



Vieux Carré Commission Meeting

Wednesday, September 20, 2023



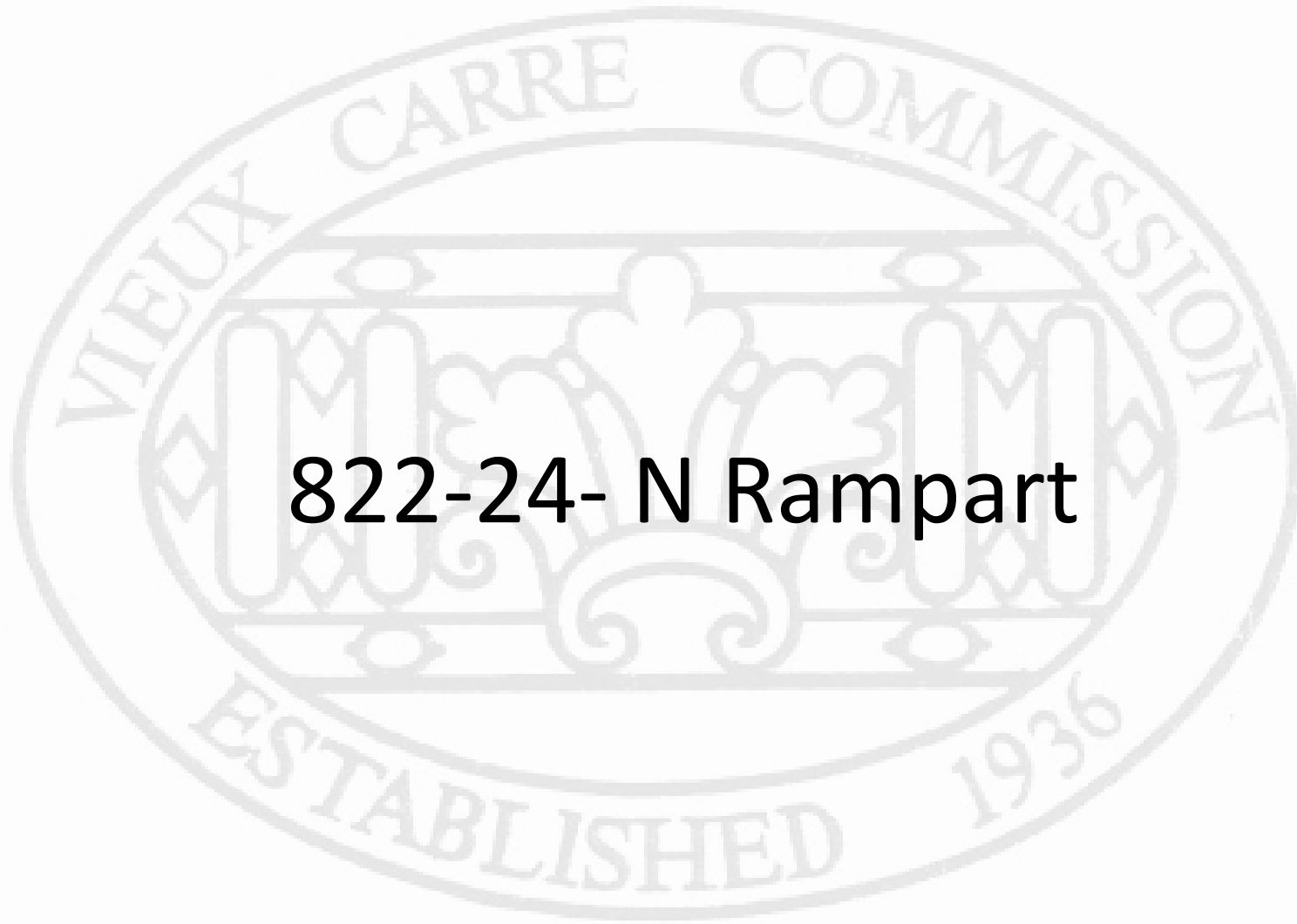
Chairperson's Report



Director's Report



New Business

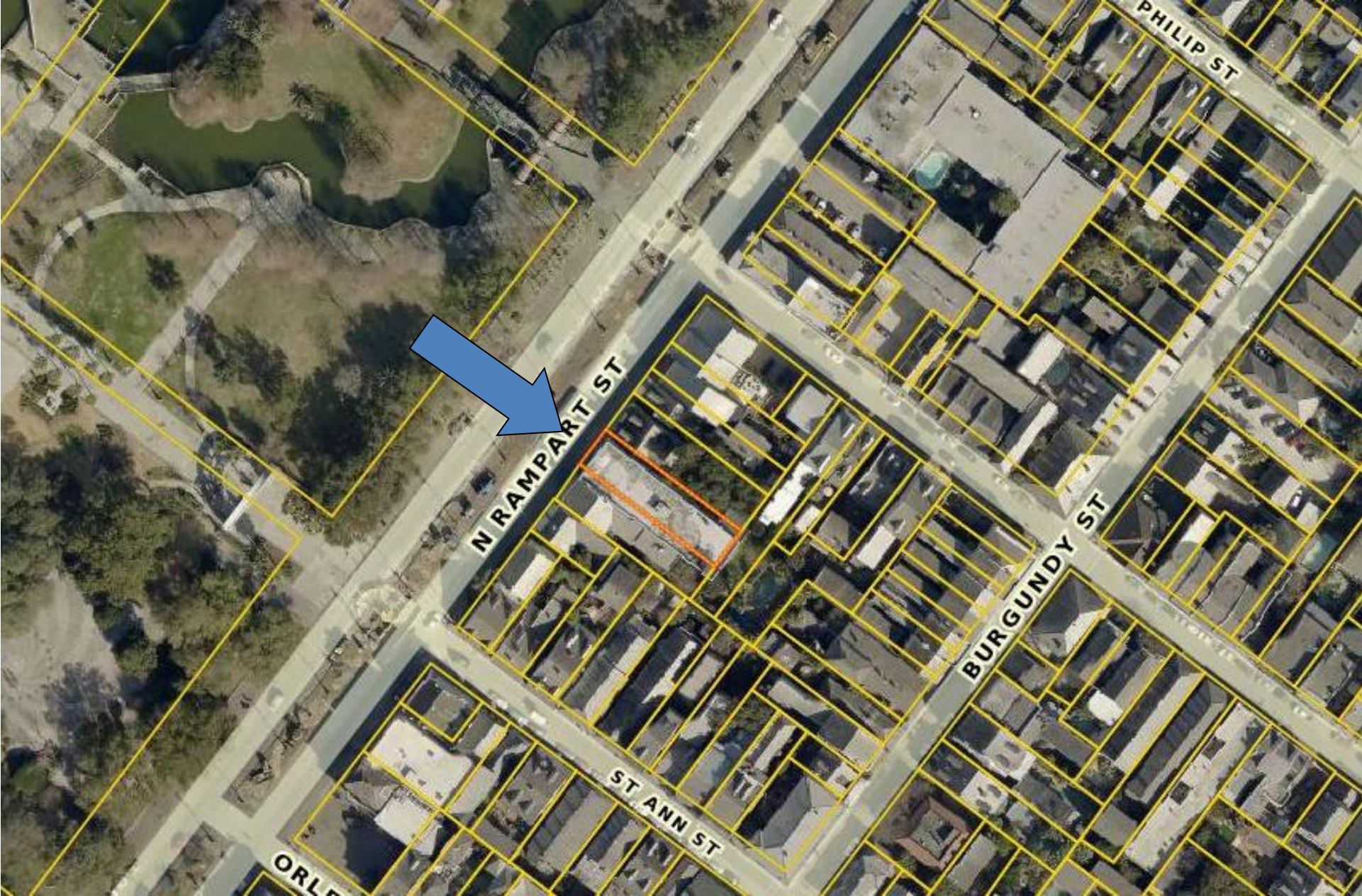


822-24- N Rampart



822 N. Rampart





822 N. Rampart





822 N. Rampart- 1943



822 N. Rampart- 1963



822 N. Rampart





822 N. Rampart



822 N. Rampart

Vieux Carré Commission

August 30, 2023





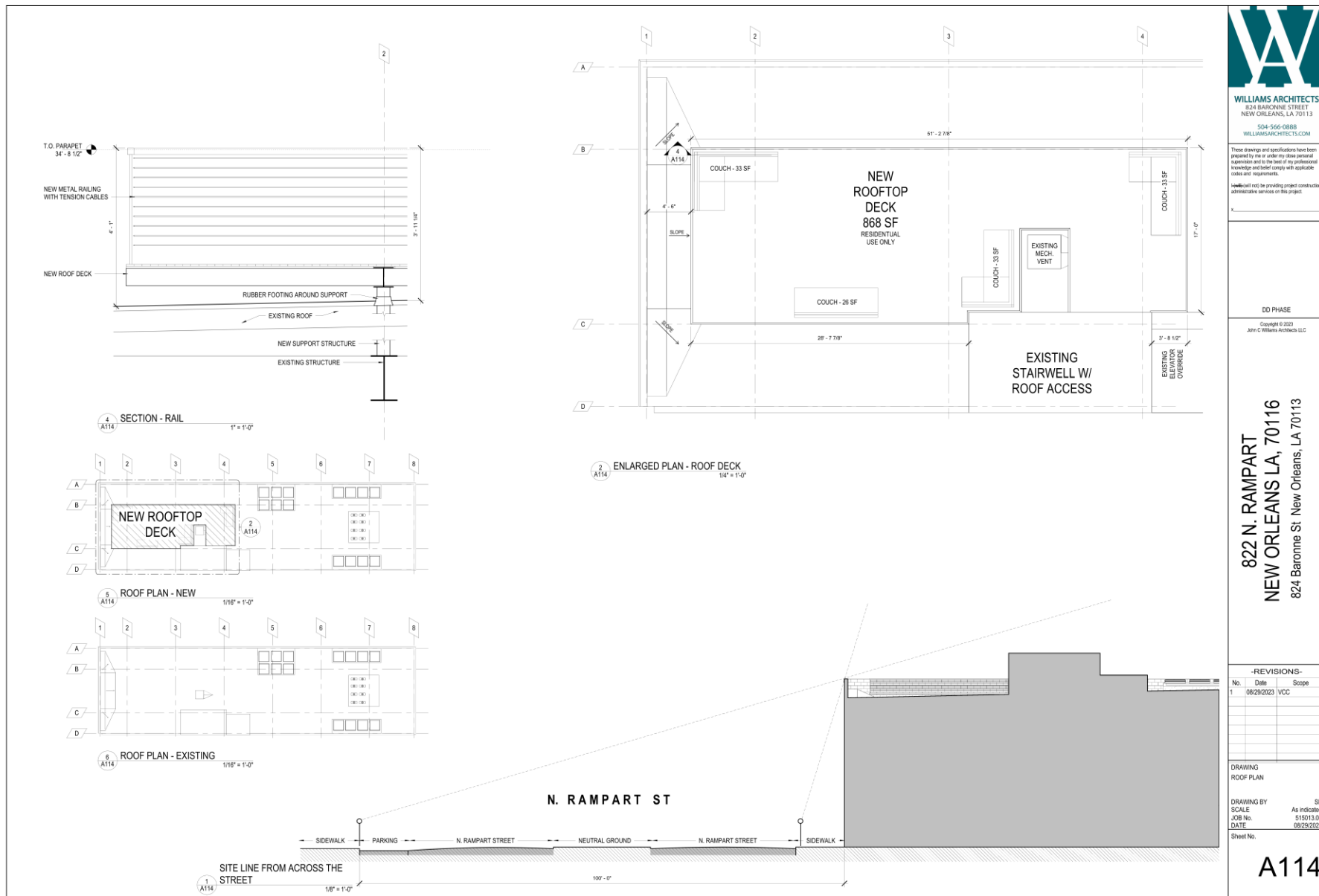
822 N. Rampart

Vieux Carré Commission

11 10 2022

August 30, 2023





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

These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.
 I will not be providing project construction administrative services on this project.

DD PHASE
 Copyright © 2023
 Jon C. Williams Architects LLC

822 N. RAMPART
NEW ORLEANS LA, 70116
 824 Baronne St New Orleans, LA 70113

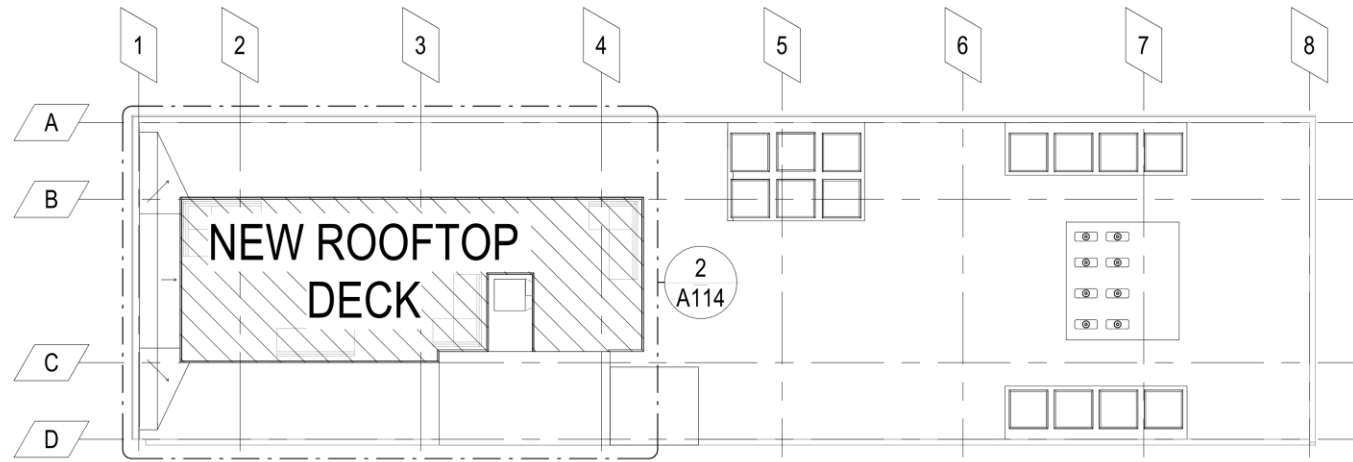
-REVISIONS-

No.	Date	Scope
1	08/29/2023	VCC

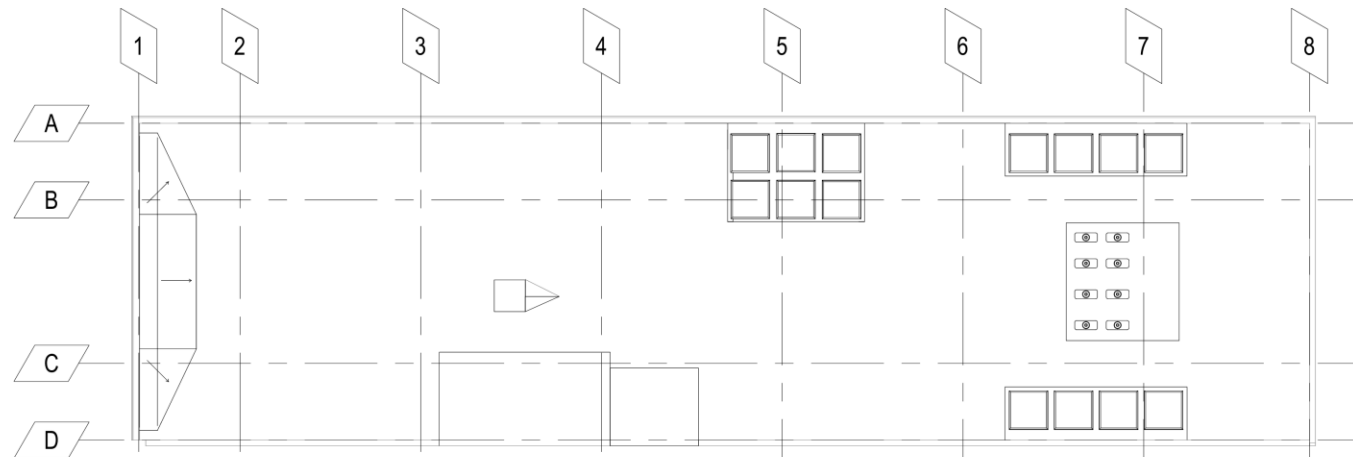
DRAWING
 ROOF PLAN
 DRAWING BY SB
 SCALE As indicated
 JOB No. 615013.00
 DATE 08/29/2023
 Sheet No.

