

**Architectural Report**

**for**

**Cotton Mill Condominiums  
920 Poeyfarre  
New Orleans, Louisiana**

**July 16, 2004**

**HCI Architecture, Inc.  
(A Professional Corporation)  
210 Baronne Street, Suite 1717  
New Orleans, Louisiana 70112**

I. Architects Summary

The Cotton Mill Condominiums, located at 920 Poeyfarre Street, New Orleans, Louisiana is comprised of seven (7) buildings, an interior courtyard, and is bounded by Poeyfarre, Constance, John Churchill Chase and Annunciation Streets and takes up the entire square block.

Originally known as the Maginnis Cotton Mill, construction of the large textile manufacturing plant began in 1882, under the direction of Ambrose A. Maginnis. Construction continued on various buildings until the mid-nineteen twenties (1920's).

The heights of the buildings are as follows:

1. Building A - 4 stories
2. Building B - 3 stories with a 4<sup>th</sup> story penthouse construction at rooftop
3. Building C - 3 stories with a 4<sup>th</sup> story penthouse construction at rooftop
4. Building D - 3 stories with a 4<sup>th</sup> story penthouse construction at rooftop
5. Building E - 2 stories with a 3<sup>rd</sup> story penthouse construction at rooftop
6. Building F - 2 stories
7. Building H - 2 stories

Rehabilitated from September 1996 through March 1999, the Cotton Mill Condominiums contain 269 units, a restaurant, a courtyard with a pool, a Fitness Center, Entertainment Room, Leasing Office and 17 Penthouse Units.

Parking for the Cotton Mill is located across Poeyfarre Street in a fenced surface parking lot.

All 269 Units, Clock Tower Unit, and Commercial Unit have been converted into 271 condominium units by virtue of the subdivision of former Unit I of the Cotton Mill Condominiums which consist of the following:

- Twenty-seven (27) Studio Units
- One (1) New York Loft
- One Hundred Fifty-Four (154) One-Bedroom Units
- Three (3) One-Bedroom Units with Loft
- Sixty-Five (65) Two-Bedroom Units
- Three (3) Two-Bedroom Units with Loft
- Sixteen (16) Three-Bedroom Units
- One (1) Commercial Unit
- One (1) Clock Tower Unit

A façade donation of the building was granted to the Department of the Interior in 1996. As a result, there are legally binding limitations on modifications and certain obligations of maintenance relative to the envelope of the building. The Preservation Resource Center has been designated trustee for the donation.

## II. Exterior

The exterior perimeter walls are load bearing masonry with primarily single hung, single glazed, wood windows, which as originally constructed were intended for an industrial or manufacturing type use. These original windows have been repaired and/or replaced per the Department of Interior requirements, and as such their industrial nature does not afford the air and moisture infiltration protection of a modern residential use window unit. Exterior brick pilasters and recessed brick spandrels support a heavy timber structural system. The buildings' structural frame consists of heavy timber columns and heavy timber beams supporting plank floor and roof systems. Typically, the ground floor is raised approximately three feet off the ground; floor planks rest on heavy structural wooden beams supported by stepped brick foundations.

Rooftop penthouses are constructed with heavy gauge metal studs. The exterior walls are sheathed with pre-finished metal panels and the roof rafters are sheathed with standing seam metal panels.

## III. Site

There are three pedestrian entries into the Cotton Mill Condominiums. The main pedestrian entrance is on Poeyfarre Street; it incorporates a telephone entry system. The other two pedestrian entrances are on John Churchill Chase and Constance Streets; these entrances are accessible via a keypad.

The interior courtyard is surrounded on all sides by the buildings. The courtyard can be accessed from several interior corridors of surrounding buildings and through a vehicle gate on Constance Street. The vehicle gate is a manually operated overhead coiling grille. An in-ground swimming pool is located in the courtyard.

