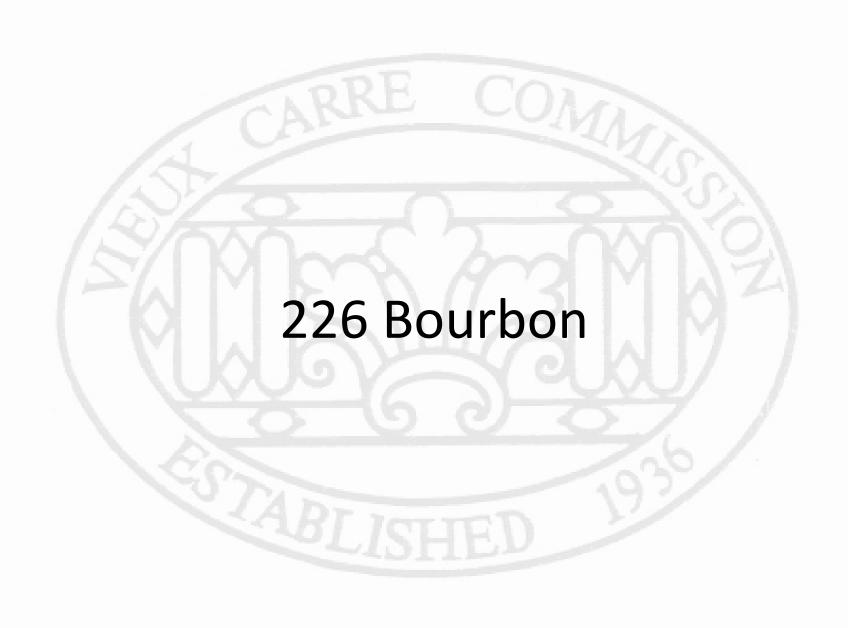
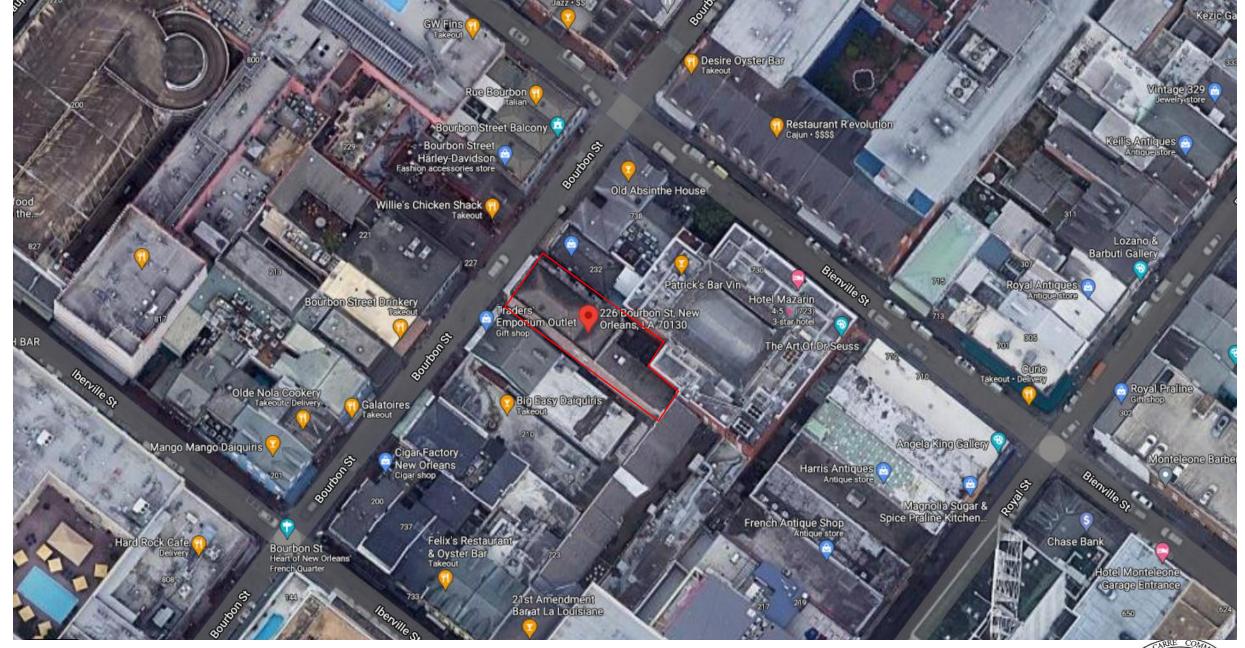
Vieux Carré Commission Architecture Committee Meeting