A114

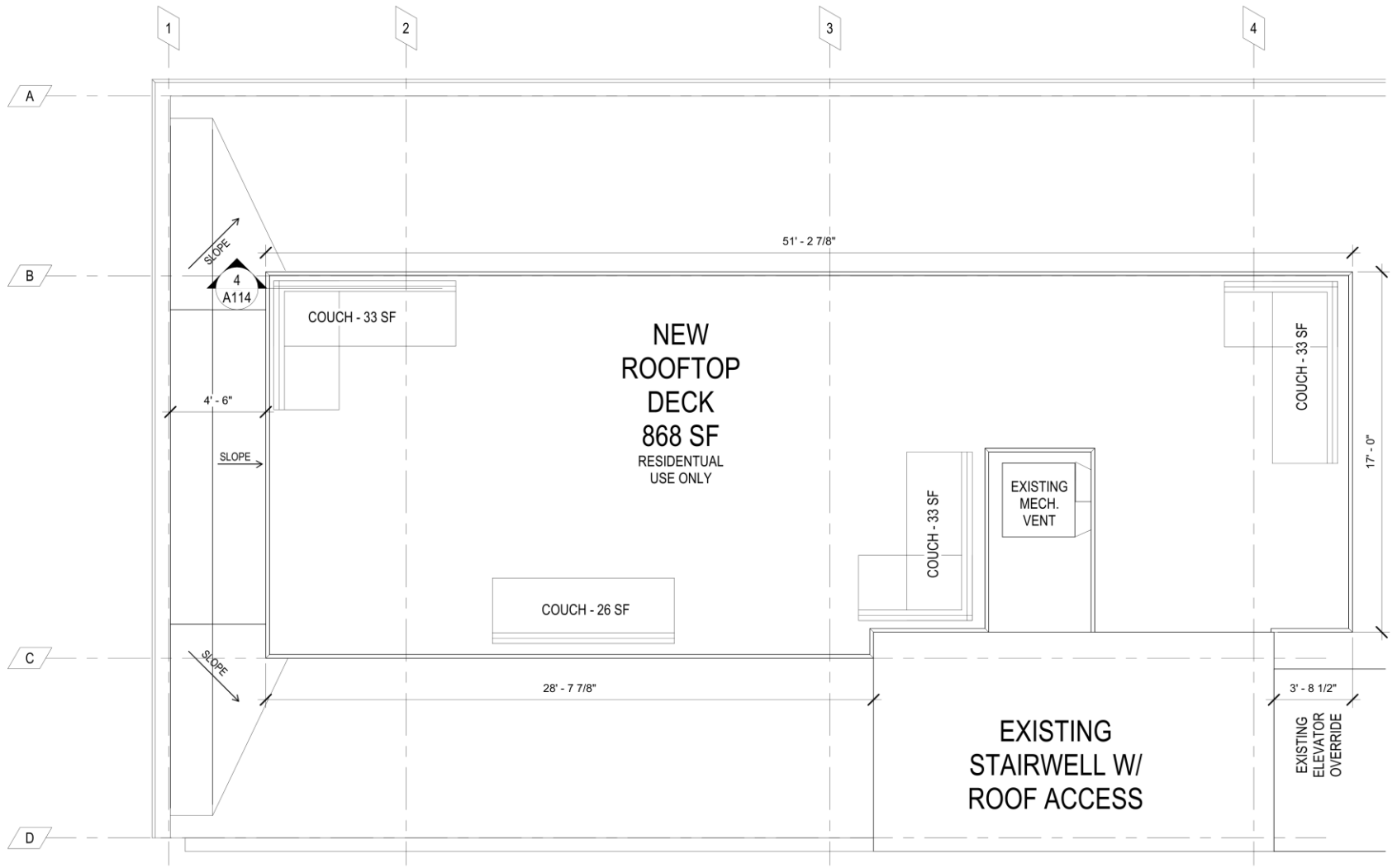




5 ROOF PLAN - NEW
 A114 1/16" = 1'-0"

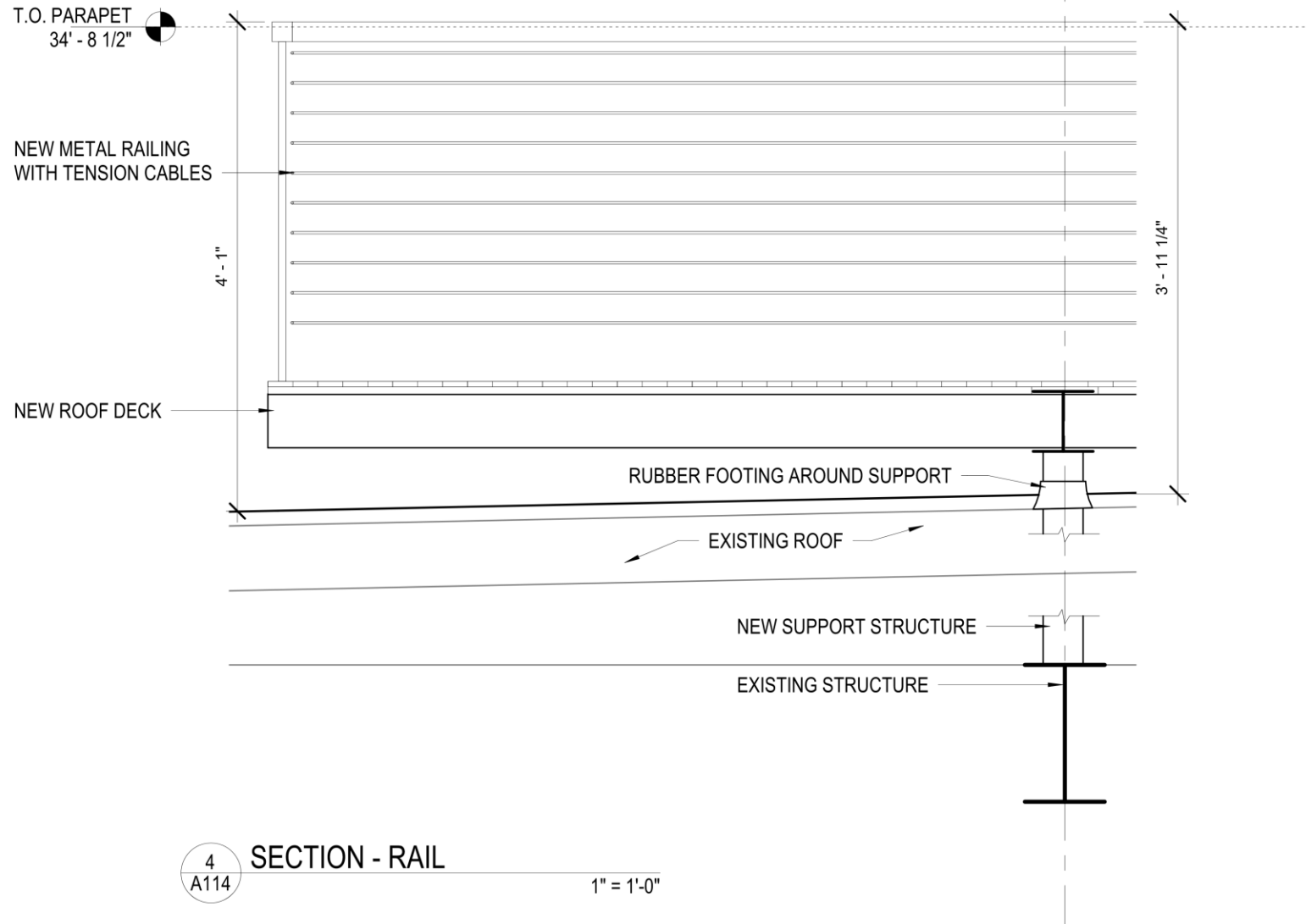


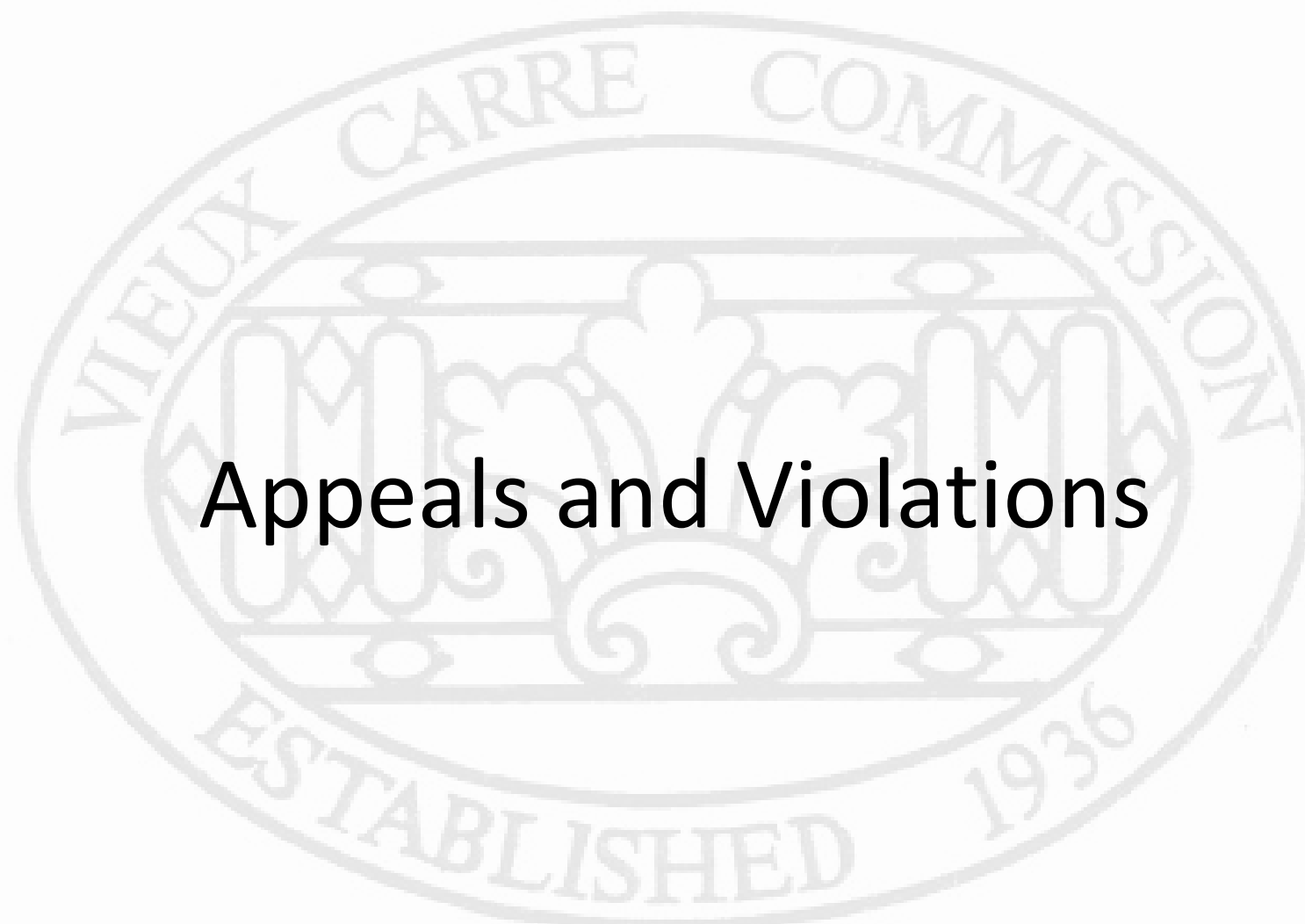
6 ROOF PLAN - EXISTING
 A114 1/16" = 1'-0"



2 ENLARGED PLAN - ROOF DECK
 A114 1/4" = 1'-0"







Appeals and Violations



625 Dauphine Lighting Retention



625 Dauphine

Vieux Carré Commission

05 12 2020

August 30, 2023





625 Dauphine

Vieux Carré Commission

August 30, 2023





625 Dauphine, 1990 – Pool Balustrade

Vieux Carré Commission

August 30, 2023





625 Dauphine, 1990 – Pool Balustrade

Vieux Carré Commission

August 30, 2023





625 Dauphine – Current Conditions

Vieux Carré Commission

August 30, 2023





625 Dauphine – Current Conditions

Vieux Carré Commission

August 30, 2023





625 Dauphine – Gas Lights

Vieux Carré Commission

August 30, 2023





625 Dauphine

Vieux Carré Commission

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August 30, 2023





625 Dauphine – Rear Elevation Gas Lights

Vieux Carré Commission

August 30, 2023





625 Dauphine

Vieux Carré Commission

August 30, 2023





625 Dauphine

Vieux Carré Commission

August 30, 2023





625 Dauphine

Vieux Carré Commission

August 30, 2023





625 Dauphine

Vieux Carré Commission

August 30, 2023





625 Dauphine

Vieux Carré Commission

August 30, 2023





625 Dauphine

Vieux Carré Commission

August 30, 2023



(2) Reinstall preexisting decorative light fixtures on front of the house, with internals reworked by Bevelo's to convert original fixtures back to original gas use. Conversion eliminates plastic light bulbs from the interior of the fixture, as discouraged by VCC guidelines on decorative lighting in the Vieux Carre. Gas will be supplied by existing gas lines located at the outlet locations without building alteration.



625 Dauphine

Vieux Carré Commission

August 30, 2023





625 Dauphine, 2015 – Prior to Unpermitted Decorative Fixture Installation

Vieux Carré Commission

August 30, 2023





625 Dauphine, 2015 – Prior to Unpermitted Decorative Fixture Installation





625 Dauphine, 1992 – Decorative Fixtures on Rear

Vieux Carré Commission

August 30, 2023





625 Dauphine – Prior to Current Ownership

Vieux Carré Commission

August 30, 2023





625 Dauphine – Prior to Current Ownership

Vieux Carré Commission

August 30, 2023





625 Dauphine – Prior to Current Ownership

Vieux Carré Commission

August 30, 2023





625 Dauphine – Prior to Current Ownership

Vieux Carré Commission

August 30, 2023





625 Dauphine – Prior to Current Ownership

Vieux Carré Commission

August 30, 2023





625 Dauphine – Prior to Current Ownership

Vieux Carré Commission

August 30, 2023





625 Dauphine – Prior to Current Ownership

Vieux Carré Commission

August 30, 2023





625 Dauphine – Prior to Current Ownership

Vieux Carré Commission

August 30, 2023





625 Dauphine – Prior to Current Ownership

Vieux Carré Commission

August 30, 2023





625 Dauphine – Prior to Current Ownership

Vieux Carré Commission

August 30, 2023





625 Dauphine – Prior to Current Ownership

Vieux Carré Commission

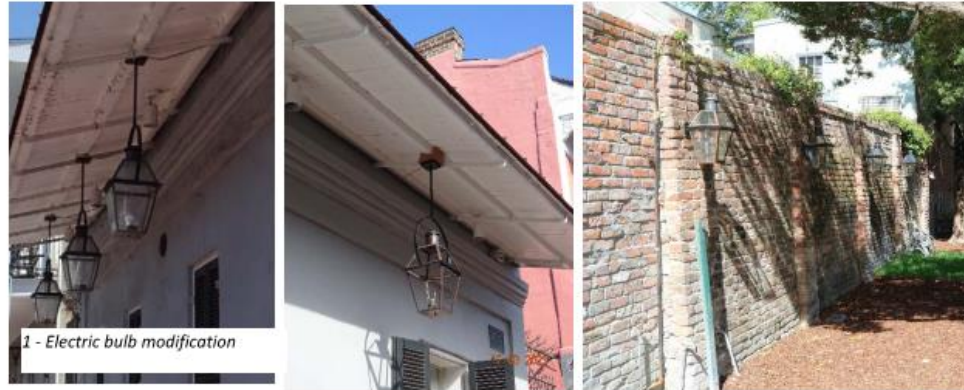
August 30, 2023



VCC Permit Request NON-Structural Building

(1) Remove rotten wooden Balustrade (circa 1980) from pool area. Repair damage to previously existing brick and wood on pool deck to return to pre-1980's condition.

(2) Reinstall preexisting decorative light fixtures on front of the house, with internals reworked by Bevelo's to convert original fixtures back to original gas use. Conversion eliminates plastic light bulbs from the interior of the fixture, as discouraged by VCC guidelines on decorative lighting in the Vieux Carre. Gas will be supplied by existing gas lines located at the outlet locations without building alteration.



1 - Electric bulb modification



There is a city-maintained streetlight directly adjacent to the gas lights. This provides ample light for people to feel safer while walking in front of 625 Dauphine. The gas lights maintain the overall ambiance and charm of the street. The multiple fixtures on the front of the property provide relatively even light intensity on the wall and sidewalk surfaces. Moreover, the gas lights will balance the light levels of the neighboring properties better than the electric bulbs being eliminated.

