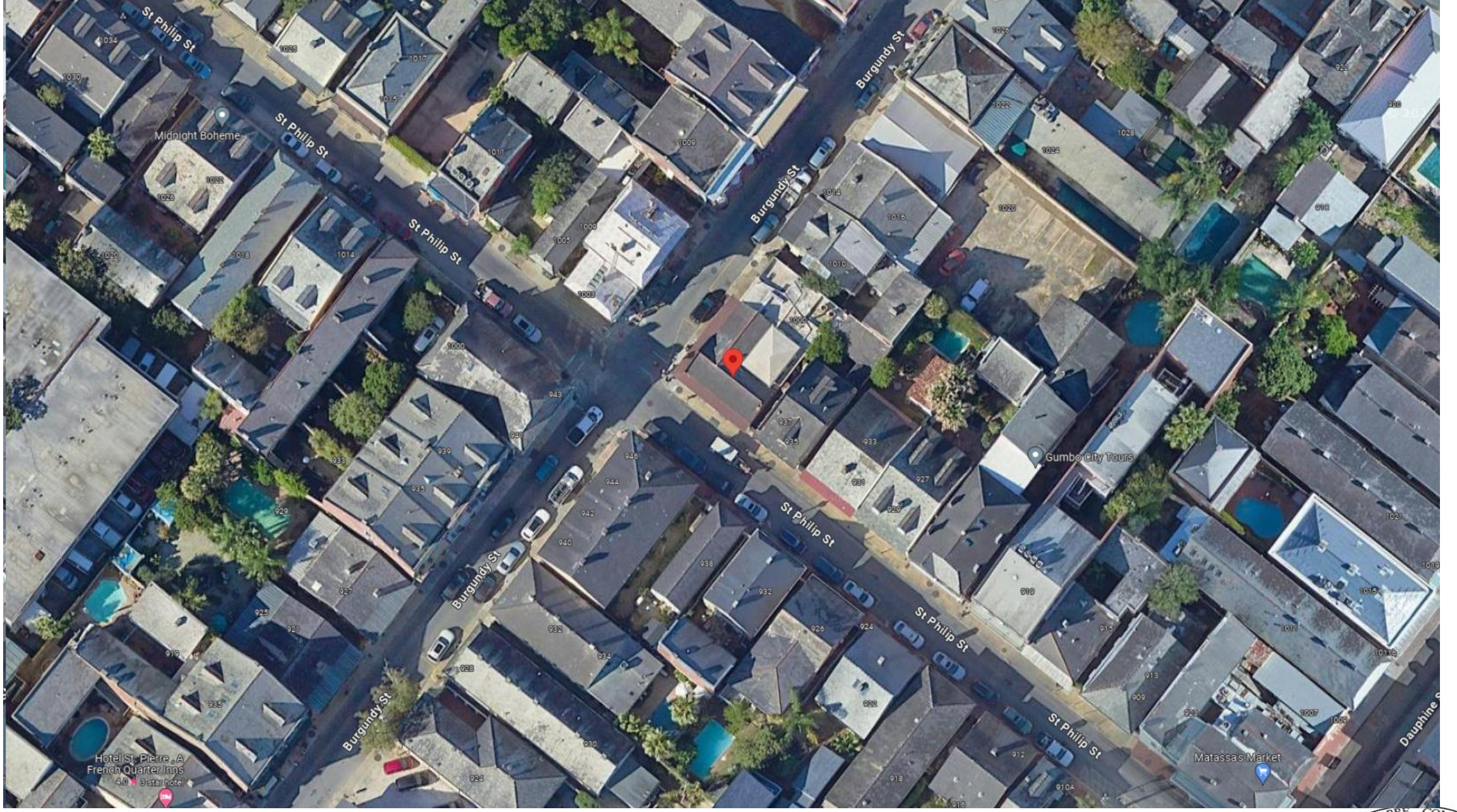
Vieux Carré Commission
Architecture Committee Meeting

Tuesday, December 19, 2023

Old Business

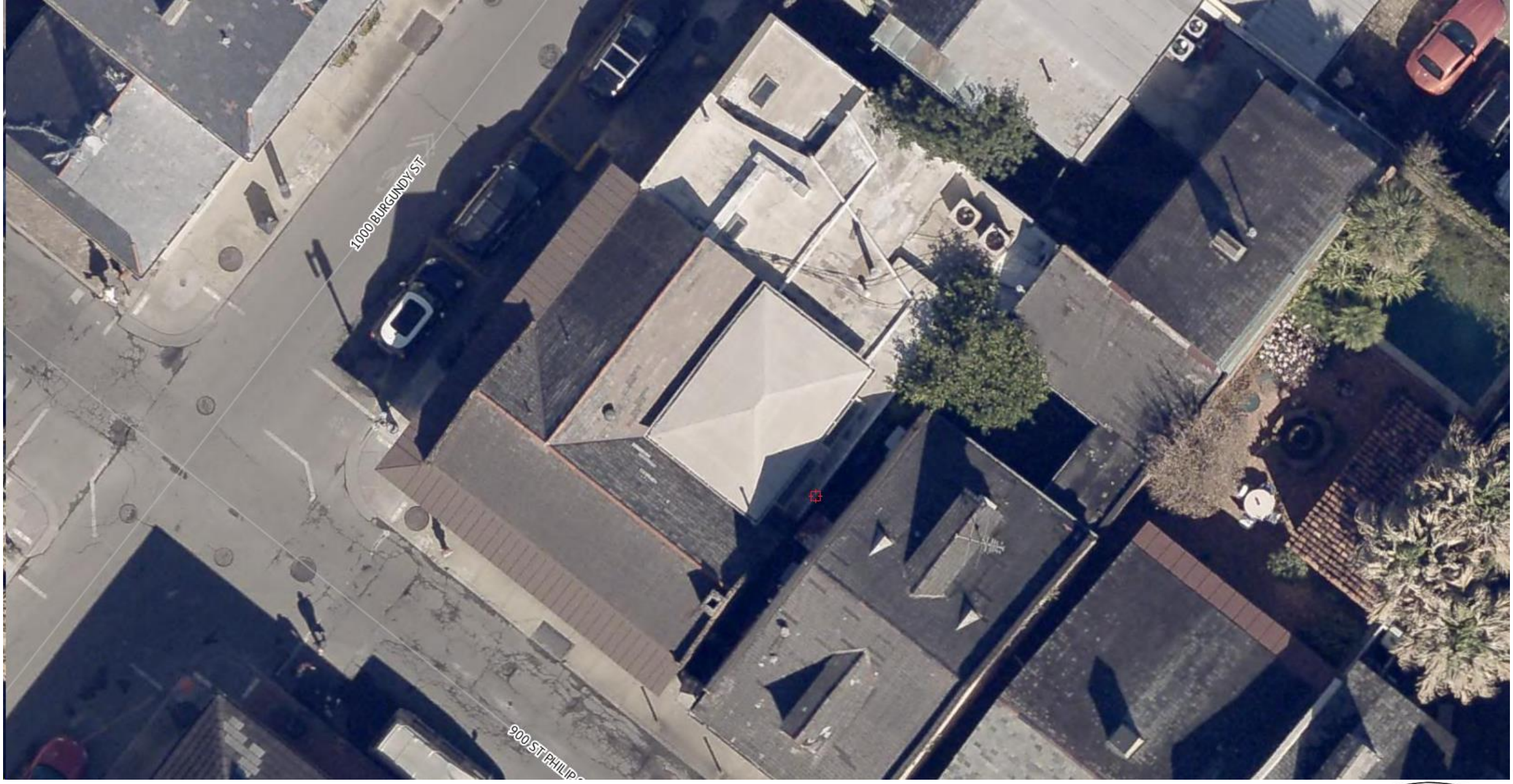
941 St. Philip



939-41 St. Philip

VCC Architectural Committee

December 19, 2023



939-41 St. Philip

VCC Architectural Committee

December 19, 2023

939-41 St. Philip – 1939

939-41 St. Philip – c. 1940s-50s

939-41 St. Philip – 1964

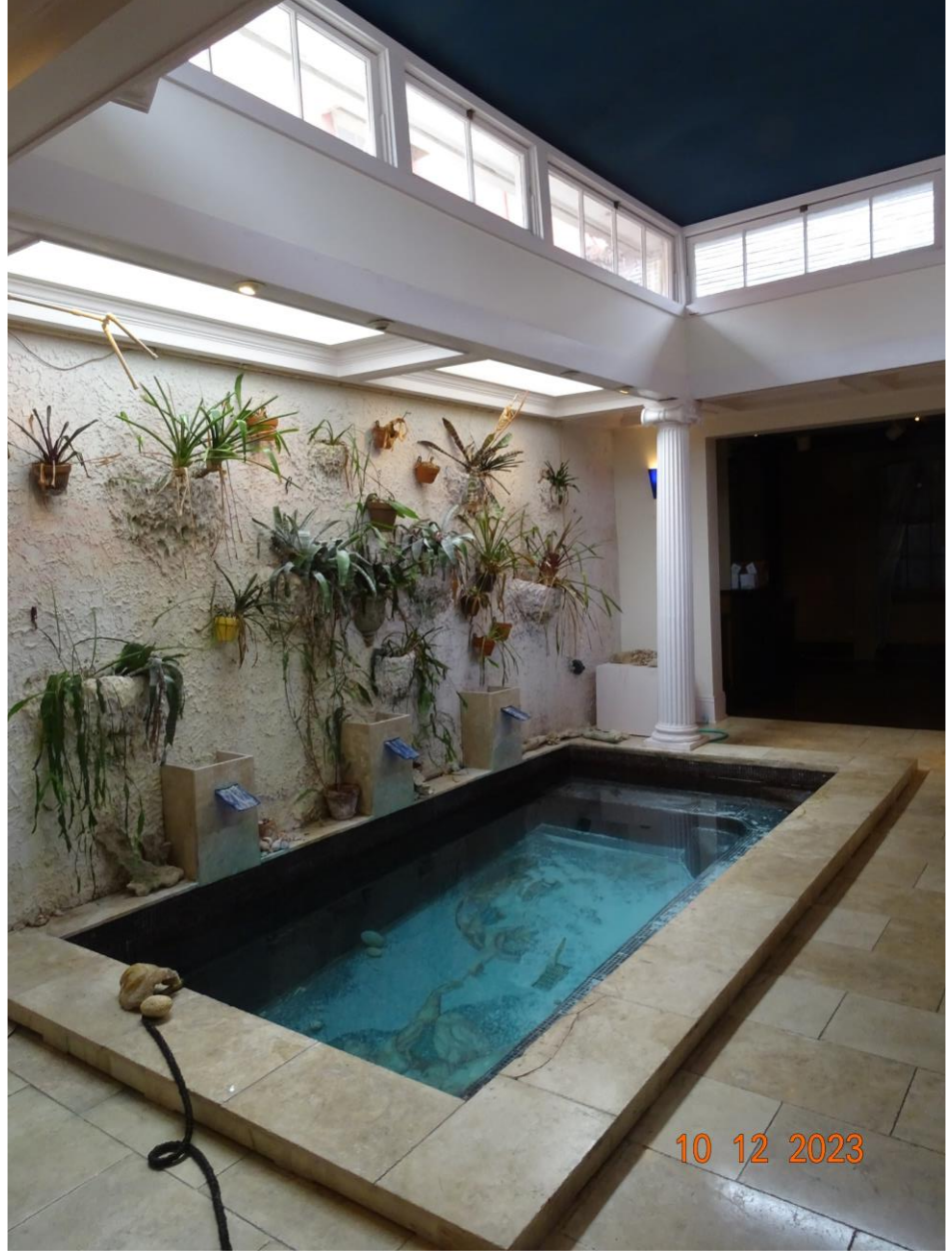
939-41 St. Philip – 1975

939-41 St. Philip – 1975

939-41 St. Philip – 1975

939-41 St. Philip – 1975

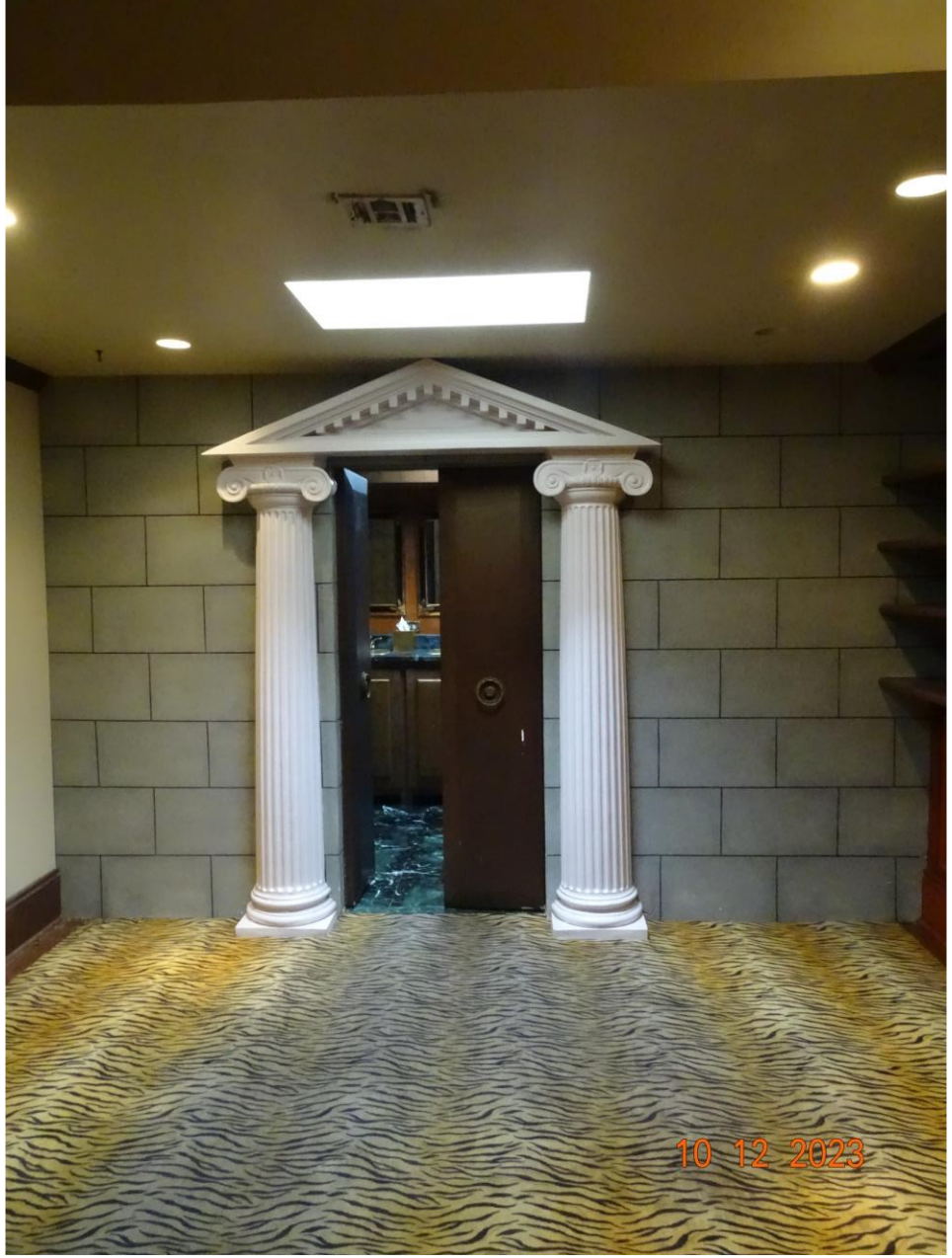
939-41 St. Philip



939-41 St. Philip

939-41 St. Philip

939-41 St. Philip



939-41 St. Philip

939-41 St. Philip

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

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

1 3D VIEW - PROPOSED

ORIGINAL STRUCTURE - BEFORE FIRE

CURRENT STRUCTURE - ENCLOSED COURTYARD

CURRENT STRUCTURE

SCHEME X

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

LKHarmon Architects
A Professional Architectural Corporation
6230 Argonne Boulevard
New Orleans Louisiana 70124

11.14.2023
12.4.2023

X0.1

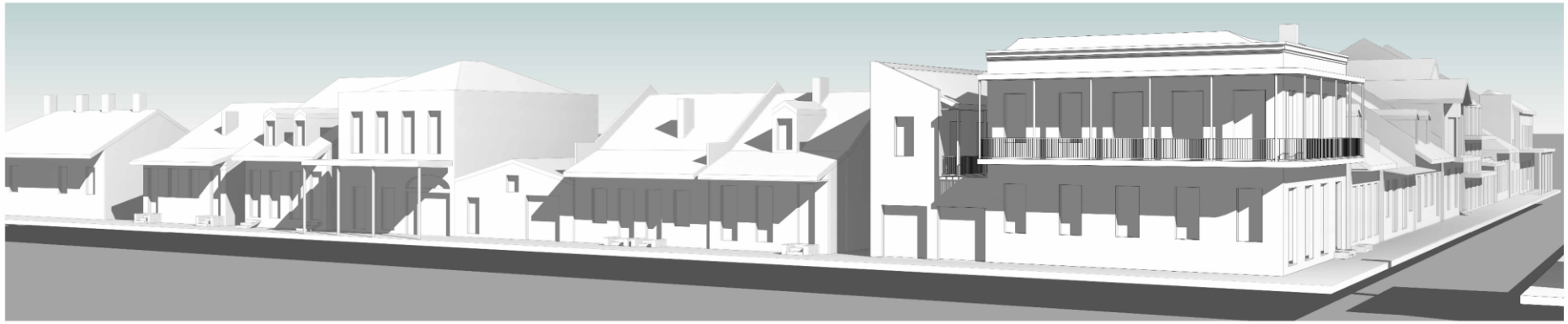
LKH #4823

939-41 St. Philip

VCC Architectural Committee

December 19, 2023

1 ST. PHILIP STREETSCAPE



2 BURGUNDY STREETSCAPE

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

LKHarmon Architects
A Professional Architectural Corporation
6238 Argonne Boulevard
New Orleans Louisiana 70124
504.405.5870 harmon@lkharmonarchitects.com

SCHEME X

11.14.2023
12.4.2023

X0.2

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939-41 St. Philip

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ST. PHILIP STREETSCAPE

BURGUNDY STREETSCAPE

SCHEME X

941 St. Philip Street Addition and Renovation New Orleans, Louisiana 70116	LKHarmon Architects A Professional Architectural Corporation 6238 Argonne Boulevard New Orleans Louisiana 70124 504.485.5870 harmon@lkharmonarchitects.com	12.4.2023	X0.3 LKH #4823

939-41 St. Philip

VCC Architectural Committee

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ST. PHILIP STREETSCAPE

0 2' 4' 8' 11' 16'