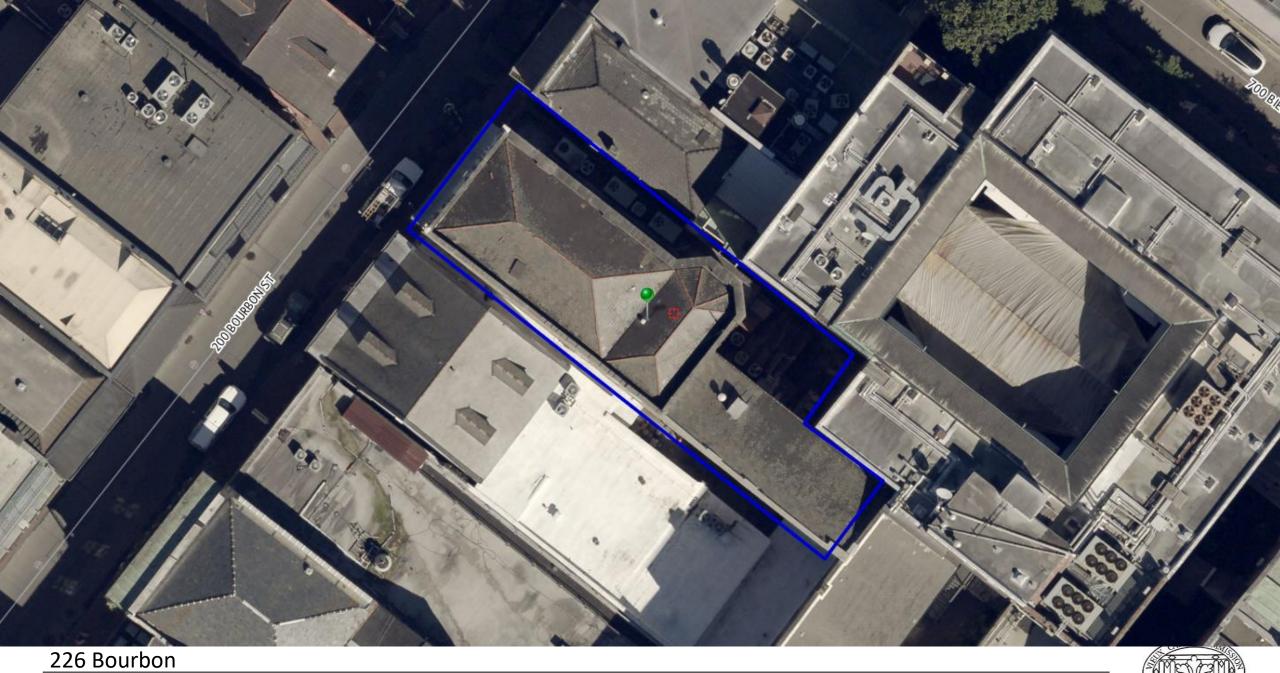
Tuesday, May 24, 2022



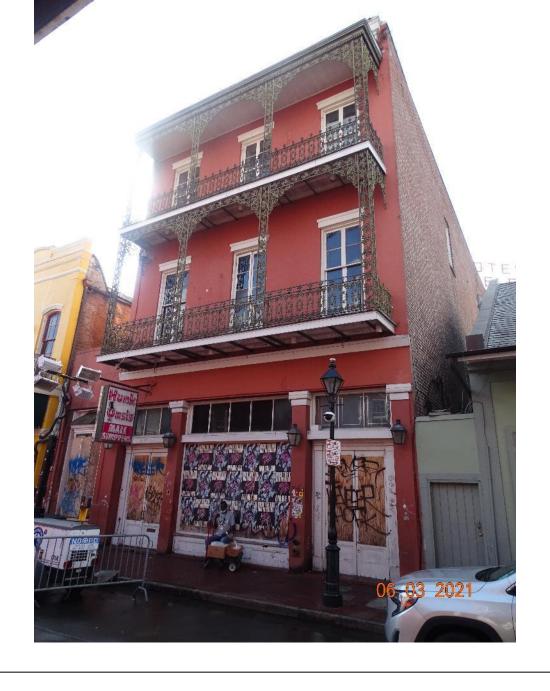






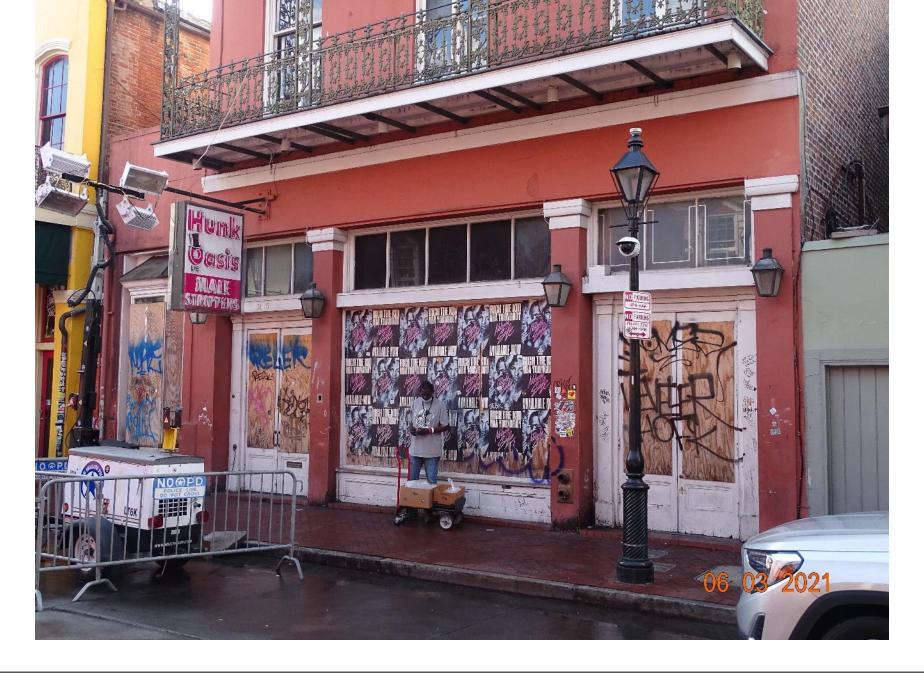


May 24, 2022







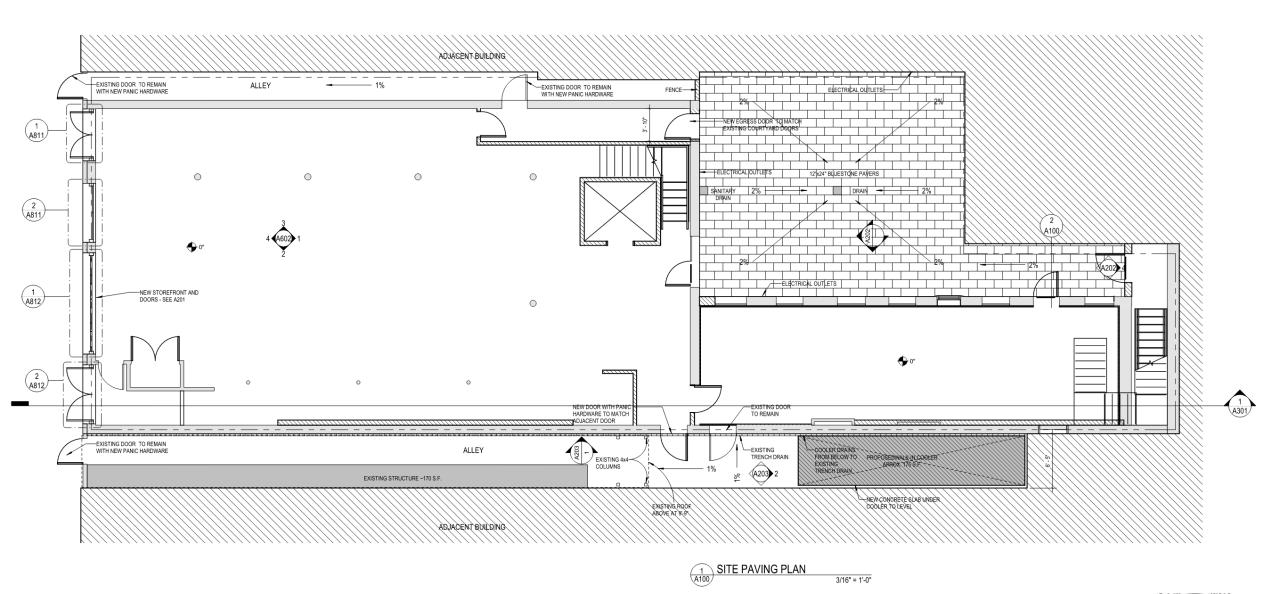






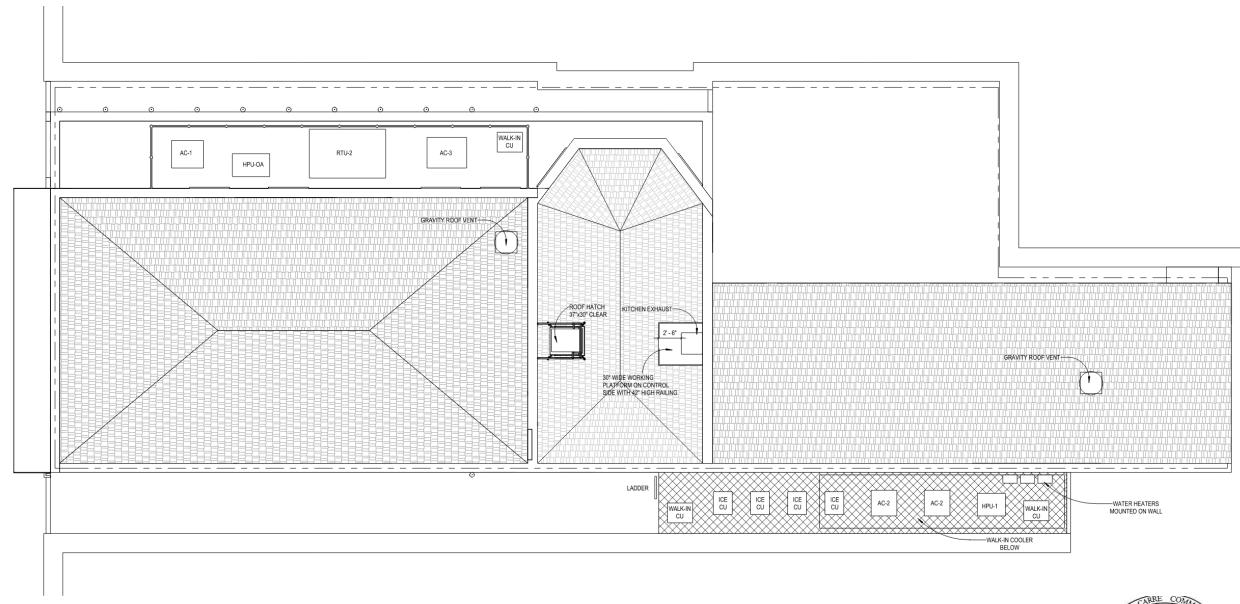


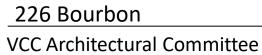
May 24, 2022



226 Bourbon

WESTED THE STREET





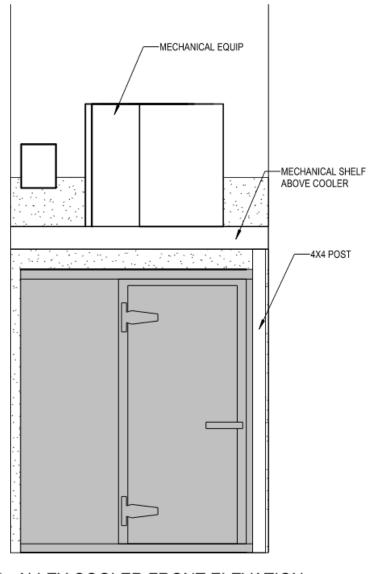




226 Bourbon



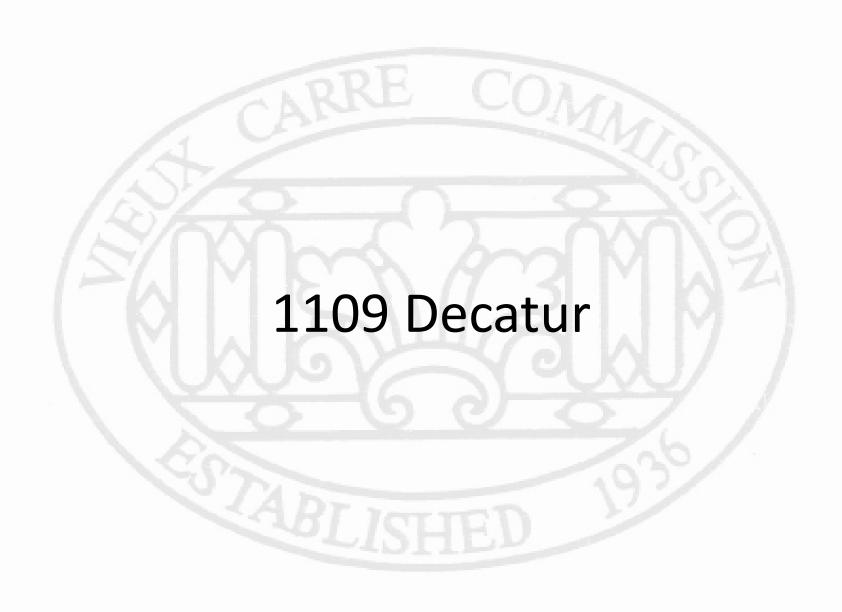
226 Bourbon

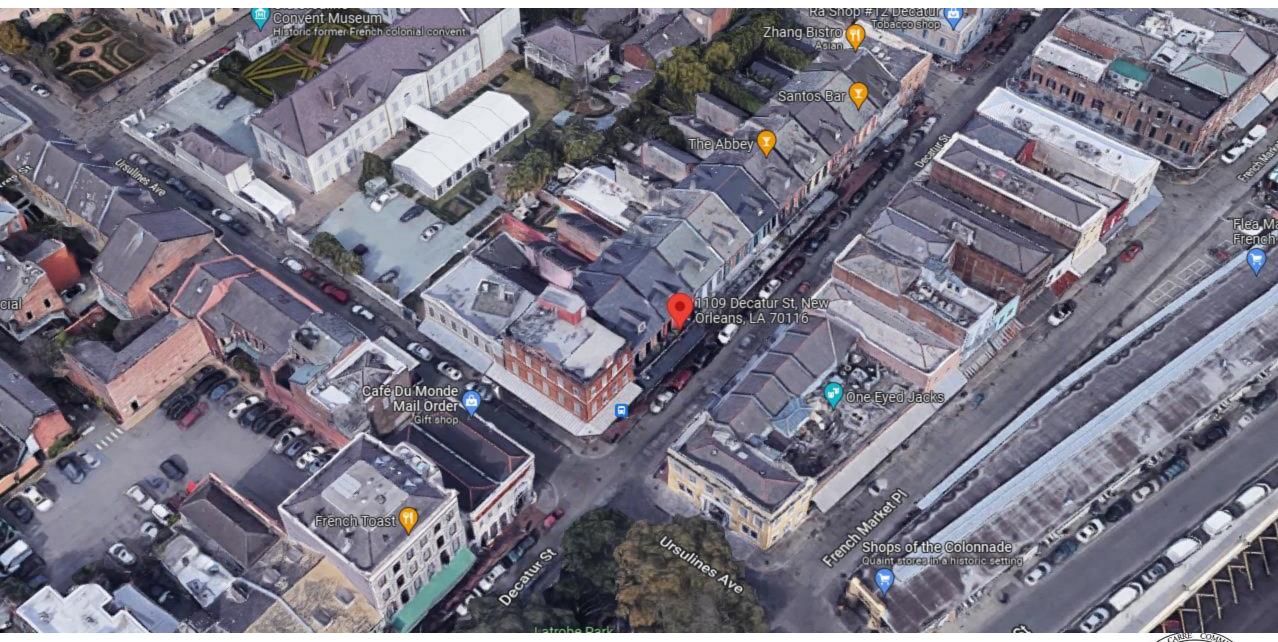






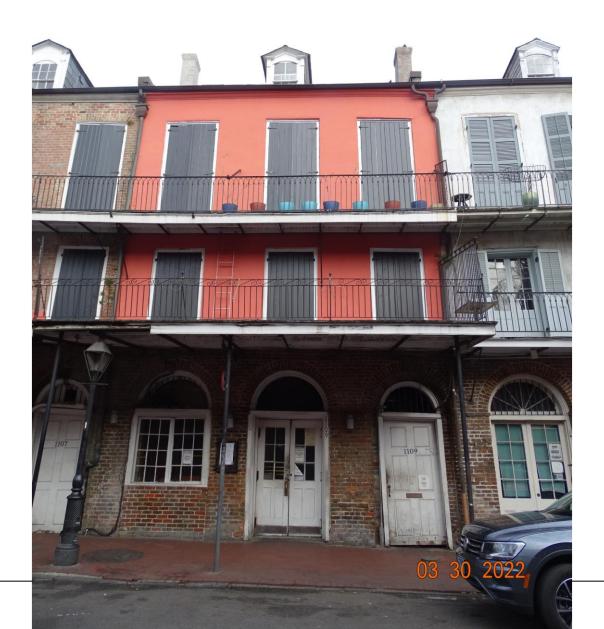




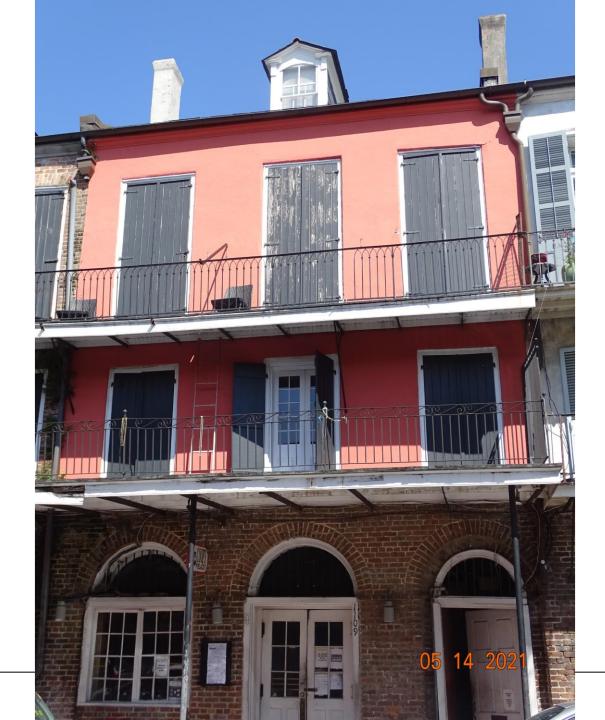
















1109 Decatur





1109 Decatur





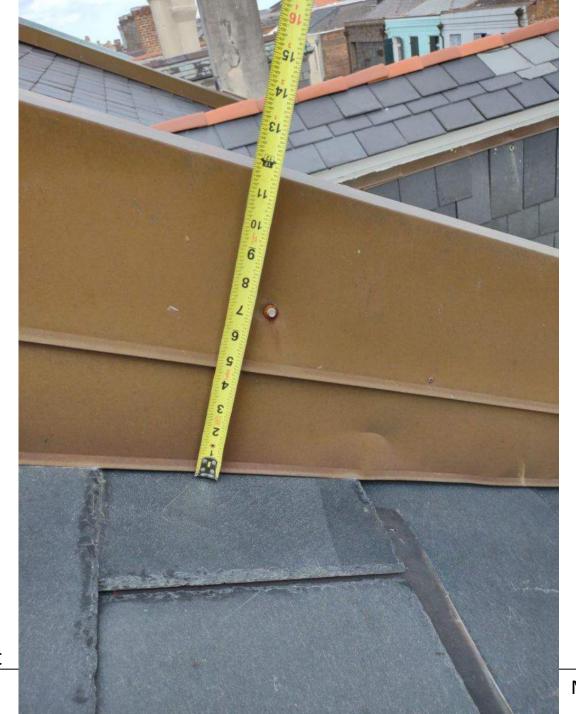






