(3) Gas light fixtures matching the existing fixtures on the front of the house to be installed around the property perimeter and courtyard, using existing gas light fixtures and matching reproductions as necessary. Gas lines are already in place as gas was previously used for the lights before they were converted to electricity or removed, without noted approval. These perimeter and courtyard decorative fixtures will highlight the architectural features of the property and its surround, welcoming visitors and providing safe passage from various areas of the property.

(3) Install down-facing ambient puck lights on the walkway to comply with insurance requirements and VCC guidance on lighting. (The light's specs are attached for your consideration.)

(4) Install down-facing ambient landscape lights to illuminate trees and foliage in the courtyard. (The light's specs are attached for your consideration.)

(5) Repair hurricane damage to fencing atop brick wall at the back of the property. The slats on the back fencing will be replaced to match the original size, shape, configuration, type, operation, materials, dimensions and detailing as the existing slats and painted with VCC approved paint to match the existing slats.



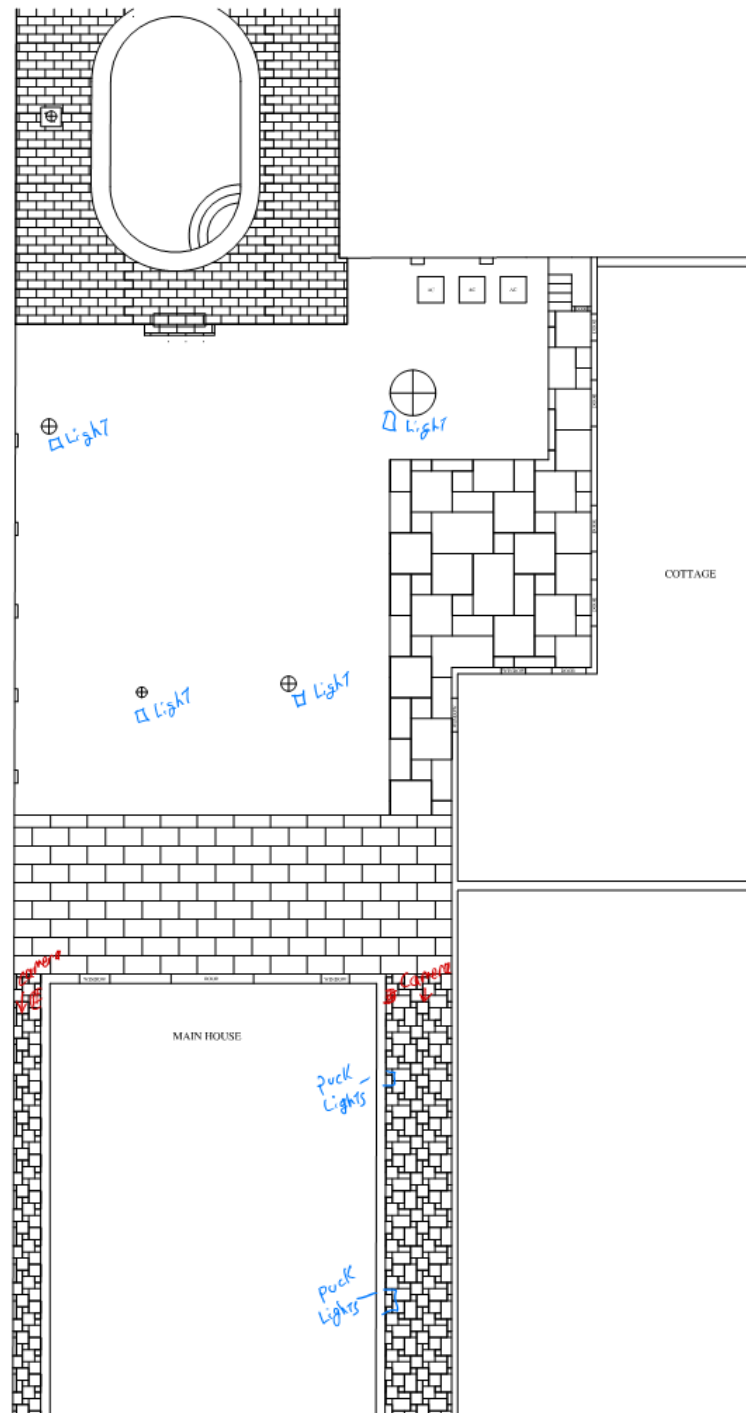
Figure 2 - damaged fencing and hedgehog

(6) Owner applies to remove the metal "hedgehog" from atop the storm damaged fencing (previous item). The metal hedgehog is not original and is highly visible from Dauphine Street and other nearby vantage points. Owner desires to return the fence to a more accurate and authentic aesthetic design.

(7) Owner applies to install/replace security lighting, cameras and associated entry keypad, to the exterior of the property. The property has existing cameras and a keypad which Owner proposes to replace with smaller, less obvious devices that intrude minimally upon the historic streetscape and building fabric, while providing higher fidelity images. The higher fidelity of the images will help achieve better use by neighbors and the NOPD in reducing crime in the area. Generally, two types of camera are allowed by the VCC: lipstick or bullet-style units, and hemispherical dome units. Owner intends to use both, as fits the location and based on the viewing zone size and lighting. All wiring will be hidden by use of the existing boxes. The keypad (pictured below)

625 Dauphine

Vieux Carré Commission

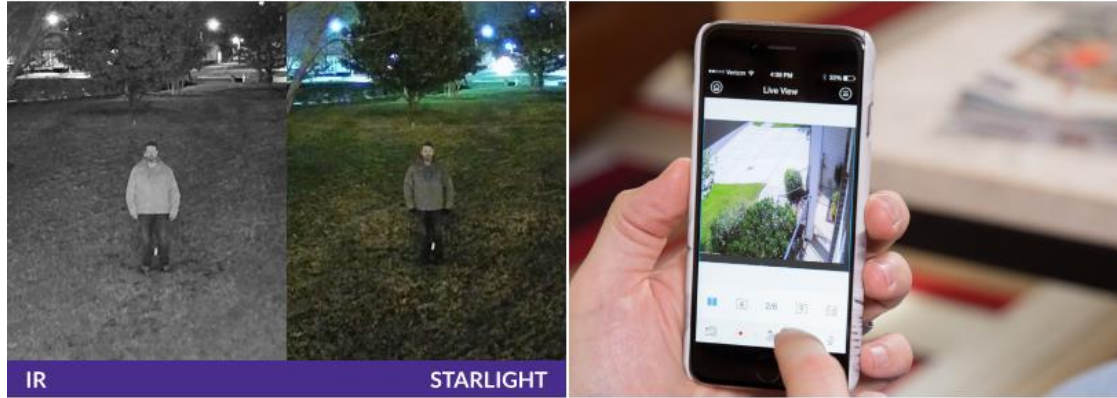


August 30, 2023



310-Series IP Cameras

See clearly day and night with our Luma Surveillance 310-Series IP cameras. Featuring 2MP resolution for crystal clear 1080p viewing and advanced Starlight technology for the best quality nighttime picture available.



IR

STARLIGHT



SECURITY WHEN YOU NEED IT MOST

Great daytime shots are nice, but Starlight improves nighttime performance – a critical feature for surveillance footage.



KEEP A LOW PROFILE

Our 310-Series cameras have a small and sleek profile to blend in while still offering the highest quality security footage.



KEEP A WATCHFUL EYE

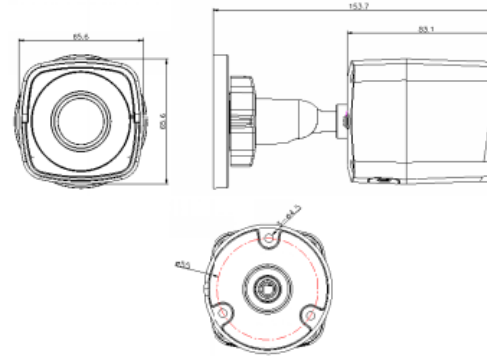
Get peace of mind by keeping an eye over everything you value most. Our Smart Motion Technology will immediately alert you to any unusual or suspicious activity on your property.

Technical Specs & Features

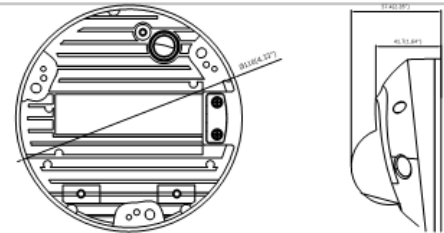
FEATURES	LUMA
	310 Series
Housing Options	Dome Turret Bullet
Color Options	White or Black/Gray
Resolution	2MP
Lens Type	Fixed
IR Range	10m - 30m
Starlight	✓
H.265 Support	✓
3rd Video Stream for Control	✓
IP66 Outdoor Rating	✓
Low Temp Operating Rating	-22°F-140°F
True-WDR	✓
SD Card Slot	✓

SKU	Dimensions (W x H x D)
LUM-310-BUL-IP-XX	2.6" x 2.6" x 6"
LUM-310-DOM-IP-XX	4.3" x 4.3" x 2.26"
LUM-310-TUR-IP-XX	4.9" x 3.77" x 4.9"

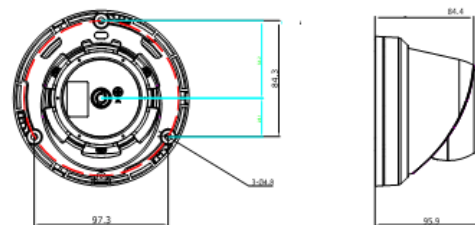
LUM-310-BUL-IP-WH/GR TECHNICAL DIMENSIONS



LUM-310-DOM-IP-WH/BL TECHNICAL DIMENSIONS



LUM-310-TUR-IP-WH/BL TECHNICAL DIMENSIONS



Deck Post Lights

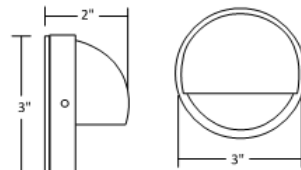
Natural Metal



Fixture Ordering Guide

Product Code	Finish
DPL033	AB - Antique Brass

Order Lamp Separately
Example: DPL033-AB-JC10/1WW/LED



Housing:

- Cast brass construction

Cover:

- Antique Brass finish is natural brass with an electrostatic coating that is hard polished and rubbed for an elegant aged brass appearance
- Silicone o-ring provides a low-friction, watertight seal
- Dual set screws for secure and precise mounting

Lens:

- Shock and heat-resistant frosted tempered glass
- Silicone seal around lens prevents water intrusion

Socket:

- Ceramic GU4 bi-pin socket
- Heat-resistant wire leads

Lamp:

- JC-T3 – 10W maximum
- ProLED® JC lamps provide up-to 40,000 hour rated life, 10-18V input voltage range and 3000K, amber, blue, green and red color options
- ProLED® IP65 Rated JC lamps are rated for use outdoors where exposed directly to water from rain or irrigation

Electrical:

- 12 Volt system
- Pre-wired with 36", 18-2 lead wire
- Two King® DryConn™ waterproof connectors included

Certifications:

- ETL Listed to UL Standard 1838 and CSA C22.2 No. 250.7

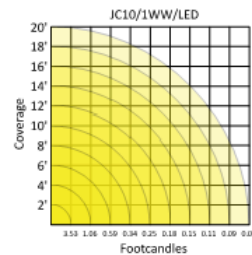
Fasteners:

- All fasteners are corrosion-resistant stainless steel

Warranty:

- Backed by a lifetime warranty to be free from defects in material and/or workmanship

Photometrics:





A garden fixture should direct light downwards.

AMBIENT & SECURITY LIGHTING IN THE VIEUX CARRÉ

With the exception of decorative lights, all other exterior lighting fixture types should be:

- Discreet, with the balanced illumination being the most important element
- Focused to illuminate a surface such as a stoop, porch, sidewalk or walkway, with minimal light spillover onto an adjacent property or into the night sky



625 Dauphine, 1990 – Screening and Hedgehog Area

Vieux Carré Commission

August 30, 2023





625 Dauphine – Screening and Hedgehog

Vieux Carré Commission

August 30, 2023





625 Dauphine – Keypad Location

Vieux Carré Commission

August 30, 2023



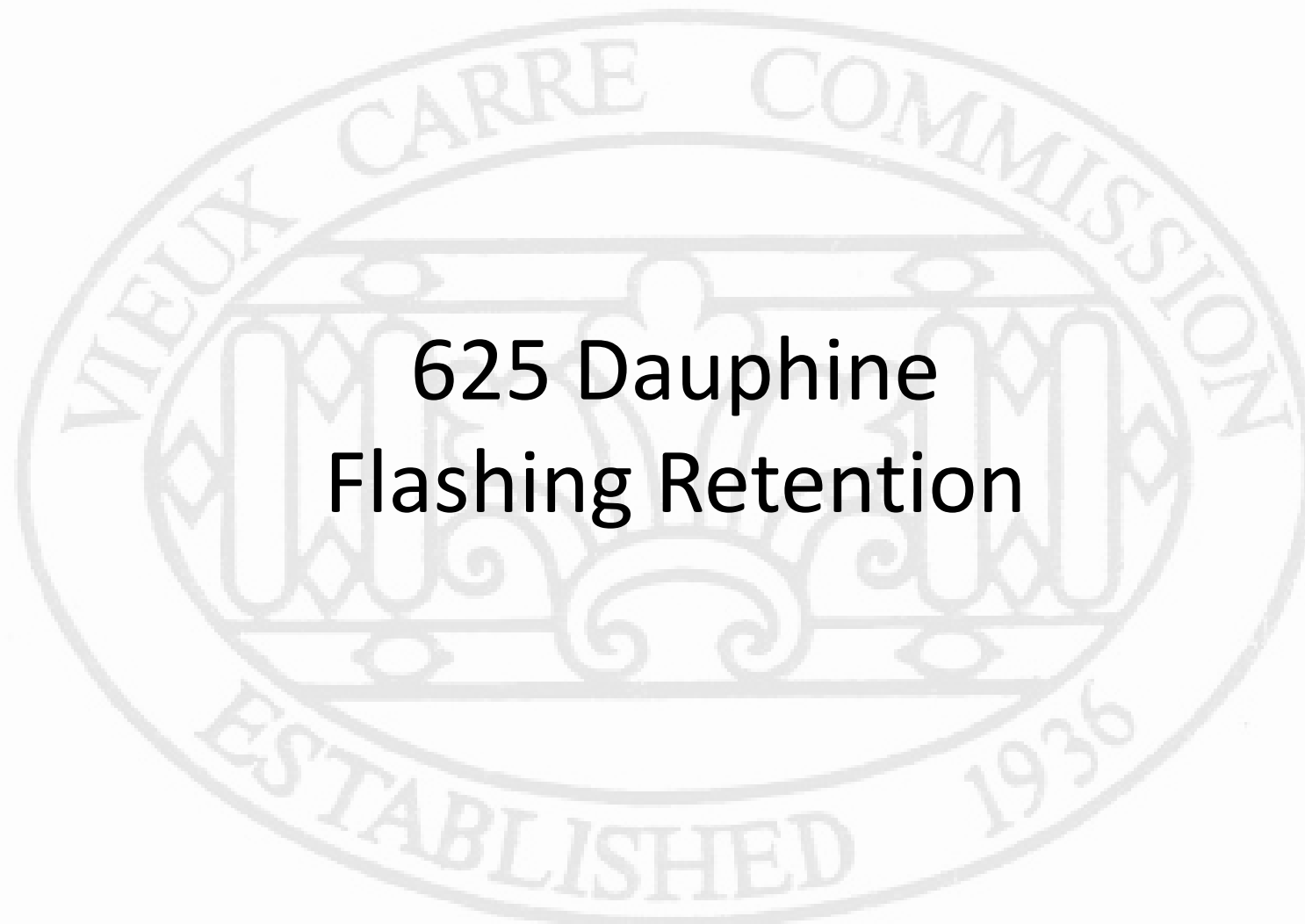


625 Dauphine – Keypad Location

Vieux Carré Commission

August 30, 2023





625 Dauphine Flashing Retention



625 Dauphine

Vieux Carré Commission

August 30, 2023





625 Dauphine

Vieux Carré Commission

August 30, 2023





625 Dauphine

Vieux Carré Commission

August 30, 2023





625 Dauphine

Vieux Carré Commission

August 30, 2023





625 Dauphine

Vieux Carré Commission

August 30, 2023





625 Dauphine, 2015

Vieux Carré Commission

03/27/2015

August 30, 2023





625 Dauphine, 2015

Vieux Carré Commission

03/27/2015

August 30, 2023





625 Dauphine

Vieux Carré Commission

05 12 2020

August 30, 2023





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Vieux Carré Commission

05 12 2020

August 30, 2023





625 Dauphine

Vieux Carré Commission

August 30, 2023





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August 30, 2023





625 Dauphine

Vieux Carré Commission

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August 30, 2023





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06 17 2021

August 30, 2023





625 Dauphine

Vieux Carré Commission

August 30, 2023





625 Dauphine

Vieux Carré Commission

04 17 2023

August 30, 2023





625 Dauphine
Before

Vieux Carré Commission

05 12 2020

August 30, 2023





625 Dauphine
After

Vieux Carré Commission

04 17 2023

August 30, 2023





625 Dauphine – Prior to Current Ownership

Vieux Carré Commission

August 30, 2023





625 Daupine

Vieux Carré Commission

07 27 2021

August 30, 2023





Engineering and Inspections

622 City Park Avenue
New Orleans, LA 70119

(504) 486-8500
(504) 486-8777 Fax

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inspections@gurtlerbros.com

- Home and Commercial Building Inspections
- Mold Sampling and Testing
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- Thermal Imaging
- Engineering Services
- Construction Management

March 15, 2023

22-2876

Mr. Charles Zimmer II
Davillier Law Group , LLC.
Via email to CZimmer@DavillierLawGroup.com

Subject: The Residence of Mr. Kent Wells
625 Dauphine Street
New Orleans, Louisiana

Dear Mr. Zimmer:

At your request, we reviewed the recent roof installation of the subject property particularly to evaluate the suitability of metal cap flashing installed on the parapet walls and the effectiveness of metal cap flashing relative to other options for sealing these parapet walls.

