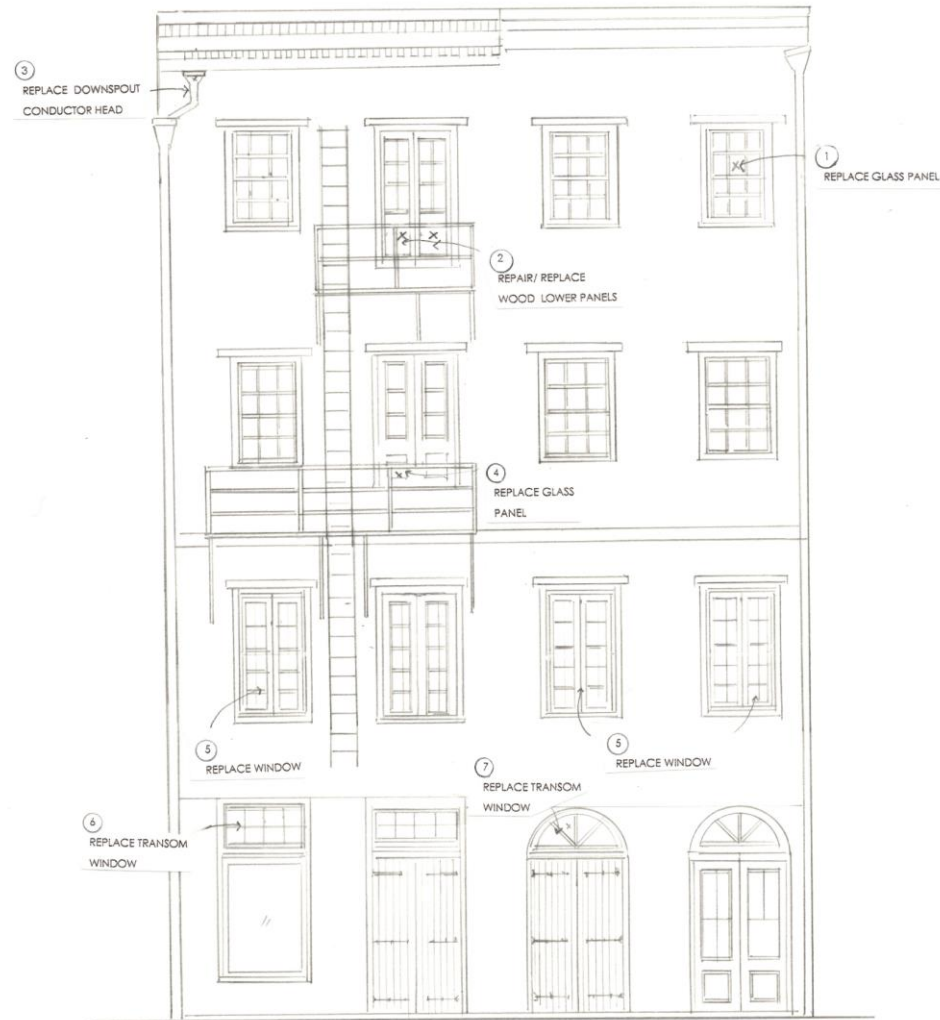












FRONT ELEVATION – DECATUR ST.  
3/16"=1'-0"

535-37 Decatur

Vieux Carré Commission



January 31, 2024





535-37 Decatur

Vieux Carré Commission

January 31, 2024







Mar 1, 2023 10:29:00 AM

535-37 Decatur

Vieux Carré Commission

January 31, 2024



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. The words "VIEUX CARRE" are inscribed along the top arc, "COMMISSION" along the top right arc, "ESTABLISHED" along the bottom arc, and "1936" along the bottom right arc.

# Appeals and Violations



The seal of the Vieux Carre 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 with a central shield and decorative scrollwork.