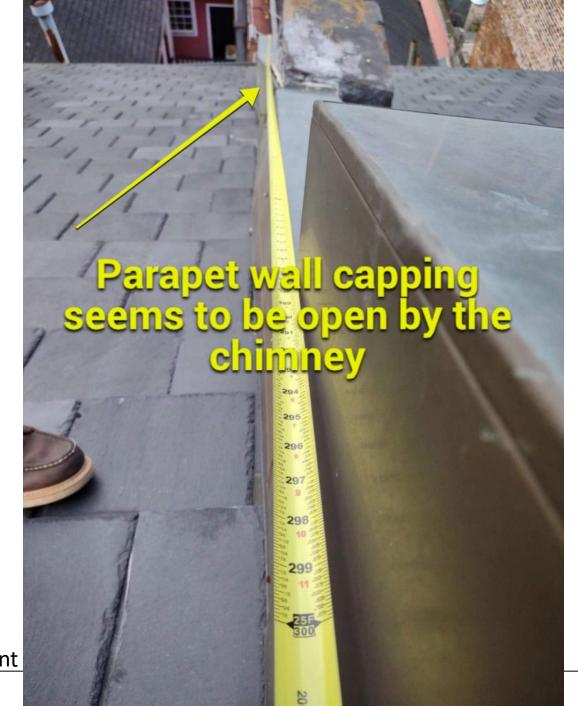


1109 Decatur – Photos From Applicant

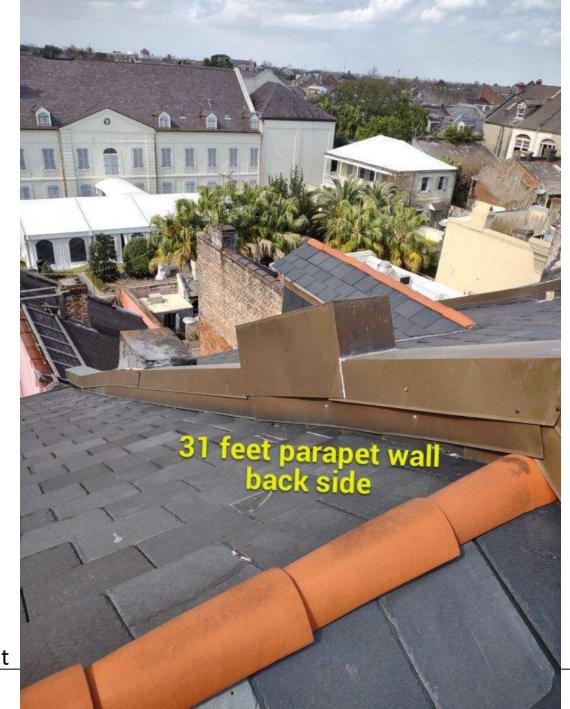




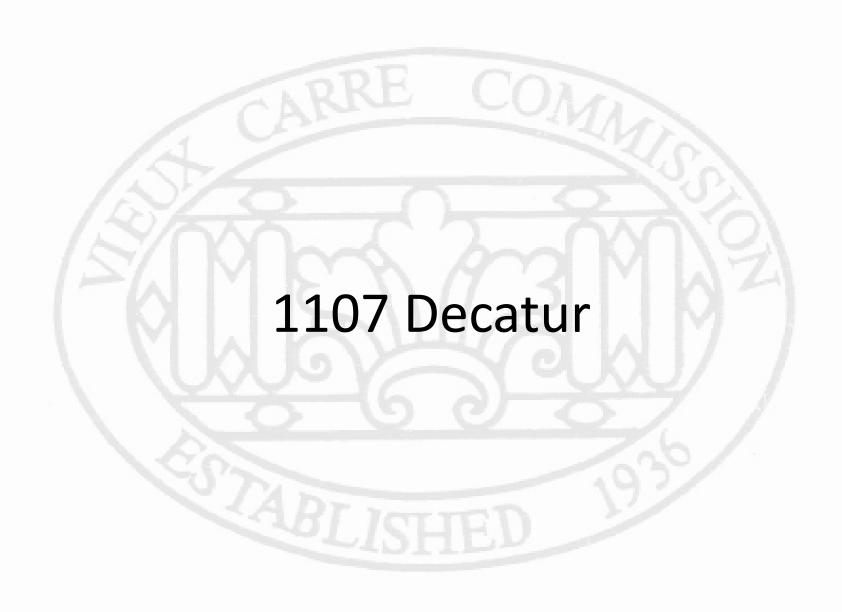
May 24, 2022

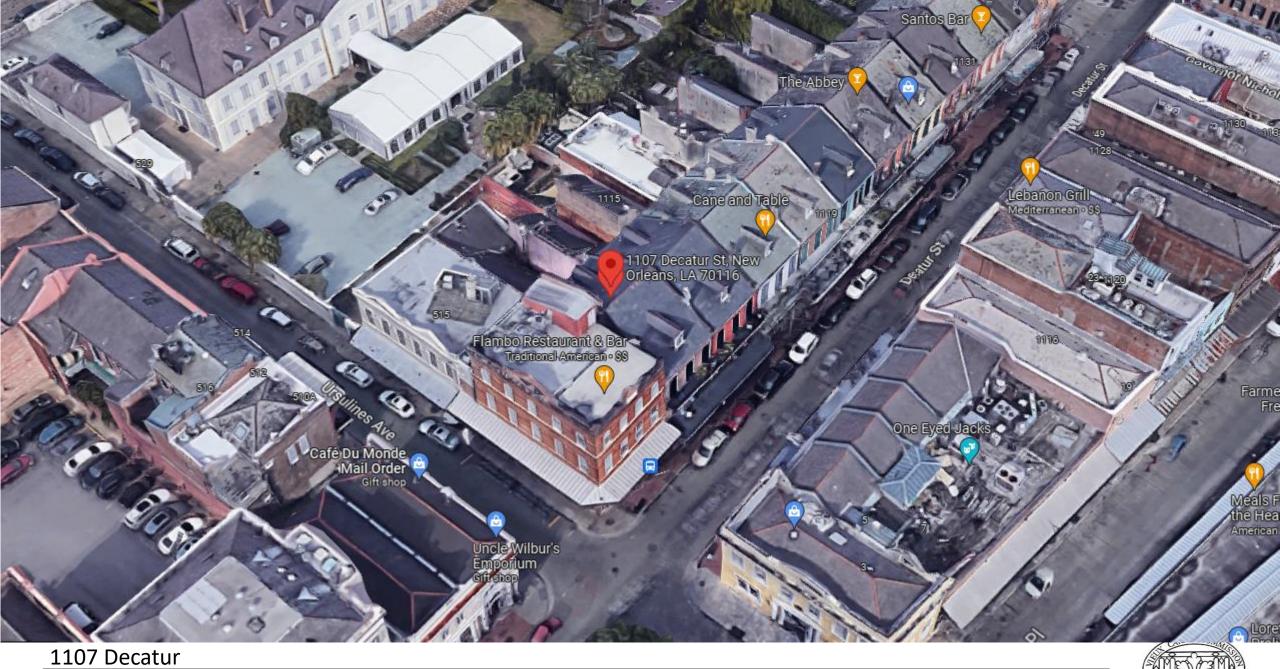


















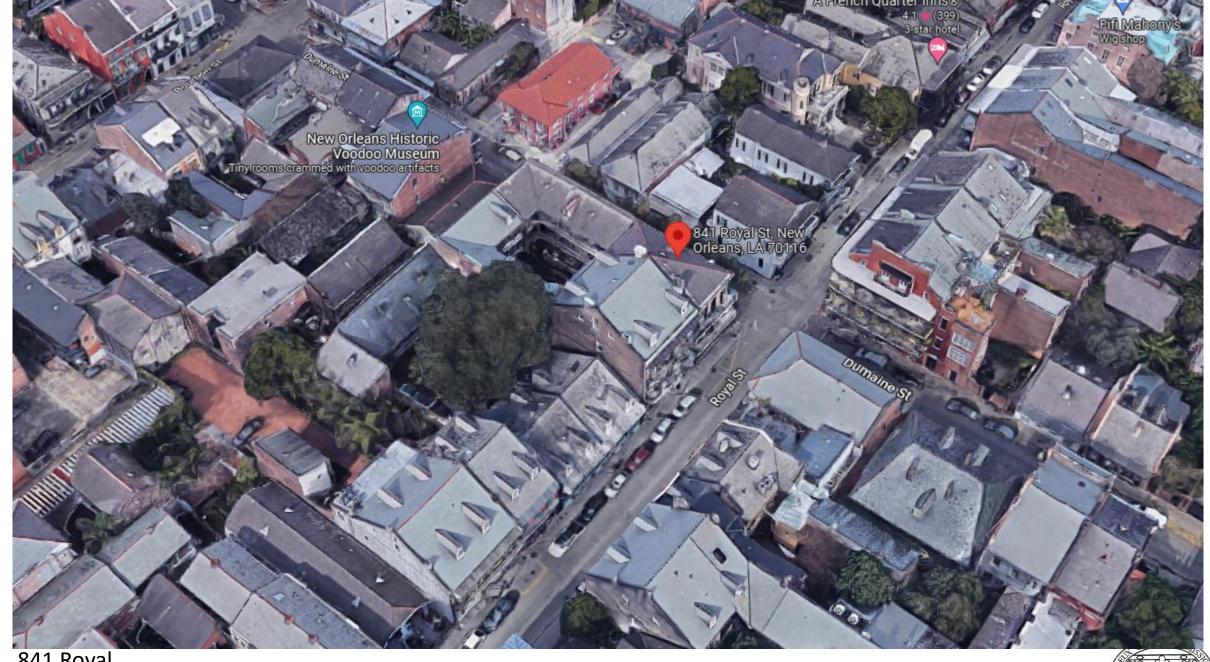








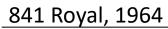
841 Royal; 700-706 Dumaine



















VCC Architectural Committee

May 24, 2022





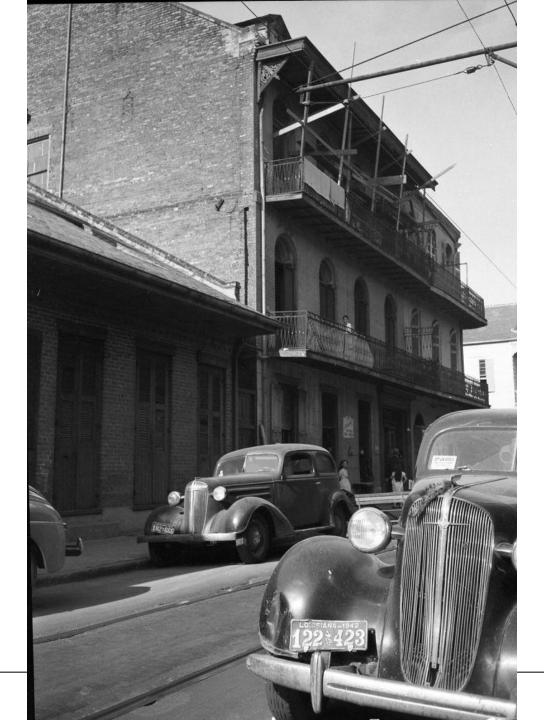




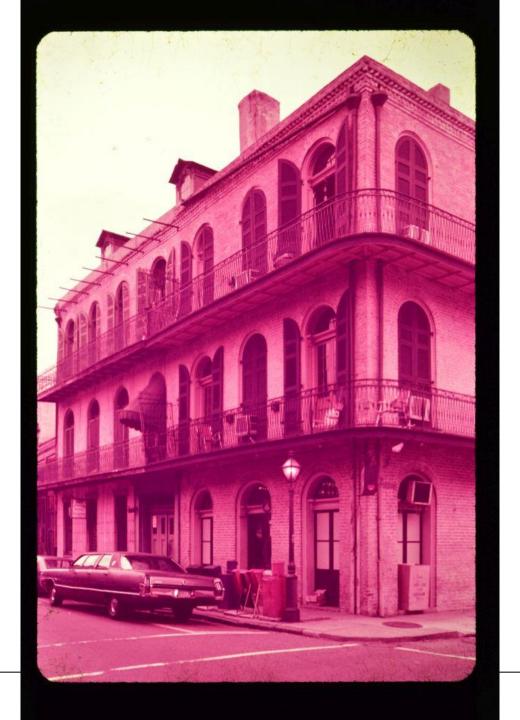






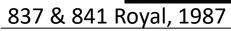


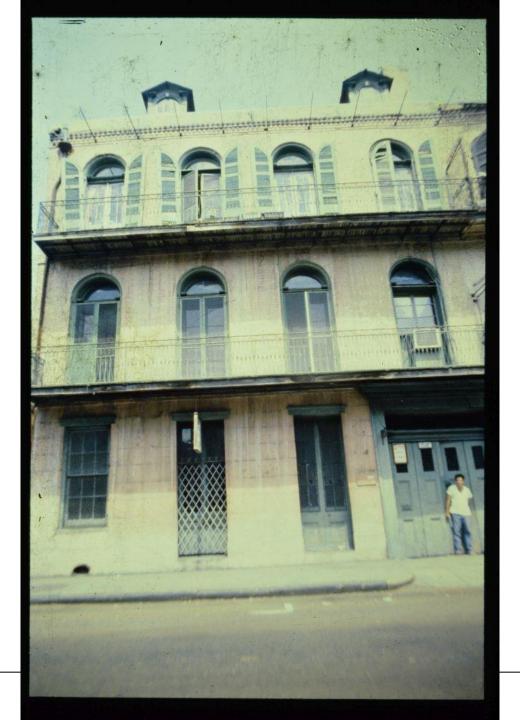








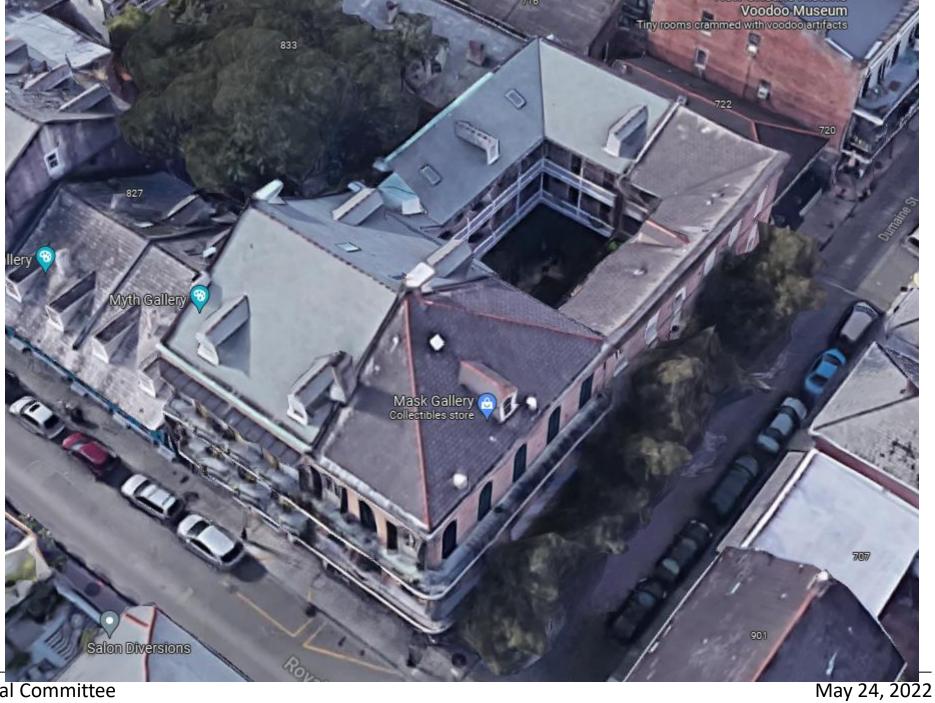




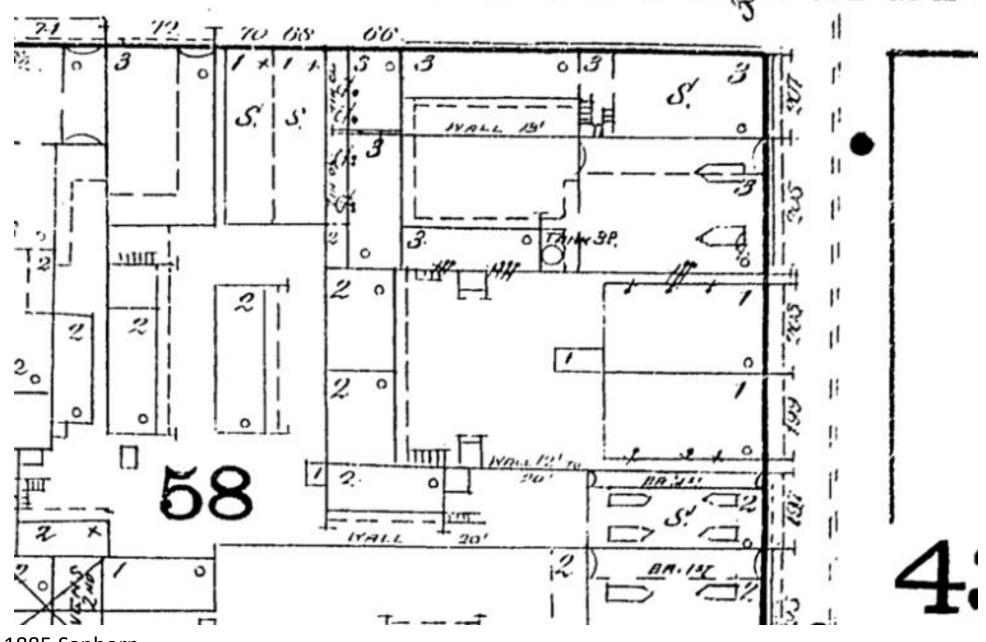