In connection with this evaluation, we performed an aerial drone inspection of the roof and parapet wall caps of the subject property on November 27, 2022. We also visually surveyed the block on the subject property and the eight blocks contiguous with this block to catalog similar construction in this area. Additionally, we reviewed the following documents:

- Building Permit issued by the Vieux Carré Commission (VCC) on December 10, 2020
- Property Summary Report for the Architectural Committee Meeting of the VCC of August 24, 2021
- Photographs prepared for the Architectural Committee Meeting of the VCC of October 26, 2021
- Stop Work Order dated December 3, 2021, issued by the City of New Orleans
- Exhibits from Adjudication Hearing dated March 16, 2022
- Undated – various photographs of the subject property
- Undated – Page 02-3 from the VCC Guidelines for Building Types & Architectural Styles showing the characteristics of a Creole Cottage

625 Dauphine

Vieux Carré Commission

This report is the expressed opinion of this company only and is not intended to bind any party to make any repairs or replacements. This report includes only the visible elements and conditions and does not purport to cover inaccessible areas or hidden damages.

The directions in this report refer to the property as you are facing it, with your back to Dauphine Street.

General Description and Background Information

The subject property is a one-story structure single-family residence. This property has exterior load-bearing side walls that extend above the roof line to form parapets. The ceiling and roof are framed with wood that typically bears in pockets on the inside faces of the brick walls. The house is classified by its architectural style as a Creole cottage by the Vieux Carré Commission.

Building permit no. 20-48314-VCCGEN was issued by the VCC to Mr. Wells for the removal of the existing slate roof and the installation of a natural slate roof “using copper nails, to match existing.” The permit issued states that “metal-cap flashing on the parapets or chimneys is not allowed.”

A Stop Work order was issued by the VCC on December 3, 2021 cites “Working Without Approval.” This Stop Work order references prior Stop Work orders issued on July 28 and October 18, 2021.

At the meeting of the Architectural Committee of August 24, 2021, Mr. Wells applied to retain the copper flashing that was installed along with the new roof, and it is our understanding that his request was denied.

Observations

Aerial Property Inspection

Our aerial drone survey was performed from the front of the property and, although we had a limited view of the rear roof slope, we confirmed that copper flashing is installed on the left- and right-side parapet walls. Copper flashing also was noted at the base of the chimneys that extend above the parapet walls.

Our observations indicate that the copper flashing on the parapet walls was installed properly and in a professional and workmanlike manner.

Survey of Adjacent Properties

Page 02-3 of the VCC guidelines indicate that “A typical Creole cottage façade is symmetrical with four openings, usually four sets of French doors or two sets of French doors and two double-hung or casement windows, all shuttered. The front façade is sheltered from the weather by an overhang (*abat-vent*) or roof overhang that directs rain away from the front façade.”

On February 6, 2023, we surveyed from the street the block upon which this property is situated and the eight blocks contiguous. We identified during our survey approximately 47 properties other than the subject property that fit the description of a Creole cottage. Approximately 21 of these Creole cottages do not have parapet walls that extend above the roof line. Out of the remaining 26 Creole cottages with parapet walls,

August 30, 2023



we determined that 11 are fitted with metal cap flashing and that 15 are not fitted with metal cap flashing.

Photographs of the conditions we noted during our property survey are shown in the attached Survey of Adjacent Properties.

Discussion

Most of the historic buildings in the French Quarter are constructed of bricks and mortar that are in excess of 100 years old. The bricks are not as strong as bricks used in current construction, as the bricks were air dried and not dried in a kiln. The mortar used for masonry repairs is a specific mix of lesser compressive strength than current mortar mixes to reflect the diminished compressive strength of the bricks. There also is no steel reinforcement inside the masonry walls in the French Quarter.

When moisture leaks into the brick walls for extended periods of time, the walls lose structural integrity and often the courses of brick within the walls separate. Separation between the courses of bricks becomes visible from outside the building when walls bow outward. At the point of walls visibly bowing outward, the structural integrity of the wall is diminished and it is possible that the wall is in danger of collapse.

It is not economically feasible to completely reconstruct old brick walls. The method generally employed when significant soft and deteriorated mortar is encountered is to tuckpoint the outside face of the wall. This process involves removing at least 1/2" of the mortar at the outside of the wall and replacing the soft mortar with new mortar. At the completion of this work, the wall is not waterproof, as the bricks are not waterproof and there are hairline cracks in the newly installed brickwork mortar that allow moisture intrusion.

Capping parapet walls with metal reduces the potential for significant moisture intrusion through the top of the wall and through the inside face of the parapet wall. Other options available for waterproofing the parapets walls are to mortar, stone caps, roofing cement, or chemicals.

Mortar mix is applied as a workable paste that dries and hardens to bind bricks and blocks. Shrinkage of mortar on the top of a parapet wall results in hairline cracking that permits water intrusion.

When stone caps are used to waterproofing the tops of parapet walls these caps must be secured. We have a concern for adding additional weight on top of a wall that is already subject to the loss of structural integrity due to its age and prior moisture intrusion.

Roofing cement is another option to waterproof the tops of parapet walls. However, the application of roofing cement also is not a historically accurate construction detail and is less effective at repelling moisture than metal cap flashing.

There are chemicals that can be used to waterproof brick parapets. Most of these chemicals do not completely prevent rainwater intrusion into the walls and require frequent re-treatment. When using a chemical barrier to moisture intrusion, there is generally no way to confirm that the barrier is effective until the mortar has failed.

The VCC also provides guidelines for the installation of flashing. As noted in page 04-8 of their Guidelines, the VCC does permit the use of copper flashing and further indicates that "Generally, copper or lead-coated copper has the longest life span..."

Opinions:

Based on our observations and the documents that we reviewed, we offer the following opinions:

- a) The enforcement of the VCC regulations with respect to metal parapet cap flashing has been sporadic, as we noted metal parapet caps on numerous similar properties within the vicinity of this property.
- b) In our opinion, the most effective means of protecting the integrity of the historic load-bearing brick walls on properties in the French Quarter is to cap the tops and the insides of the parapet walls with metal, as was done on this property.
- c) The copper flashing on this property was installed in a professional and workmanlike manner, and in our opinion this flashing will serve effectively to protect this property.

We reserve the right to amend our report as additional information becomes available. This report is an instrument of professional service and is the property of Gurtler Bros. Consultants, Inc. This report is strictly and solely a professional opinion of the subject property based on the observations made on the day of our Inspection.

Any third-party use of this report is prohibited. The scope of this report is limited to the above items. This report does not include environmental aspects or building code compliance.

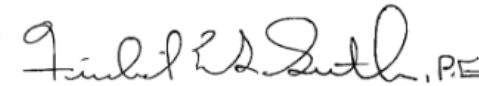
Yours very truly,

GURTLER BROS. CONSULTANTS, INC.



Michael K. A. Gurtler
President

Louisiana State Contractors License #30228



Friedrich W. L. Gurtler, P. E.
Vice-President

Louisiana Professional Engineer License #25374

Attachments: Property Condition Assessment
Survey of Adjacent Properties





Property Condition Report

LOCATED AT:
625 Dauphine Street
New Orleans, Louisiana 70112

PREPARED EXCLUSIVELY FOR:
Mr. Charles F. Zimmer, II

INSPECTED ON:
Wednesday, November 22, 2022

Inspector, Scott Statham LHI#10634
Gurtler Bros. Consultants



Job Name: 625 Dauphine Street
Task: Manual Drone Inspection
Job Address: 625 Dauphine St, New Orleans, LA 70112, USA



625 Dauphine

Vieux Carré Commission

August 30, 2023



Inspection Report Summary



Property Information

Job Name
625 Dauphine Street

Job Type
Residential

Phone Number
N/A

Email Address
N/A

About This Report

Report Created
01/24/2023

Assets
13

Added Photos
13

Annotations
0

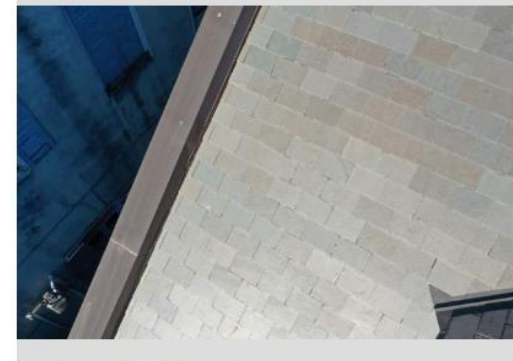
Images With Confirmed Damage
0

General Information

Completed by
Scott Statham

Completed on
11/27/2022

Inspect List Type
N/A

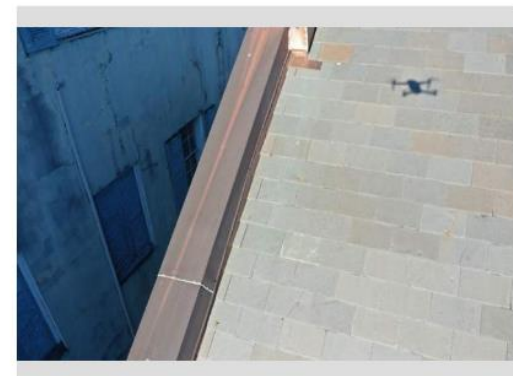


PO001

Photo Added by Scott Statham on
01/20/2023 9:44 AM CST

Additional Notes

Scott Statham
01/24/2023 2:16 PM CST
View of parapet flashing. This type of flashing is effective at preventing moisture intrusion into the masonry wall which in turn prevents mortar deterioration.



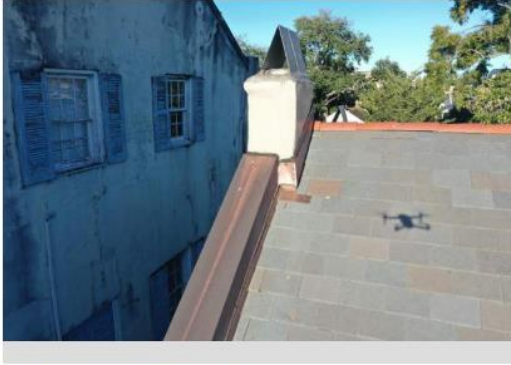
PO002

Photo Added by Scott Statham on
01/20/2023 9:44 AM CST

Additional Notes

Scott Statham
01/20/2023 9:44 AM CST
Parapet flashing installation.





PO003

Photo Added by Scott Statham on
01/20/2023 9:45 AM CST

Additional Notes

Scott Statham
01/20/2023 9:46 AM CST
Parapet Flashing detail. Poor sealant detail at the chimney.

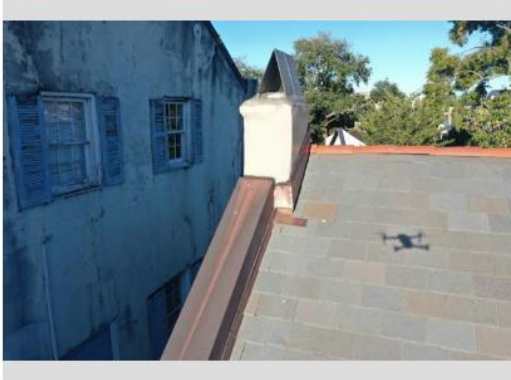


PO005

Photo Added by Scott Statham on
01/20/2023 9:47 AM CST

Additional Notes

Scott Statham
01/24/2023 2:18 PM CST
View of flashing at the chimney. Long term moisture penetration into the masonry wall will deteriorate the mortar joints and undermine the structural integrity of the walls.

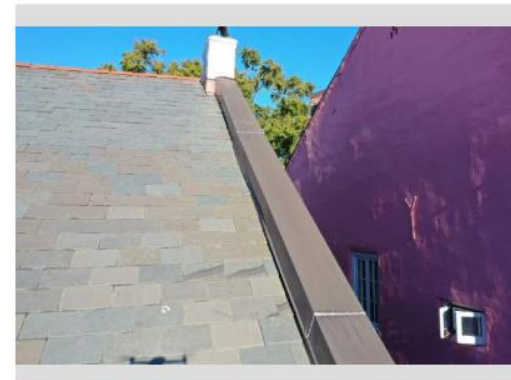


PO004

Photo Added by Scott Statham on
01/20/2023 9:46 AM CST

Additional Notes

Scott Statham
01/20/2023 9:46 AM CST
View of same.



PO006

Photo Added by Scott Statham on
01/20/2023 9:47 AM CST

Additional Notes

Scott Statham
01/24/2023 2:18 PM CST
View of right parapet wall.





PO007

Photo Added by Scott Statham on
01/20/2023 9:47 AM CST

Additional Notes

Scott Statham
01/24/2023 2:18 PM CST
Note the deflection of the chimney structure. The installed flashing can help prevent this condition from worsening.

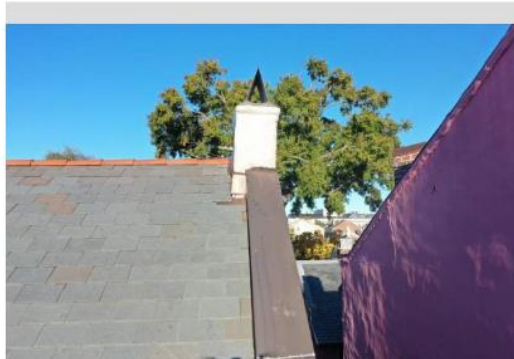


PO010

Photo Added by Scott Statham on
01/20/2023 9:48 AM CST

Additional Notes

Scott Statham
01/24/2023 2:20 PM CST
View of chimney structure and the wall cap flashing.



PO008

Photo Added by Scott Statham on
01/20/2023 9:48 AM CST

Additional Notes

Scott Statham
01/20/2023 9:48 AM CST
View of chimney structure.



PO011

Photo Added by Scott Statham on
01/20/2023 9:49 AM CST

Additional Notes

Scott Statham
01/20/2023 9:49 AM CST
Rear slope - limited flight access with no visual contact to drone.





PO012

Photo Added by Scott Statham on
01/20/2023 9:49 AM CST

Additional Notes

Scott Statham
01/20/2023 9:49 AM CST
Rear slope details.

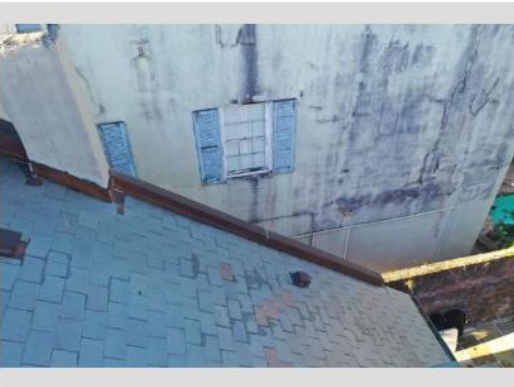


PO009

Photo Added by Scott Statham on
01/24/2023 2:19 PM CST

Additional Notes

Scott Statham
01/24/2023 2:19 PM CST
View of properly installed flashing.