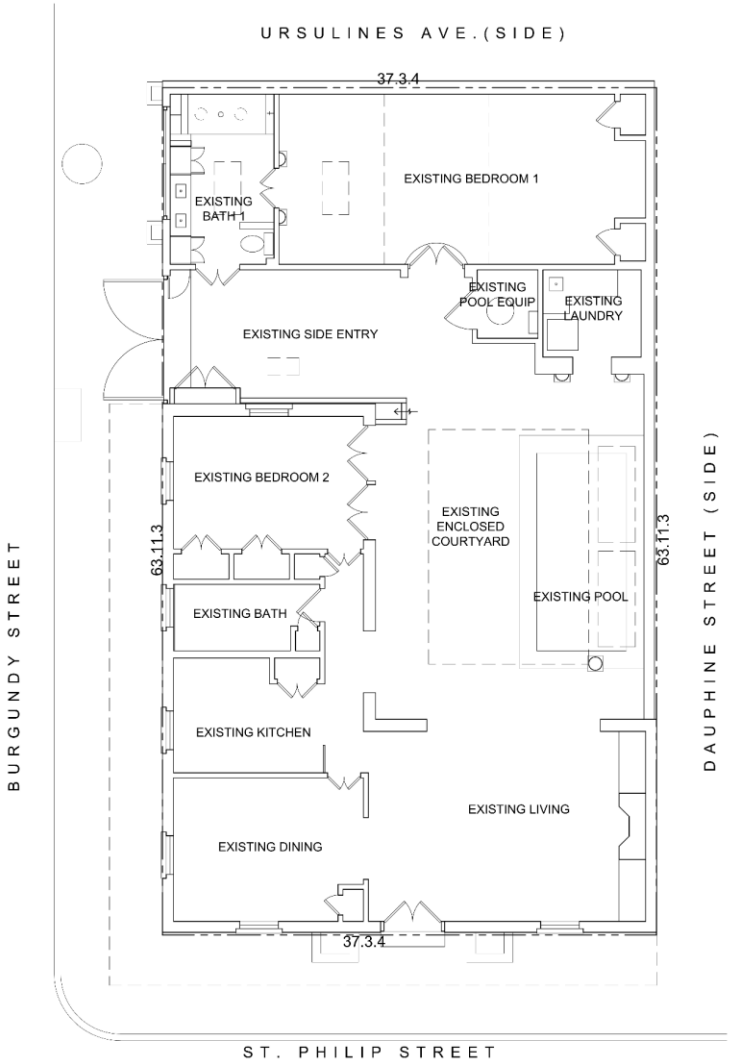
BURGUNDY STREETSCAPE

0 2' 4' 8' 11' 16'

939-41 St. Philip

VCC Architectural Committee

December 19, 2023



EXISTING SITE PLAN / FLOOR PLAN 2,396 G.S.F.
SC: 1/4" = 1'-0"

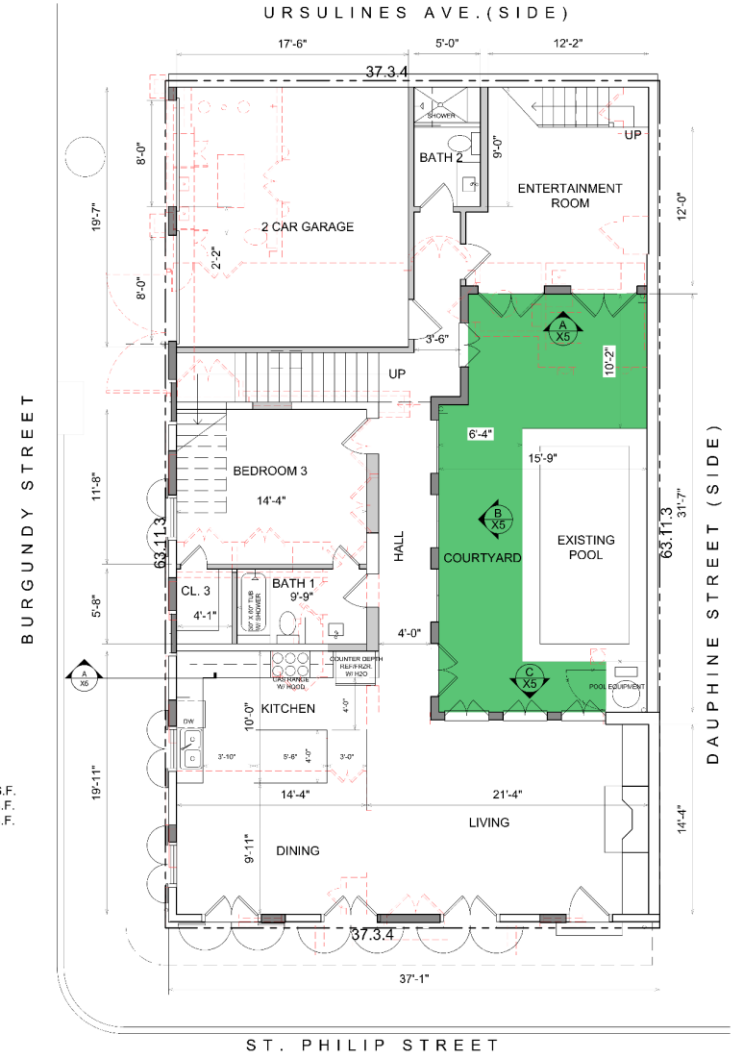
ZONING DATA

1. CITY OF NEW ORLEANS
   ZONING CLASSIFICATION: VCR-1
2. BUILDING AREA
   EXISTING 1ST FLOOR = 2,396 G.S.F.

   PROPOSED 1ST FLOOR = 1,885 G.S.F.
   PROPOSED 2ND FLOOR = 1,622 G.S.F.
   PROPOSED TOTAL = 3,507 G.S.F.
3. OPEN SPACE RATIO
   REQUIRED MINIMUM = 0.20
   EXISTING = 0.0
   PROPOSED = 0.23
   436 S.F. OF OPEN SPACE
   1885 S.F. GROUND FLR AREA

LEGEND:

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



PROPOSED SITE PLAN / FLOOR PLAN 1,885 G.S.F.
SC: 1/4" = 1'-0"

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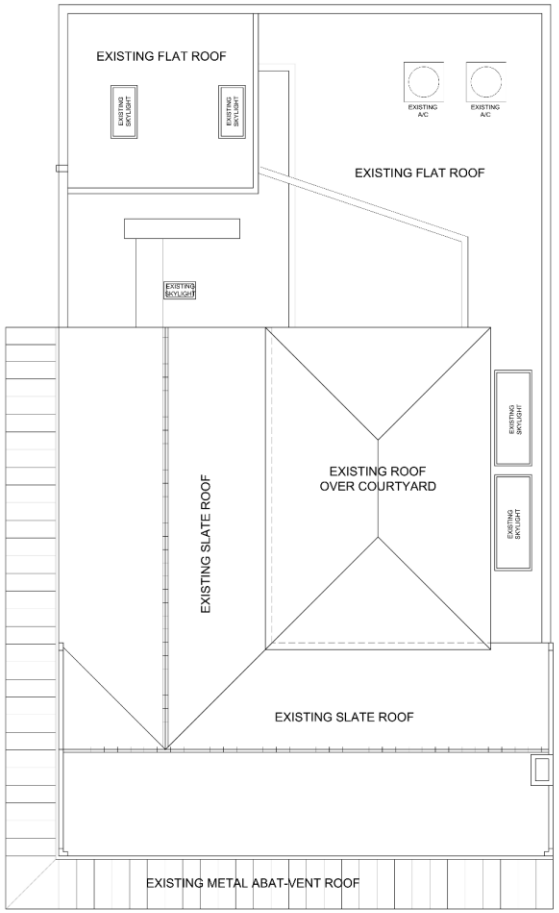
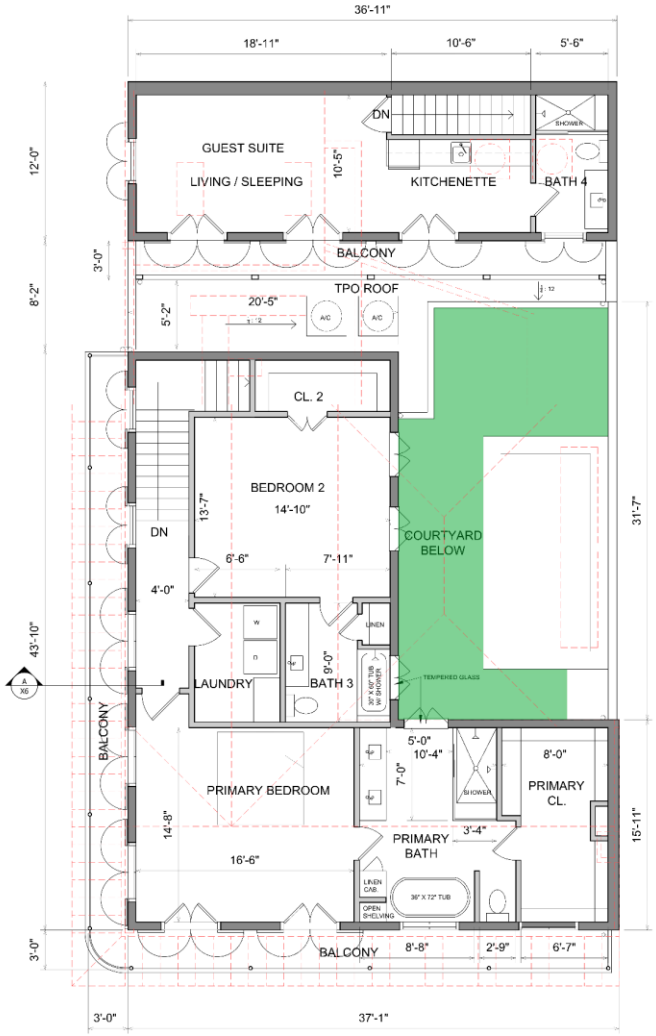


EXISTING ROOF PLAN
SC: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN 1,622 G.S.F.
SC: 1/4" = 1'-0"

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X2

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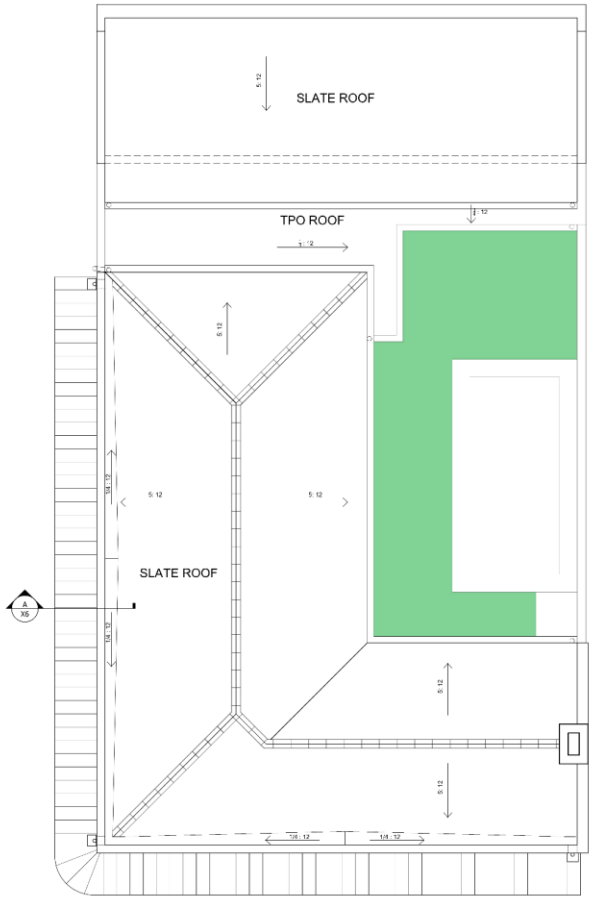
December 19, 2023



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

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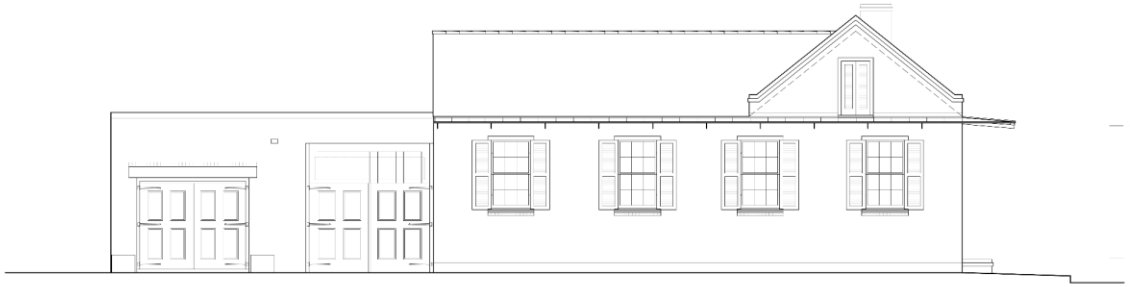
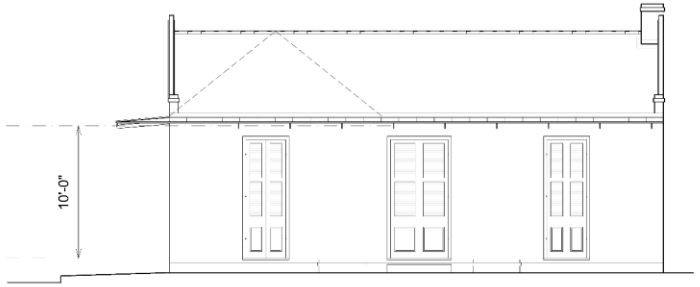
December 19, 2023



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



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

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

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

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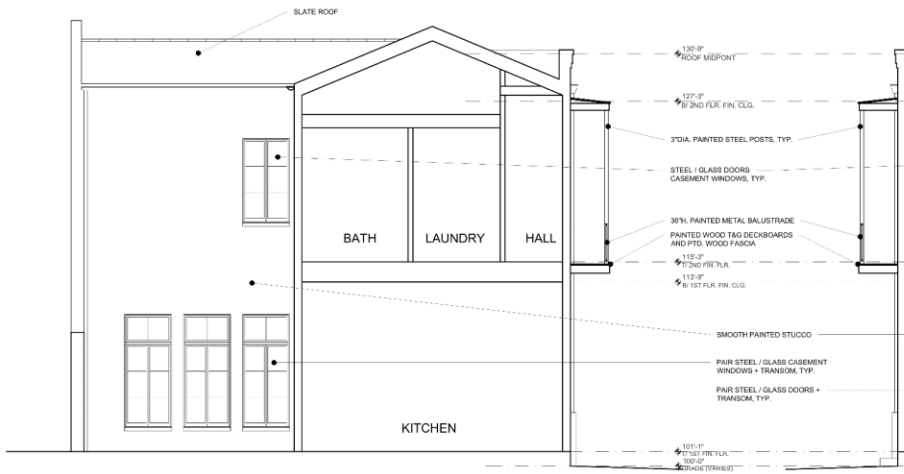
939-41 St. Philip

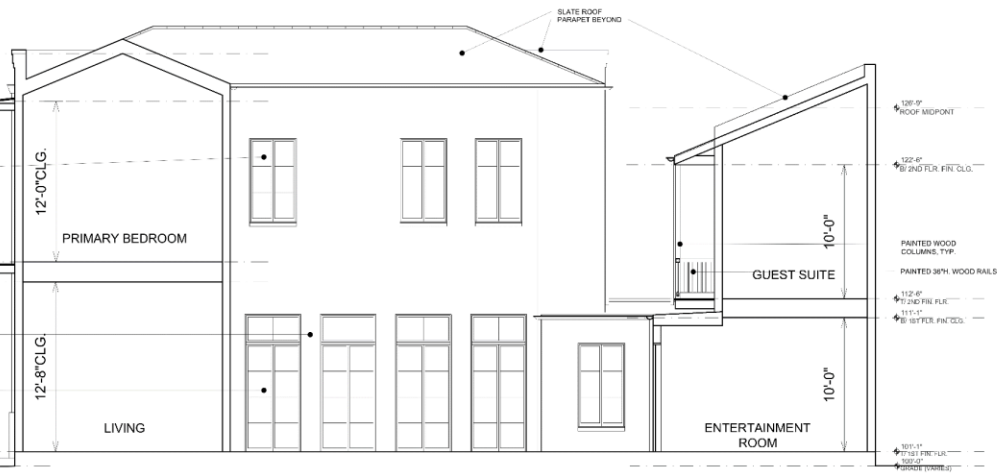
VCC Architectural Committee

December 19, 2023

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



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



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

SCHEME X

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X5

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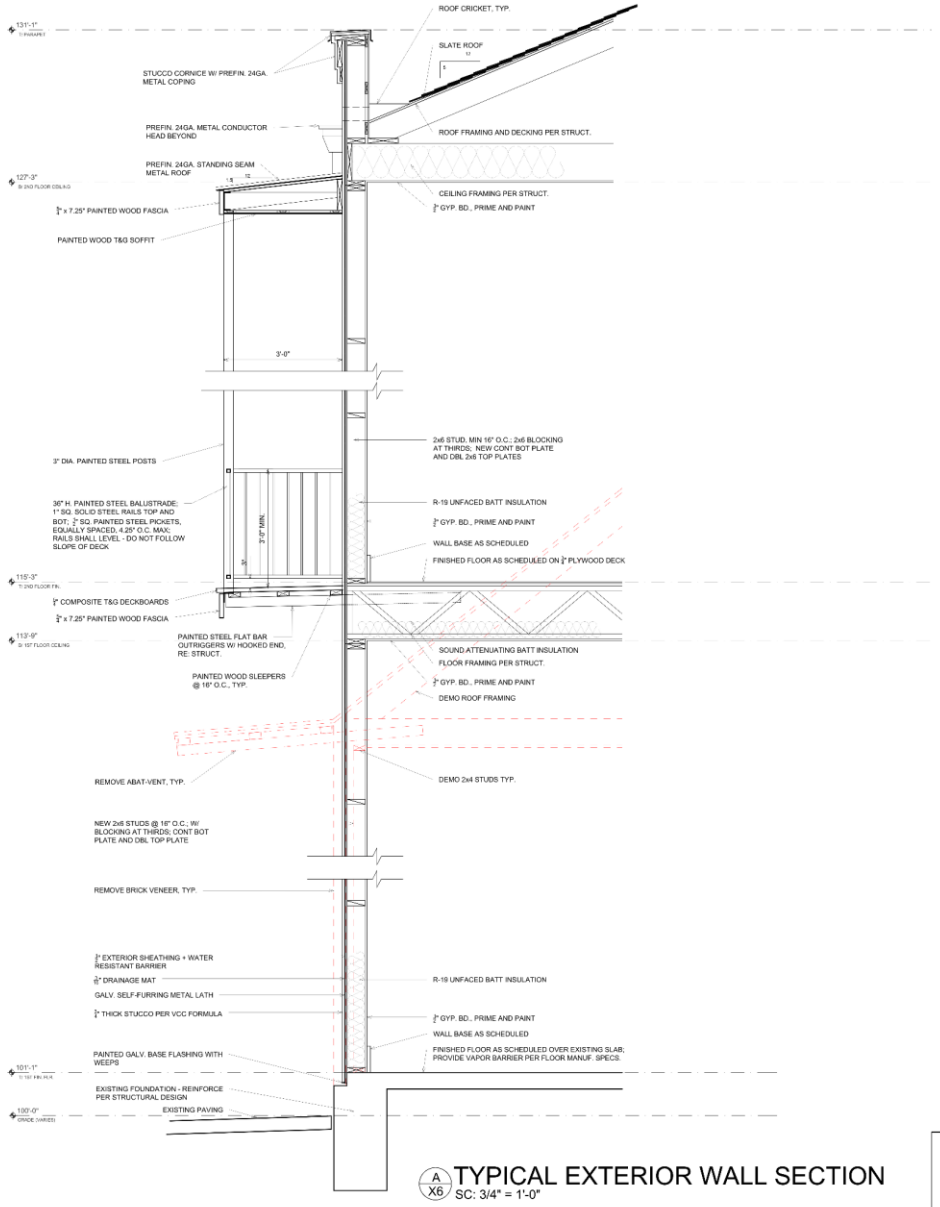
December 19, 2023



A X6 TYPICAL EXTERIOR WALL SECTION
SC: 3/4" = 1'-0"