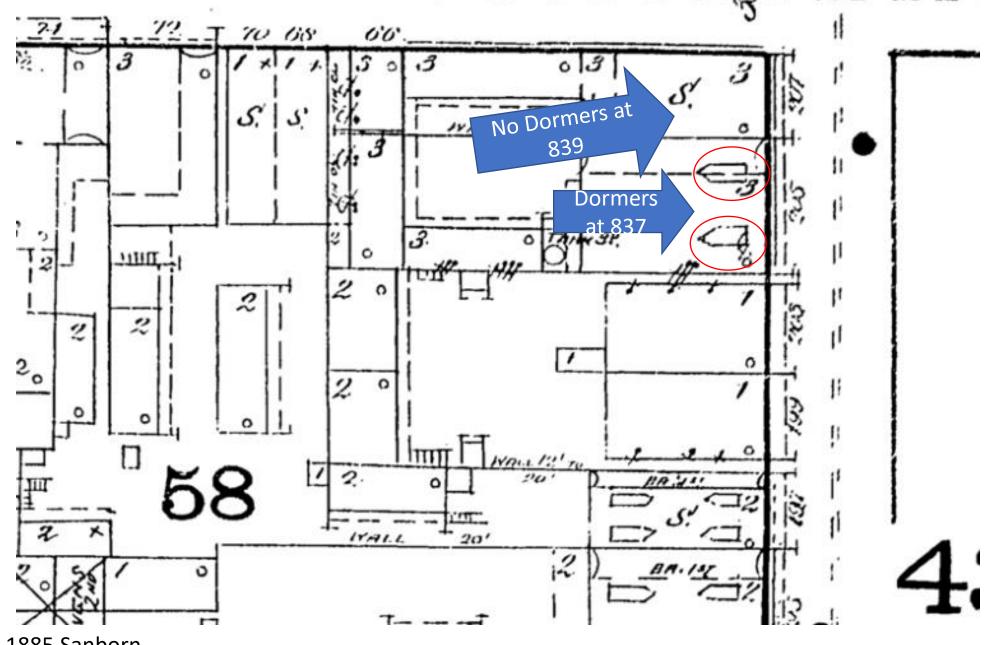








841 Royal, 1885 Sanborn



841 Royal, 1885 Sanborn











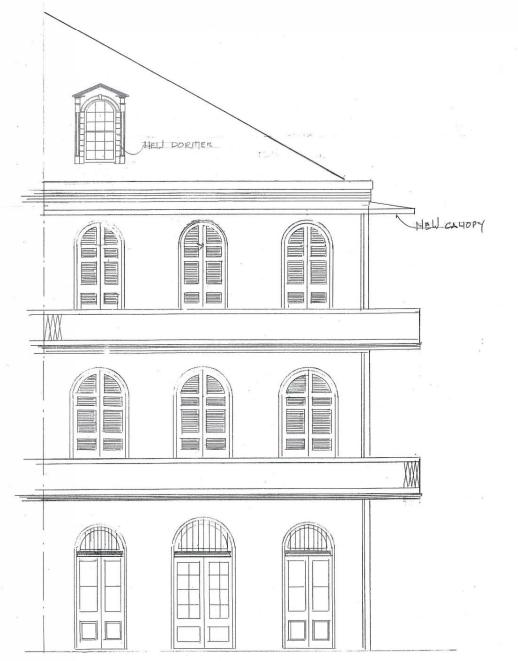




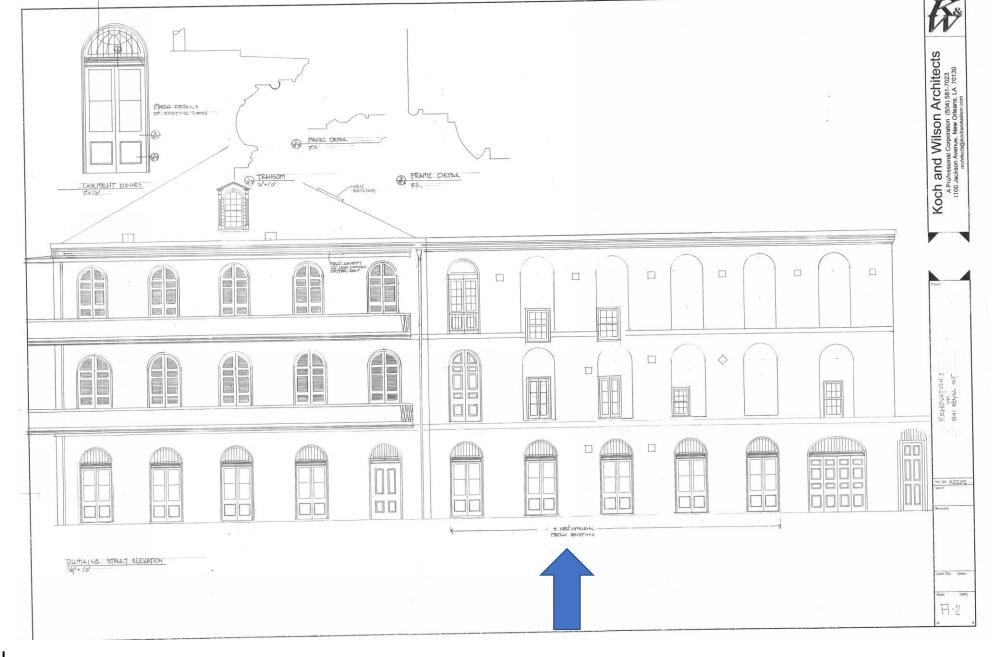




RRE COMMON PARTIES OF THE PARTIES OF









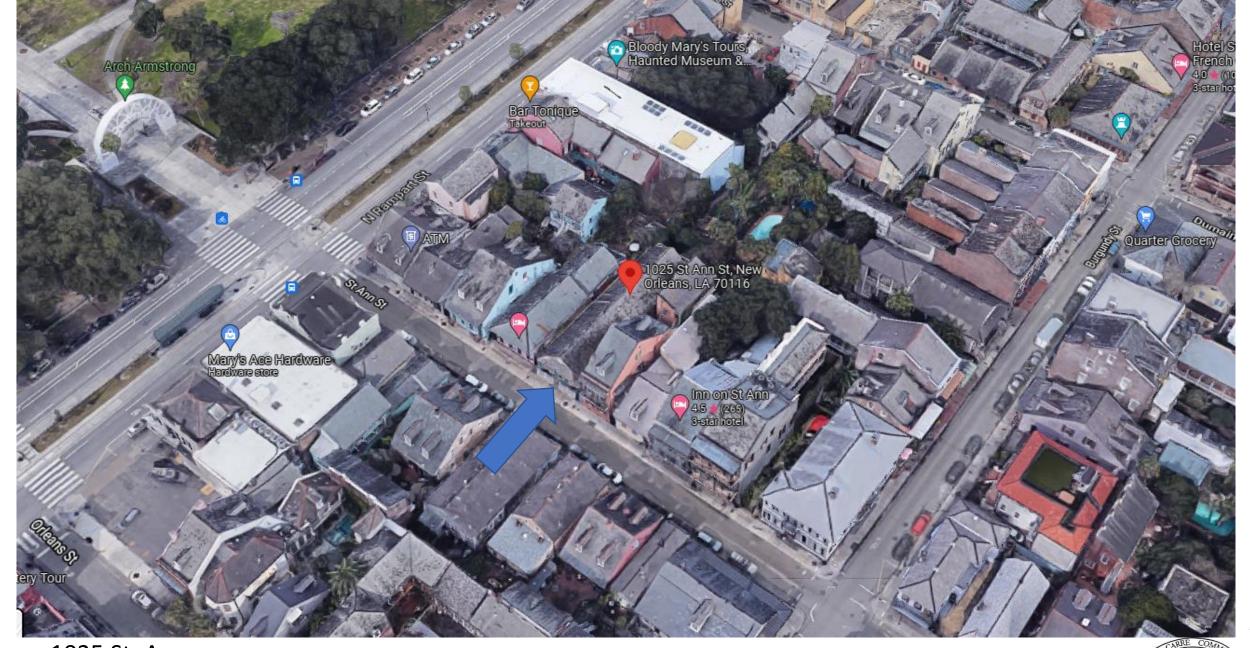












1025 St. Ann



1023-25 St. Ann











1025 St. Ann, 1962











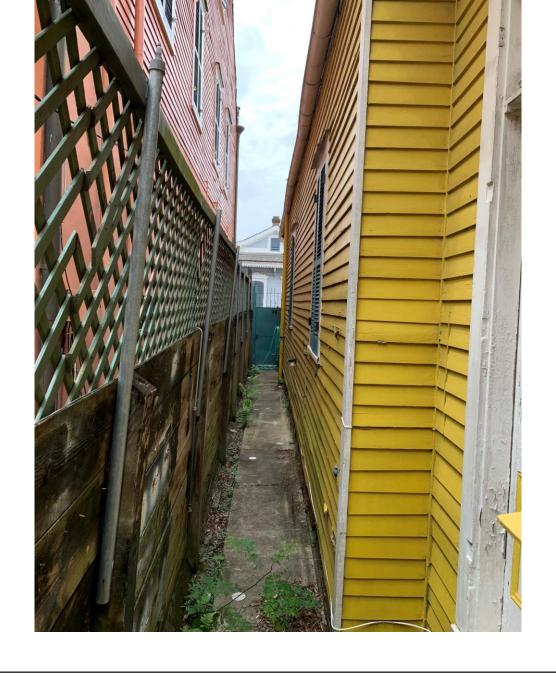




















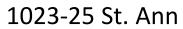








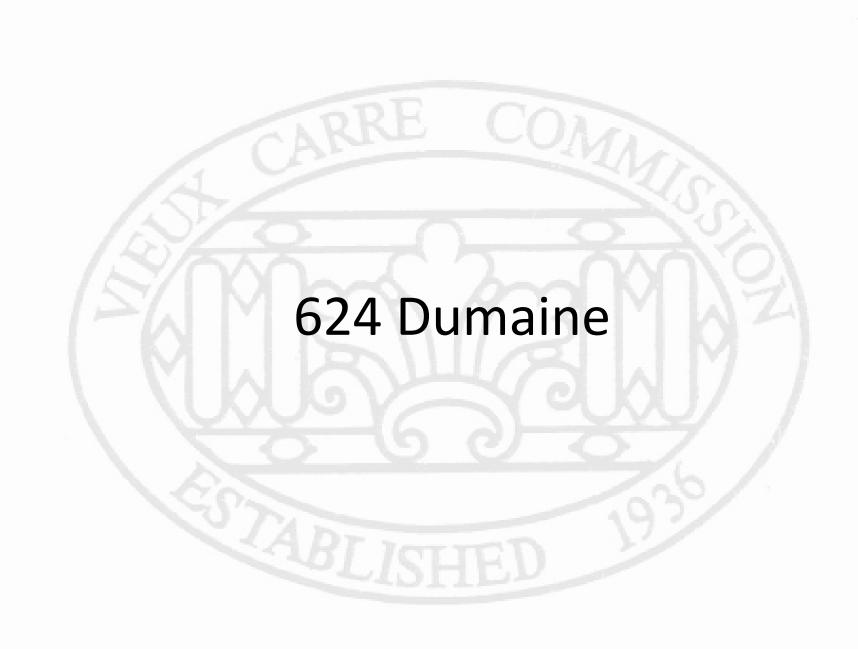


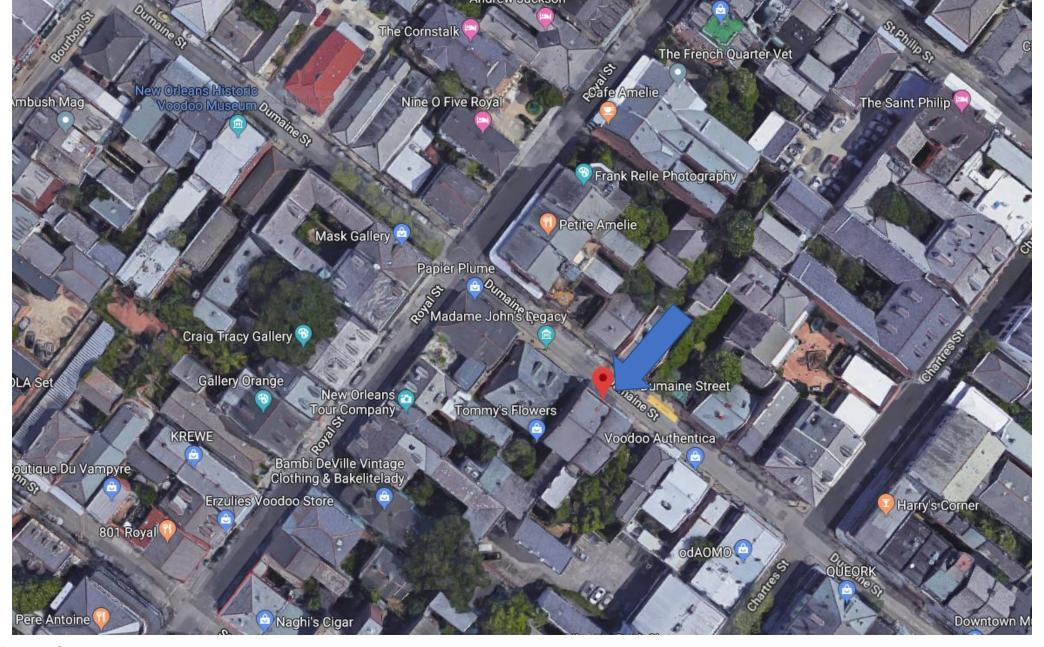




327 Bourbon Deferred at the Applicant's Request

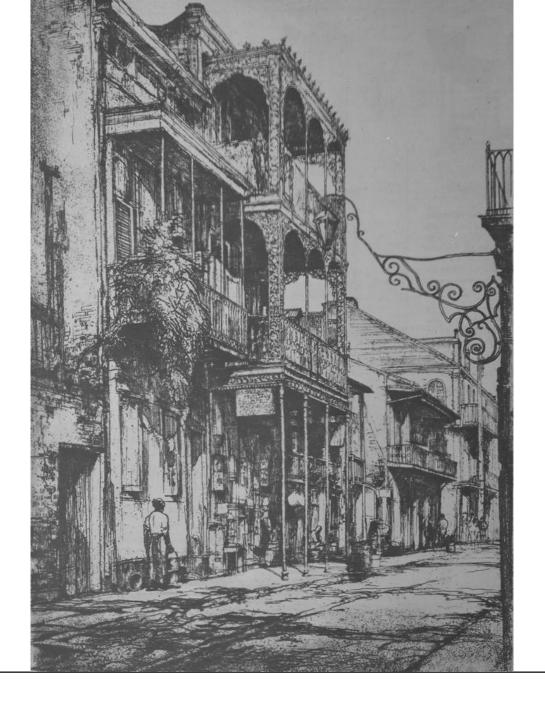


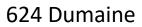


