**817 St Louis**



817 St. Louis

Vieux Carré Commission

January 31, 2024







817 St. Louis

Vieux Carré Commission

January 31, 2024





817 St. Louis, 1963

Vieux Carré Commission

January 31, 2024







817 St. Louis

Vieux Carré Commission

January 31, 2024





817 St. Louis – 09/17/2018

Vieux Carré Commission

January 31, 2024







817 St. Louis – 09/17/2018

Vieux Carré Commission

January 31, 2024





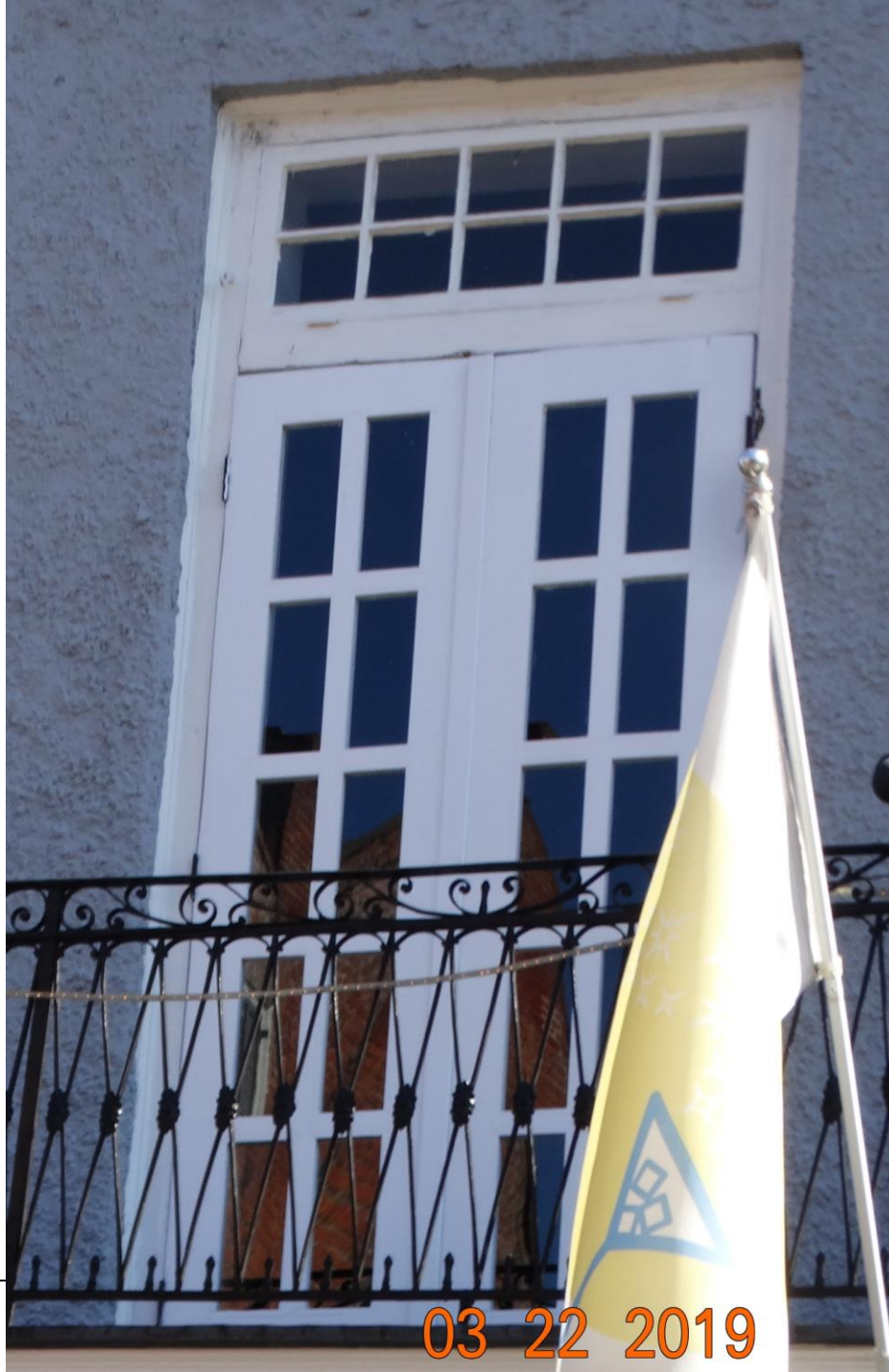
817 St. Louis

Vieux Carré Commission

January 31, 2024







817 St. Louis