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SCHEME X
12.4.2023
X6
LKH #4823

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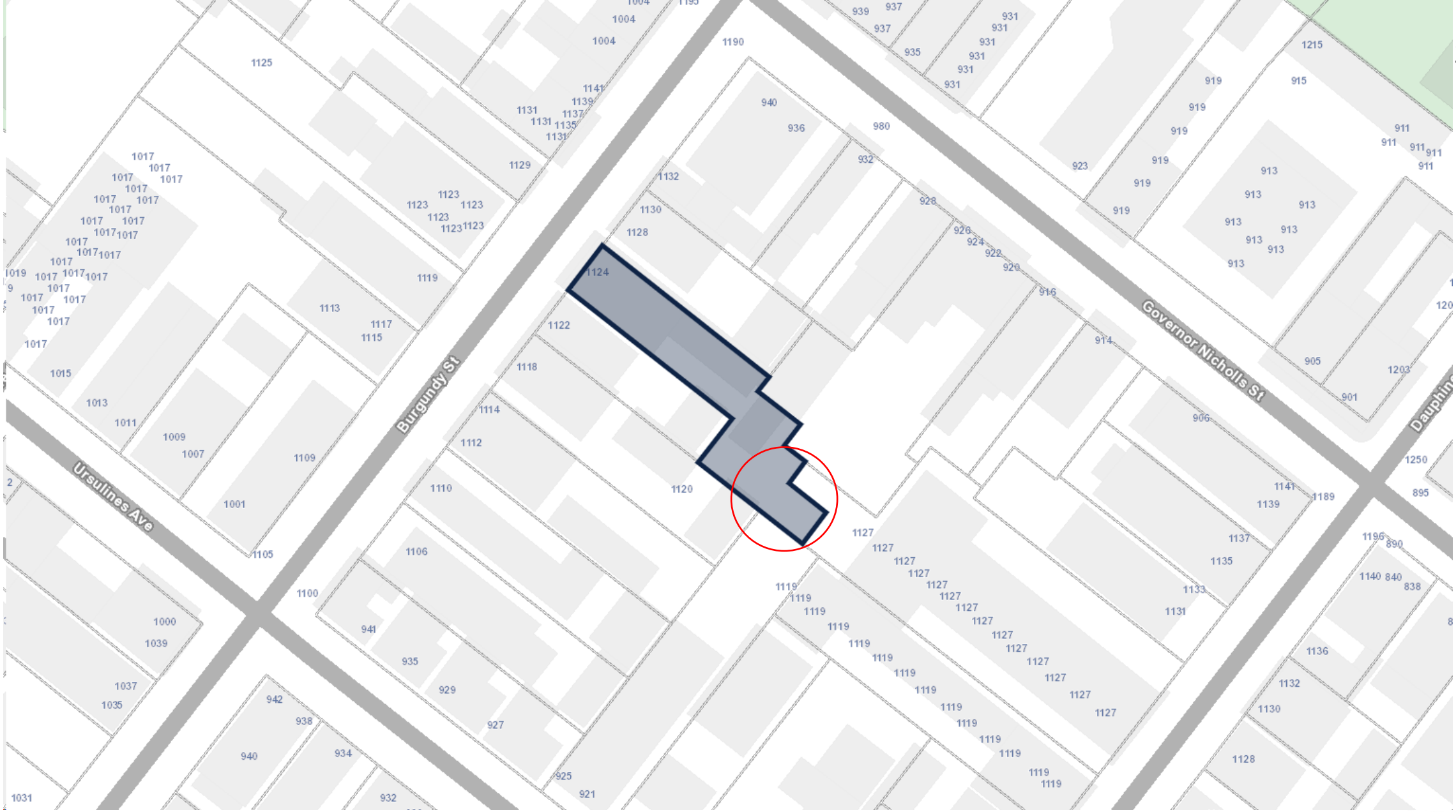
New Business

1124 Burgundy

1124 Burgundy

VCC Architectural Committee

December 19, 2023

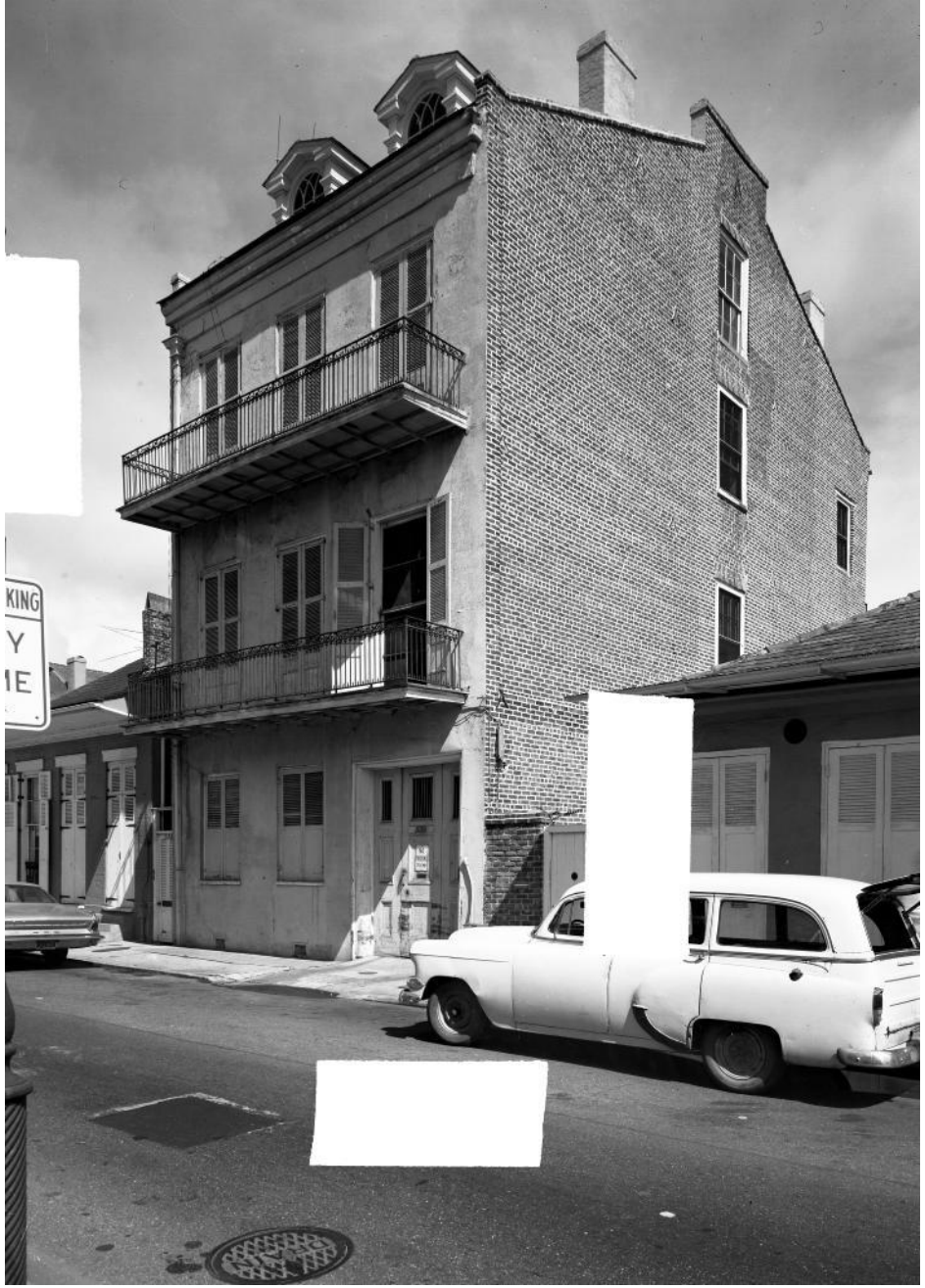


1124 Burgundy

VCC Architectural Committee

December 19, 2023

1124 Burgundy



1124 Burgundy – 1964

1124 Burgundy

1124 Burgundy

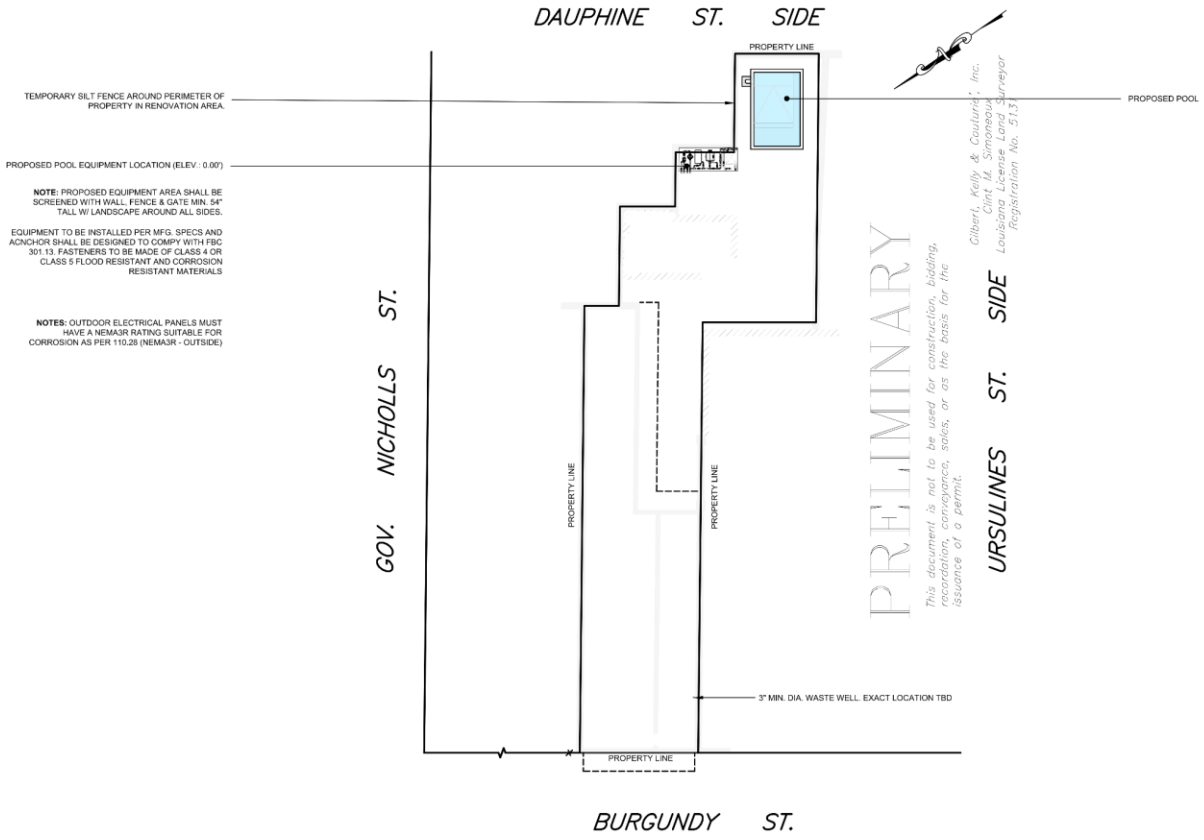
1124 Burgundy

1124 Burgundy

1124 Burgundy

SQ. NO. 83
SECOND DISTRICT
A Boundary Survey of Lot 14.

NEW ORLEANS, LA
ORLEANS PARISH



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

Note:
Improvements may not be to scale for clarity.
The dimensions shown prevail over scale.
Lot angles as per plan of sub.

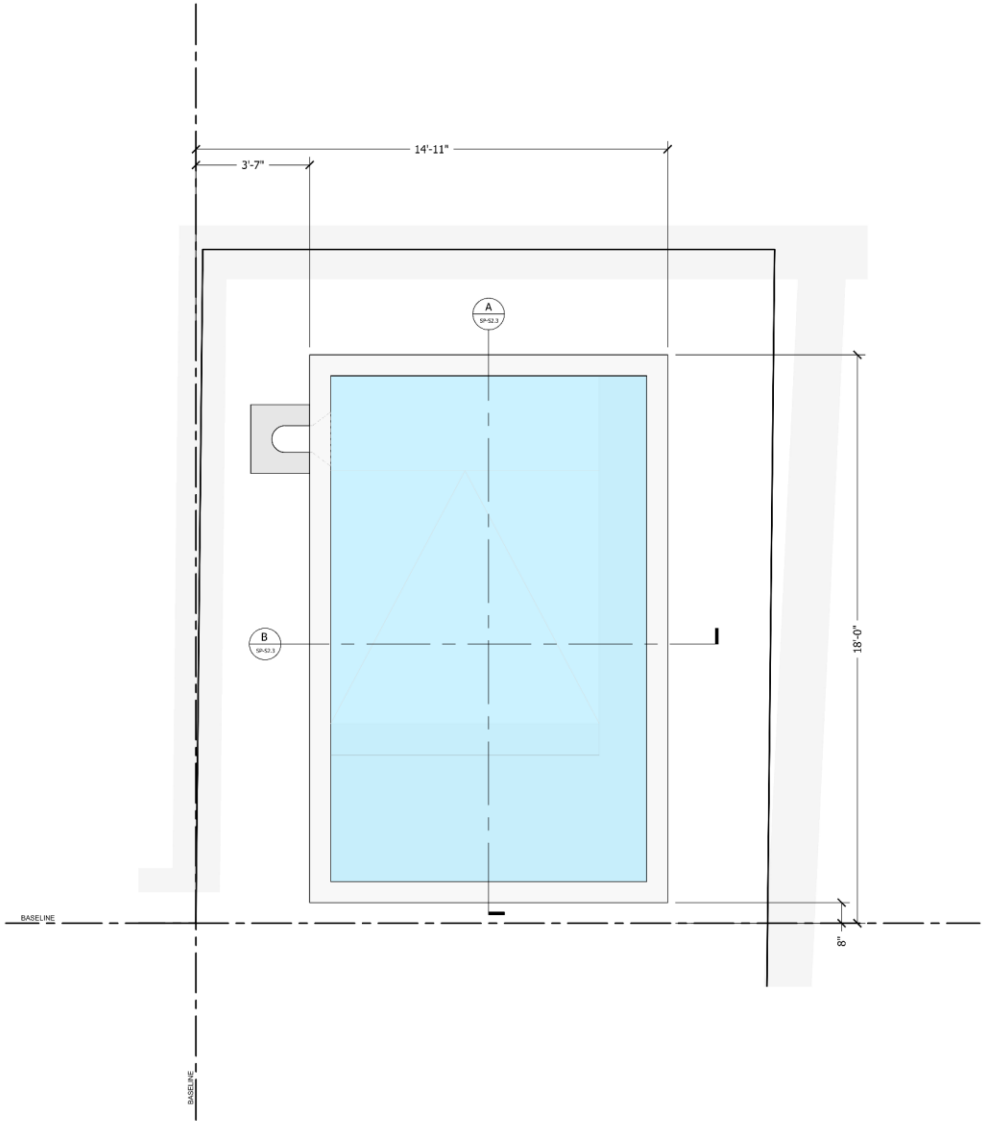
Date: August 30, 2023 Scale: 1" = 20'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LXI, Chapter 29 for a Class "C" survey.
Made at the request of Marsha Miller.

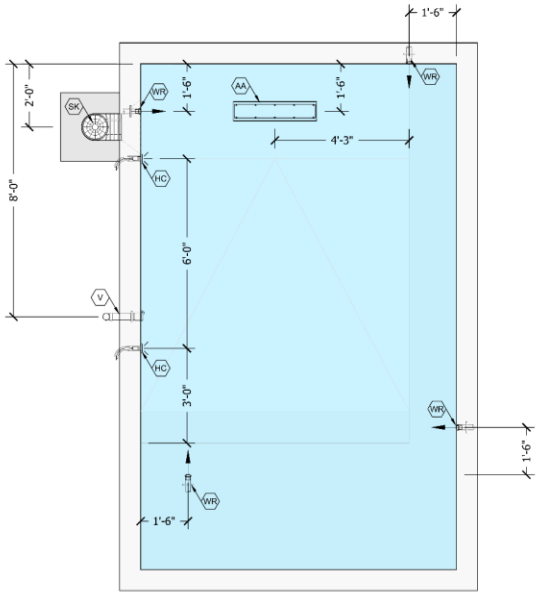
Gilbert, Kelly & Couturie', Inc., Professional Land Surveying
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

171898

1124 Burgundy



STRUCTURE LAYOUT
SCALE: 1/2" = 1'-0"

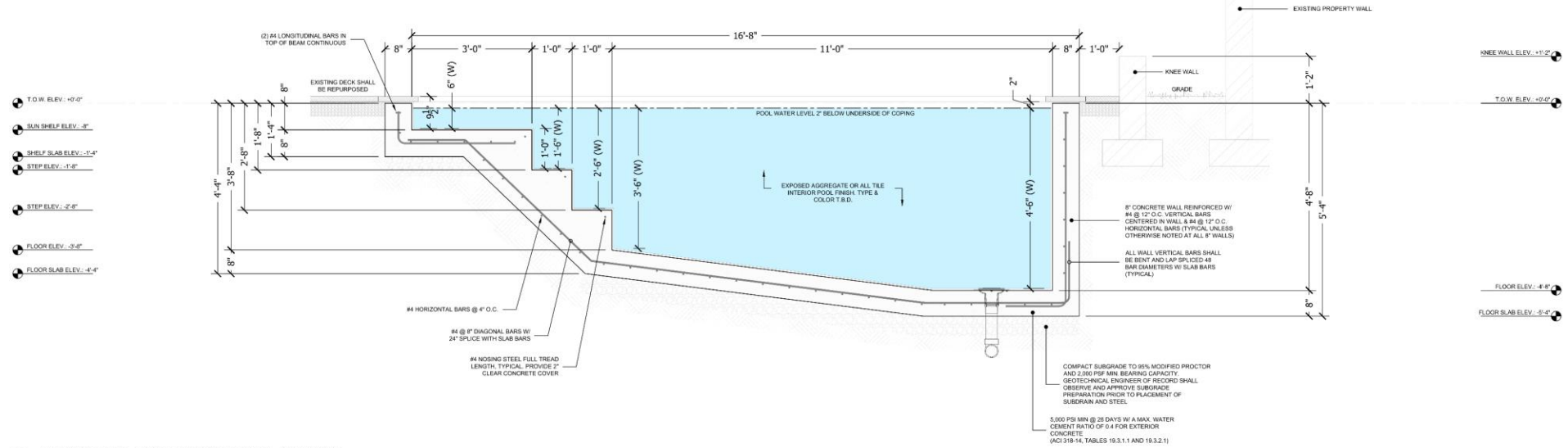


FITTINGS LAYOUT
SCALE: 1/2" = 1'-0"