PO013

Photo Added by Scott Statham on
01/20/2023 9:49 AM CST

Additional Notes

Scott Statham
01/24/2023 2:20 PM CST
Rear roof general details. View of cap
flashing on the rear slopes.



Flight Information



Photo Locations from Scan

GENERAL INFO

Pilot in Command
Scott Statham

Drone ID Number
163DFB800136N7

Scan Date
11/27/2022

Start Time
8:11 AM CST

End Time
8:15 AM CST

Total Flight Time
00:04:10

ALTITUDES

 **Safe Height**
80 ft

Survey of Nearby Properties

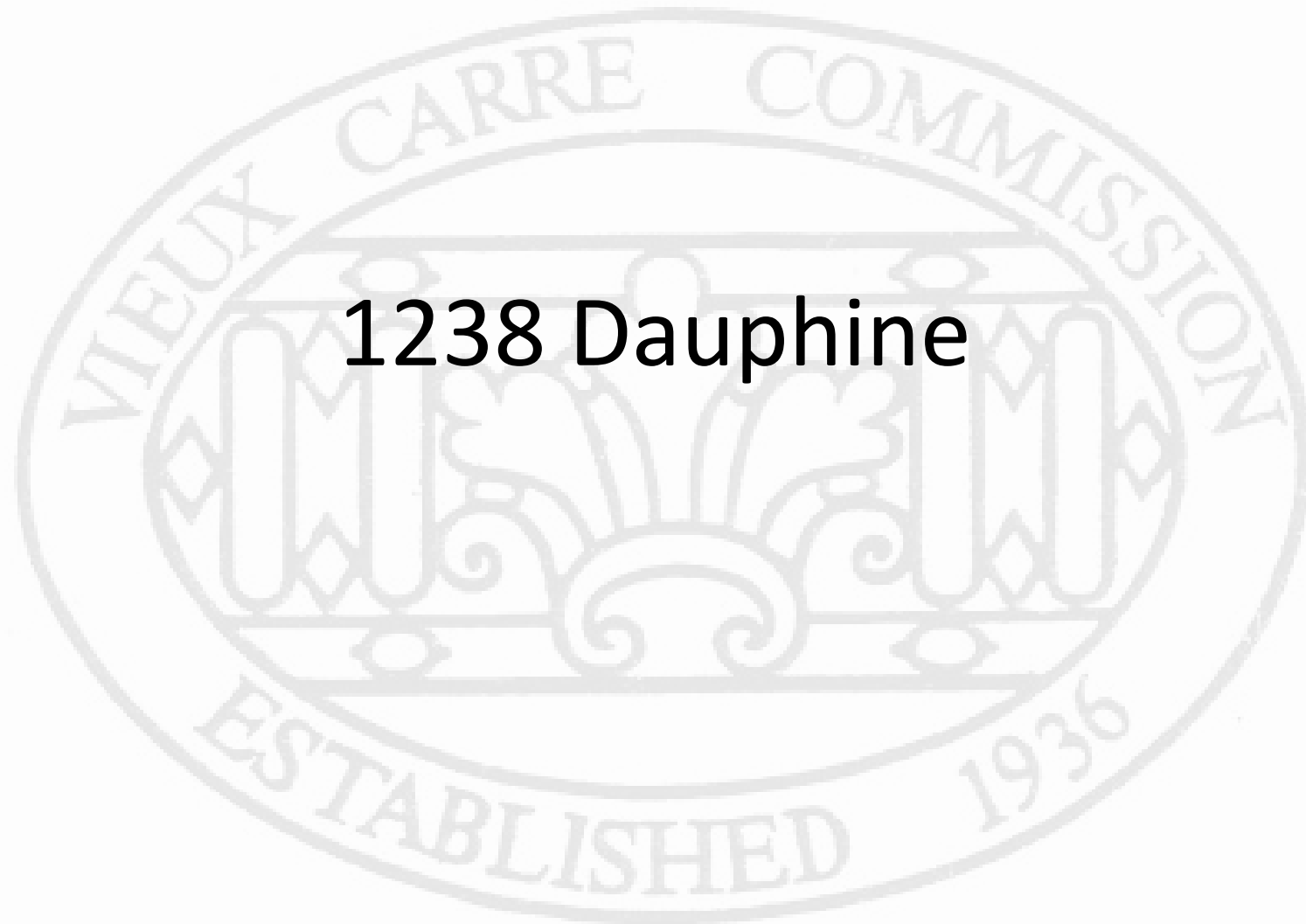
SUBJECT PROPERTY:

625 Dauphine Street

New Orleans, Louisiana

INSPECTED ON:
Monday, February 6, 2023

Inspector, Joseph Dendinger LHI #10974
Gurtler Bros. Consultants



1238 Dauphine



1238 Dauphine

Vieux Carré Commission

August 30, 2023





1238 Dauphine

Vieux Carré Commission

August 30, 2023





1238 Dauphine

Vieux Carré Commission

August 30, 2023





1238 Dauphine

Vieux Carré Commission

August 30, 2023





1238 Dauphine

Vieux Carré Commission

August 30, 2023



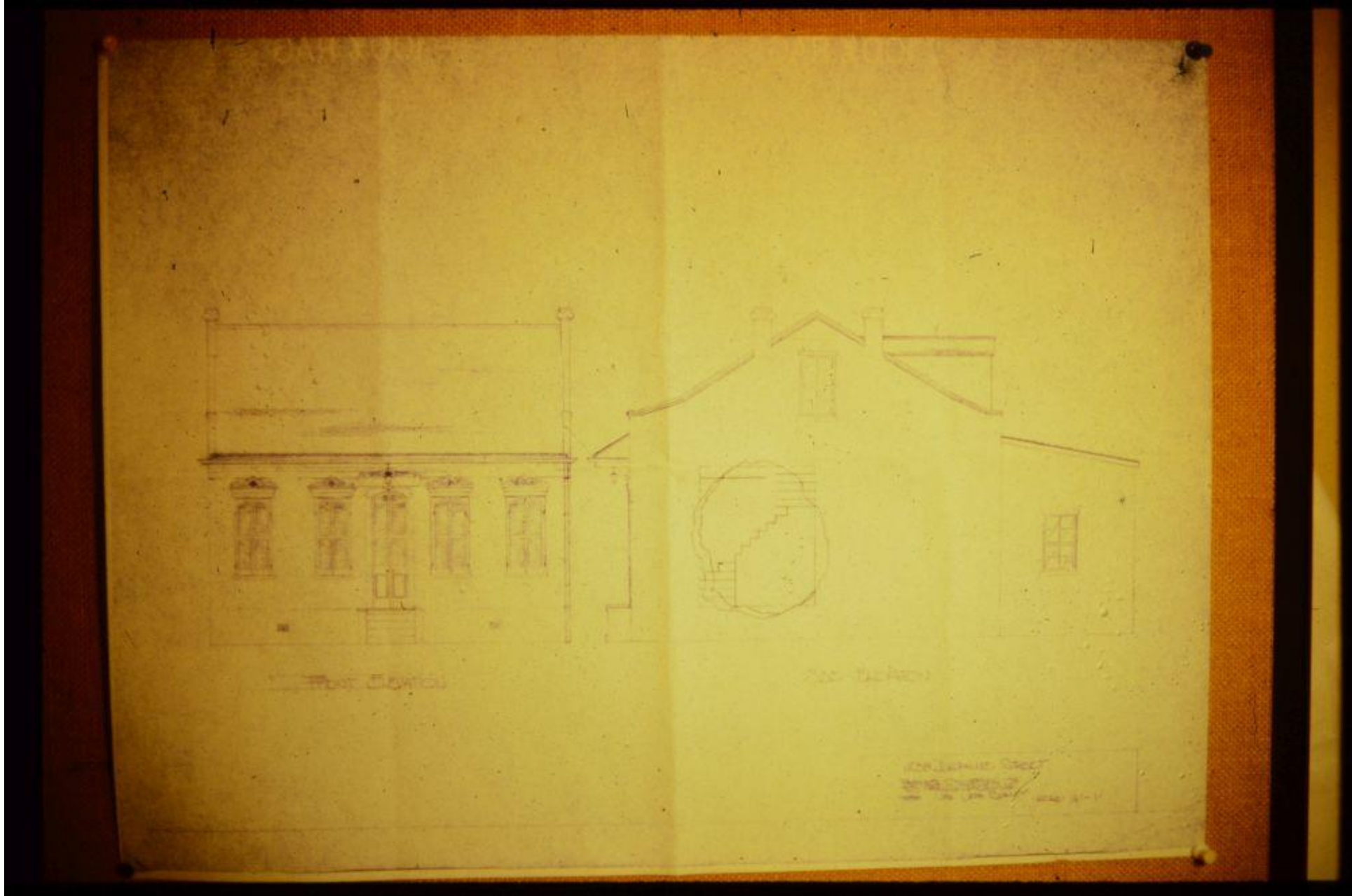


1238 Dauphine – 1979

Vieux Carré Commission

August 30, 2023



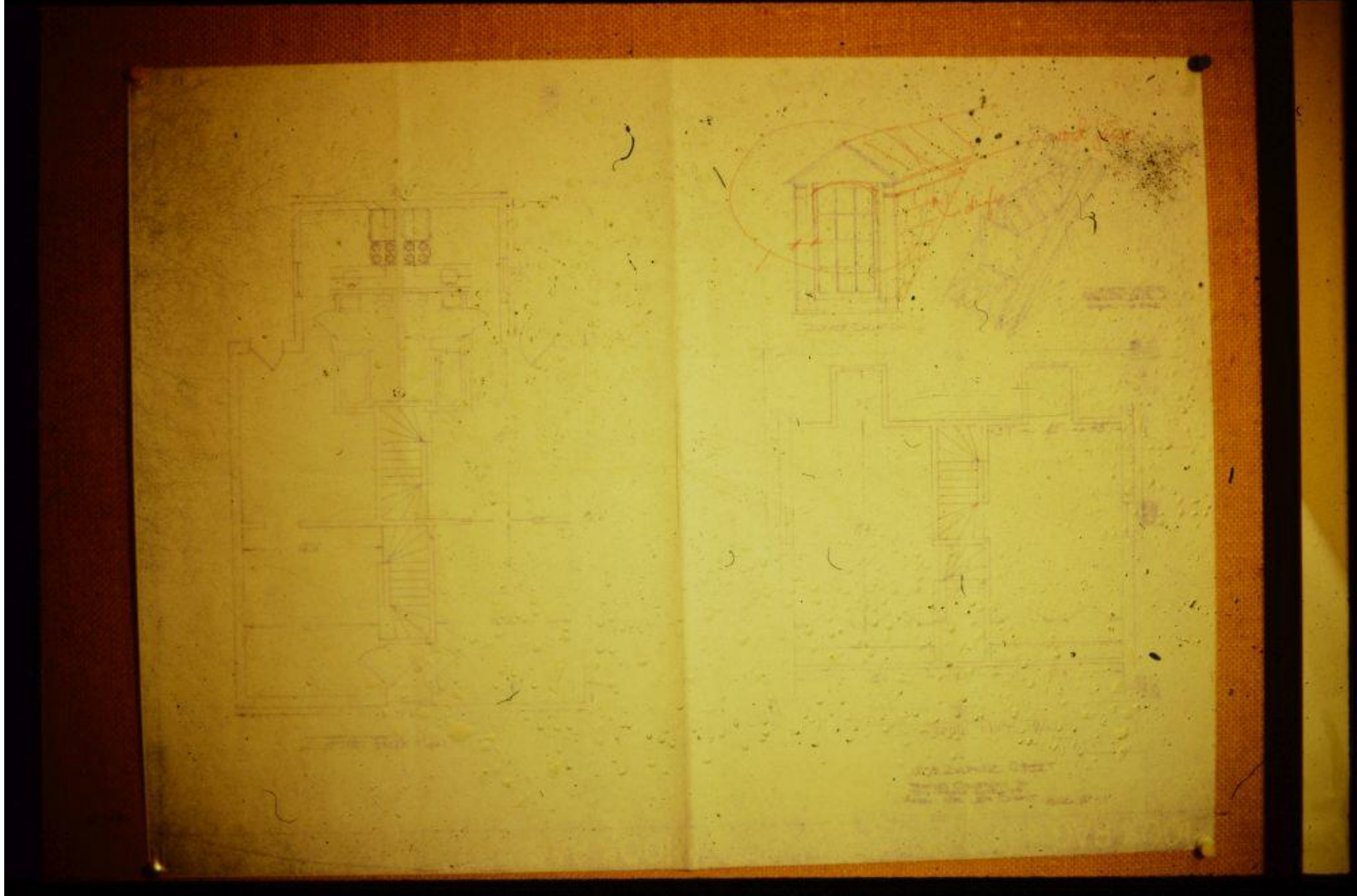


1238 Dauphine

Vieux Carré Commission

August 30, 2023





1238 Dauphine

Vieux Carré Commission

August 30, 2023





1238 Dauphine – 1981

Vieux Carré Commission

August 30, 2023



APPLICATION SUMMARY REPORT

DETAILED DESCRIPTION OF APPLICATION
1238 Dauphine Street

A/C Meeting, 12/27/74: 1) To stucco brick wall which forms the right side of the building.
2) To rebuild six (6) pillars supporting rear of the house.
3) To rebuild two (2) fire place bases.

A/C Meeting, 4/10/79: Conceptual proposal to construct two (2) new dormers on front slope of roof as per application received 3/26/79.

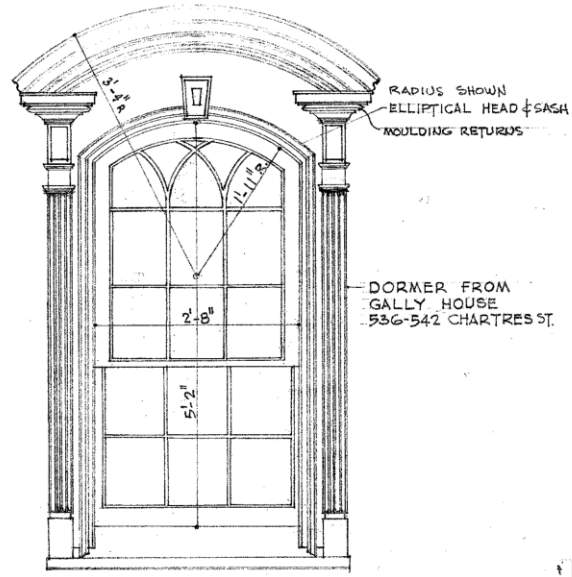
A/C Meeting, 6/12/79: Revised proposal to construct two new dormers on rear roof slope of building, as per application received 6/7/79 and drawings received 6/8/79. Details include:

- 1) Interior renovations to building which increase building density from 1 unit (allowable) to 2 units.
- 2) Construction of two new 6/6 double-hung square-head pilastered dormers, similar to Vieux Carre Commission standard dormer details.

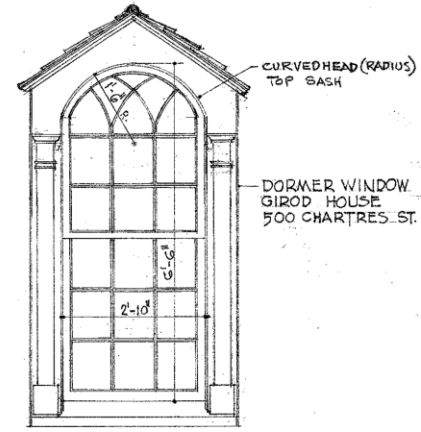
VCC Meeting, 6/19/79: Proposal to execute interior renovations to buildings which increase building density from one (1) unit (allowable) to two (2) units (proposed).

VCC Meeting, 8/19/80: Appeal of Vieux Carre Commission denial of proposal to increase density from one (1) allowable to two (2) units as per letter received 7/28/80.

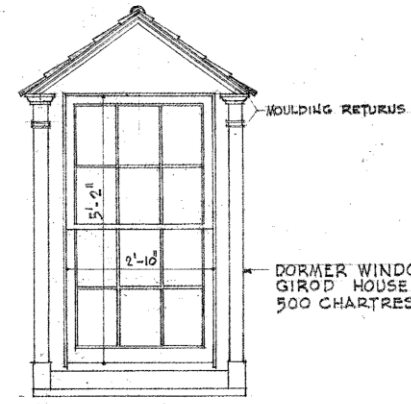
A/C Meeting, 4/30/81: Proposal to install two central air-conditioner compressor units in rear (Barracks Street side) as per application and drawings received 4/23/81.