Vieux Carré Commission

03 22 2019

January 31, 2024





817 St. Louis

Vieux Carré Commission

03 22 2019

January 31, 2024







817 St. Louis

Vieux Carré Commission

06 17 2019

January 31, 2024





817 St. Louis

Vieux Carré Commission

January 31, 2024







817 St. Louis

Vieux Carré Commission

08 08 2019

January 31, 2024





817 St. Louis

Vieux Carré Commission

January 31, 2024







817 St. Louis

Vieux Carré Commission

08 08 2019

January 31, 2024





08 08 2019

817 St. Louis

Vieux Carré Commission

January 31, 2024







817 St. Louis

Vieux Carré Commission

08 08 2019

January 31, 2024





817 St. Louis

Vieux Carré Commission

08 11 2023

January 31, 2024







817 St. Louis

Vieux Carré Commission

08 11 2023

January 31, 2024







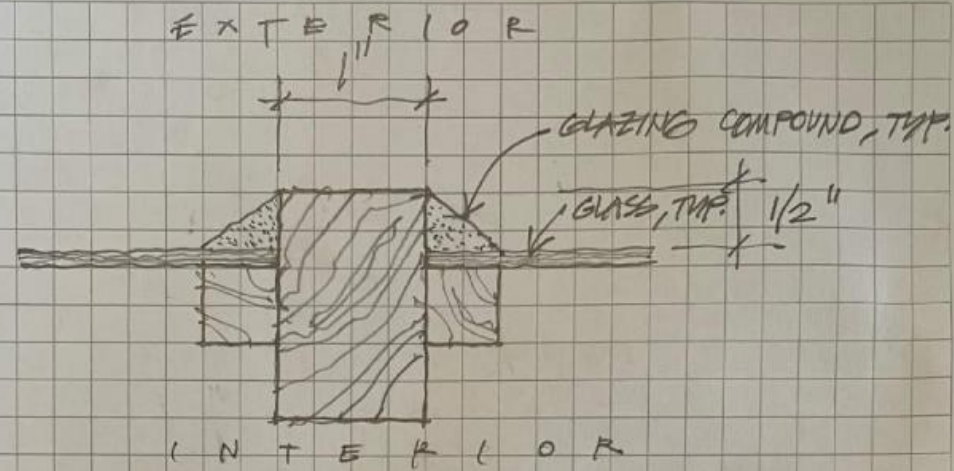
817 St. Louis

Vieux Carré Commission

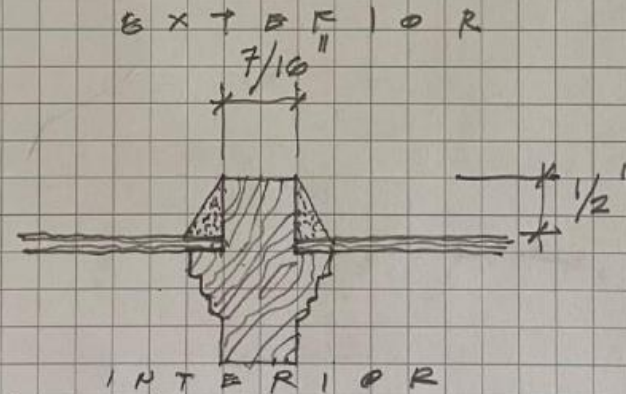
January 31, 2024







MUNTIN DETAIL @ EXISTING DOORS  
FULL SCALE



MUNTIN DETAIL @ EXISTING TRANSOMS  
FULL SCALE

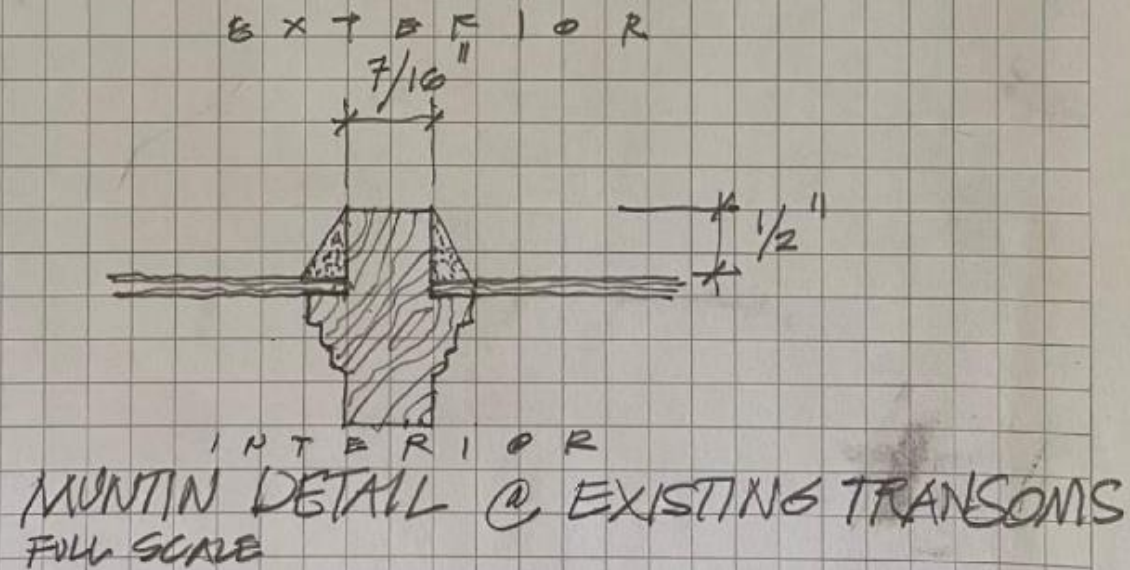
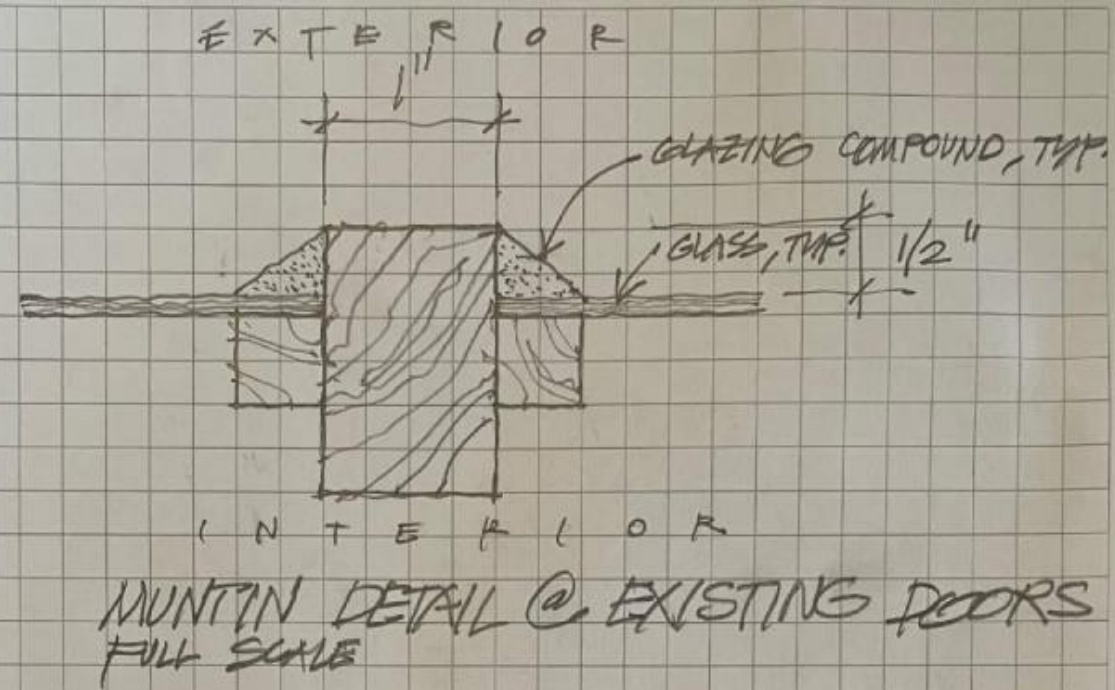
817 St. Louis