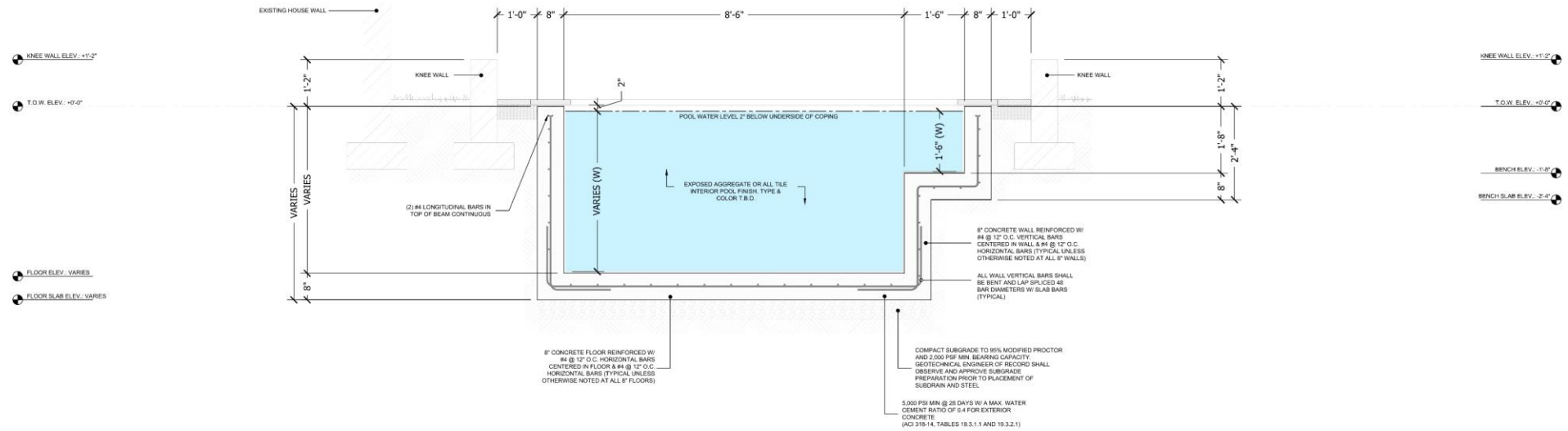
1124 Burgundy

VCC Architectural Committee

December 19, 2023



A STRUCTURE - POOL LONGITUDINAL SECTION
SCALE: 3/4" = 1'-0"



B STRUCTURE - POOL CROSS SECTION
SCALE: 3/4" = 1'-0"

1124 Burgundy

VCC Architectural Committee

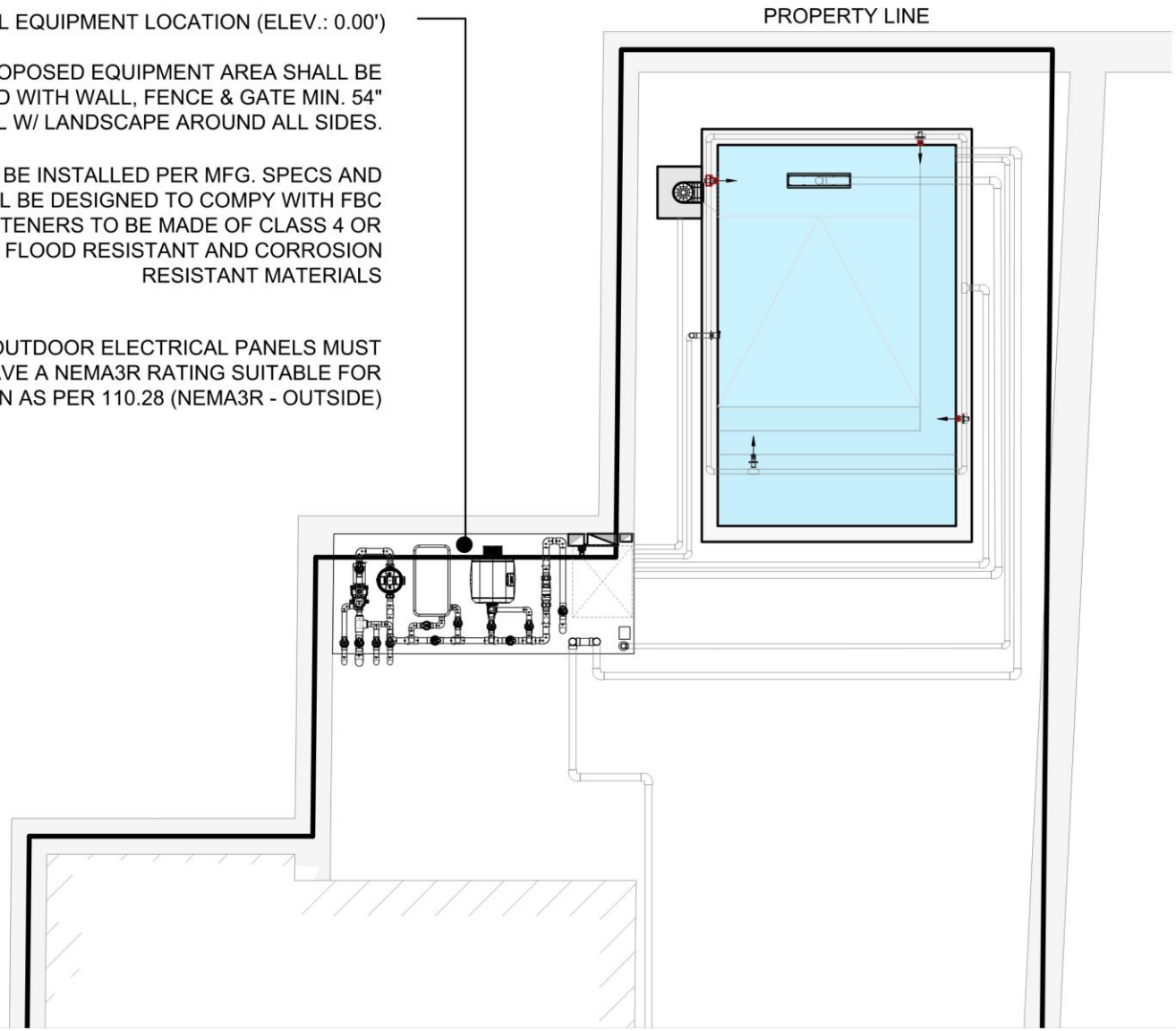
December 19, 2023

PROPOSED POOL EQUIPMENT LOCATION (ELEV.: 0.00')

NOTE: PROPOSED EQUIPMENT AREA SHALL BE SCREENED WITH WALL, FENCE & GATE MIN. 54" TALL W/ LANDSCAPE AROUND ALL SIDES.

EQUIPMENT TO BE INSTALLED PER MFG. SPECS AND ACNCHOR SHALL BE DESIGNED TO COMPY WITH FBC 301.13. FASTENERS TO BE MADE OF CLASS 4 OR CLASS 5 FLOOD RESISTANT AND CORROSION RESISTANT MATERIALS

NOTES: OUTDOOR ELECTRICAL PANELS MUST HAVE A NEMA3R RATING SUITABLE FOR CORROSION AS PER 110.28 (NEMA3R - OUTSIDE)



POOL EQUIPMENT LIST

PUMPS & MOTORS

NO.	SYMBOL	QTY.	MFG.	MODEL	MODEL NO.	VOLTS	AMPS	WATTS	HP	FREQ.	PORT SIZE	APPLICATION
P1		1	HAYWARD	TRISTAR VS	SP3225SOVSP	230	--	2,300	2.7	--	2.5" X 3"	FILTRATION SYSTEM

FILTERS

NO.	SYMBOL	QTY.	MFG.	MODEL	MODEL NO.	AREA	GPM	TYPE	TURNOVER	PORT SIZE	APPLICATION
CS		1	JANDY	CS	CS250	250 SQ. FT.	125	CART.	60K / 8HR.	2" X 2"	FILTRATION SYSTEM

SANITIZERS

NO.	SYMBOL	QTY.	MFG.	MODEL	MODEL NO.	VOLTS	AMPS	WATTS	FLOWRATE	FREQ.	APPLICATION
PLC		1	JANDY	AQUAPURE	PLC1400	120/240	1.25-2.5	--	70 GPM	50/60Hz	CELL KIT FOR POOLS UP TO 40K GAL.

NOTE: POWER CENTER FOR CELL TO BE SPECIFIED IN AUTOMATION PANEL

HEATERS

NO.	SYMBOL	QTY.	MFG.	MODEL	MODEL NO.	VOLTS	AMPS	WATTS	BTU	FREQ.	COP	PHASE	FLOW	APPLICATION
JXI		1	JANDY	JXI	JXI400	--	--	--	399,000	--	--	1	20-70GPM	POOL HEAT
HAY		1	HAYWARD	HP50HA	HP50HA	--	--	--	45,000	--	--	1	20-70GPM	POOL HEAT & CHILLING

NOTE: MULTIPLE HEAT PUMPS REQUIRE EQUAL DISTANCE 2-WIRE RS485 CABLES TO COMMUNICATE IN SYNC. AND MUST BE SET ON TIME DELAY FOR START UP

LIGHTING

NO.	SYMBOL	QTY.	MFG.	MODEL	MODEL NO.	VOLTS	AMPS	WATTS	CORD LENGTH	COLOR	APPLICATION
L24		2	JANDY	HYDROCOOL	JLU4C24W150	12	--	24	150 FT.	RGBW	POOL LIGHTS

TRANSFORMERS

NO.	SYMBOL	QTY.	MFG.	MODEL	MODEL NO.	VOLTS-IN	AMPS-IN	WATTS	VOLTS-OUT	FREQ-IN	APPLICATION
T3		1	INTERMATIC	3R BEIGE METAL	PX-300	120	3	300	12, 13, 14 VAC	50/60Hz	POOL LIGHTS

NOTE: INTERMATIC TRANSFORMERS COMPLY W/ NEC CODE 680.23

PIPE FITTINGS

NO.	SYMBOL	QTY.	MFG.	MODEL	MODEL NO.	SIZE	GPM	COLOR	DESCRIPTION	APPLICATION
AA		1	A&A	PT CHANNEL DRAIN	5714XX	TBD	--	TBD	FLUSH MOUNT, PEBBLE TOP CHANNEL DRAIN	FILTRATION
--	--	4	AQUASTAR	WALL FITTING	36XX	1.5" PIPE	--	TBD	FLUSH MOUNT THREADED WALL FITTING	LED LIGHTS
WR		4	COLORMATCH	SQ. EYEBALL	SQFM-XX	IN 1.5"	--	TBD	FLUSH MOUNT SQUARE WALL RETURN	WALL RETURNS
V		1	WATERWAY	VAC. LOCK	600-223X-XXX	1.5"	--	TBD	VACUUM CLEANING LINE	CLEANING
--	--	1	PENTAIR	ADAPTER	PF-2423	1.5"	--	TBD	2" SLIP X 1.5" FPT THREADED ADAPTER	FOR VAC LOCK FITTING
SK		1	PENTAIR	BERMUDA SKIMMER	506300	--	--	WHITE	2" SLIP PORTS, WHITE, SKIMMER	CLEANING

VALVES

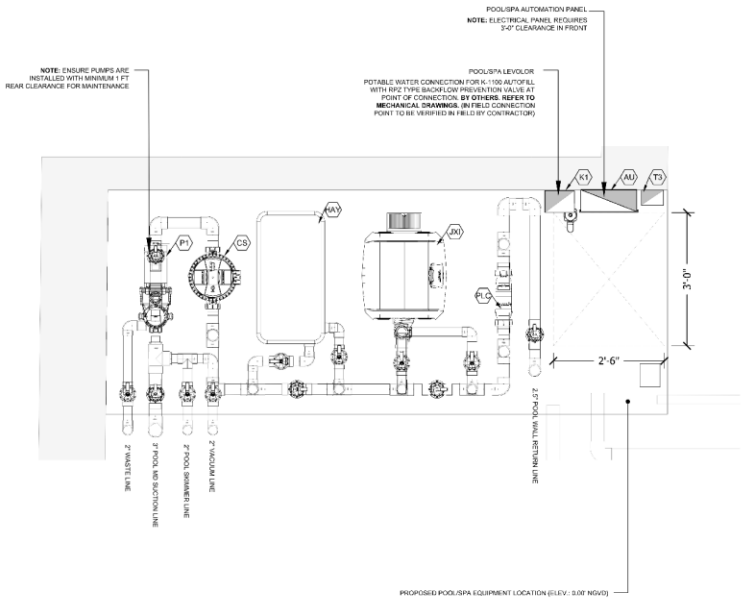
NO.	SYMBOL	QTY.	MFG.	MODEL	MODEL NO.	SIZE	FLOW RATE	DESCRIPTION	APPLICATION
--		7	JANDY	NEVER LUBE	4716	2" X 2.5"	130GPM / 50 PSI	2-PORT VALVE	
--		4	JANDY	NEVER LUBE	4718	2.5" X 3"	180GPM / 50 PSI	2-PORT VALVE	
--		1	JANDY	NEVER LUBE	4719	2.5" X 3"	180GPM / 50 PSI	3-PORT VALVE	
--		1	JANDY	NEVER LUBE	4424	--	--	JVA 24V, 180° ROTATION VALVE ACTUATOR	
--		1	JANDY	NEVER LUBE	7307	2.5" X 3"	180GPM / 50 PSI	180° SWING / SPRING CHECK VALVE	
--		1	LASCO	--	V40461N	4"	--	PVC BALL VALVE	

AUTOMATION PANEL

NO.	SYMBOL	QTY.	MFG.	MODEL	MODEL NO.	DESCRIPTION	APPLICATION
AU		1	JANDY	AQUALINK RS	RS-P512	POOL / SPA COMBO. DUAL BODY SHARED EQUIPMENT: PUMP, HEATER, + 11 AUX.	POOL AUTOMATION CONTROL
--		1	JANDY	AQUALINK	IQ20-A	WEB-CONNECT DEVICE. INTERFACE NETWORK CABLE REQUIRED	
--	--	1	JANDY	AQUALINK	6614-AP-L	PURELINK SUB-PANEL POWER CENTER FOR AUTOMATION AND SALTWATER CHLORINATION	
--	--	1	JANDY	AQUALINK	6613	AQUALINK POWER CENTER FOR AUTOMATION CONTROL	4 ADDITIONAL RELAYS
--	--	1	JANDY	AQUALINK	6587	RS LIGHT DIMMING RELAY KIT (120V/12V - 1K WATTS MAX.) - FOR WHITE LIGHTS ONLY	
--	--	1	JANDY	AQUALINK	5098	RELAY SPLITTER. ALLOWS (1) AUX. TO ACTIVATE (2) RELAYS	
--	--	1	JANDY	AQUALINK	6098	RS SURGE SUPPRESSION KIT FOR RS4, 6, 8, 2/6 & PDA (OPTIONAL)	OPTIONAL
--		1	JANDY	AQUALINK	795X	WALL MOUNTED RS-ONE TOUCH CONTROLLER (OPTIONAL)	OPTIONAL
--	--	1	JANDY	--	8026	WEATHERPROOF ENCLOSURE (FOR RS-ONE TOUCH LOCATED OUTDOORS)	
--	--	1	JANDY	--	4278	100 FT. (4) CONDUCTOR CABLE OR EQUIV. (ONLY REQUIRED FOR RS-ONE TOUCH)	
--		1	JANDY	--	7890	FIXED SPA SIDE REMOTE. SPA LINK RS 200' CABLE - GRAY (OPTIONAL)	OPTIONAL
--	--	1	JANDY	--	7940	SPA LINK RS FLUSH MOUNT MUD BOX FOR SPA SIDE REMOTE	

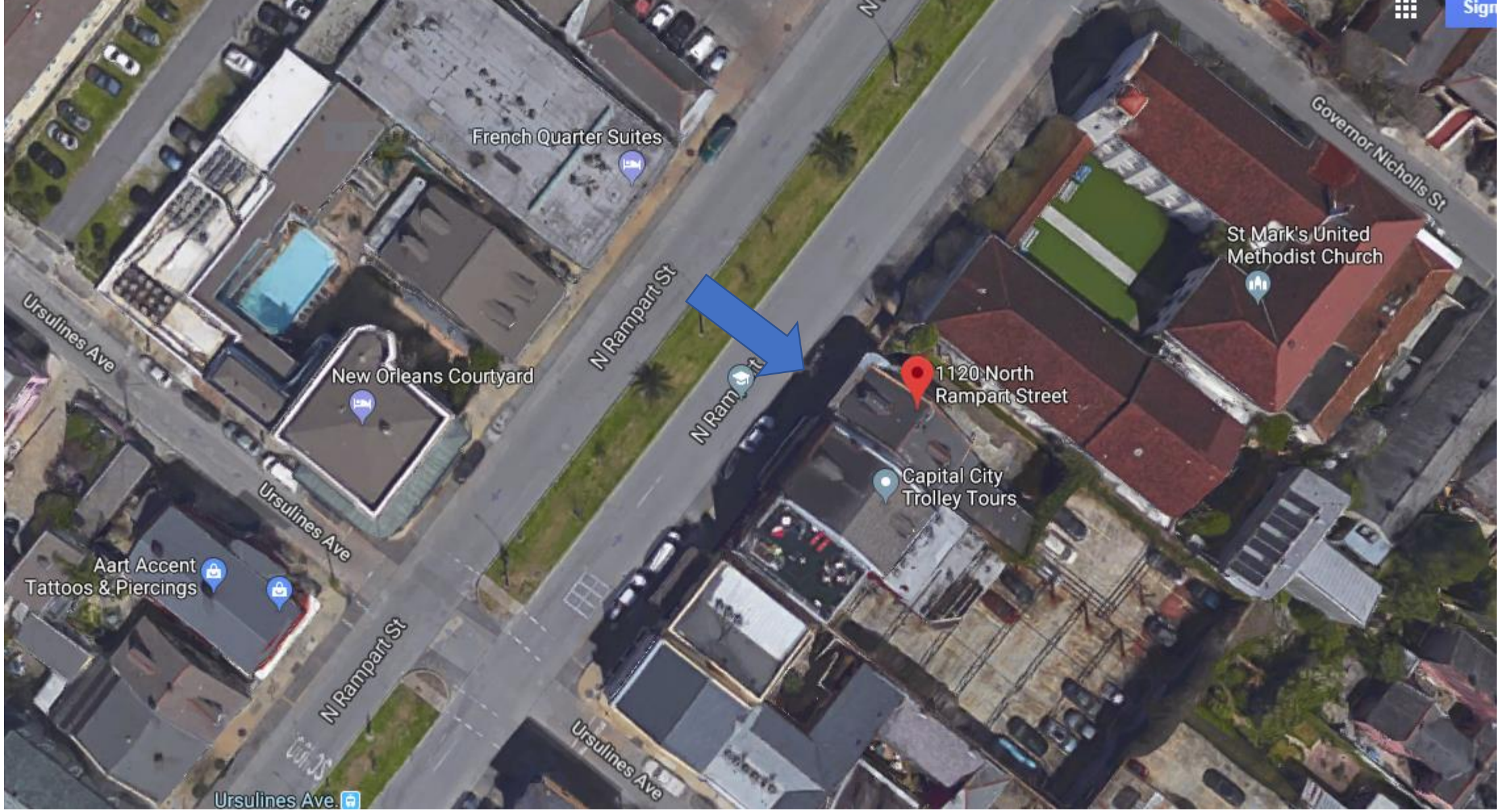
AUTO LEVOLOR

NO.	SYMBOL	QTY.	MFG.	MODEL	MODEL NO.	VOLTS	AMPS	WATTS	DESCRIPTION	APPLICATION
K1		1	JANDY	K-1100 SERIES	K-1100CKC	110/220	--	--	FILL ONLY W/ DUAL STYLE SENSOR & SOLENOID	WATER LEVELING CONTROL
--	--	1	JANDY	--	BRY	--	--	--	1" Y STRAINER	
--	--	1	JANDY	--	11110601	--	--	--	REMOTE SENSOR COVER & LOWER HOUSING ASSEMBLY	



MECHANICAL - EQUIPMENT LIST & LAYOUT
SCALE: 3/4" = 1'-0"