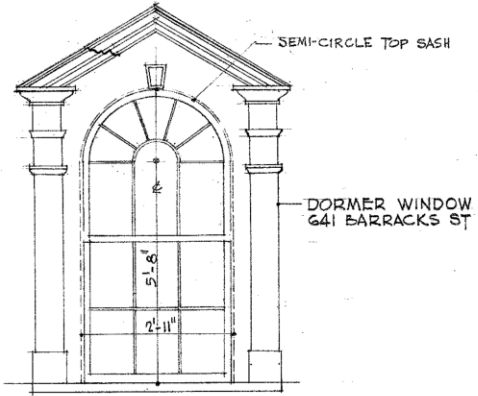
DORMER ELEVATION
SCALE: 3/4" = 1'-0"



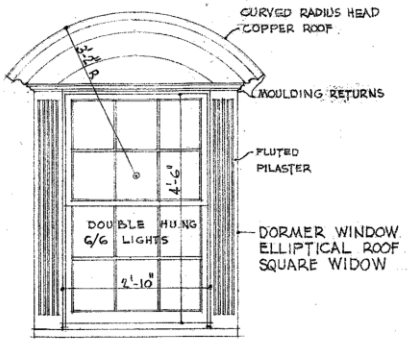
DORMER ELEVATION
SCALE: 1/2" = 1'-0"



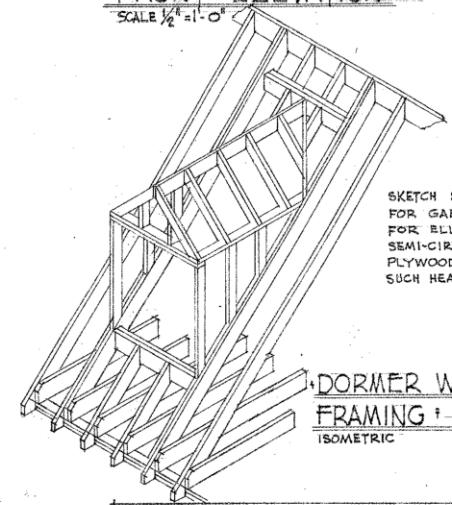
FRONT ELEVATION
SCALE: 1/2" = 1'-0"



DORMER ELEVATION
SCALE: 1/2" = 1'-0"



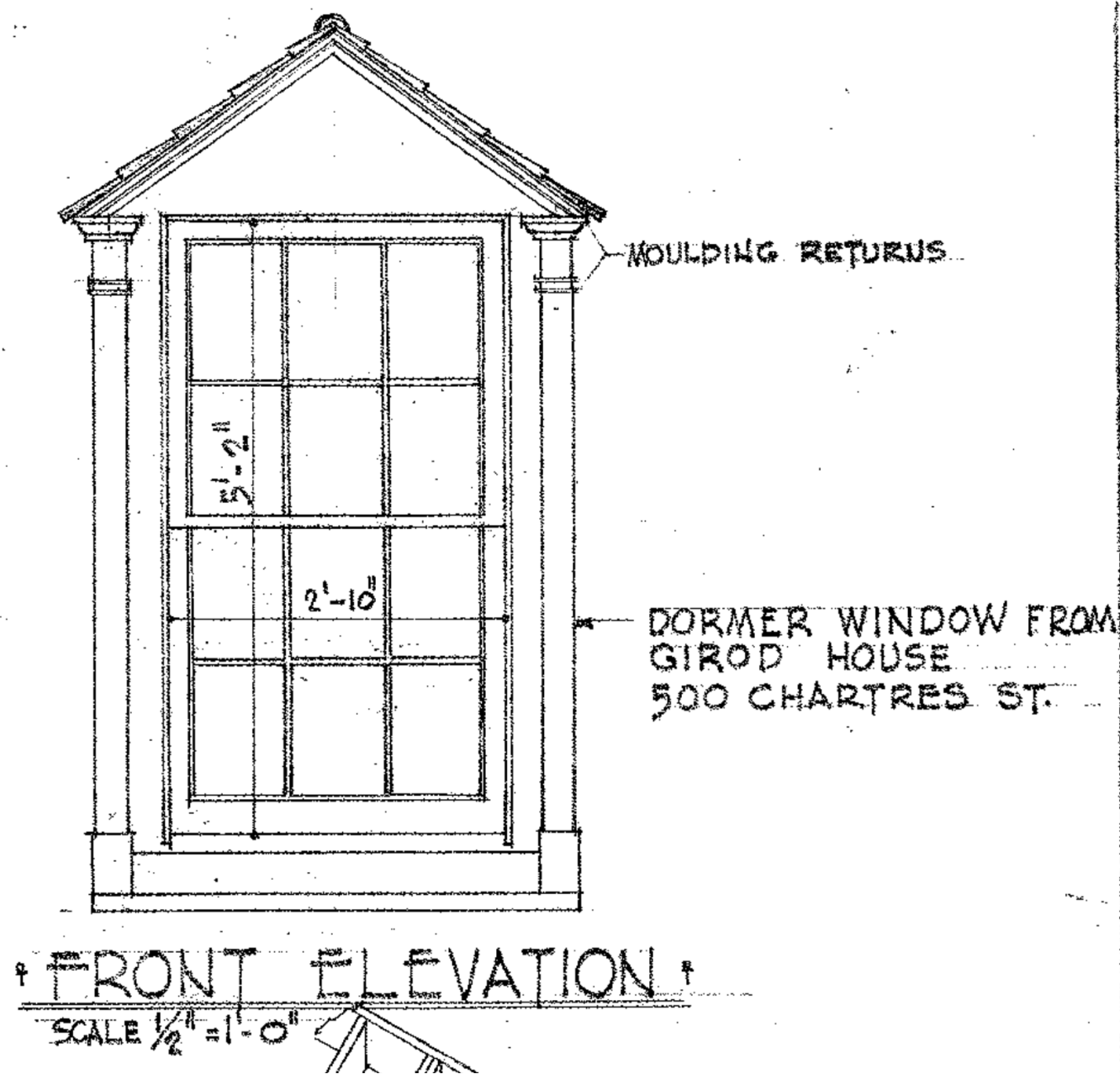
DORMER ELEVATION
SCALE: 1/2" = 1'-0"



DORMER WINDOW
FRAMING
NO SCALE
ISOMETRIC

DORMER WINDOW DETAILS
SHEET N° 9
VIEUX CARRÉ COMMISSION 5/2/68





1238 Dauphine – typical detail sheet

Vieux Carré Commission

August 30, 2023



P. CATION SUMMARY REPORT

SUMMARY OF PAST ACTIONS
1238 Dauphine Street

A/C Meeting, 12/27/74: Subsequent to a site visitation, the A/C approved the stuccoing of the brick side wall paralleling Gov. Nicholls St. in accordance with the standards of the Vieux Carre Commission. The other two items previously proposed were withdrawn by the applicant pending review by the staff.

A/C Meeting, 4/10/79: The Architectural Committee approved the proposal "in concept" to construct two dormers on the roof as per application received 3/26/79 provided that the dormers are installed on rear facade in lieu of the street facade and pending review and a site visit by the architectural historian.

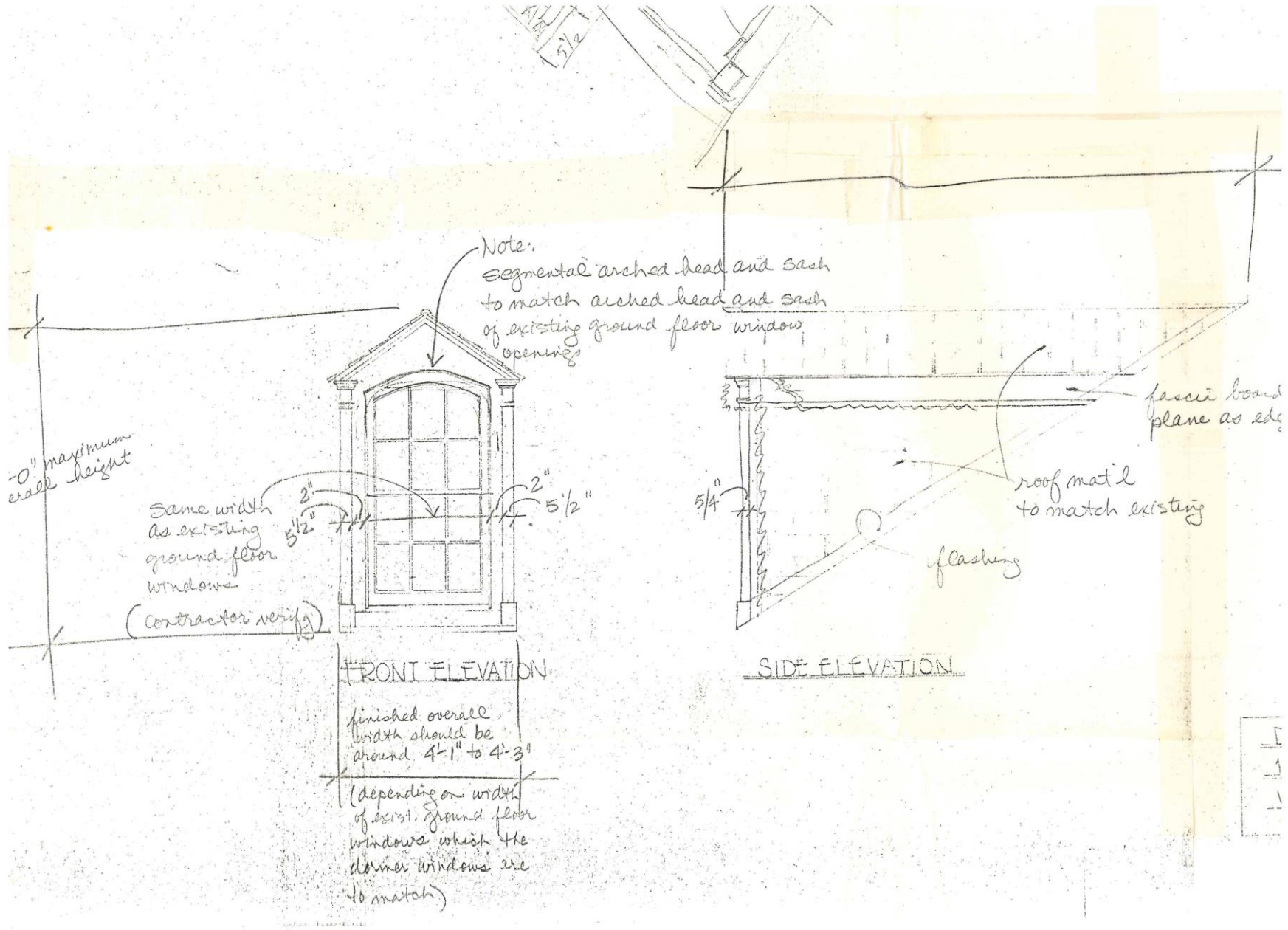
A/C Meeting, 6/12/79: The Architectural Committee approved the proposal to construct two new dormers on rear roof slope of building, as per application and drawings received 6/7/79 and 6/8/79 respectively provided that the dormer head be changed to a segmental arch and pending receipt of millwork drawings, authorized the staff to review working drawings for issuance of permit.

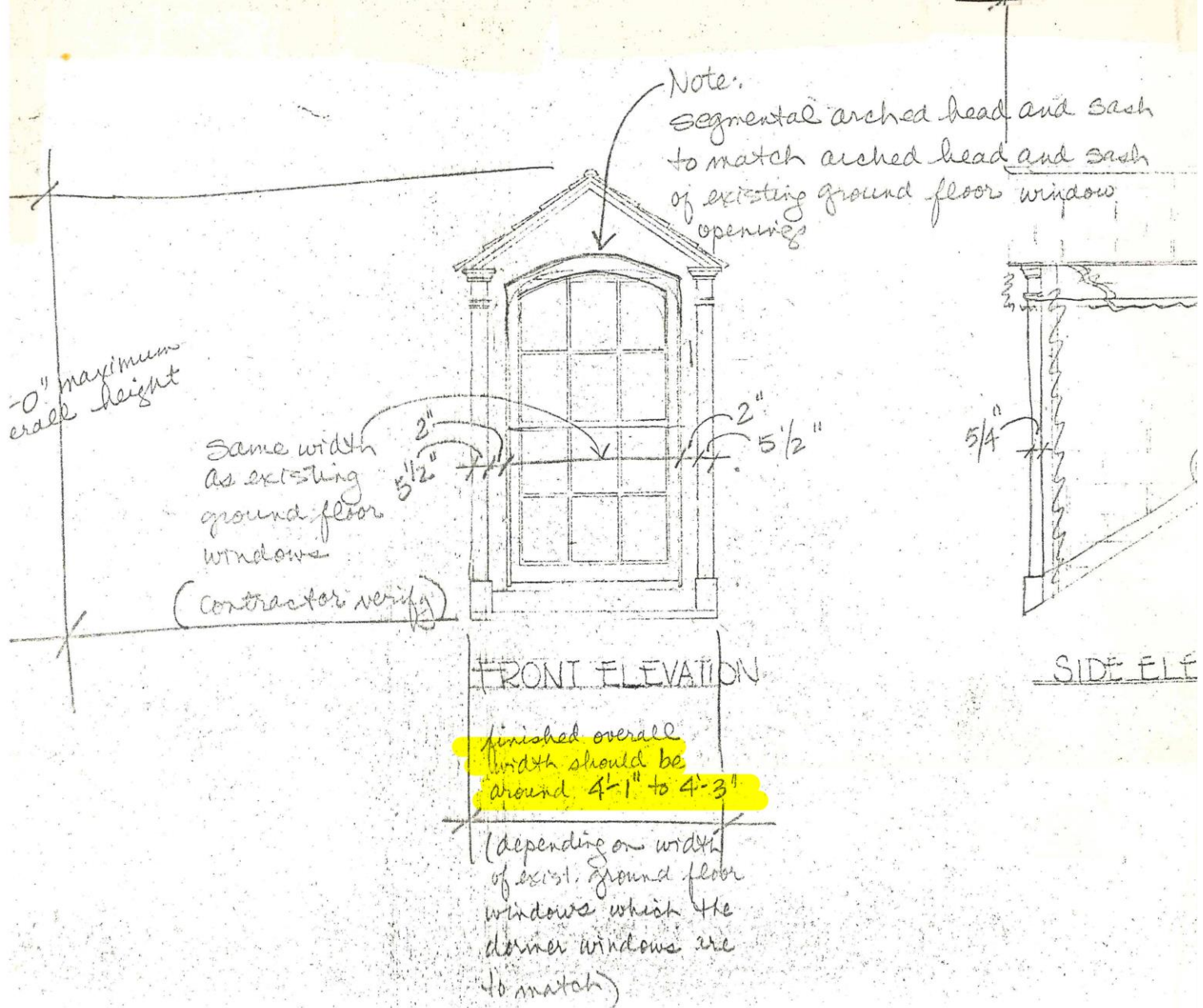
VCC Meeting, 6/19/79: Mr. Boudreaux moved, Mr. Blumenthal seconded that the Vieux Carre Commission recommend to the Board of Zoning Adjustments that the proposal be denied to increase the density by an additional dwelling unit, from one (1) allowable to two (2), as per plans received 6/7/79. The motion carried with Messrs. Boudreaux, Blumenthal, Trufant and Herman, and Mrs. Buckley in favor; Mrs. Morrison abstained.

VCC Meeting 8/19/80: Mr. Labouisse moved, Mr. Cosner seconded, that the Vieux Carre Commission approve the proposal to increase the density from one (1) unit to two (2) units, as per letter received 7/28/80 and that the Director of the Vieux Carre Commission forward a letter to Mrs. Schmit's attorney advising of this approval. The motion passed unanimously.

A/C Meeting, 4/30/81:

The Architectural Committee approved the proposal to install two air conditioner condenser units in rear patio as per application and drawings received 4/23/81, and authorized the staff to review final working drawings of refrigerant lines prior to issuance of a permit.







City of New Orleans
Vieux Carré Commission

334 Royal Street, New Orleans, LA 70130
TEL. # (504) 528-3950 FAX # (504) 528-3945
website/vcc.new-orleans.la.us
An Equal Opportunity Employer



Marc H. Morial
Mayor

Marc J. Cooper
Director

March 26, 2001

Vera Schmit
2930 Paris Rd.
Chalmette, La. 70043

Re: 1238 Dauphine Street ✓

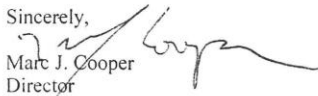
Dear Ms. Schmit:

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

We now solicit your support and cooperation in helping us with our preservation efforts. A recent inspection of your property located at the above referenced address reveals a violation of Chapter 166, Article II, Section 166-35 (Submission of plans for exterior changes). Specifically, it was noticed that two (2) dormers were removed and new construction on the rear roof has begun (see attached). You must stop this work, apply for a permit, remove the new construction and replace the dormers to their original configuration. Otherwise, legal action will be taken. All new and/or addition changes to the exterior of building within the Vieux Carré must be approved by the Vieux Carré Commission.