Vieux Carré Commission

8/7 ST. LOUIS : BALCONY DOORS  
7.13.22  
CH #3022

January 31, 2024



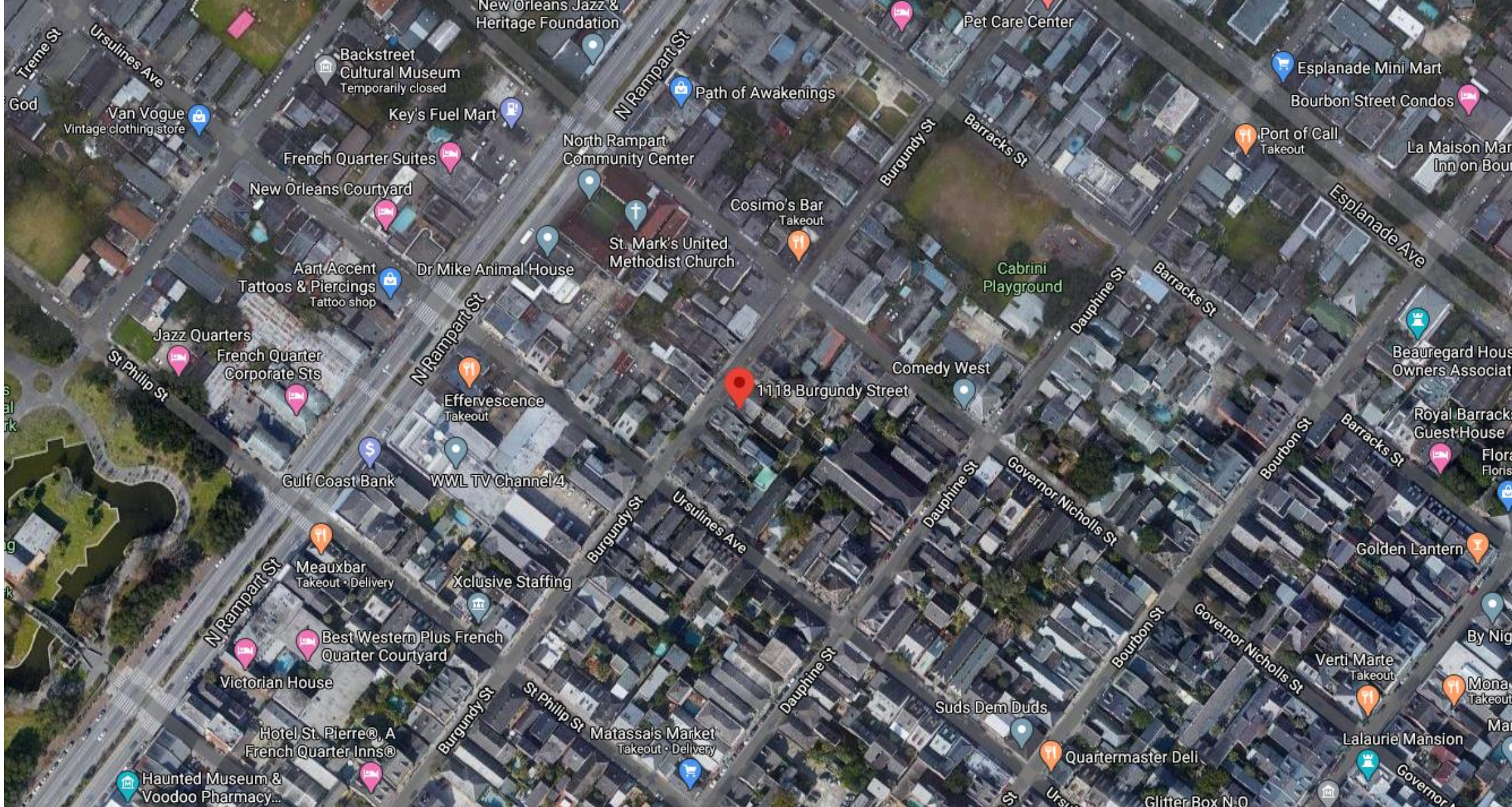






**1118 Burgundy**





1118 Burgundy

Vieux Carré Commission

January 31, 2024







1118 Burgundy

Vieux Carré Commission

January 31, 2024





1118 Burgundy

Vieux Carré Commission

January 31, 2024







1118 Burgundy

Vieux Carré Commission

January 31, 2024





1118 Burgundy – 2005

Vieux Carré Commission

January 31, 2024







1118 Burgundy – 2005

Vieux Carré Commission

January 31, 2024





1118 Burgundy – 2008

Vieux Carré Commission

January 31, 2024





MITCHELL J. LANDRIEU  
MAYOR

LARY P. HESDORFFER  
DIRECTOR

1/24/2013

Edwin M. Palmer, III  
1118 Burgundy St  
New Orleans, LA 70116

### ***NOTICE OF VIOLATION***

The Vieux Carré Commission (VCC) was created by a State Constitutional Amendment in 1936 to preserve and safeguard the architectural heritage of the Vieux Carré and its buildings deemed of quaint and distinctive historical value for the benefit of the people of the City and State. Chapter 166 of the 1995 Code of the City of New Orleans (the Code) outlines specific laws which were created to assist the Commission in maintaining the preservation of the Vieux Carré.