## IV. Interior

### A. Framing

The buildings' structure is a combination of heavy timber construction and load bearing masonry. At the upper floors, heavy timber beams and solid wood columns support an approximate 3" thick subfloor topped by 3/4" thick wood wearing surface. Typically the first floor structure mimics the upper floor structure, however in some areas a new concrete slab on grade

was poured and in another building a reinforced, concrete topping was poured over a wood subfloor.

The corridor walls and the demising walls between apartments are constructed of 3-5/8" metal studs at 16" o.c. with one layer of 5/8" Type X gypsum board, each side and cellulose blown insulation filling the stud cavities for a wall system equivalent to U.L. U465. Acoustical sealant is on each side of the top and bottom track of corridor walls and demising walls between apartments. The ceiling assembly consists of 2-1/2" metal Z channels spaced 24" o.c. and attached to subfloor above. Blown cellulose insulation fills the channel cavities and the ceiling is finished with gypsum board. The gypsum board ceiling is caulked where gypsum board abuts beams, walls, etc.

Typically, the apartments have an approximate 12 foot ceiling height, exposed brick walls and beams, wood or concrete floors, and large windows.

B. Structural

In general, an inspection by Ashton B. Avegno, P.E. of Jeffrey, Thomas, Avegno, Inc., revealed no structural deficiencies in the building. Refer to letter/report from Jeffrey, Thomas, Avegno, Inc. dated January 28, 2004.

C. Termite Control

There is a contract with Terminix Service Company, Inc. Please refer to the attached copy of the contract from Terminix Service Co., with the fax transmittal dated February 27, 2004, covering baiting treatment for Formosan and Native Subterranean Termites. Continual inspection and monitoring are essential.

D. Pest Control

There is a contract with Redd Pest Control, effective July 1, 2003, which covers general pest control to protect against rats, mice and ants (excluding carpenter), waterbugs, spiders, silverfish, earwigs and crickets.

E. Roofing

Please refer to the attached Inspection Report by Roof Inspections & Consultants, Inc. dated July 9, 2004.

F. Elevator

There are 5 hydraulic elevators, three (3) passenger and two (2) service elevators. The elevators are manufactured by Schindler Elevator Co. The elevators are currently serviced by Schindler pursuant to a maintenance agreement. Refer to the attached copy of Schindler's preventive maintenance agreement dated 1/23/98.

G. HVAC

Cooling and heating of the Unit interiors and corridors is provided by a conventional split system DX air conditioner with electric resistance heat. Each unit has an independent system and an air handling system controlled by a thermostat within the Unit. Refer to the attached report by Pontchartrain Mechanical, dated February 4, 2004 by Mr. C. K. Sardi.

H. Plumbing

Distribution lines of hot and cold water are copper. Pressure of supply line appears to be adequate. There is a central hot water system consisting of a gas fired boiler and pumps providing hot water to each apartment.

I. Automatic Suppression System

The sprinkler system is a wet system and it is electrically supervised. The standpipes are located in fire rated stair enclosures. Please refer to the attached inspection service contract by Simplex Grinnell.

J. Electrical

Units have independent electrical meters. There is also a house meter for common areas. The building has copper cabling from the transformer to the meter base and to the circuit breaker panels. Copper wiring feeds the individual units.

Please refer to the attached correspondence from Northside Electric, Inc. dated January 15, 2004.

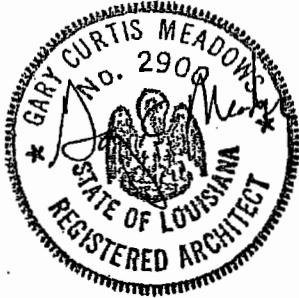
K. Sound Proofing

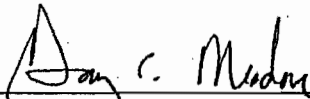
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with gypsum board. The gypsum board ceiling is caulked where gypsum board abuts beams, walls, etc.

L. Summary of Conditions

Overall, the building is in good condition with normal wear and tear at its components, i.e. HVAC, electrical, etc.



  
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