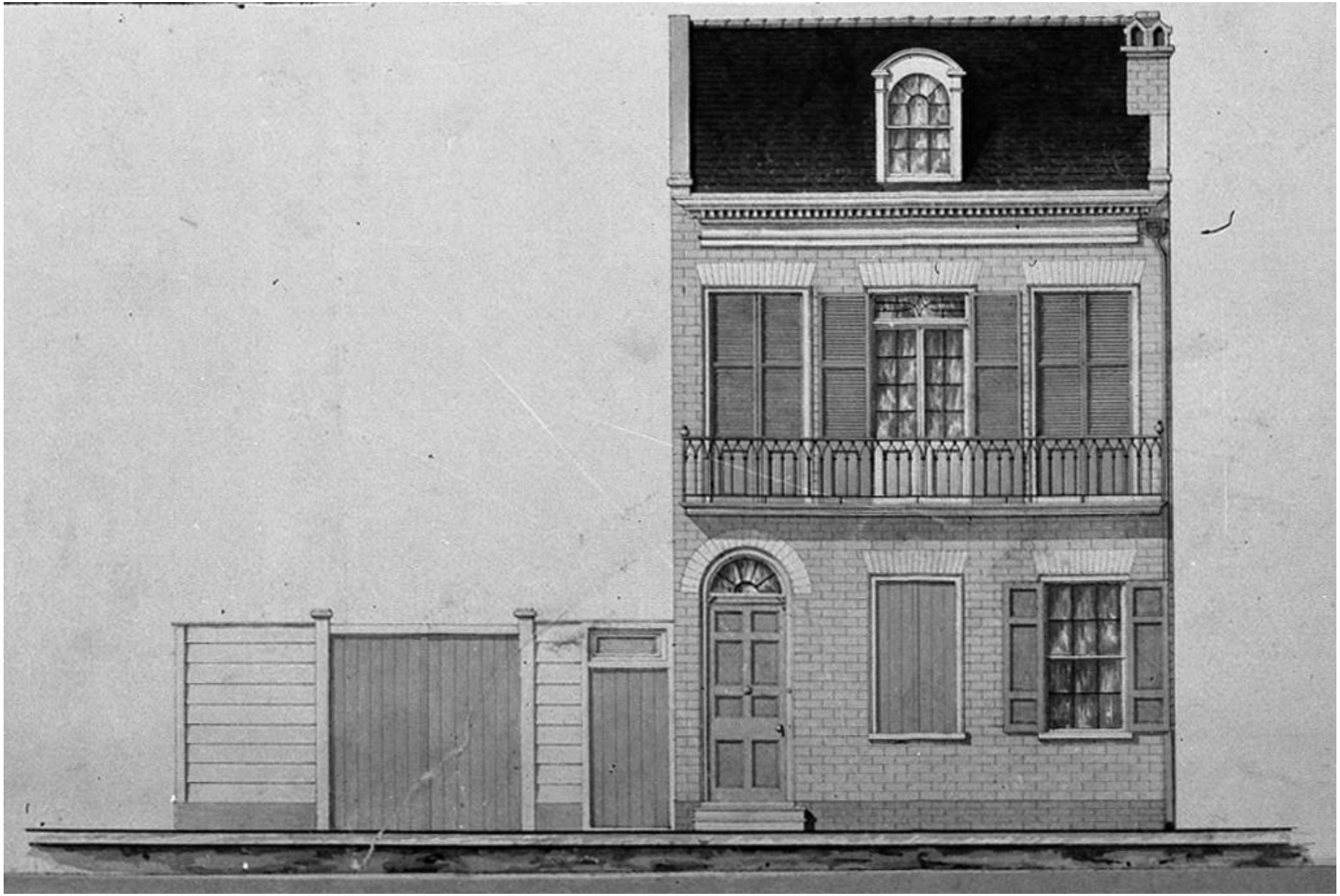
1120 N Rampart



1120 N Rampart

VCC Architectural Committee

December 19, 2023



1120 N Rampart

VCC Architectural Committee

December 19, 2023

1120 N Rampart

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VCC Architectural Committee

December 19, 2023

1120 N Rar

VCC Architect

1120 N Rampart

VCC Architectural Committee

December 19, 2023

1120 N Rampart

VCC Architectural Committee

December 19, 2023

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VCC Architectural Committee

December 19, 2023

1120 N Rampart

VCC Architectural Committee

December 19, 2023

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December 19, 2023

1120 N Rampart

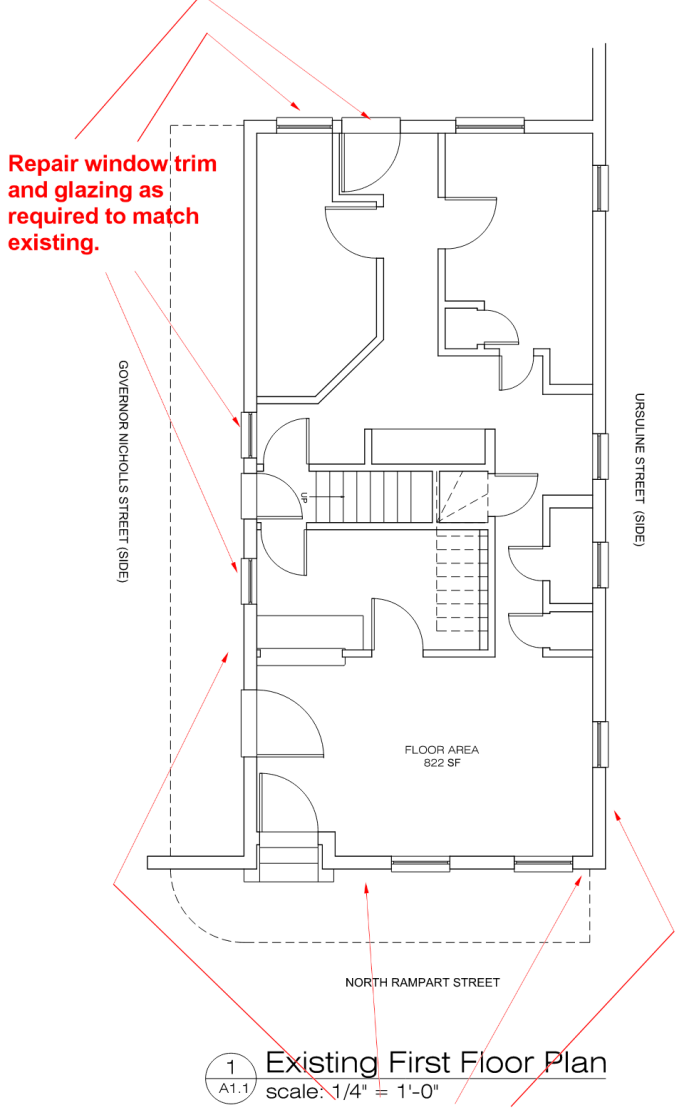
VCC Architectural Committee

December 19, 2023

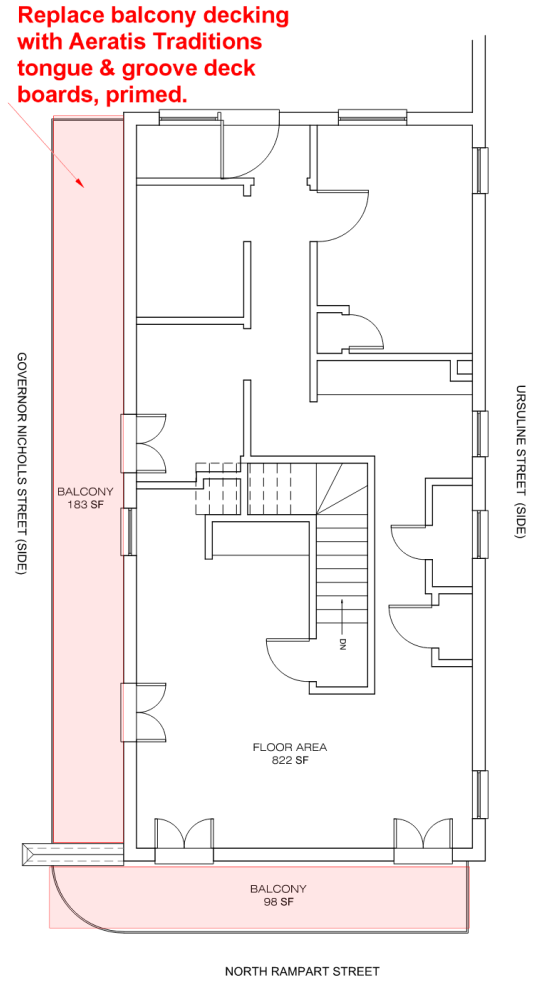
1120 N Rampart

VCC Architectural Committee

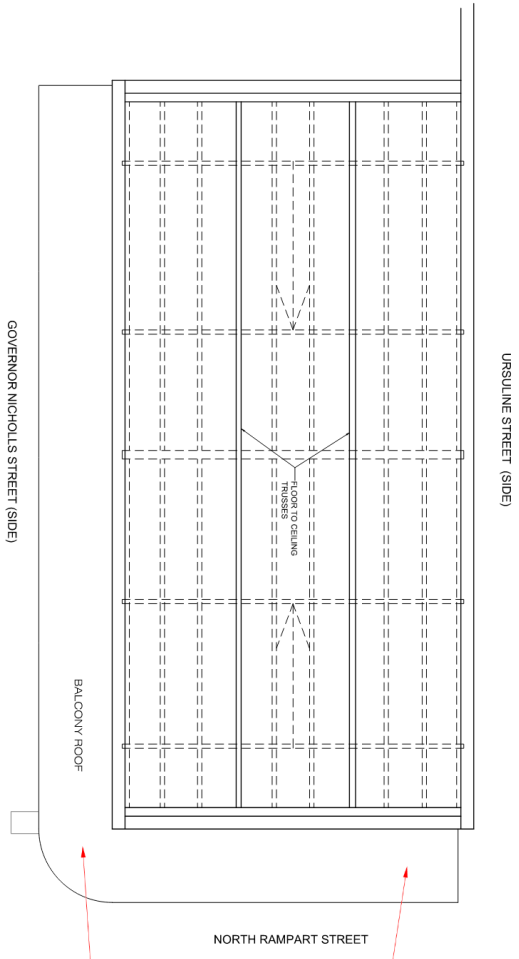
December 19, 2023



1 A1.1 Existing First Floor Plan
scale: 1/4" = 1'-0"



2 A1.1 Existing Second Floor Plan
scale: 1/4" = 1'-0"



3 A1.1 Existing Attic Framing Plan
scale: 1/4" = 1'-0"

Repair any damaged structural framing, and replace any damaged or missing ceiling boards to match existing.

RENOVATION OF RESIDENCE
1120 N. RAMPART
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

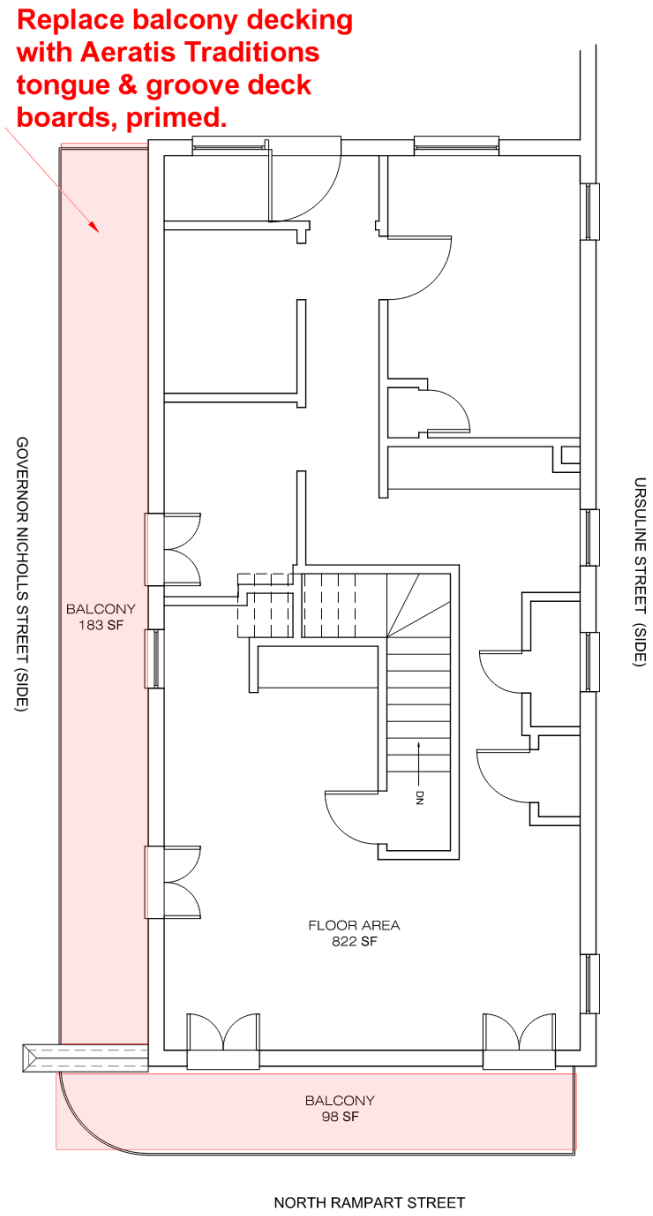
CHECKED BY:
DRAWN BY:
DATE: 05/05/2023
JOB NO.:

A1.1
SHEET 1 OF 1

1120 N Rampart

VCC Architectural Committee

December 19, 2023

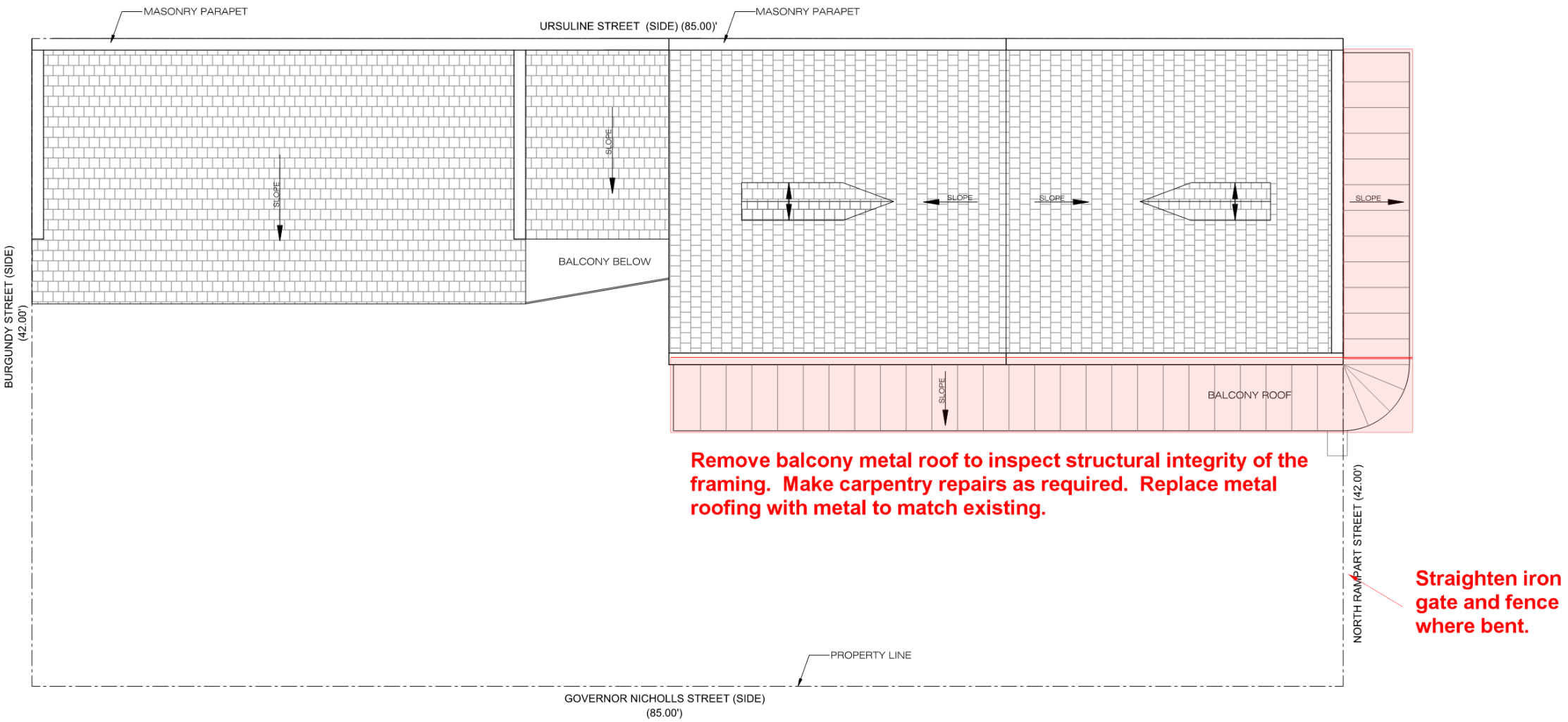


2 A1.1 Existing Second Floor Plan
scale: 1/4" = 1'-0"

1120 N Rampart

VCC Architectural Committee

December 19, 2023

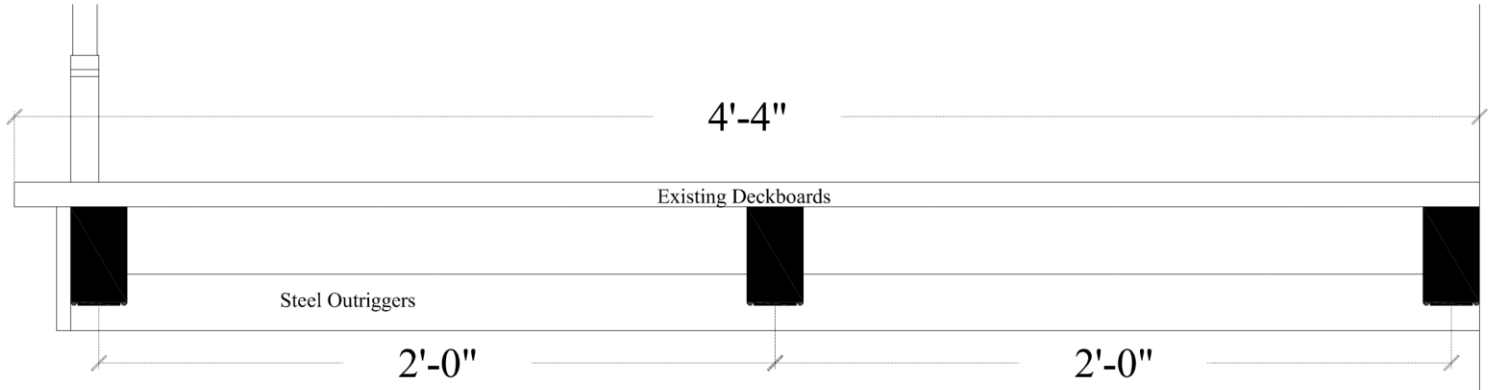


1 A1.2 Existing Roof Plan
scale: 1/4" = 1'-0"

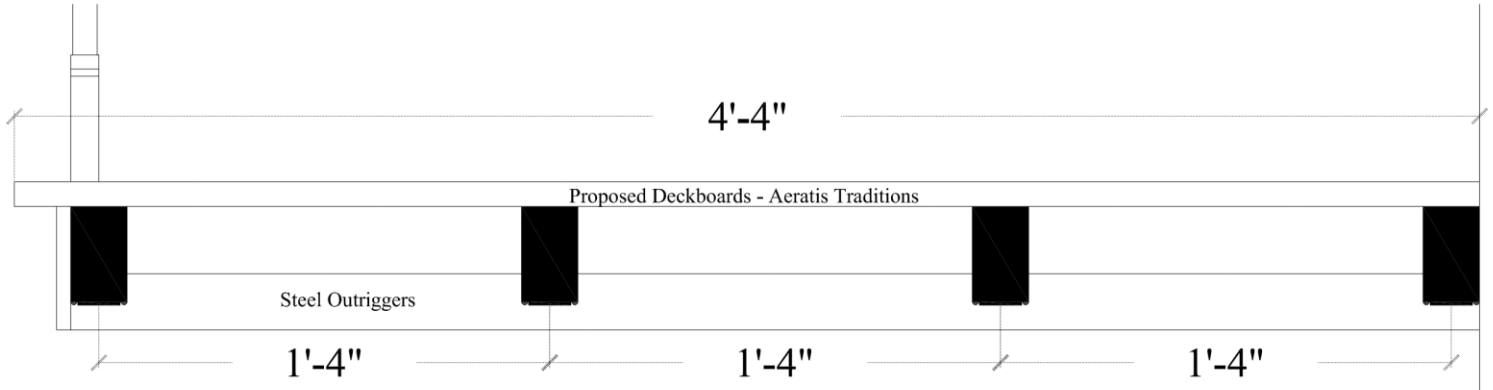
1120 N Rampart

VCC Architectural Committee

December 19, 2023



EXISTING CONFIGURATION - PURLINS 24" O.C.