A recent inspection of your property located at 1118 Burgundy St revealed the following violations observed on 1/24/2013 during a site visit:

***Extensive exterior electrical work taking place on the upriver side of the property with penetrations to the exterior of the building without benefit of application or permit to the VCC; missing window frames in evidence on upriver side, deteriorated plaster at parapets; non-permissible metal parapet capping installed without permit. [STOP WORK ORDER issued 01/24/13].***

1118 Burgundy – 2008

Vieux Carré Commission

January 31, 2024





1118 Burgundy

Vieux Carré Commission

January 31, 2024





Kent G Nicaud  
849 E Scenic Drive  
Pass Christian, MS 39571

## Case Number: 20-20764-VCCNOP

### *NOTICE OF VIOLATION*

The Vieux Carré Commission (VCC) was created by a State Constitutional Amendment in 1936 to preserve and safeguard the architectural heritage of the Vieux Carré and its buildings deemed of quaint and distinctive historical value for the benefit of the people of the City and State. Chapter 166 of the 1995 Code of the City of New Orleans (the Code) outlines specific laws that were created to assist the Commission in maintaining the preservation of the Vieux Carré.

**A recent inspection of your property located at 1118 Burgundy St revealed the violations listed on the reverse, which were observed on 6/19/2020 during a site visit.**

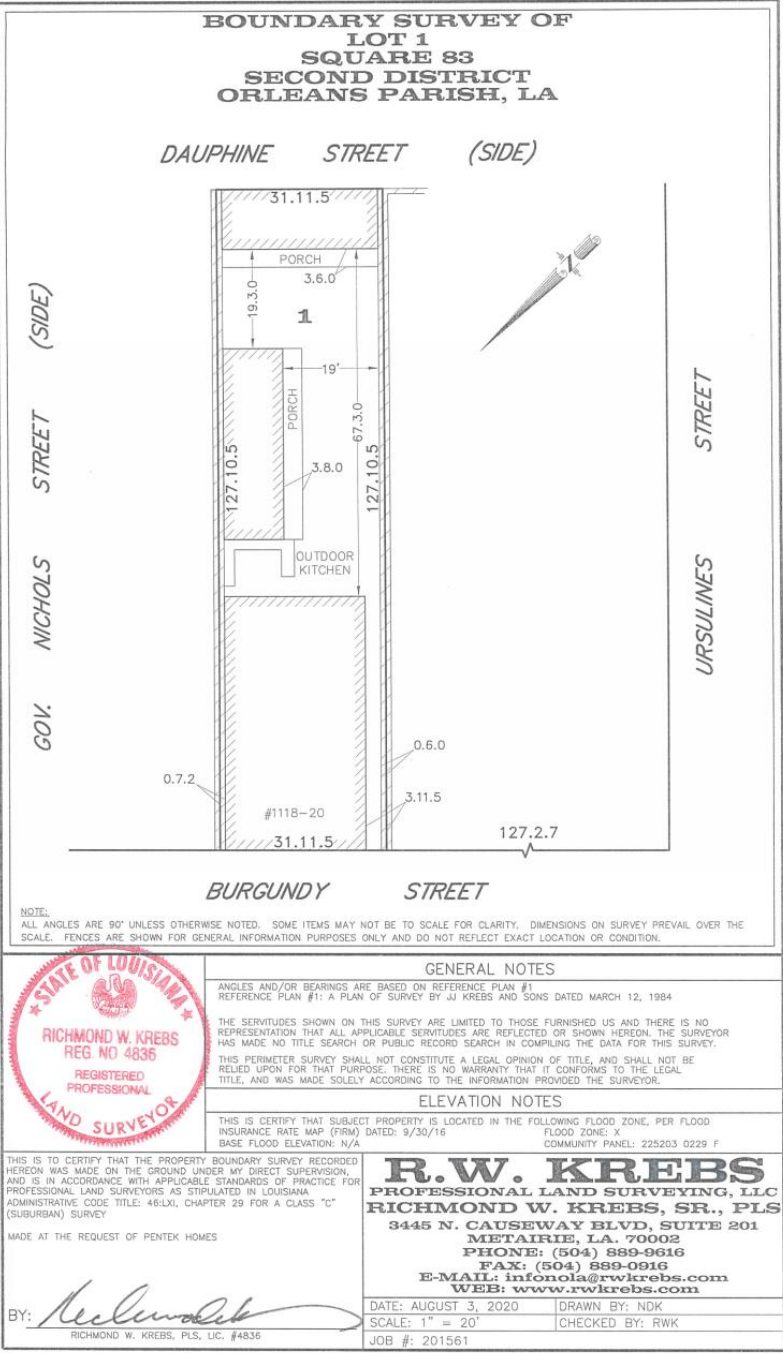
CCNO 166-35	Wires, Conduits	Unused wiring/conduits should be removed and remaining, loose wiring/conduits should be properly secured and painted to match the building.
CCNO 166-35	Soffit	Removal/alteration/installation/construction of soffits without benefit of VCC review or approval, or in deviation of permit
CCNO 166-35	Metal Cap Parapet Flashing	Impermissible metal cap flashing installed on parapet and/or roof edge
CCNO 166-35	Pool, Hot Tub	Removal/alteration/installation/construction of pool/hot tub without benefit of VCC review or approval, or in deviation of permit
CCNO 166-121	Demolition by Neglect	All buildings and structures in the Vieux Carré shall be preserved against decay and deterioration and free from certain structural defects. The owner or another person having legal custody and control thereof shall repair such