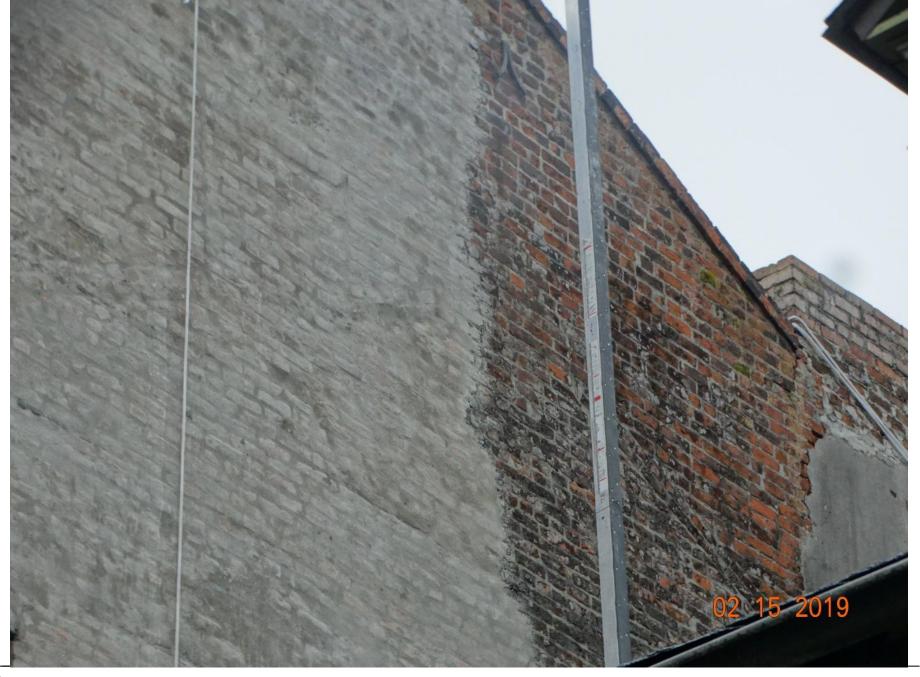
624 Dumaine

























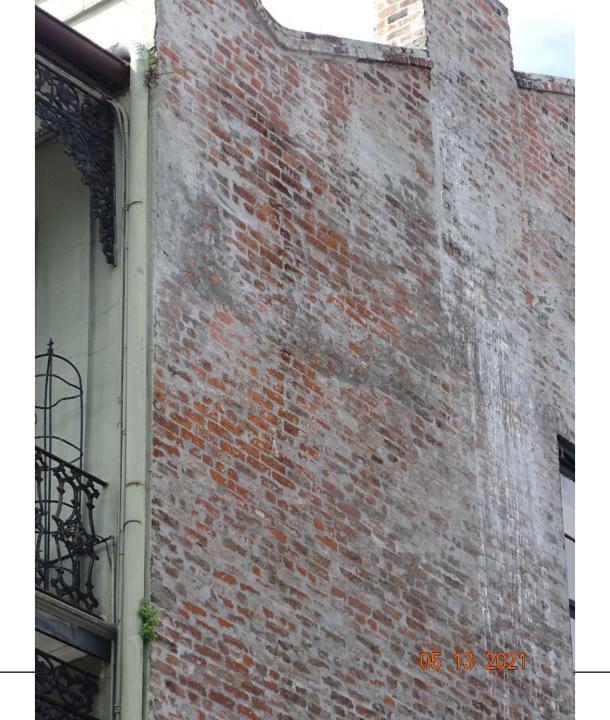




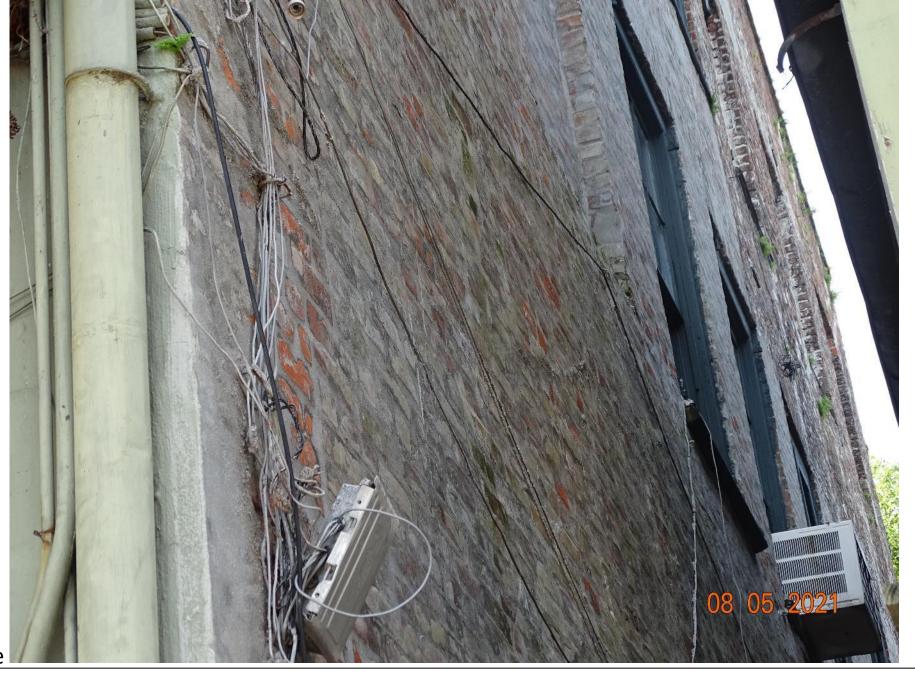












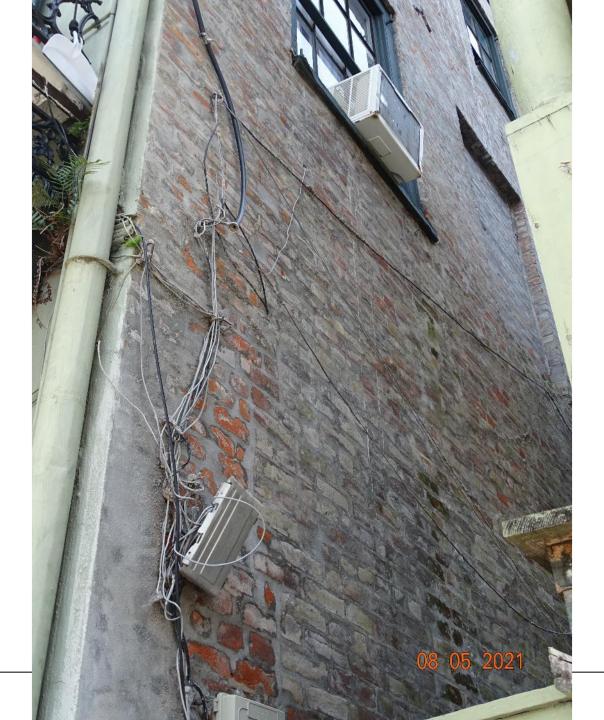
















H40

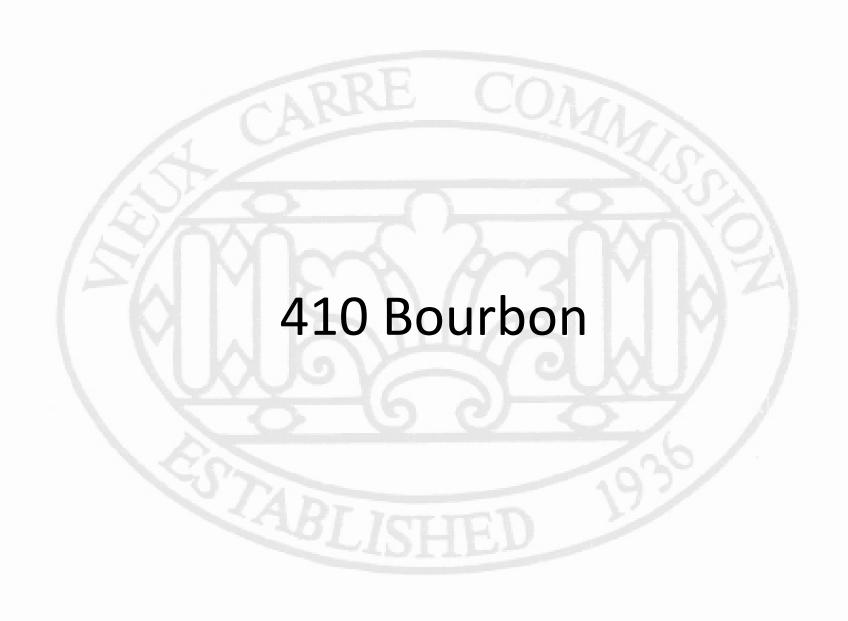
Masonry strengthening water repellent

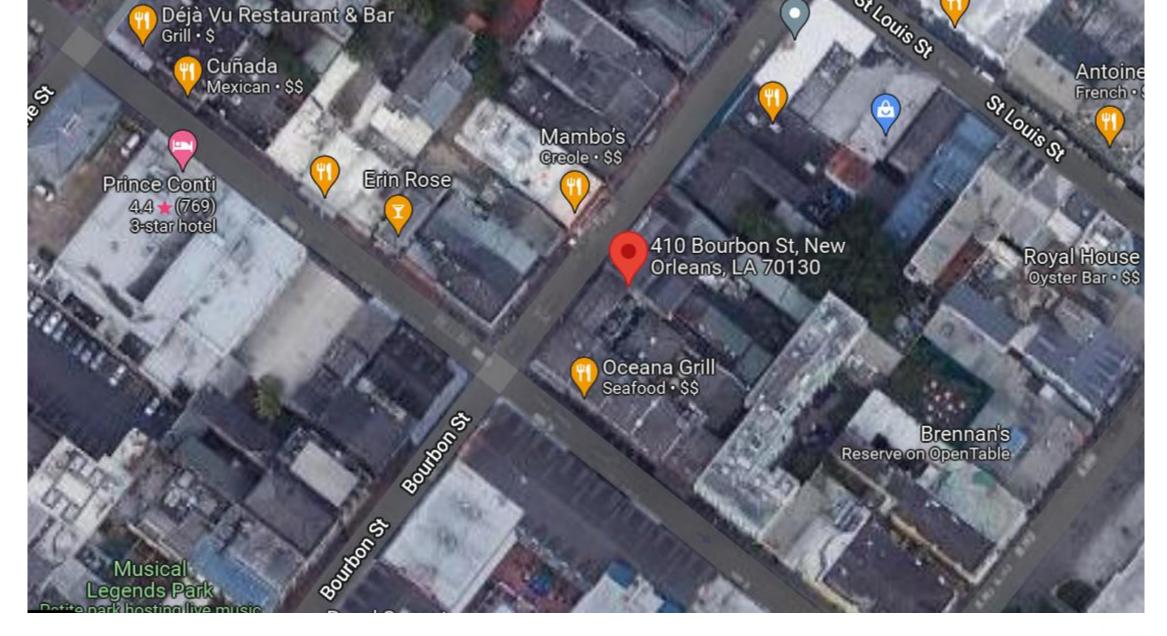
H40 is a deep-penetrating water repellent and consolidation treatment for brick, most natural stone, unglazed terra cotta, historic concrete, stucco and cast stone surfaces. H40 protects against deterioration caused by water and waterborne contaminants while strengthening weathered surfaces and soft mortar joints.

Available at distributors nationwide. Call 888-216-3028.