PROPOSED CONFIGURATION - PURLINS 16" O.C.
Note: Reuse existing purlins as much as possible

IV

Owner:
827 Carondelet, LLC
827 Carondelet Street
Covington, LA 70433

Designer:
Group IV Design/Build
2742 Bienville Street
New Orleans, LA 70119
(504) 415-7066

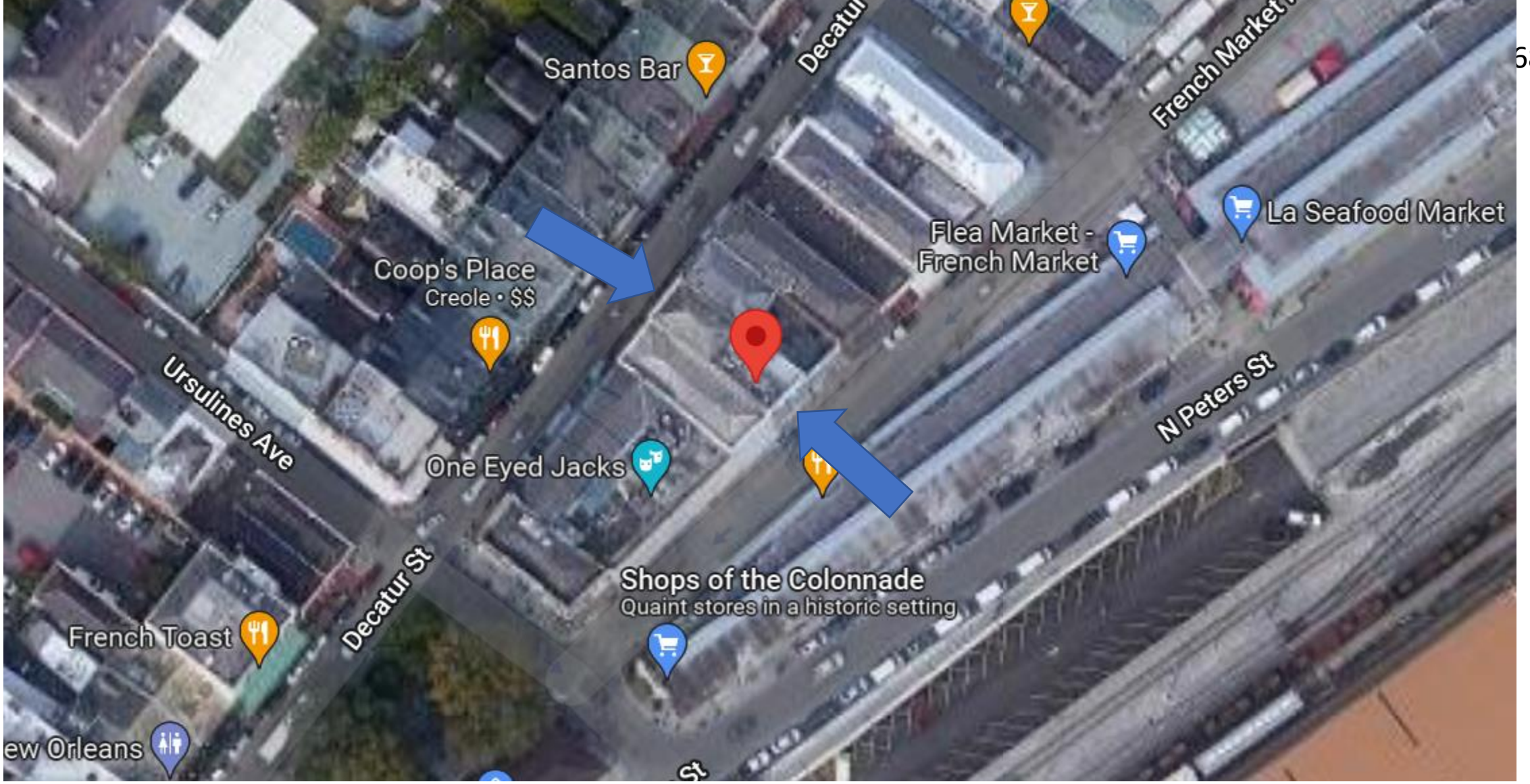
Aeratis Traditions Decking
1120 N Rampart Street
827 Carondelet Street, NOLA 70130

Date: 12/1/2023
Revisions:
Drawn by: crw

A1
Sections

Scale: 1"=6"

1118 Decatur

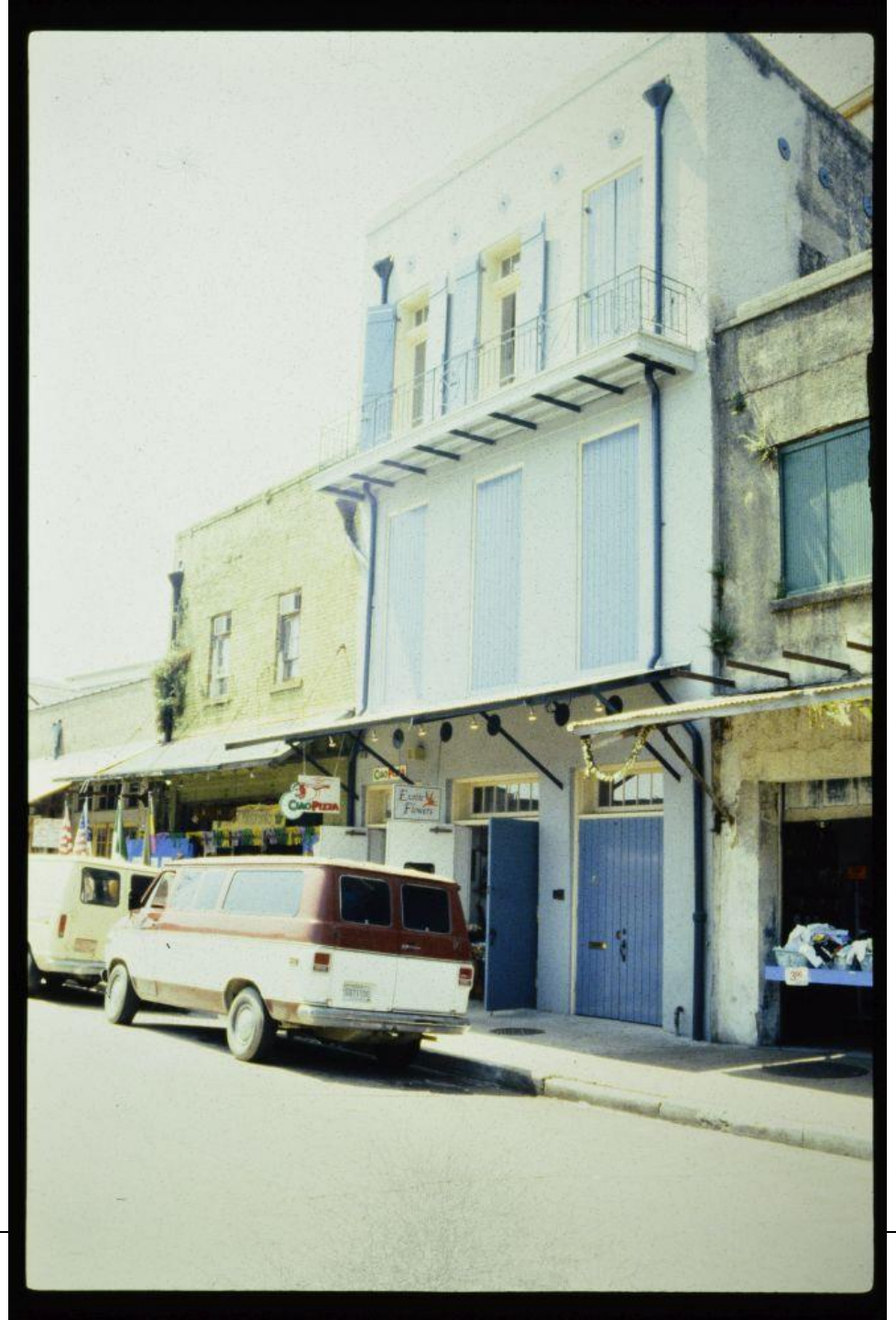


1128 Decatur and 25 French Market Place

1118 Decatur

1118 Decatur, 1975

1118 Decatur, 1989

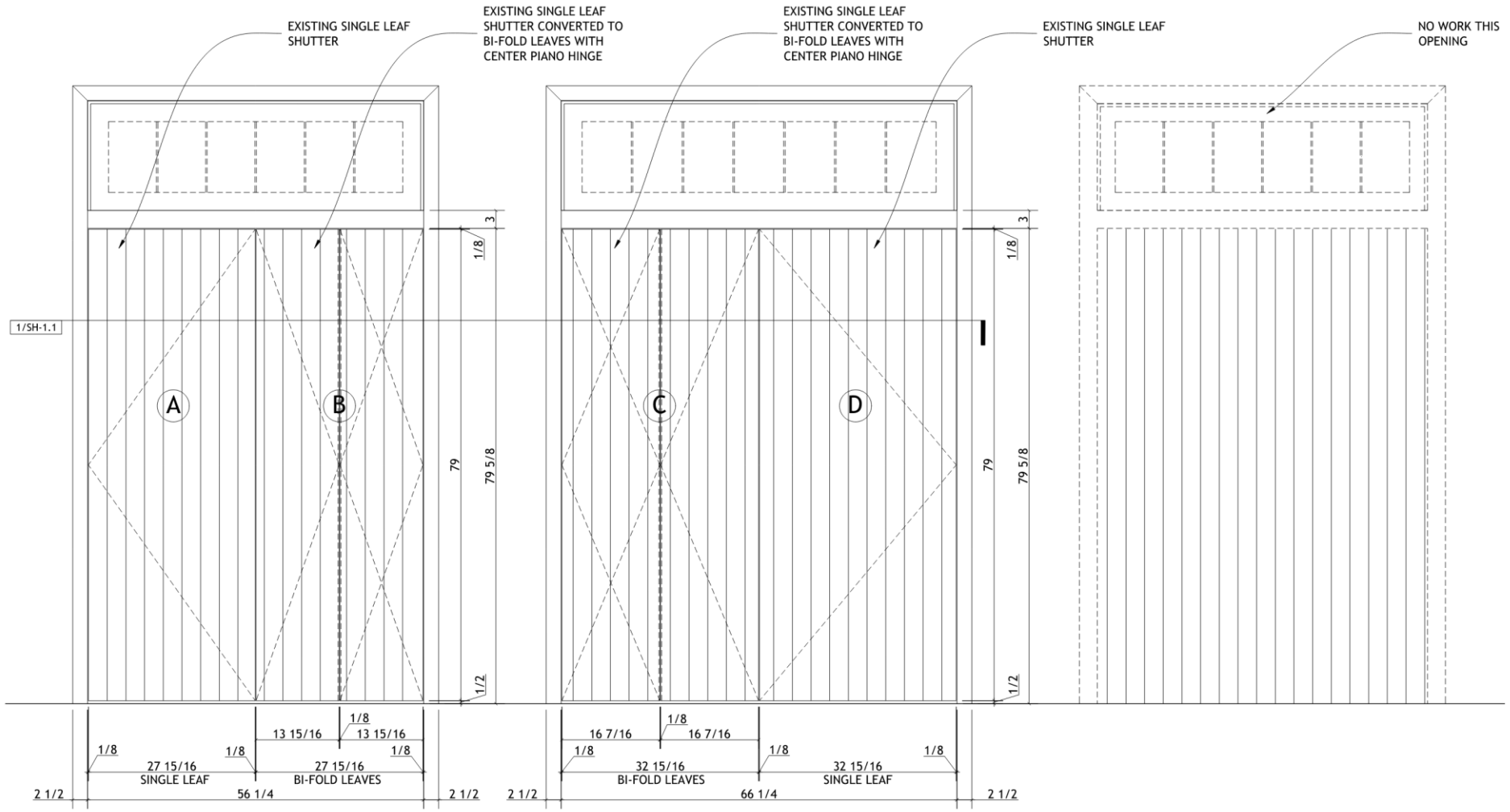


1118 Decatur, 1992

1118 Decatur

1118 Decatur

1118 Decatur



1 / SH-1.0 — 1ST FLOOR REAR FACADE SHUTTERS ELEVATION

@ 1 ½"= 1' REF: 1/A-3

1118 DECATUR STREET
SHUTTERS
NEW ORLEANS, LA 70116

DANIEL BELL LLC
PH: 504 717 5727
E: daniellouisbell@gmail.com

ORIGINAL: 11/14/2023
REVISION:
REVISION:
REVISION:

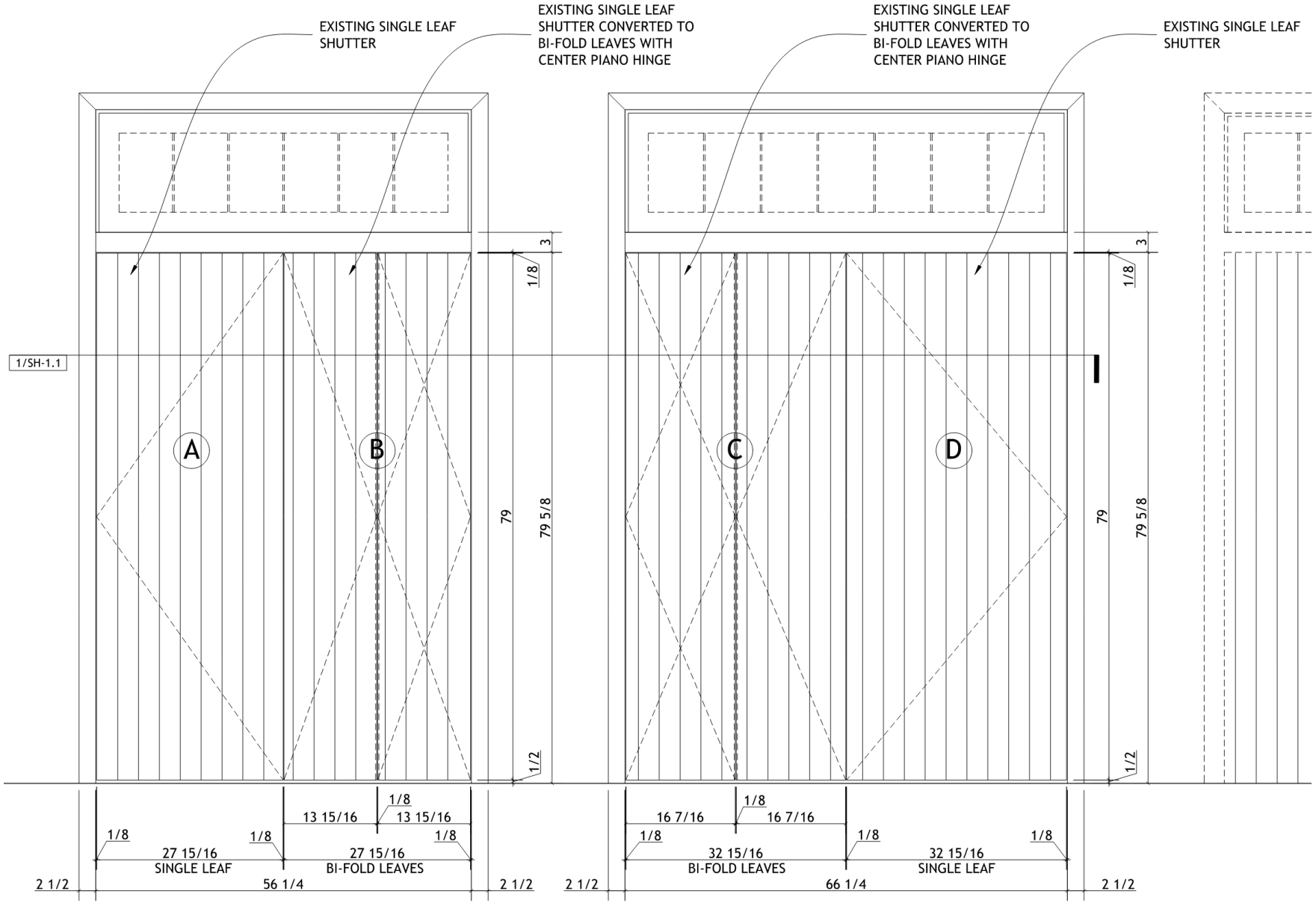
SH-1.0

Option A

1118 Decatur

VCC Architectural Committee

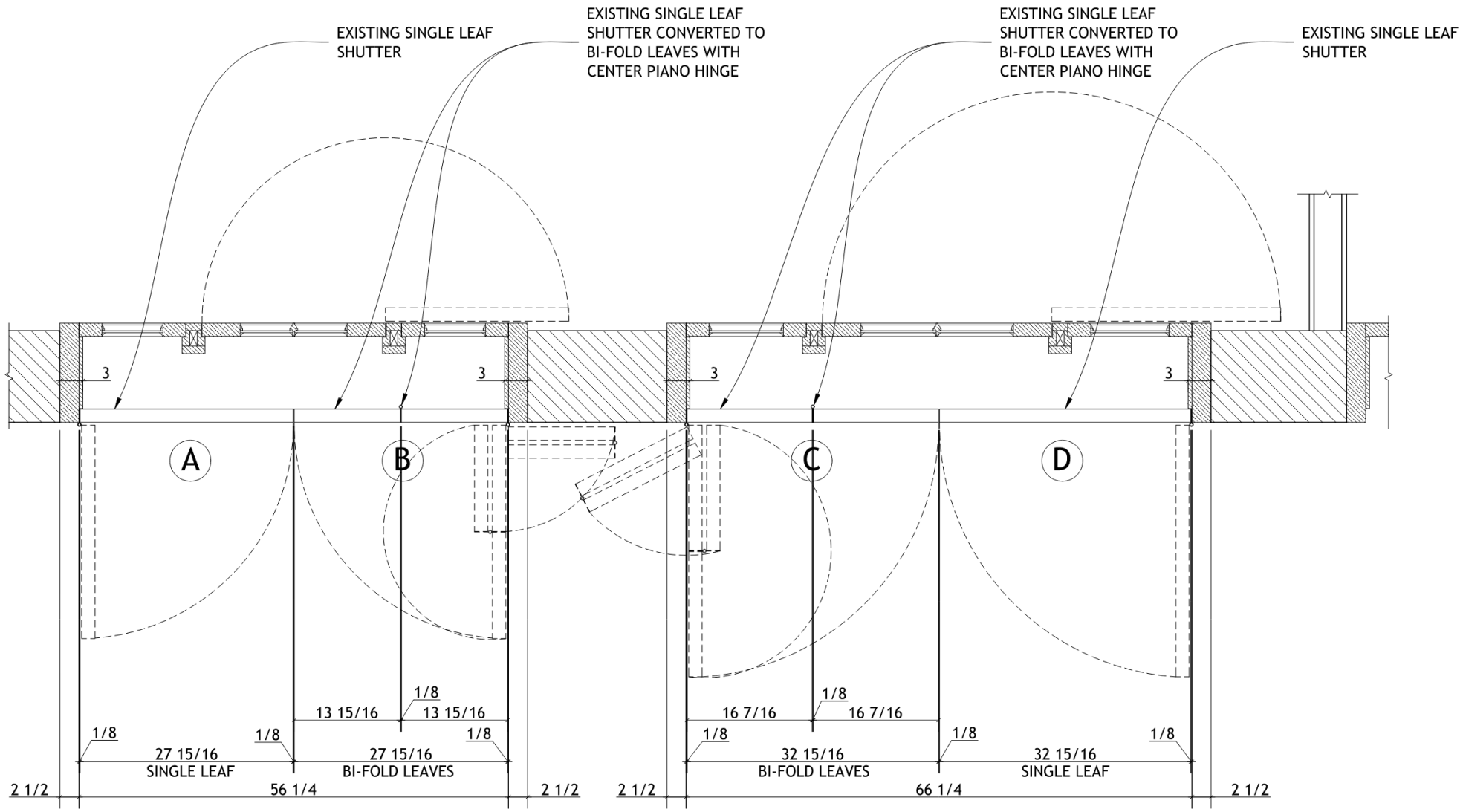
December 19, 2023



1118 Decatur

1 / SH-1.0 — 1ST FLOOR REAR FACADE SHUTTERS ELEVATION

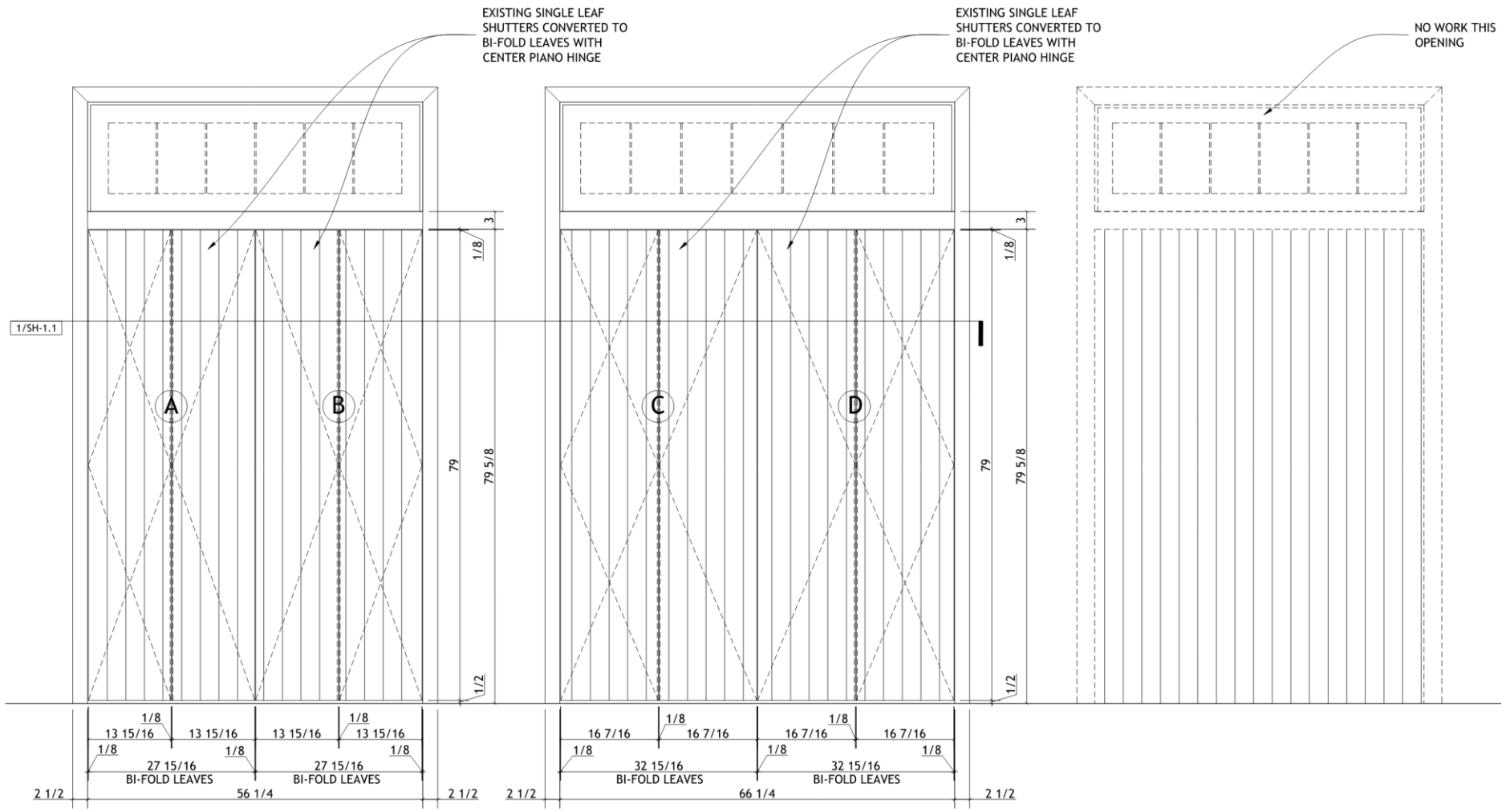
@ 1 ½"= 1' REF: 1/A-3



1 / SH-1.1 SHUTTERS HORIZONTAL SECTION

@ 1 ½"= 1'

1118 Decatur – Option A



1 / SH-1.0 1ST FLOOR REAR FACADE SHUTTERS ELEVATION

@ 1 ½"= 1' REF: 1/A-3

Option B

1118 DECATUR STREET SHUTTERS
NEW ORLEANS, LA 70116

DANIEL BELL LLC
PH: 504 717 5727
E: daniellouisbell@gmail.com

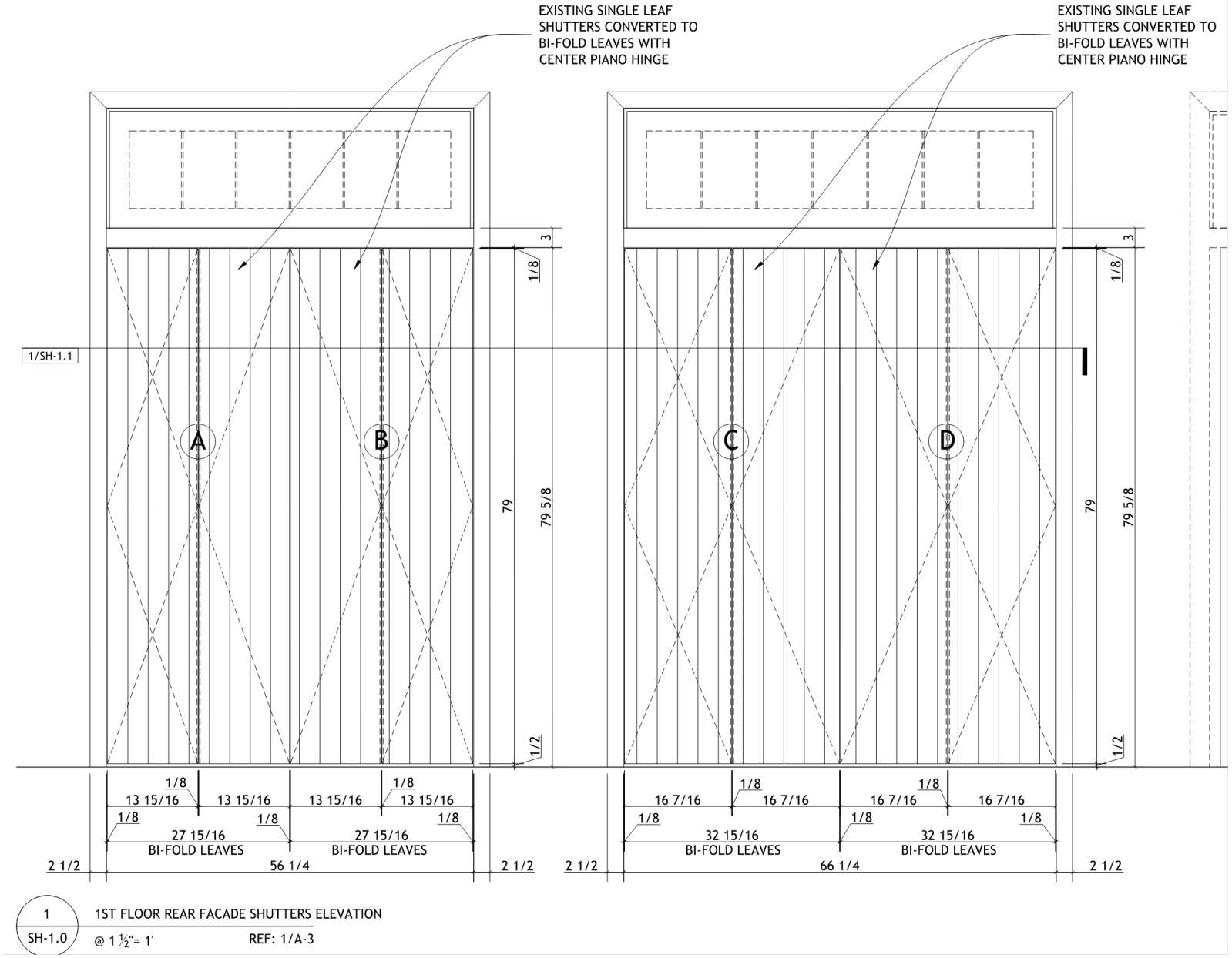
ORIGINAL: 11/14/2023
REVISION: 12/05/2023
REVISION:
REVISION:

SH-1.0

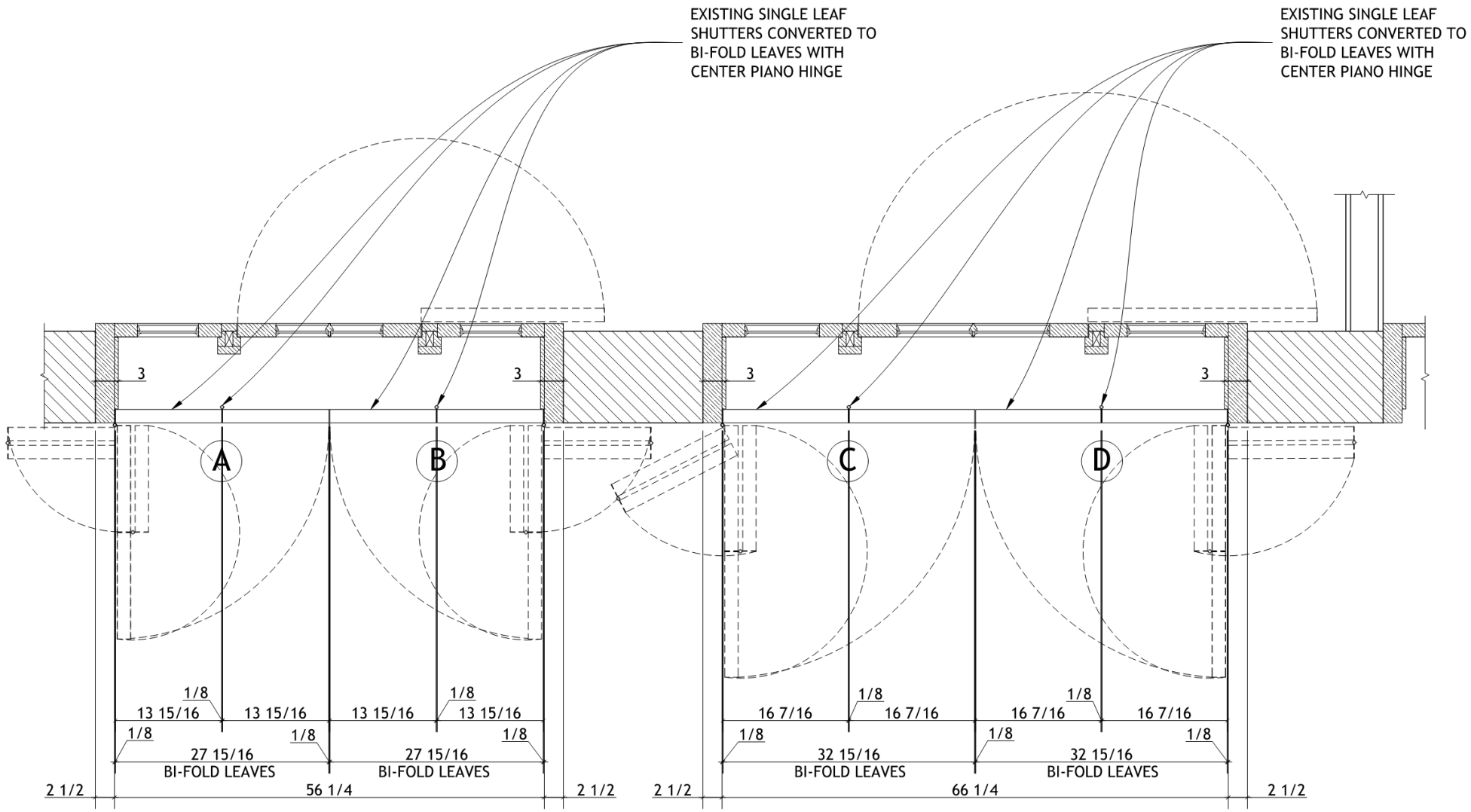
1118 Decatur

VCC Architectural Committee

December 19, 2023



1118 Decatur – Option B



1 / SH-1.1 SHUTTERS HORIZONTAL SECTION

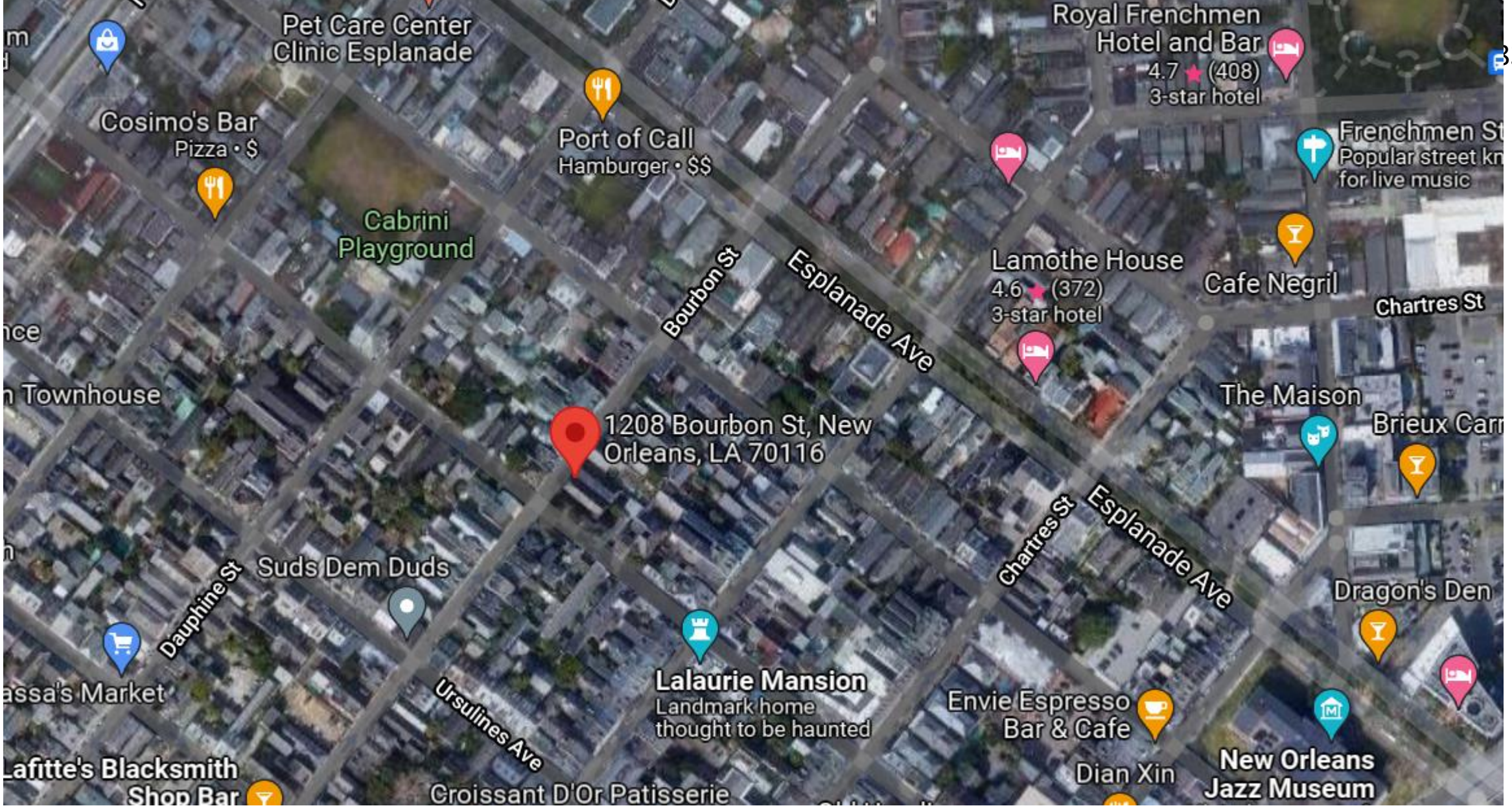
@ 1 ½"= 1'

1118 Decatur – Option B

VCC Architectural Committee

December 19, 2023

1208 Bourbon



1208 Bourbon

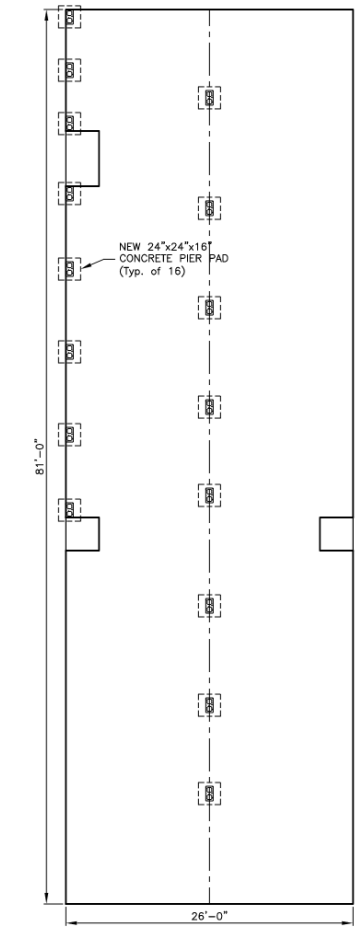
1208 Bourbon - 1962

1208 Bourbon

1208 Bourbon

1208 Bourbon

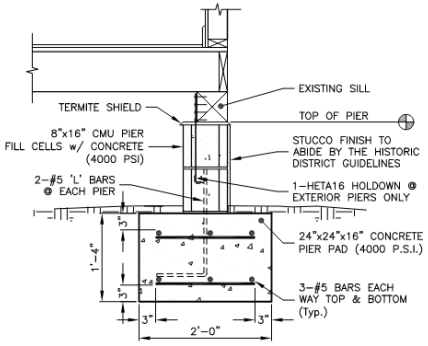
1208 Bourbon



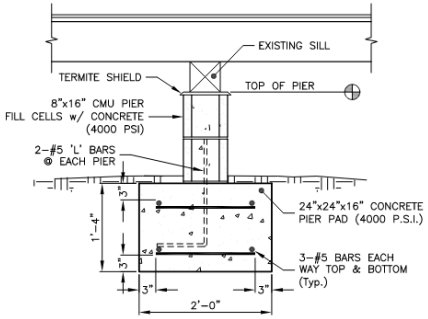
LEGEND:

New 8x16 Pier = 16

1 PIER LOCATION PLAN
SCALE: ⅛" = 1'-0" **PROPOSED**



2 TYP. EXTERIOR PIER
SCALE: ¾" = 1'-0" **PROPOSED**



3 TYP. INTERIOR PIER
SCALE: ¾" = 1'-0" **PROPOSED**

NOTES:
1. REMOVE & REPLACE 16 PIER SYSTEMS
2. LEVEL STRUCTURE
3. EXTERIOR PIERS TO HAVE STUCCO FINISH. STUCCO FINISH TO MEET HISTORIC DISTRICT LANDMARKS COMMISSION GUIDELINES

AREA:
EXISTING HOUSE = 2,106 Ft.²

THESE PLANS HAVE BEEN PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND, TO THE BEST OF MY KNOWLEDGE, COMPLIES WITH ALL APPLICABLE CODES. I WILL NOT SUPERVISE THE WORK.