1118 Burgundy

Vieux Carré Commission

January 31, 2024





1118 Burgundy

Vieux Carré Commission

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1118 Burgundy – unpermitted exterior kitchen

Vieux Carré Commission

January 31, 2024







1118 Burgundy

Vieux Carré Commission

January 31, 2024







1118 Burgundy

Vieux Carré Commission

January 31, 2024







1118 Burgundy

Vieux Carré Commission

January 31, 2024







1118 Burgundy

Vieux Carré Commission

January 31, 2024





1118 Burgundy

Vieux Carré Commission

January 31, 2024







1118 Burgundy

Vieux Carré Commission

January 31, 2024



01.03.24

1118 BURGUNDY  
APPEAL TO FULL COMMITTEE TO RETAIN WORK.

Owner of 1118 Burgundy agrees to correct or retain work as recommended by the VCC for 19 of 21 citations, see attached for full list.

The owner Appeals the VCC staff Denial to: Retain the roof flashing and capping. The current owner has performed no work to the roof of the building since taking ownership of the property November 2019. A permit application was filed for metal work on the roof in both 2017 and 2018, and approved by VCC. The permit was closed after the work was completed, presumably after inspection by VCC staff. There are no performance issues that require replacement of the flashing at this time. Removal and replacement of this material is cost prohibitive.

We also request confirmation to retain the soffit at the loggia, which pre-dates the Owner's purchase.





1118 BURGUNDY  
LIST OF VIOLATIONS

134

Code Section/Title	Violation Description	Update as of 09/18/2023 inspection
CCNO 166-35 Working Without Approval	Before the commencement of any work in the erection of any new building or in the alteration or addition to, or painting or repainting or demolishing of any existing building, where any portion of the exterior of the building is in the Vieux Carre section, application by the owner for a permit therefore shall be made to the Vieux Carre Commission, accompanied by the full plans and specifications thereof so far as they relate to the proposed appearance, color, texture of materials and architectural design of the exterior, including the front, sides, rear and roof of such building, alteration or addition or of any out building, party wall, courtyard, fence or other dependency thereof as follows:	A new permit application has been filed for VCC approval to address all open items.
CCNO 166-35 Walls	Wall material installed/constructed without benefit of VCC review or approval, or in deviation of permit	Outdoor kitchen will be removed
CCNO 166-35 New Construction	Structure(s)/addition(s) installed/constructed without benefit of VCC review or approval, or in deviation of permit	Outdoor kitchen will be removed
CCNO 166-35 Flashing	Alteration/installation/construction of flashing without benefit of VCC review or approval, or in deviation of permit	RETENTION APPLICATION SUBMITTED.  APPEALING DENIAL BY VCC.

1118 Burgundy

Vieux Carré Commission

January 31, 2024



Code Section/Title	Violation Description	Update as of 09/18/2023 inspection
CCNO 166-35 Paint	Painting done/done inappropriately on the building(s)/fence/courtyard without benefit of VCC review or approval, or in deviation of permit	This violation has been removed per discussion with VCC staff.
CCNO 166-35 Security Cameras	Security camera(s) installed without benefit of VCC review or approval, or in deviation of permit. Permit approval with the VCC is required before installing security cameras	PERMIT APPLICATION WILL BE SUBMITTED
CCNO 166-35 Lighting	Impermissible light fixtures installed, impermissible colored/neon lights installed, impermissible string lights installed, light fixtures installed without benefit of VCC review or approval, and/or light fixtures installed in deviation of permit	Unapproved lights will be removed per VCC staff recommendation. Ceiling fans with lights will be replaced with VCC approved fans w/o lights.
CCNO 166-35 HVAC/Mechanical/ Electrical/Gas/Vents	HVAC/mechanical equipment/racks/vents/gas/electrical systems installed without benefit of VCC review or approval, or in deviation of permit	Requested spec information will be submitted for VCC review and approval.
CCNO 166-35 Plumbing	Impermissible exterior plumbing installed on the property, impermissible PVC plumbing installed on the property, plumbing installed on the property without benefit of VCC review or approval, or in deviation of permit	Repairs will be made, PVC pipe will be replaced and all pipes will be painted to match adjacent wall. RETENTION APPLICATION WILL BE SUBMITTED for the standalone fountains located in the garden area.
CCNO 166-35 Wire / Conduits	Unused wiring/conduits should be removed and remaining, loose wiring/conduits should be properly secured and painted to match the building	RETENTION APPLICATION WILL BE SUBMITTED
CCNO 166-35 Soffit	Removal/alteration/installation/constructi on of soffits without benefit of VCC review or approval, or in deviation of permit	RETENTION APPLICATION WILL BE SUBMITTED will request permission for this issue to be remedied at a later time when the soffit needs repair.