Please contact this office within fourteen (14) days of the above date so that we can counsel you in the correction of the aforementioned violation(s).

Thank you in advance for your cooperation in this matter. Only through your cooperation can we continue the preservation of the Vieux Carré. If you have any questions regarding this matter, please do not hesitate to contact our Building Inspector, Morris Sawyer at 528-3950.

Sincerely,

Marc J. Cooper
Director

MJC/ms

cc: Lester F. Schwab, Jr.
1238 Dauphine St., NOLA 70116

Attachment

1238 Dauphine
Vieux Carré Commission

COMMISSIONERS
James R. Wiltberger, Chairperson • E. Ralph Lupin, M.D., Co-Chairperson • Gregory Curtis, Secretary
Julie D. Brown, A.I.A. • George Hero, IV., A.I.A. • C. Spencer-Smith, A.I.A. • Carol B. Wise • Stephen N. Chesnut • Barbara A. Walters

August 30, 2023





Vieux Carré Commission

334 Royal Street, Second Floor
New Orleans, LA 70130
(504)528-3950



Permit No. 010335

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

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

Address: 1238 Dauphine Street

Applicant: Earl Schmit

Owner: Vera & Earl Schmit

Contractor:

Work approved:

- 1. Removal of new, enlarged dormer construction built without a VCC permit.

Note: A permit for reconstruction of dormers to match original will be issued once drawings and/or photographic documentation is submitted for review.

Cbs 3/28/01

VIEUX CARRE
SURCHARGE

This permit expires six (6) months from date of issuance, and may be renewed if work is proceeding satisfactorily.

A permit may still be required from the City of New Orleans, Department of Safety and Permits. A Vieux Carré surcharge will be assessed against all city building permits which also require a Vieux Carré Commission permit. This project will be inspected on a regular basis by the Vieux Carré Commission staff to guarantee that the work executed conforms with this permit.

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

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

Signature: [Signature]

Print Name: Earl Schmit

Approved: [Signature]

Date: 4-2-01

Director

1238 Dauphine

Vieux Carré Commission

August 30, 2023





Vieux Carré Commission

334 Royal Street, Second Floor
New Orleans, LA 70130
(504)528-3950



Permit No.010476

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

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

Address: 1238 Dauphine Street

EXHIBIT A

Applicant: Earl Schmit 504 908 4866

Owner: Same

Contractor:

Work approved:

1. Reconstruct dormers, removed without a permit, in their original location and to their original appearance. Original window sashes and trim may be reinstalled. Any replacement material must match original in size, profile, exposure, attachment, composition, etc. All repaired and/or replaced materials must be painted to match original.

Note: Construction shall be based on VCC approved drawings, stamped 5/4/01 and photographs of original dormer materials.

Cbs 5/4/01

VIEUX CARRE SURCHARGE

This permit expires six (6) months from date of issuance, and may be renewed if work is proceeding satisfactorily.

A permit may still be required from the City of New Orleans, Department of Safety and Permits. A Vieux Carré surcharge will be assessed against all city building permits which also require a Vieux Carré Commission permit. This project will be inspected on a regular basis by the Vieux Carré Commission staff to guarantee that the work executed conforms with this permit.

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

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

Signature: Earl Schmit

Print Name: Earl Schmit

Approved: [Signature]
Director

Date: 5-7-01

1238 Dauphine
Vieux Carré Commission

August 30, 2023





City of New Orleans
 Vieux Carré Commission
 Building Inspection Division
 Complaint Slip



DATE: March 26, 2001

Complaint #:2001-00013

LOCATION: 1238 Dauphine St.

RECEIVED BY: Carol Marc Cooper

COMPLAINANT INFORMATION

Name: unknown

Address:

Telephone:

REFERRED TO

V.C.C. Inspector: Morris Sawyer

Building:

Zoning:

Electrical:

Mechanical:

Other:

NATURE OF COMPLAINT: Removed two (2) dormers and constructing an addition without a permit.

ACTION TAKEN

Date: 3/26/01 - Stop work & sent a letter of violation (first ltr.)

Date: 4/2/01 got permit

Date: 4/18/01 Applied for permit to replace dormers (2)

Final Disposition: EARL SCHMIT got a Permit to Remove New Addition & will Apply for another permit to restore dormers, 5/7/01.

1238 Dauphine

Vieux Carré Commission

August 30, 2023





1238 Dauphine (Rear)

Arrows in photograph above reveal that non-conforming alterations were made to the exterior as follows:

- (1) The two rear dormers have not been re-constructed according to the specifications outlined in VCC remedial permit #010476.
- (2) A roof top deck with iron railing has been constructed without a permit and contrary to VCC Design Guidelines.
- (3) Three air conditioning compressors have been installed on the roof without a permit and contrary to VCC Design Guidelines.

Photo: June 7, 2005

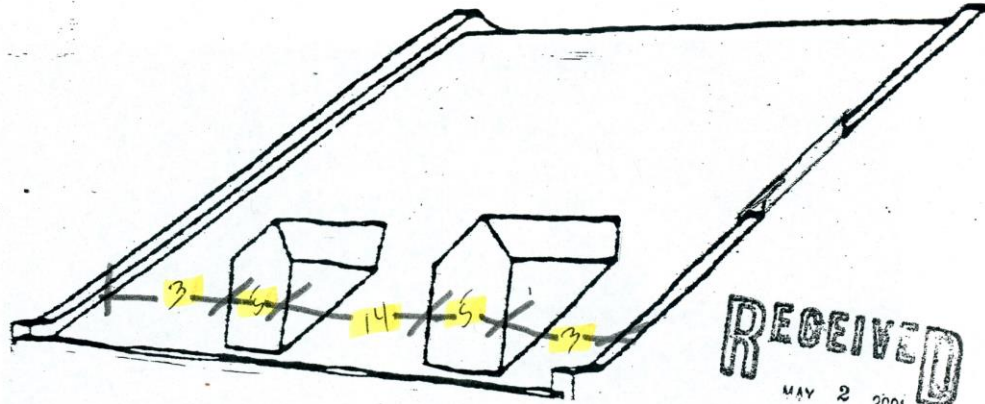
1238 Dauphine

Vieux Carré Commission

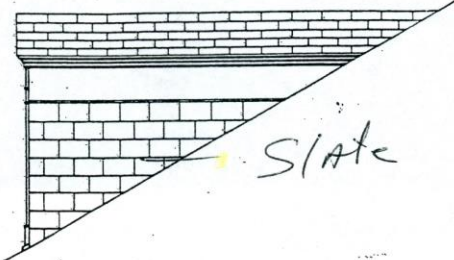
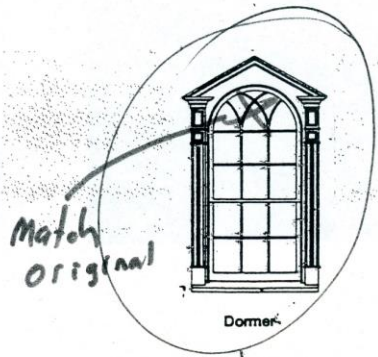
August 30, 2023



EXHIBIT B



RECEIVED
MAY 2 2001
VIEUX CARRE
COMMISSION



To be original window or made to
match



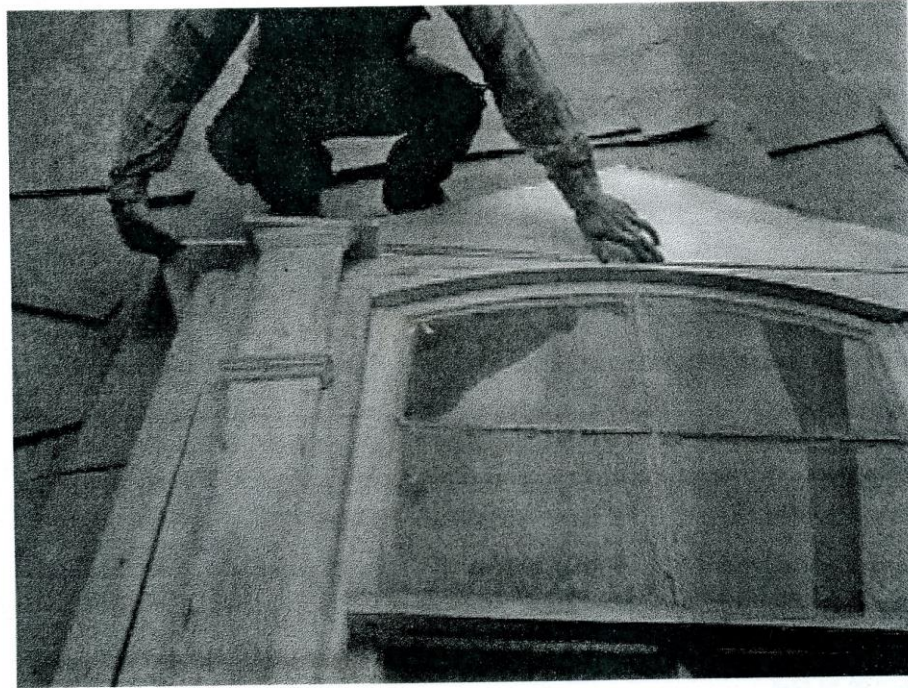


PHOTO OF ORIGINAL
DORMER WINDOW

RECEIVED
MAY 2 2001
VIEUX CARRE
COMMISSION

1238 Dauphine St

1238 Dauphine
Vieux Carré Commission

August 30, 2023





PHOTO ILLUSTRATING WIDTH
OF ORIGINAL DORMER (60")

RECEIVED
MAY 2 2001

VIEUX CARRE
COMMISSION

1238 Dauphine

Vieux Carré Commission

1238 Dauphine St

August 30, 2023





1238 Dauphine

Vieux Carré Commission

1238 Dauphine
PHOTO OF ORIGINAL PORTNER SASH/FRAME

4-18-01

RECEIVED
APR 18 2001

August 30, 2023



Hearing Request Routing Detail

Property Address: 1238 DAUPHINE

Violation Dates: June 13 - 17 / June 20-24 / June 27 - July 1 / July 5 - 8 / July 11 - 15 / July 18 - 22 / July 25 - 29 / August 1 - 5 / August 8 - 12 / August 15 - 19

Total # Cases: 50

Hearing Request Prepared by: Peter Sabi

Date Delivered to Administrative Adjudication Bureau: August ²³22, 2005

Received By: Gayle Dolliole / Cynthia King

Print Name: Gayle Dolliole

CITY OF NEW ORLEANS

C. RAY NAGIN
MAYOR

LARY P. HESDORFFER
DIRECTOR

June 7, 2005

Mr. Earl Schmit
c/o Maximus Development, Inc.
P.O. Box 791120
New Orleans, La. 70179

Re: 1238 Dauphine Street

Dear Mr. Schmit:

Per our telephone conversation of today, this letter serves as formal notification that your property, located at the above referenced address, is in violation of Article II, Section 166-35 of the 1995 Code of the City of New Orleans. **Therefore, any work currently in progress on the exterior of your property must cease immediately.**

Specifically, it has been noted that the following non-conforming alterations have been made to the exterior of your property without a permit and/or contrary to previously issued permits:

(1) The re-construction of two rear (riverside) dormers has not been done in accordance with the specifications outlined in VCC permit # 010476. (See enclosed "Exhibit A") This permit was issued to you based on the drawings which were submitted to us by you on May 2, 2001. Specifically, the drawings and photographs you submitted (see enclosed "Exhibit B") implied that it was your intention to rebuild these dormers to accommodate the original 8 light arch top double hung sash. (Please see your highlighted note on "Exhibit B) These re-constructed dormers were to have an outside width to match the original of 5'-0". Instead, the dormers were re-built wider than 5'-0" and contain casement sash. In addition, the locations of the re-constructed dormers do not conform to the approved drawings.

(2) What appears to be a roof deck with iron hand rails has recently been constructed on the rear adjacent to the dormers. (See attached photograph)

(3) A mechanical equipment platform containing three air conditioning compressors has been erected.

With regard to Item #1, you must correct the construction details of the existing dormers to match the details of the original dormers as outlined both in the drawings submitted by you and approved on May 4, 2001 and VCC permit # 010476 issued to you on May 7, 2001.

With regard to Item #2, this non-conforming alteration must be removed in it's entirety.

With regard to Item #3, you must apply for a permit to retain the compressors in their current location or relocate them to ground level as per VCC Design Guideline requirements for mechanical equipment. (See attached)

COMMISSIONERS

Chairman
E. Ralph Lupin, M.D. (LA. State Museum)
Tom R. Bissell (A.I.A.)
Patricia C. Denechaud, CMP (At-Large)
Fred Lawson (La. Historical Society)
Betty H. Norris (At-Large)
C. Spencer Smith (A.I.A.)
Carol B. Wise (Chamber of Commerce)
Raymond R. Young Sr. (At-Large)



VIEUX CARRÉ COMMISSION
CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU
MAYOR

LARY P. HESDORFFER
DIRECTOR

8/1/2014

Maximus Development Inc
P O Box 791120
New Orleans, LA 70179

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 1238 Dauphine St revealed the following violations observed on 7/22/2014 during a site visit.

The previously cited violation for the rebuilding of the dormers on the Bourbon elevation in opposition of the approved plans has never been resolved. Specifically, the permit issued 5/7/01 stated that the dormers be reconstructed "in their original location and to their original appearance. Original window sashes and trim may be reinstalled. Any replacement material must match original in size, profile, exposure, attachment, composition, etc." The construction was to be "based on VCC approved drawings, stamped 5/4/01 and photographs of original dormer materials." Instead, the reconstructed dormers are wider than the approved plans, contain casement instead of the approved double hung windows, and the locations of the re-constructed dormers do not conform to the approved drawings. Additionally, the construction of the roof deck with iron handrails adjacent to one of the rear dormers was done so without benefit of VCC review or approval. Finally, a mechanical platform has been constructed and three air conditioning compressors installed without benefit of VCC review or approval.

In addition to these outstanding violations, a landing, stairs, and a railing have been constructed adjacent to the second floor window on the Barracks elevation over the property line and built without benefit of VCC review or approval. The color of this window has been changed without benefit of VCC review or approval. A downspout has been removed from the Dauphine elevation and a security camera has been installed, all without benefit of VCC review or approval.

1238 Dauphine

Vieux Carré Commission

August 30, 2023



Wednesday, July 19, 2017

Maximus Development Inc
P O Box 791120
New Orleans, LA 70179-1120

Case Number: 17-09404-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 1238 Dauphine St revealed the violations listed on the reverse, which were observed on Thursday, July 6, 2017 during a site visit.

You must contact this office within fourteen (14) days and / or submit a Renovation permit application online at <http://onestopapp.nola.gov> so that we can advise you how to correct the aforementioned violations. Filing a Renovation permit will notify both Safety and Permits and the Vieux Carré Commission. **You must obtain permits prior to beginning the work to correct the violation.**

If these violations are not remedied within thirty (30) days, the Vieux Carré Commission is empowered under Section 166-123 of the Code of the City of New Orleans to prosecute or have prosecuted such violations of the article in municipal court of the City of New Orleans or other courts of competent jurisdiction, either civil or criminal.

Violations of any such provisions of this Code may be punished by a fine, imprisonment for not more than five months, or both. **Furthermore, such violations could affect the annual renewal of your Alcoholic Beverage License, if you have one.**

It is imperative that you deal with this situation now. Only with your cooperation can we continue the preservation of the Vieux Carré. **Please contact Anthony Whitfield at (504) 658-1426 or email abwhitfield@nola.gov first to answer any question and/or to schedule an office appointment.** Thank you in advance for attending to this matter promptly.