Find a Distributor



































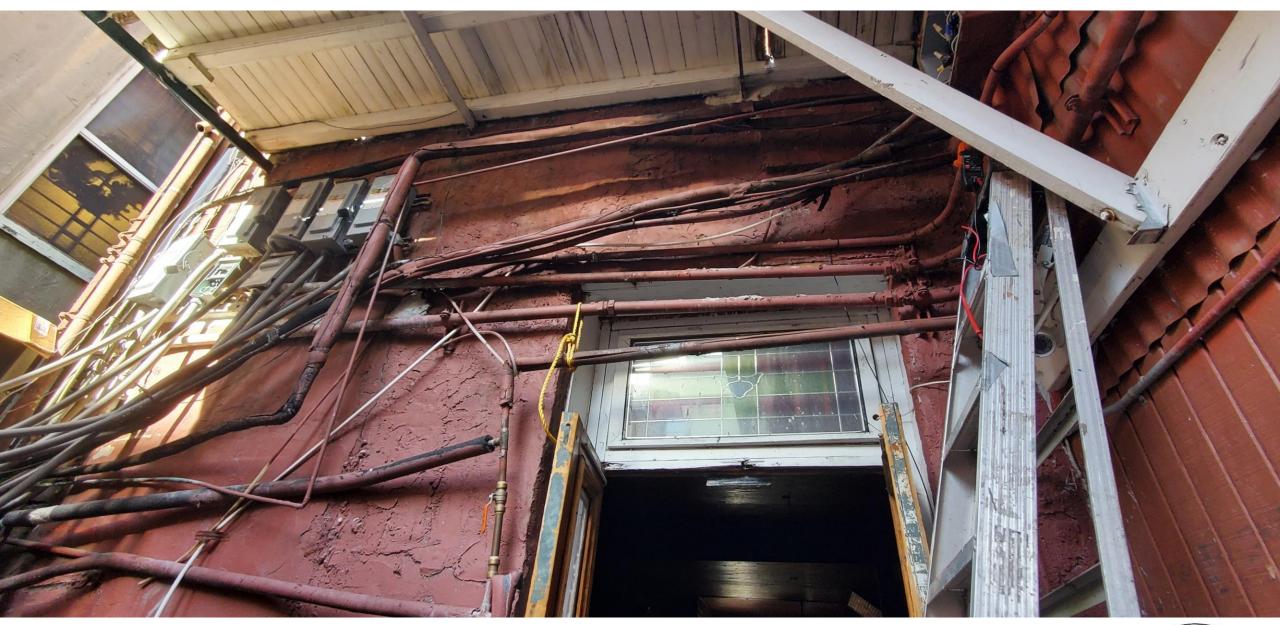








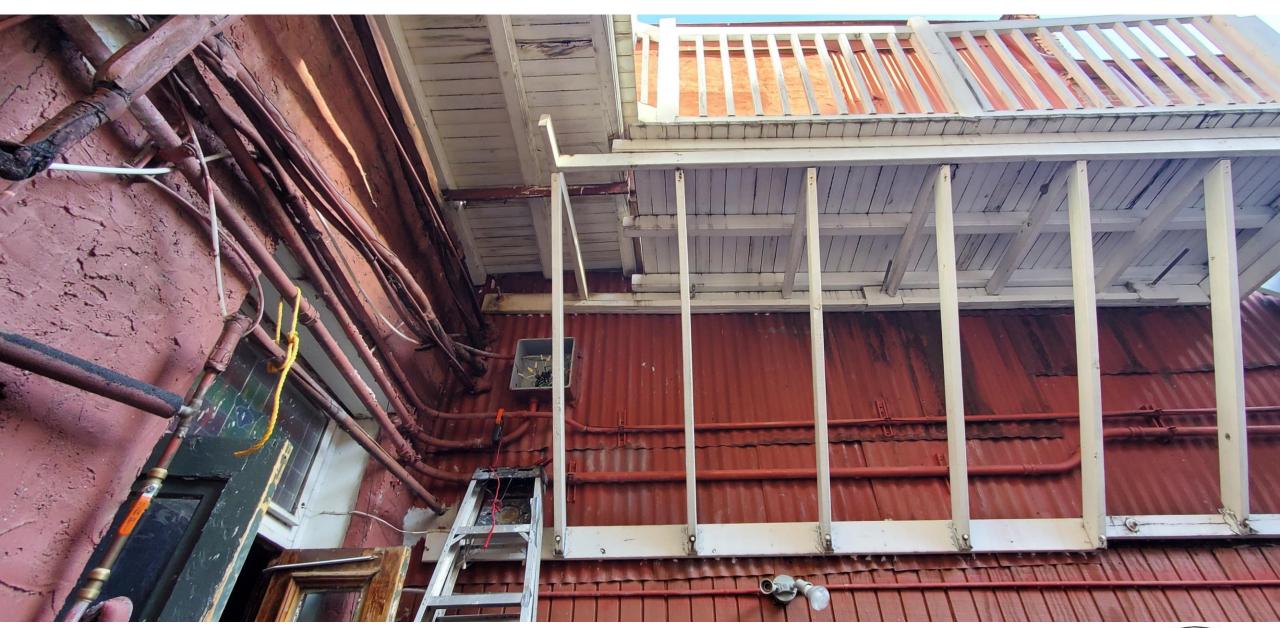












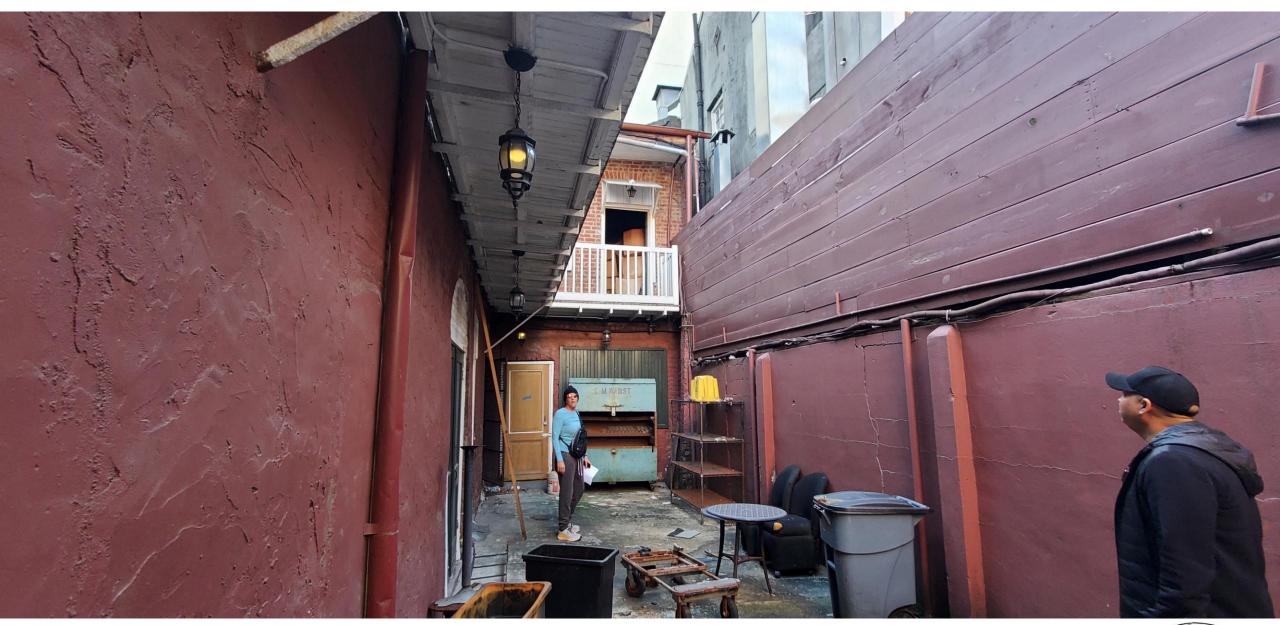










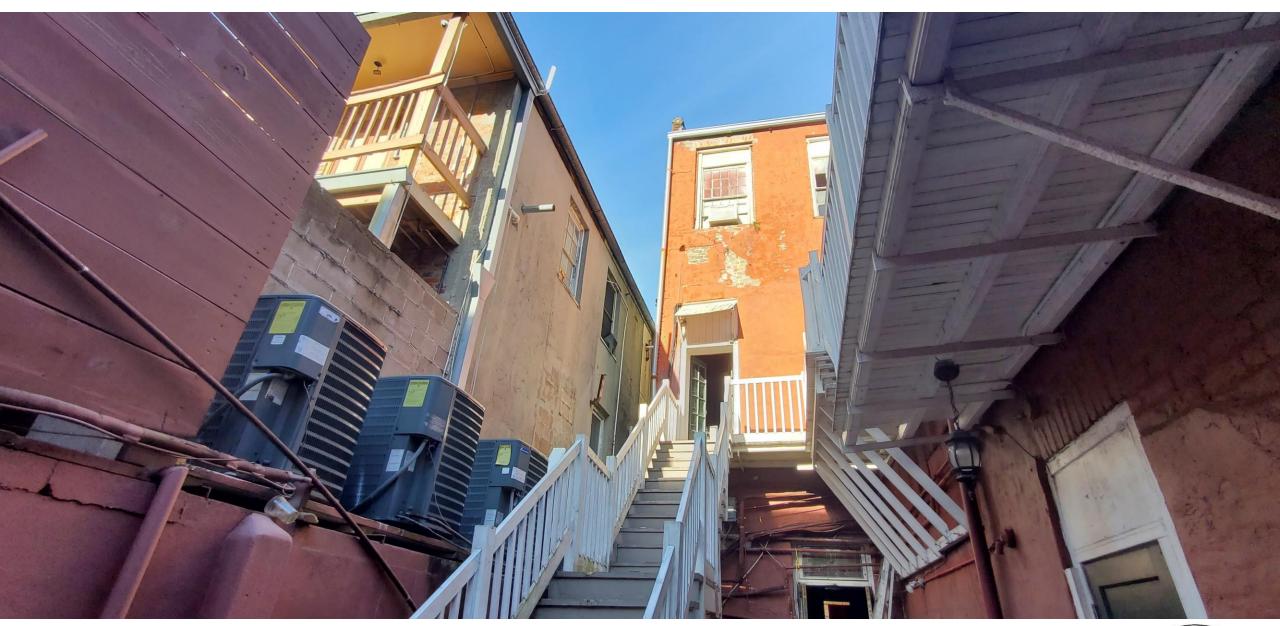






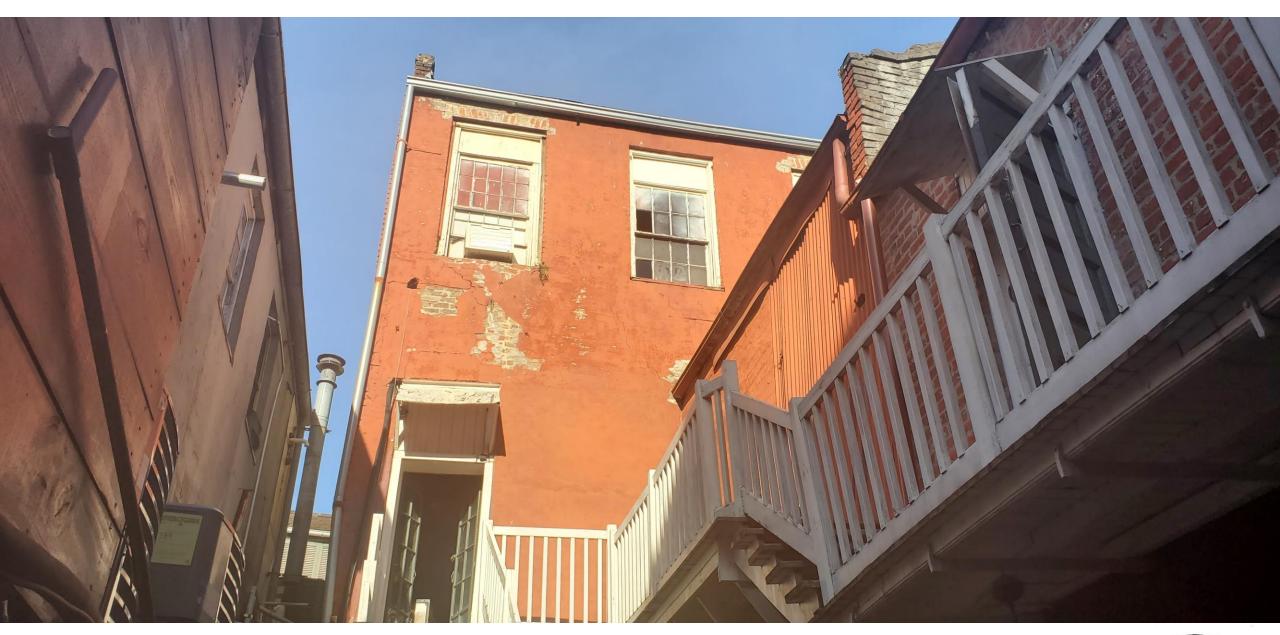


410 Bourbon















410 Bourbon

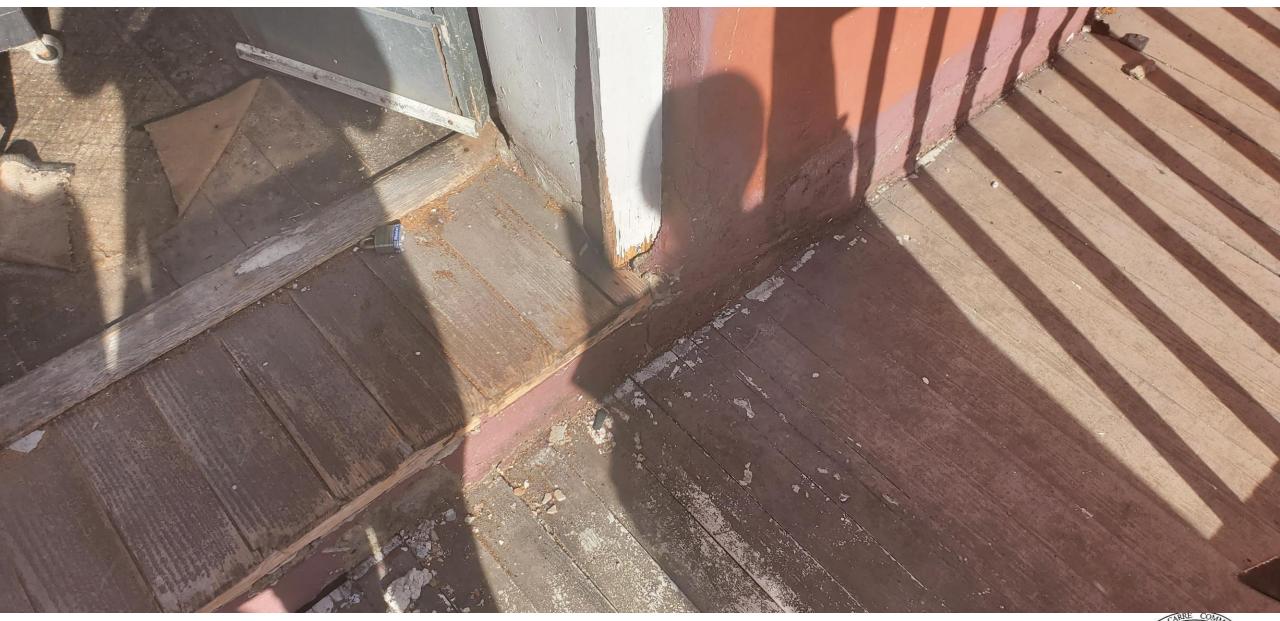


410 Bourbon



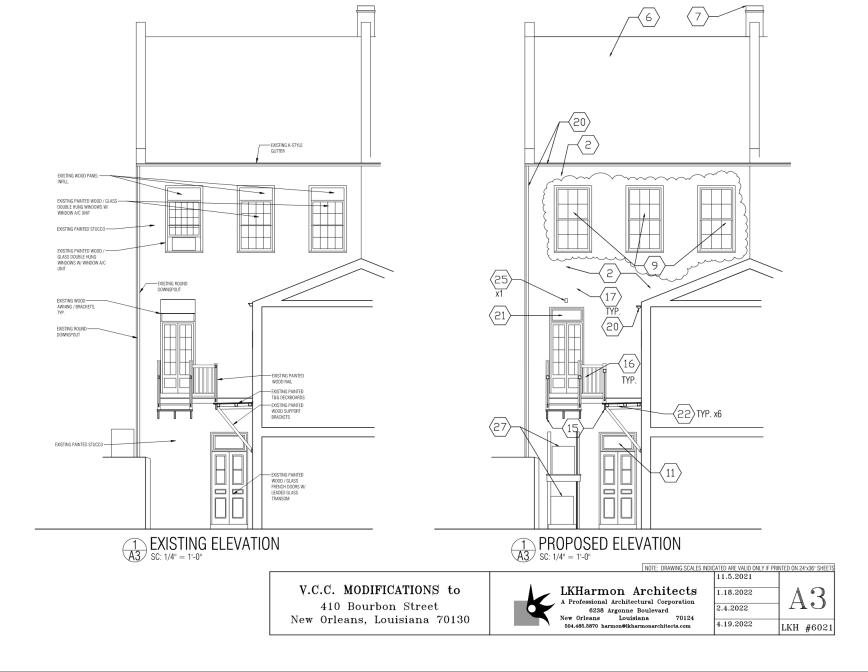






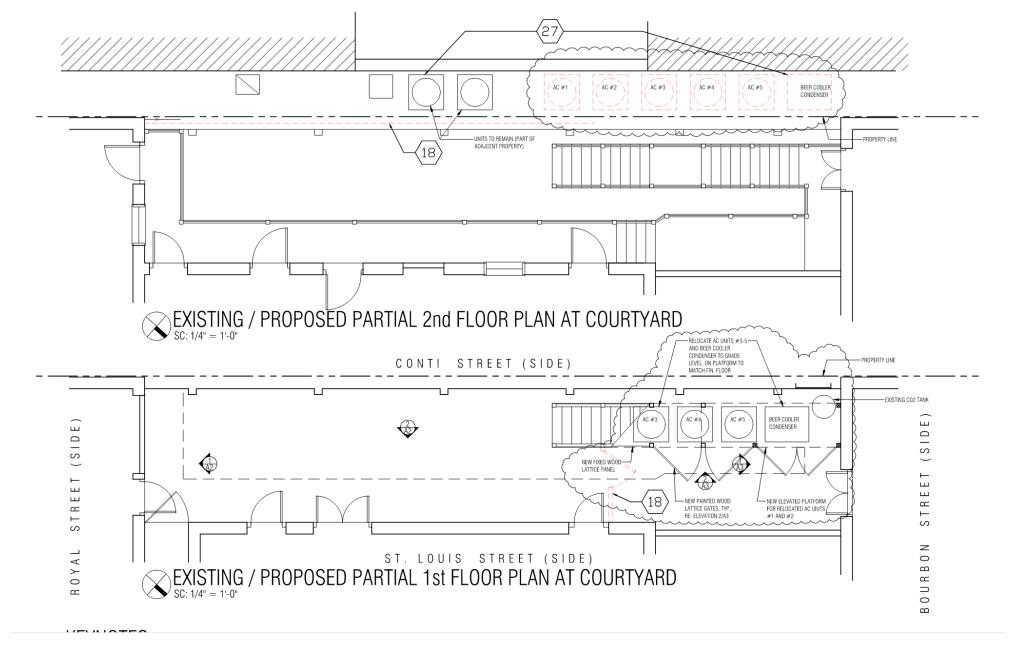


410 Bourbon



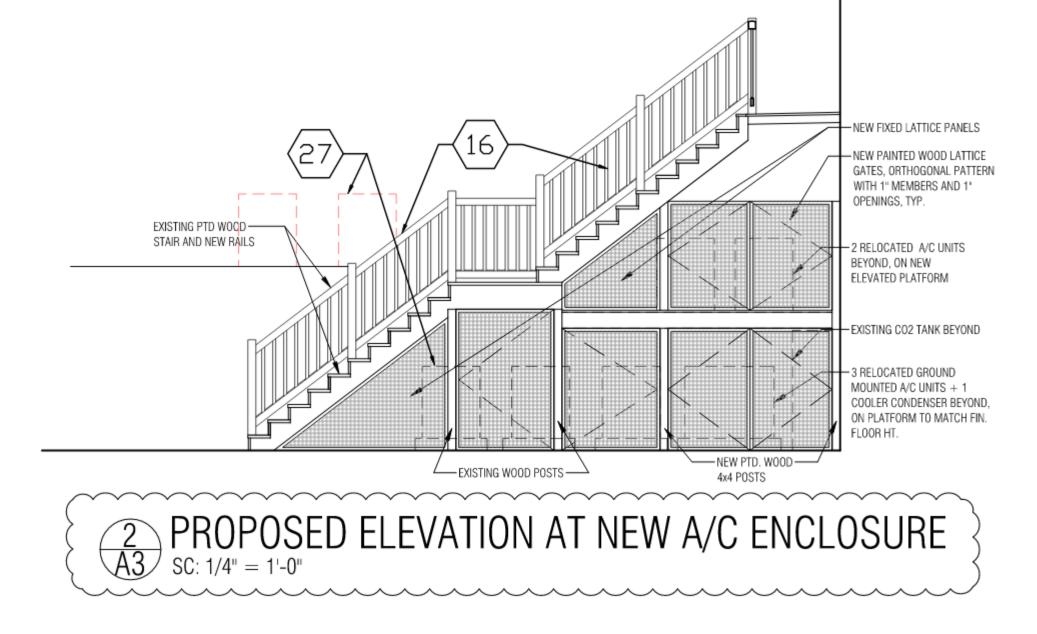




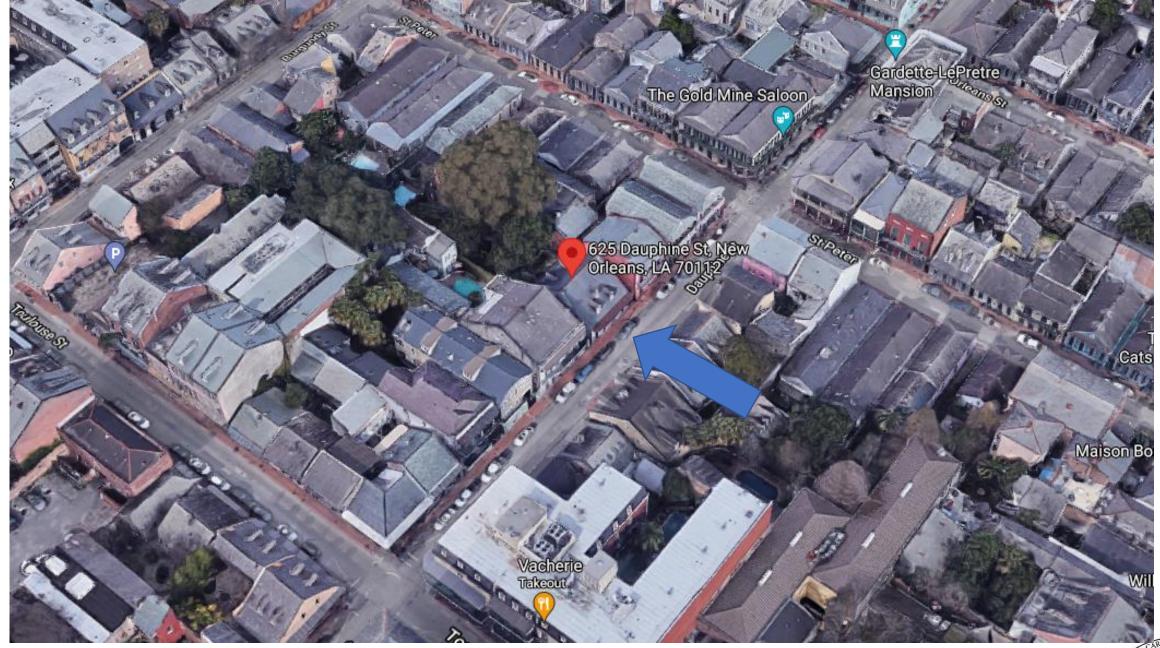












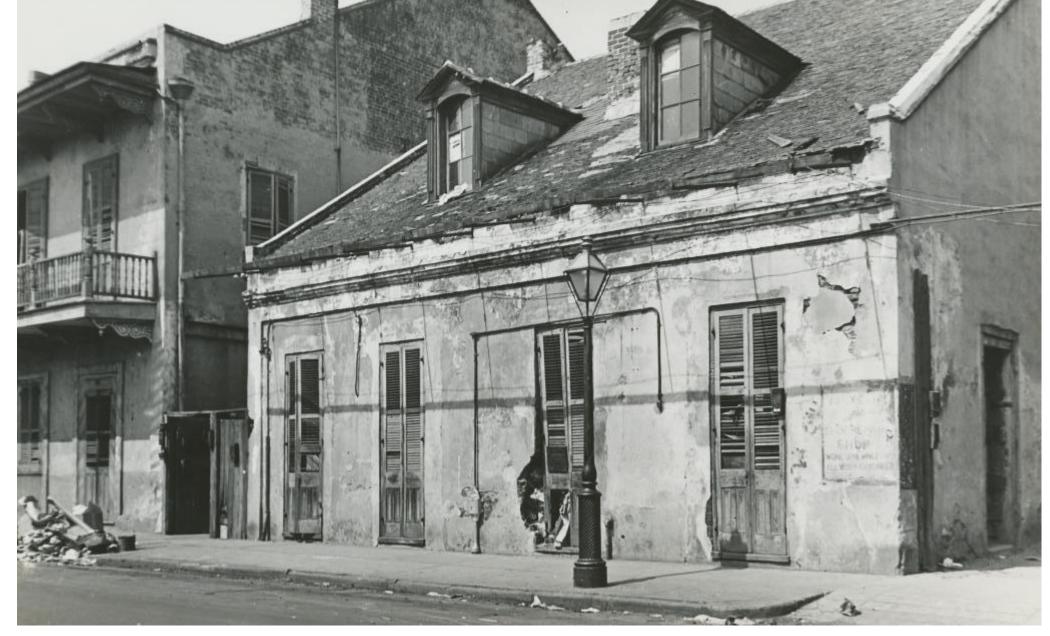


































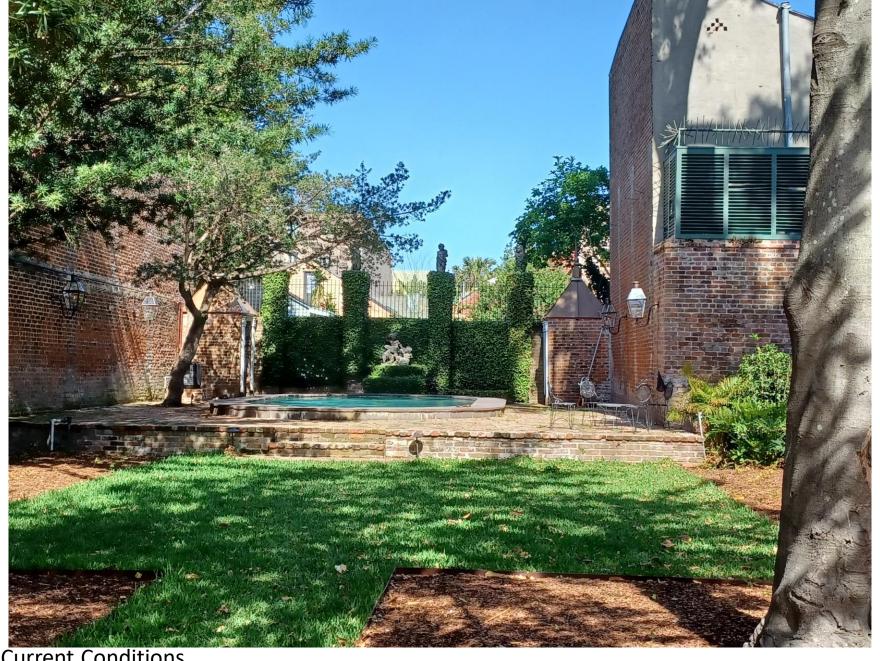
625 Dauphine, 1990 – Pool Balustrade





625 Dauphine, 1990 – Pool Balustrade







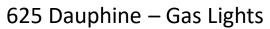




































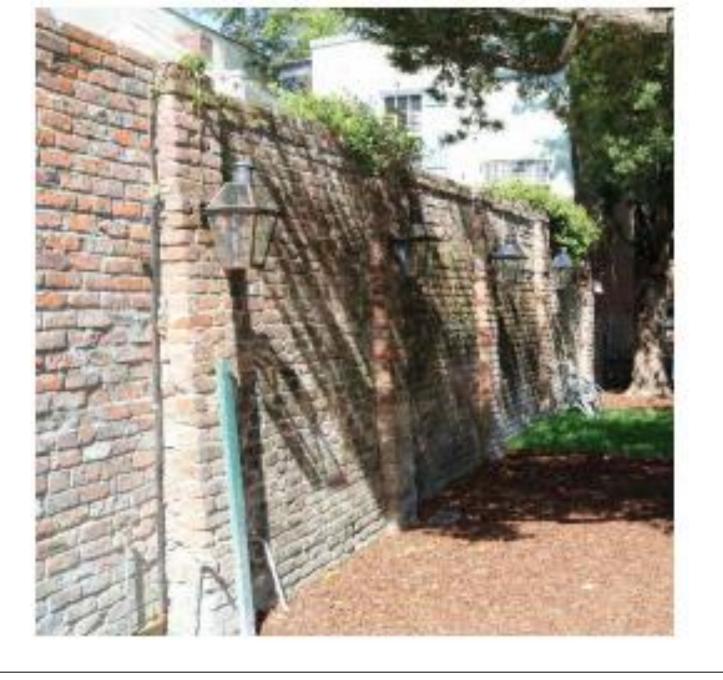
















(2) Reinstall preexisting decorative light fixtures on front of the house, with internals reworked by Bevelo's to convert original fixtures back to original gas use. Conversion eliminates plastic light bulbs from the interior of the fixture, as discouraged by VCC guidelines on decorative lighting in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











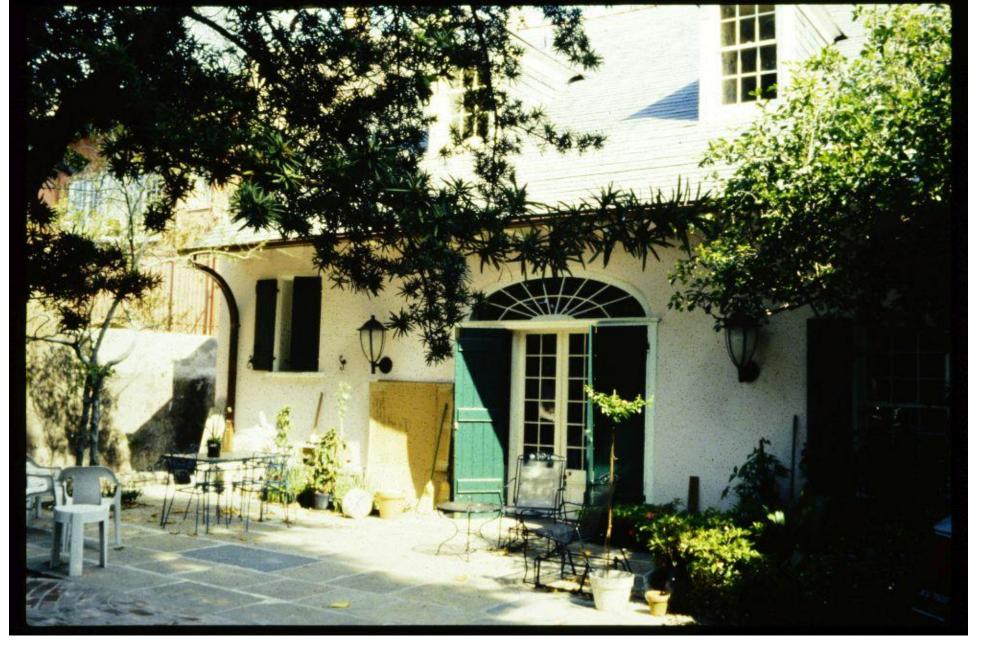






625 Dauphine, 2015 – Prior to Unpermitted Decorative Fixture Installation





625 Dauphine, 1992 – Decorative Fixtures on Rear





625 Dauphine – Prior to Current Ownership



625 Dauphine – Prior to Current Ownership





625 Dauphine – Prior to Current Ownership



625 Dauphine – Prior to Current Ownership

















625 Dauphine – Prior to Current Ownership





625 Dauphine – Prior to Current Ownership





625 Dauphine – Prior to Current Ownership