Code Section/Title	Violation Description	Update as of 09/18/2023 inspection
CCNO 166-35 Metal Cap Parapet Flashing	Impermissible metal cap flashing installed on parapet and/or roof edge	RETENTION APPLICATION WILL BE SUBMITTED will request permission for this issue to be remedied at a later time when the roof needs repair.
CCNO 166-35 Pool/Hot Tub	Removal/alteration/installation/constructi on of pool/hot tub without benefit of VCC review or approval, or in deviation of permit	Permit obtained and closed.
CCNO 166-121 Demolition by Neglect	All buildings and structures in the Vieux Carre shall be preserved against decay and deterioration and free from certain structural defects. The owner or another person having legal custody and control thereof shall repair such building if it is found to have any of the following defects:	This violation has been removed per discussion with VCC staff.
CCNO 166-121 Brick	Brick/mortar damage/deterioration/deformation on the building(s)/property	Brick repairs will be made to remedy cracks noted by the VCC. RETENTION APPLICATION WILL BE SUBMITTED for the screws installed in brick wall.
CCNO 166-121 Stucco	Stucco damage/deterioration/deformation present on the building(s)/property	Stucco will be repaired as required.
CCNO 166-121 Roof	Roof damage/deterioration present on the building(s)/property	This violation has been removed per discussion with VCC staff.
CCNO 166-121 Paint	Paint deterioration present on the building(s)/property	This violation has been removed per discussion with VCC staff.
CCNO 166-121 Vegetation	Vegetation growing from/on building and masonry/wood fence. Vegetation on building which can cause damage to the building and is likely a sign of moisture problems within the wall	This violation has been removed per discussion with VCC staff.

## Other violations noted by VCC

Door Hardware	Chrome finish on newly installed door hardware not approved by VCC	Door hardware to be replaced with VCC approved finish
Door Hardware	Gate keypad not approved by VCC	Gate hardware to be replaced with VCC approved model



ROOF CAP / FLASHING - STREET VIEW



1118 Burgundy

Vieux Carré Commission

January 31, 2024

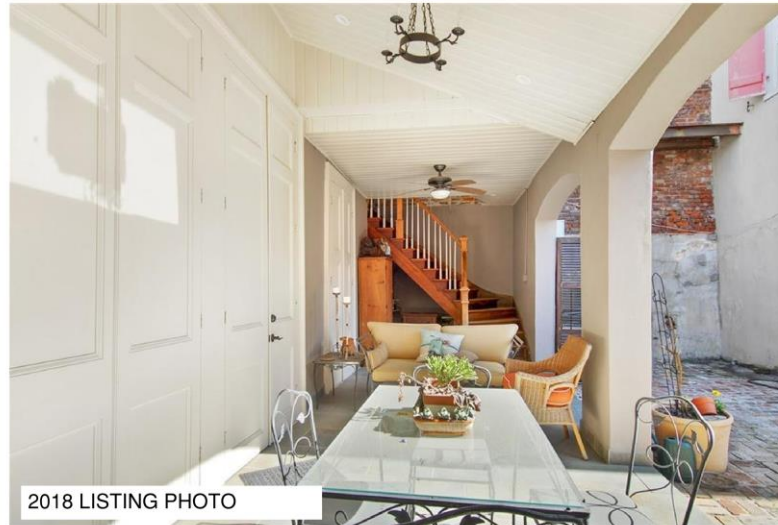




ROOF CAP / FLASHING - COURTYARD VIEW



LOGGIA SOFFIT







**1014 St Philip**  
(applicant requested deferral)