Sincerely,

Anthony Whitfield
Building Inspector

1238 Dauphine

Vieux Carré Commission

Description of Violations at 1238 Dauphine St:

CCNO 166-35	Working without required 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:
CCNO 166-35	Dormer	The previously cited violation for the rebuilding of the dormers on the Bourbon elevation in opposition of the approved plans has never been resolved. Specifically, the permit issued 5/7/01 stated that the dormers be reconstructed "in their original location and to their original appearance. Original window sashes and trim may be reinstalled. Any replacement material must match original in size, profile, exposure, attachment, composition, etc." The construction was to be "based on VCC approved drawings, stamped 5/4/01 and photographs of original dormer materials." Instead, the reconstructed dormers are wider than the approved plans, contain casement instead of the approved doublehung windows, and the locations of the re-constructed dormers do not conform to the approved drawings.
CCNO 166-35	Roof	The construction of the roof deck with iron handrails adjacent to one of the rear dormers was done so without benefit of VCC review or approval
CCNO 166-35	HVAC	A mechanical platform has been constructed and three air conditioning compressors installed without benefit of VCC review or approval
CCNO 166-35	Railings	A landing, stairs, and a railing have been constructed adjacent to the second floor window on the Barracks elevation over the property line and built without benefit of VCC review or approval
CCNO 166-35	Windows	The color of the window on the Barracks elevation has been changed without benefit of VCC review or approval
CCNO 166-35	Security Cameras	Security cameras installed without benefit of VCC review or approval. They may be approvable, but please provide VCC staff with the security camera specs.
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 other person having legal custody and control thereof shall repair such building if it is found to have any of the following defects:
CCNO 166-121	Paint	Paint deterioration present on the building. In need of paint
CCNO 166-121	Shutters	Shutter damage on the Barracks elevation
CCNO 166-121	Vegetation	Vegetation on building which can cause damage to the building and is likely a sign of moisture problems within the wall.
CCNO 166-121	Stucco	Patina, limewash is in need of retouching

August 30, 2023



August 14, 2023

Earl Schmit
1238 Dauphine Street
New Orleans, LA 70116

Re: Rear Dormer Windows; 1238 Dauphine Street, New Orleans, LA 70116

Dear Mr. Schmit,

You have advised us that you are currently attempting to resolve various issues with the Vieux Carre Commission ("VCC") relating to the two rear dormer windows at 1238 Dauphine Street, New Orleans, LA 70116.

You have further advised us that the dormers were reconstructed in 2001 pursuant to VCC permit #010476. Although the VCC inspector regularly visited the property every 3-4 weeks in 2001 while work was in progress and the inspection reports did not note any issues, the VCC is alleging that the dormers were not reconstructed in their original size/appearance. The VCC Architecture Committee has recently denied your appeal to retain the dormer windows.

As we discussed, in order to reconstruct the dormers as envisioned by VCC, you will need to remove a significant portion of the slate roof on the rear of the building. You will then need to tear out the existing dormers, reconstruct them, and then replace the portion of the slate roof that was removed. You have advised us that you cannot afford the substantial costs for this scope of work because the property is fully mortgaged and because you are retired and living on social security. You have requested that we present you with alternatives. We believe that you have the following options.

Option 1. You can appeal the VCC Architecture Committee's denial of your appeal to retain the dormer windows to the VCC. While the VCC Architecture Committee does not consider hardship issues, the VCC itself will in fact consider hardship issues. Therefore, you may wish pursue an appeal to the VCC to retain the current dormers based on hardship.

Option 2. The drawing submitted to VCC on May 2, 2001 indicates that the width of the dormers are 5 feet. The current inside width of the window is 57" with a 3 1/2" inside casing – a difference of 1/2 inch. However, back in 2001, the original windows which were replaced were double hung, swept top windows. The current windows are casement-type

windows. You could replace the current windows with double hung windows of the same width as the current windows as shown on Attachment 1. This option would not require removal of the slate roof or extensive carpentry to reconstruct the dormer shell.

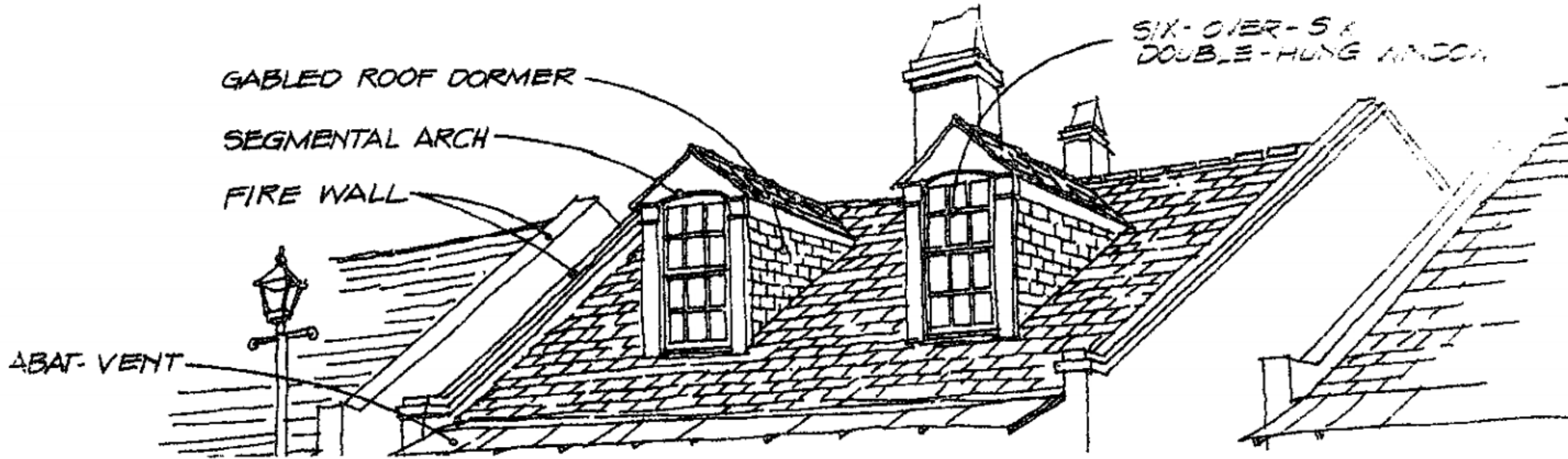
Option 3. Although the drawing submitted and approved by VCC on May 2, 2001 indicates that the dormer window width is 5 feet, you have advised that the VCC staff believes that the current dormer windows are too wide. You could reduce the window width to 36" to accommodate the VCC staff as shown on Attachment 2 (using either swept top or standard window) without changing the size of the dormer shell. This option would also not require removal of the slate roof or extensive carpentry to reconstruct the dormer shell.

If you need additional information, please feel free to contact me.

Sincerely,

Timothy M. McDonald
LA Residential License #886252



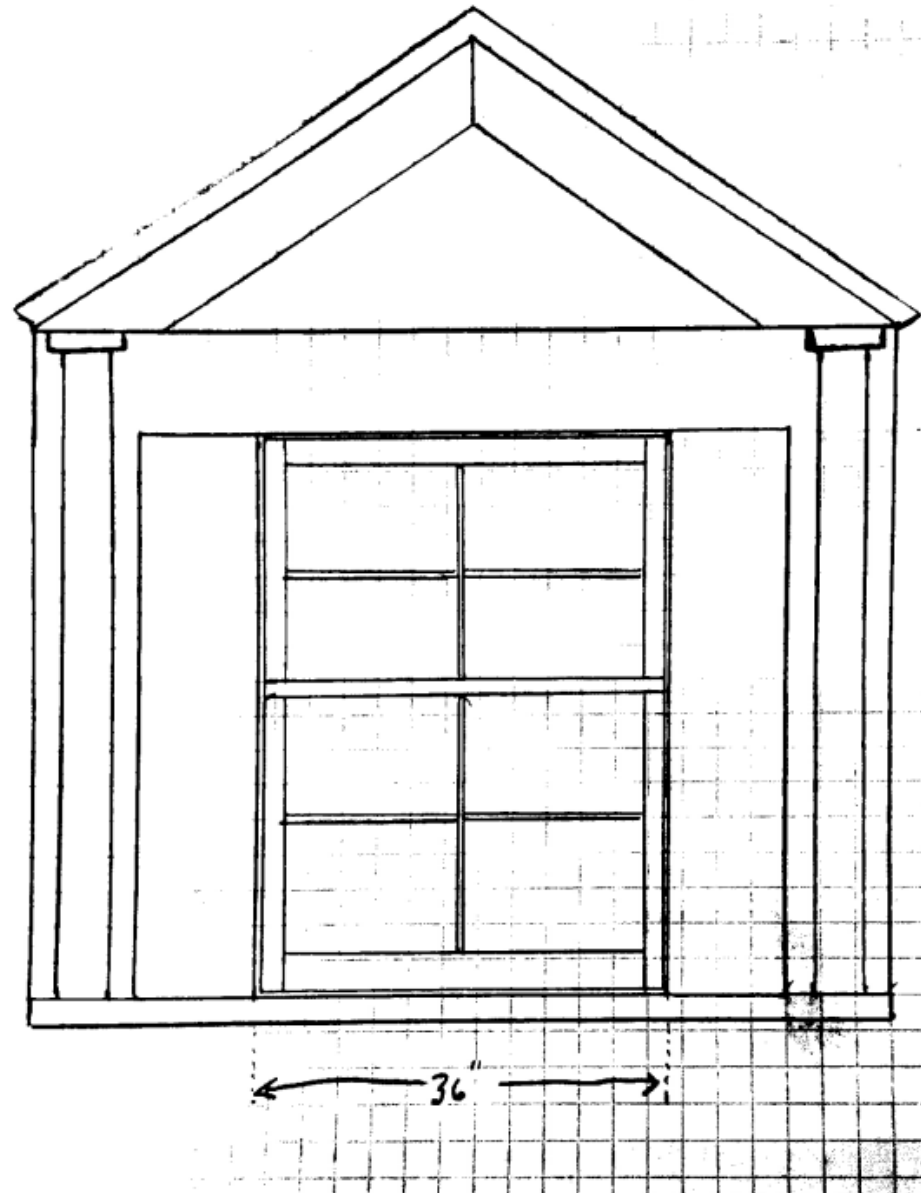


1238 Dauphine – proposed by applicant

Vieux Carré Commission

August 30, 2023





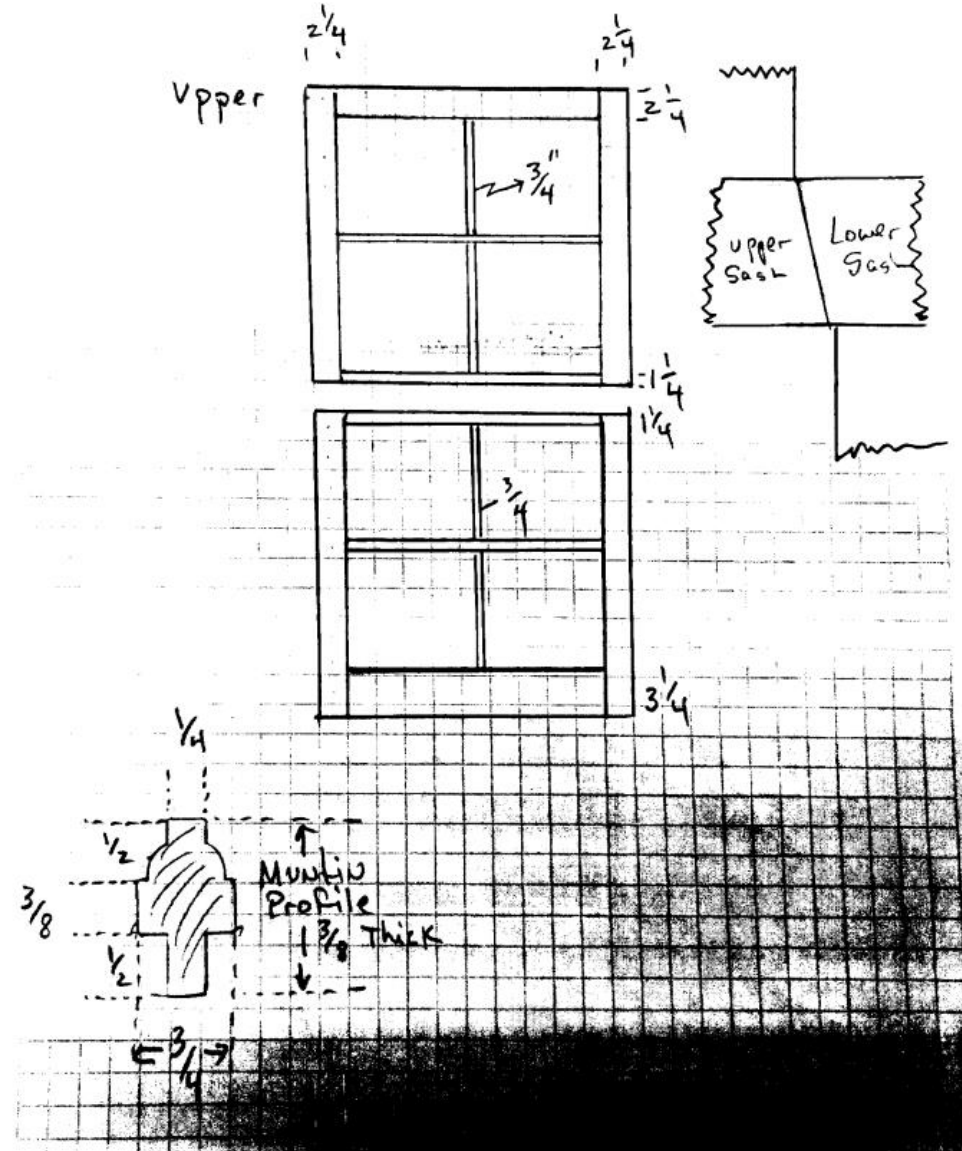
1238 Dauphine – proposed by applicant

Vieux Carré Commission

August 30, 2023



Typical Sash



1238 Dauphine – proposed by applicant

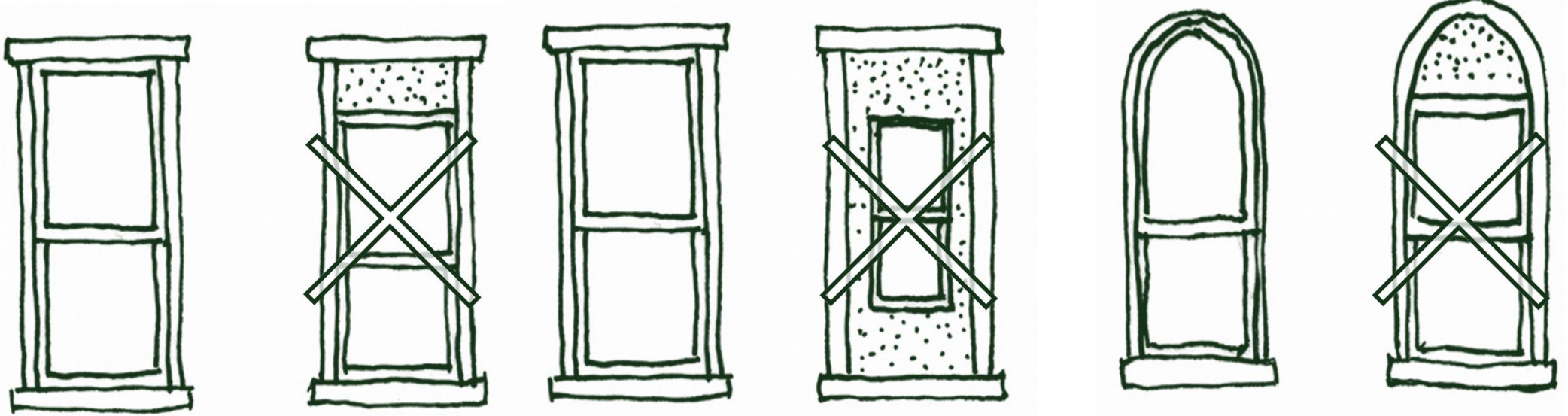
Vieux Carré Commission

August 30, 2023



INAPPROPRIATE REPLACEMENT WINDOWS

The following diagrams indicate historic windows with **inappropriate** examples of replacement windows. When considering a replacement window, the size, operation, configuration, shape and proportions of the existing window must be replicated and historic trim must be retained or replicated.



Size: *The replacement window should be sized to fit the window opening – An infill panel should not be installed*

Size: *The replacement window should be sized to fit the window opening – An infill panel should not be installed*

Shape: *The replacement window should be shaped and sized to fit the window opening – An infill panel should not be installed*



1238 Dauphine – **previously existing, narrower dormers**



1238 Dauphine – 2005

Vieux Carré Commission

August 30, 2023





1238 Dauphine – 2010

Vieux Carré Commission

August 30, 2023





1238 Dauphine

Vieux Carré Commission

August 30, 2023





1238 Dauphine

Vieux Carré Commission

August 30, 2023





1238 Dauphine

Vieux Carré Commission

August 30, 2023





Eagleview

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1238 Dauphine

Vieux Carré Commission

August 30, 2023