625 Dauphine – Prior to Current Ownership





625 Dauphine – Prior to Current Ownership



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.









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.

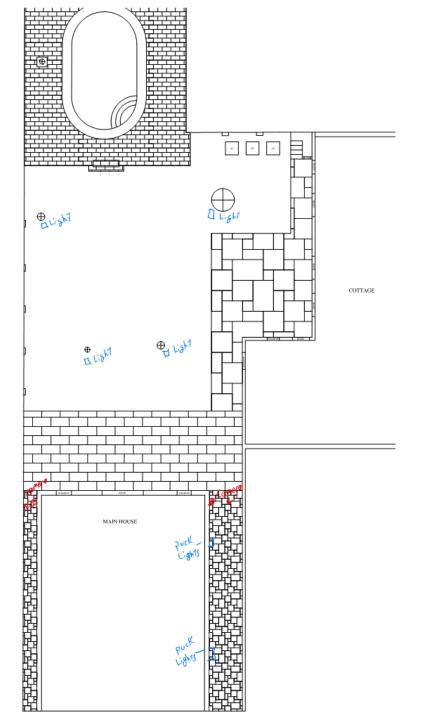
- (3) Gas light fixtures matching the existing fixtures on the front of the house to be installed around the property perimeter and courtyard, using existing gas light fixtures and matching reproductions as necessary. Gas lines are already in place as gas was previously used for the lights before they 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

2 | Page

- (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 devises 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)





310 SERIES

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.









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.



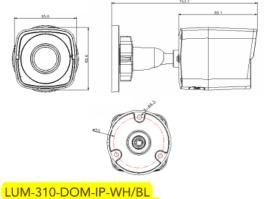


Technical Specs & Features

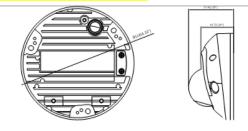
	LUMA
FEATURES	310 Series
Housing Options	Dome Turret
	Bullet
Color Options	White or Black/Gray
Resolution	2MP
Lens Type	Fixed
IR Range	10m - 30m
Starlight	✓
H.265 Support	✓
3rd Video Stream for Control	✓
IP66 Outdoor Rating	✓
Low Temp Operating Rating	-22°F-140°F
True-WDR	\checkmark
SD Card Slot	✓

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" × 4.3" × 2.26"
LUM-310-TUR-IP-XX	4.9" x 3.77" x 4.9"

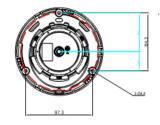
LUM-310-BUL-IP-WH/GR TECHNICAL DIMENSIONS

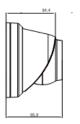


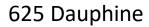
TECHNICAL DIMENSIONS



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

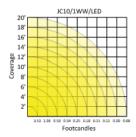
Fasteners:

· 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 <u>element</u>
- 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

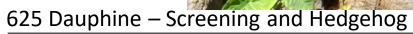




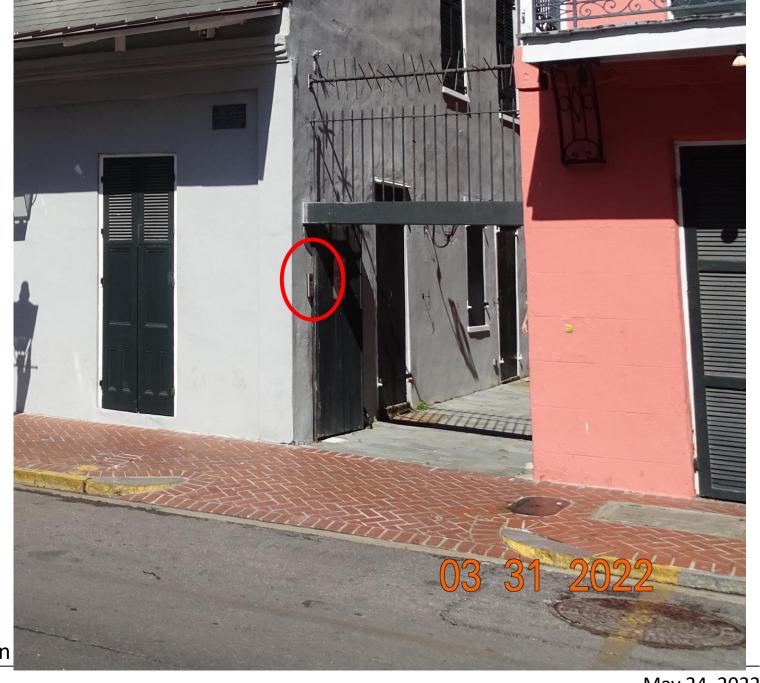












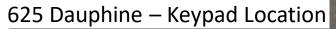












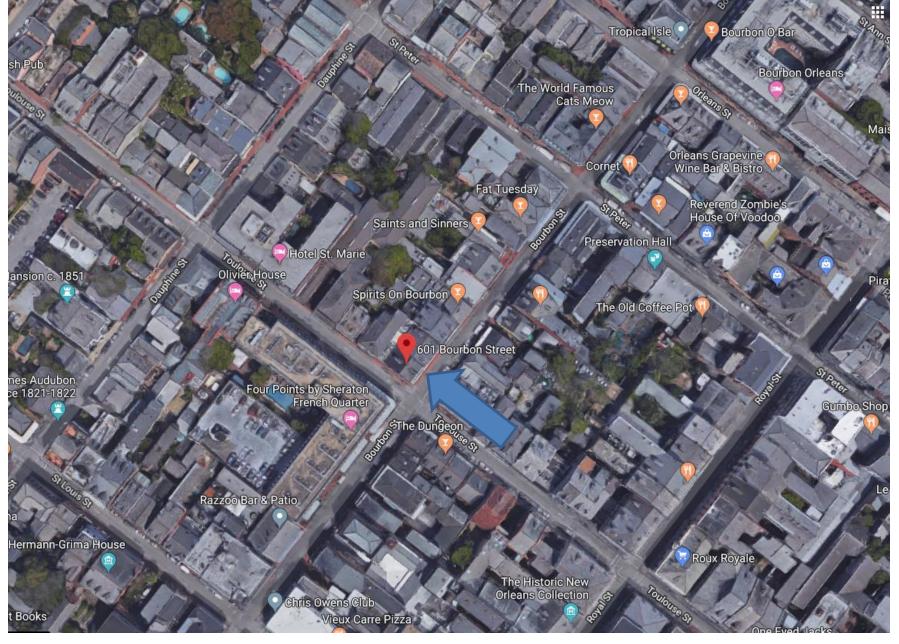
Figure 3 New Keypad

Figure 2 Old Keypad

Note: Owner will also be submitting a subsequent application for the installation or retention of copper metal parapet cap on the house pursuant to an Engineer Report that is in process.

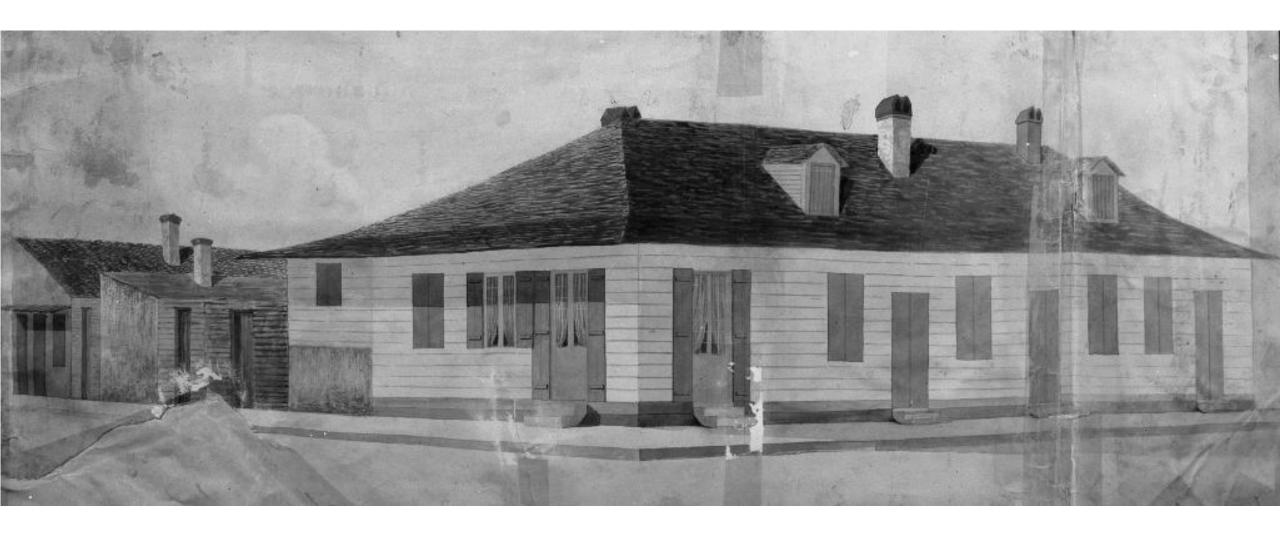












601-03 Bourbon – 1852 Plan Book



601-03 Bourbon - 1939

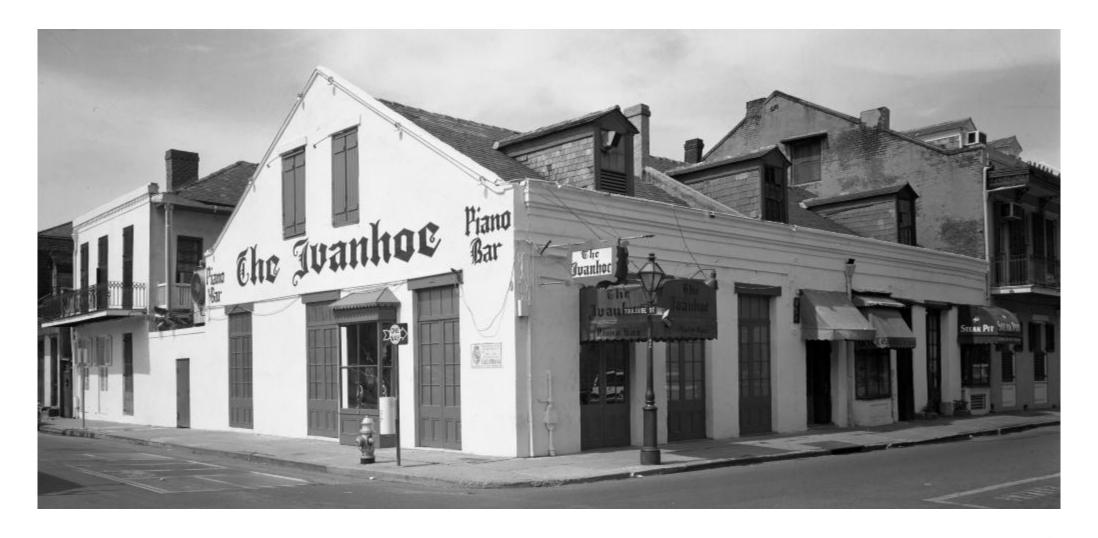






601-03 Bourbon - 1962











TABLISHED ST









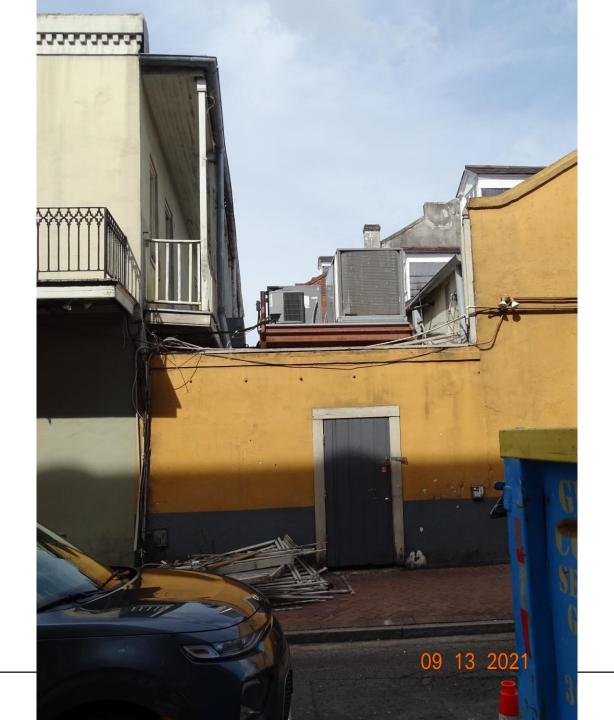


May 24, 2022









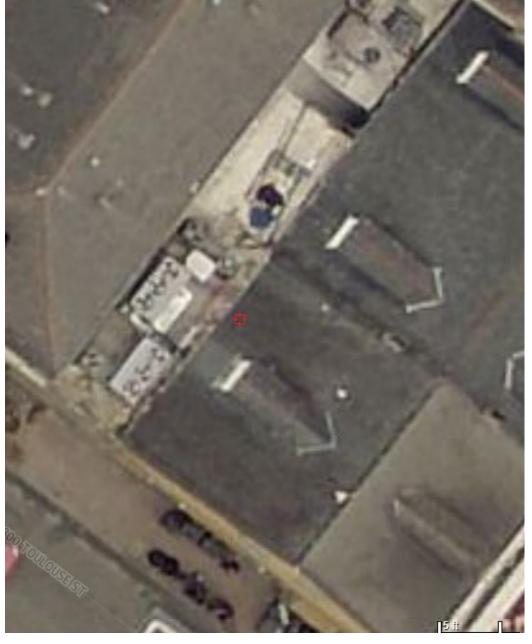






May 24, 2022





601-03 Bourbon; 02/08/2019













Erika Gates esk.gates@gmail.com cell: 832-444-1231

Compliance Plan For: 601 Bourbon

Case #: 21-02805-DBNVCC



601 Bourbon, current photograph



¹ 601 Bourbon, historic photograph, 1964

¹ Historic New Orleans Collection, The Collins C. Diboll Vieux Carre Digital Survey





Demolition by Neglect	Description of Violation	Method of Abatement
Horizontal Members	Members of exterior ceilings, roofs, ceilings, roof sup- ports, balconies, galleries, porches, steps (stairs, stairways) other exterior horizontal members demon- strate sag, split or buckle due to defective material or deterioration. Balcony decking/fascia deterioration present on at least the 811 Toulouse building.	Replace decking and facia board and paint to match existing.
Stucco	Stucco damage/deterioration/deformation present on the building(s)/property.	Sound stucco and repair using VCC stucco recipe.
Roof	Roof damage/deterioration present on the build- ing(s)/property. Roof shingles loose/cracked/deterio- rated on roof and dormer cheeks.	Replace roof shingles as needed to match existing roof material.
Window	Window/window trim missing or damage/deteriora- tion/deformation present on the building(s)/prop- erty. Damage/deterioration present on storefront windows	Repair wood paneling of storefront windows of main structure to match existing.
Doors	Door/door trim missing or damage/deterioration/de- formation present on the building(s)/property. Dete- rioration of doors on Bourbon and Toulouse eleva- tions. Bourbon doors need refinishing.	Replace damaged door panels and bottom rails as needed to match.
Shutters	Shutter damage/deterioration present on the build- ing(s)/property.	Repair rot on shutter as needed. Remove peeling paint, and prep and paint shutters.
Paint	Paint deterioration present on the building(s)/property.	Paint as needed to match existing colors.
Vegetation	Vegetation on building which can cause damage to the building and is likely a sign of moisture problems within the wall.	Kill and remove all vegetation repair stucco as needed to match.

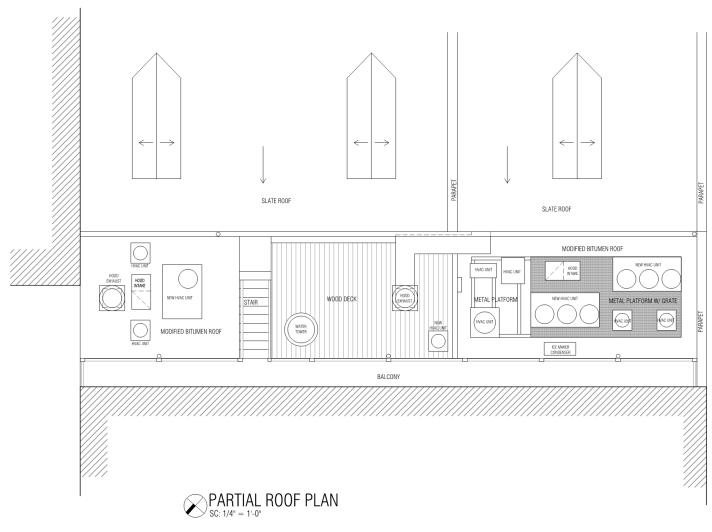
Working without Approval	Description of Violation	Method of Abatement
Awnings	Removal/alteration/installation/construction of awnings/overhangs without benefit of VCC review or approval, or in deviation of permit. The previously cited violation for the installation of an awning above a second story door on the Dauphine elevation of the 811 Toulouse building without benefit of VCC review or approval.	Remove awning and repair stucco and brick where awning was attached as needed.
Lighting	Impermissible unshielded and/or two-headed light fixtures installed on at least the 605, 609 Bourbon property. Please see attached document for guidance.	Replace impermissible unshielded lights, with Remcraft cylinder lights per attached spec.





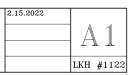
Satellite	Satellite dish(es)/Antenna(s) installed without benefit of VCC review approval, or in deviation of permit. Satellite/cellular device installed on at least corner of Bourbon and Toulouse elevation without VCC review and approval.	Remove Satellite.
HVAC	HVAC/mechanical equipment/racks/vents/gas/elec- trical systems installed without benefit of VCC review or approval, or in deviation of permit. New HVAC in- stalled without VCC permits.	See attached architectural drawing.
Wires	Unused wiring/conduits should be removed and remaining, loose wiring/conduits should be properly secured and painted to match the building.	Remove all unused wires place wires in conduit and paint to match adjacent surface.
TVs	Impermissible installation of TV's and other prohib- ited electronic devices. Impermissible TVs/signage in windows and must be removed	Remove TVs from windows.
Merchandising	Impermissible merchandise/shirts/clothing attached to doors/trim/building elements and must be permanently removed.	Remove merchandising.
Permit required for signs	New business sign on Bourbon elevation installed without permits. Please apply for a sign permit for review and approval.	Business sign permit to be applied for in separate sign permit application.
Only one sign per shop	One sign only shall be allowed per street face for each store, shop or bona fide place of business, and this sign shall be no larger than the maximum stipulated in this article, regardless of the amount of front footage. Additional signage in windows.	Remove all signage beyond permissible business sign(s).





EXISTING CONDITIONS
601 Bourbon Street
New Orleans, Louisiana 70130











































411 Bourbon Deferred at the Applicant's Request