STATE OF LOUISIANA
ARTHUR J. MALBROUE, III
License No. 42396
PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
11/17/2023

The information shown on this drawing was furnished by the contractor and cannot be verified for accuracy or completeness and is intended to apply for a building permit only. Since this project is to level the foundation only, no further investigation is needed nor is any engineering required. The compilation of this information does not relieve the contractor of responsibility for errors resultant to incorrect, incomplete or omitted data.

Proposed Pier Location Diagram 1208 Bourbon St. New Orleans, La 70116	SHEET: 1 OF 1	DESIGN BY: CAP	The Design works depicted by this drawing, as an instrument of service, is and shall remain the property of CMP Design, LLC and shall not be reproduced, published, or used in any way without written consent of the designer. The contractor shall verify all dimensions and existing conditions at the site before proceeding with each phase of his/ her work.	CMP DESIGN, LLC Residential † Commercial † Planning 504.909.2717 pentondesign4@gmail.com
	JOB INFO: 23-57	DRAWN BY: CAP		
Academy House Leveling	DATE: 11/17/2023	SCALE: Shown		

1208 Bourbon

VCC Architectural Committee

December 19, 2023

1208 BOURBON ST.

NEW ORLEANS

SCOPE OF WORK: Repair

1. Gain access to under house;

2. Remove and replace (8) exterior piers on home, replaced with proper pier system per VCC guidelines

3. Remove and replace (8) interior piers on home, replaced with proper pier system per VCC guidelines

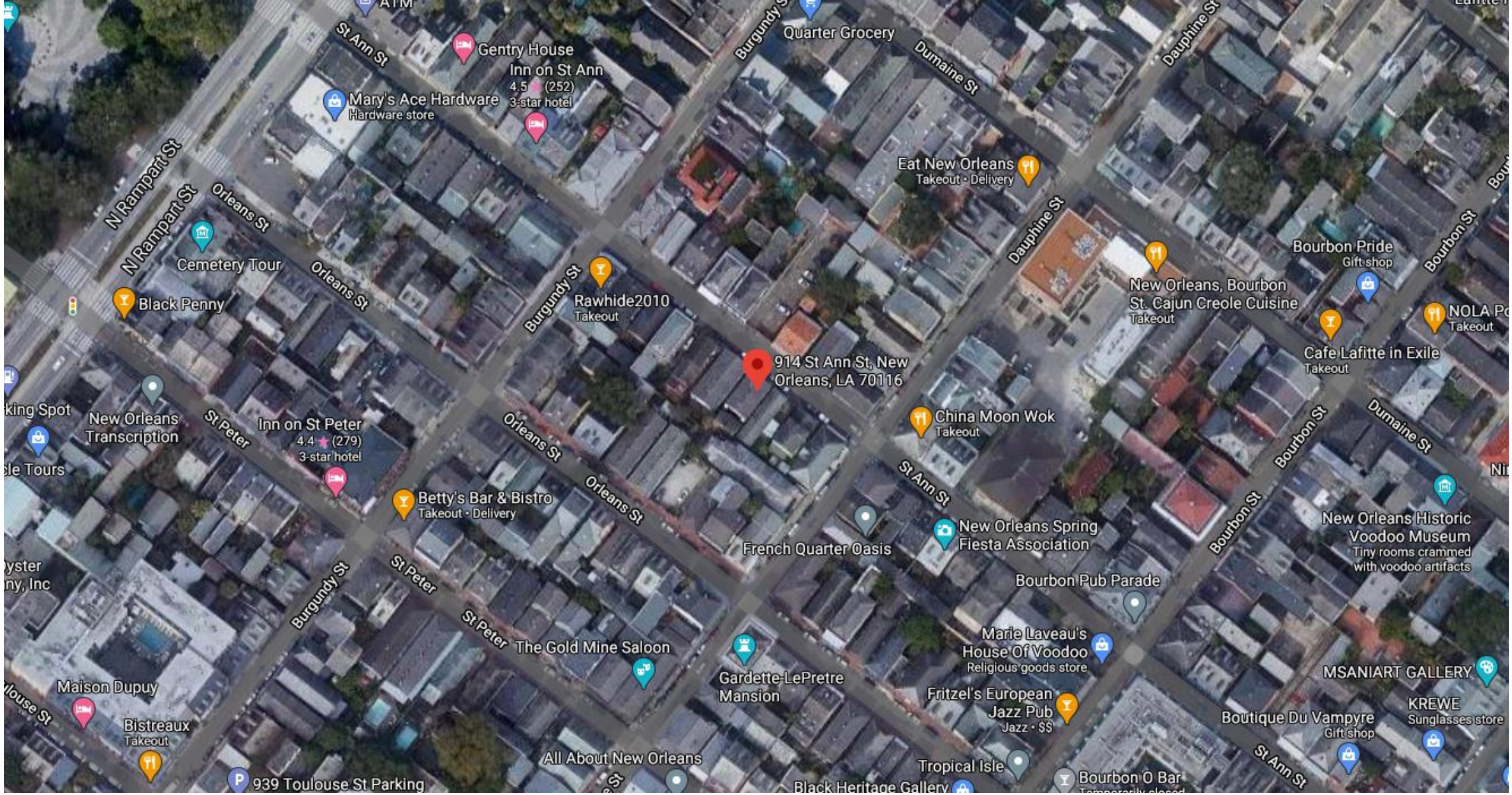
4. Tuck point Base of chimneys and point in attic area, mortar mix shall be in compliance with the VCC Guidelines

5. Tuck point the back of front brick wall where the mortar has deteriorated, mortar mix shall be in compliance with the VCC guidelines

6. Properly grade dirt in crawlspace;

7. Level entire home near as possible within the structure limits;

916 St Ann



914 St Ann

VCC Architectural Committee

December 19, 2023

914 St Ann -- 1963

914 St Ann

VCC Architectural Committee

December 19, 2023

914 St Ann

VCC Architectural Committee

December 19, 2023

914 St Ann

VCC Architectural Committee

December 19, 2023

914 St Ann

VCC Architectural Committee

December 19, 2023

914 St Ann

VCC Architectural Committee

December 19, 2023

Appeals and Violations

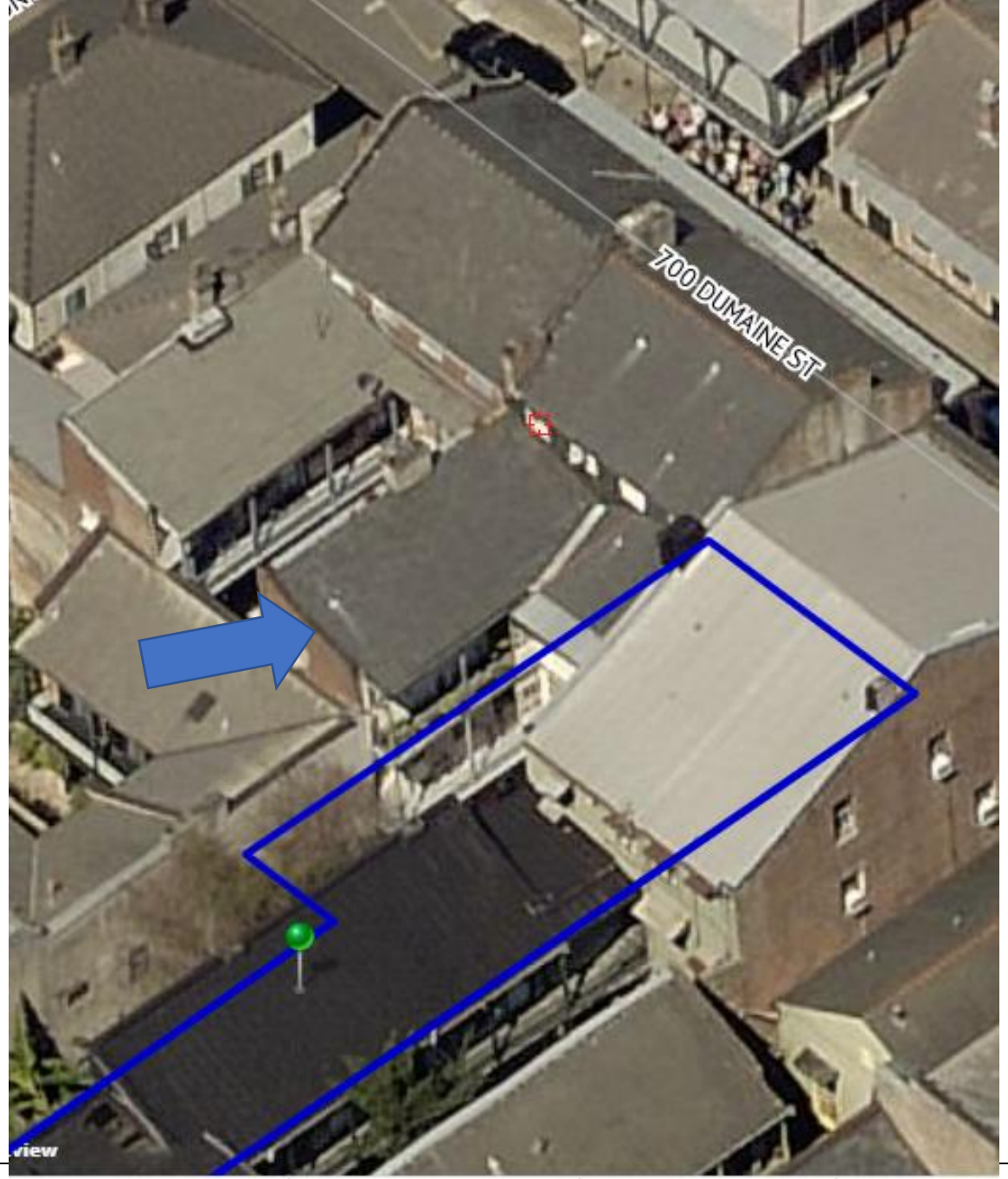
728 Dumaine

728 Dumaine

728 Dumaine

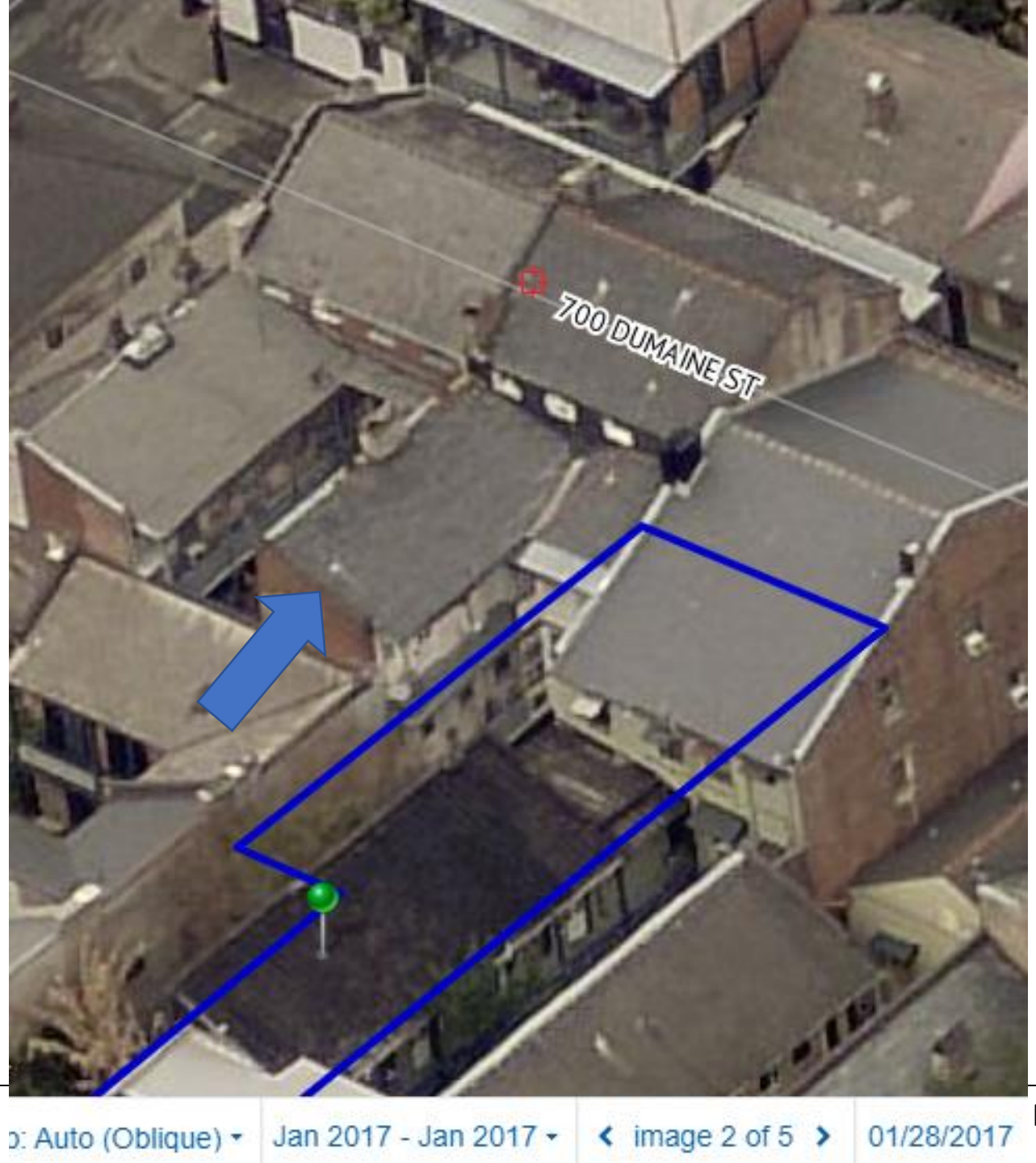
Auto (Oblique) Jan 2004 - Jan 2004 image 1 of 4 01/10/2004

728 Dumaine

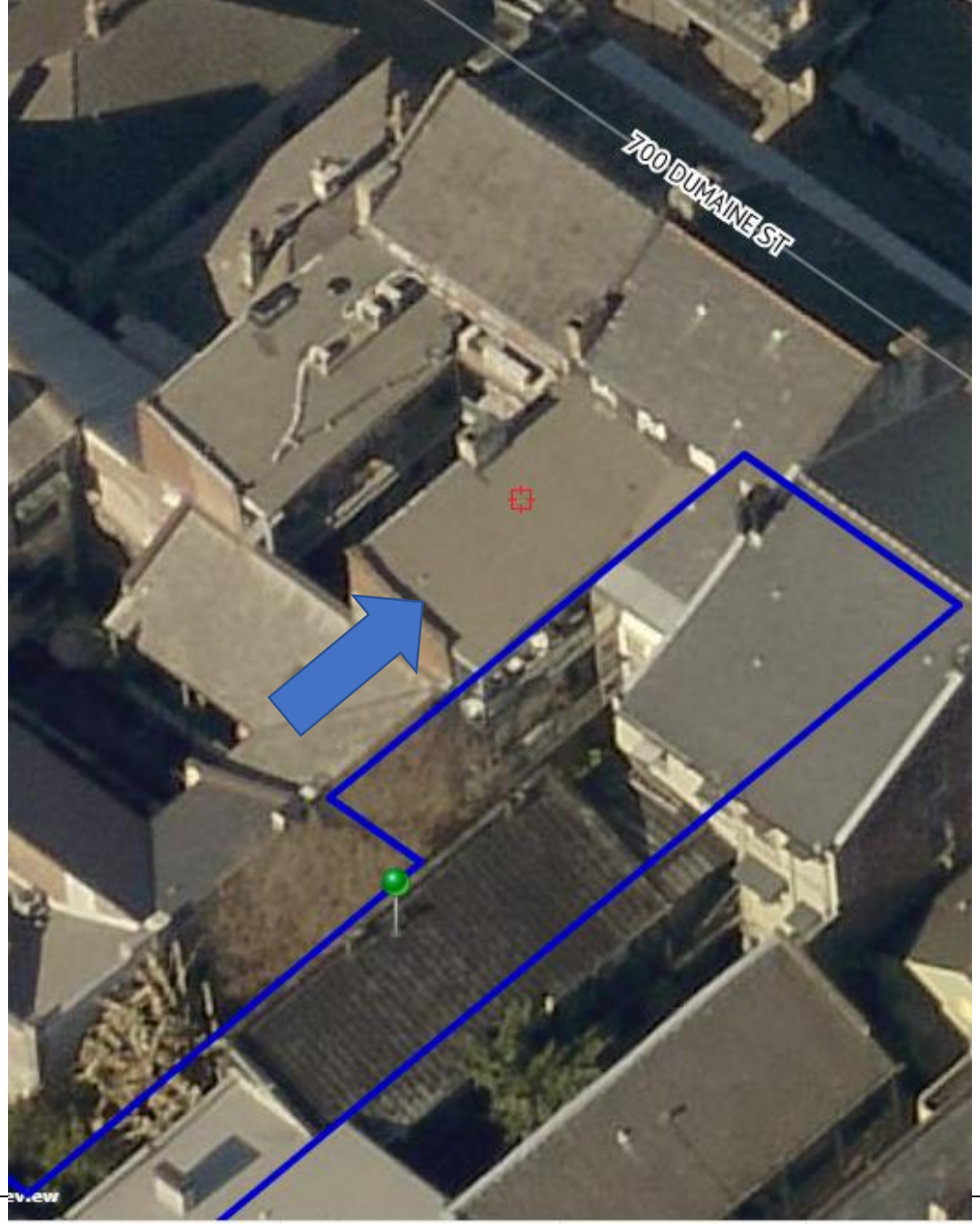


map: Auto (Oblique) Feb 2016 - Apr 2016 image 1 of 6 03/04/2016

728 Dumaine


700 DUMAINE ST
o: Auto (Oblique)
Jan 2017 - Jan 2017
image 2 of 5
01/28/2017

728 Dumaine



map: Auto (Oblique) Jan 2018 - Jan 2018 image 1 of 5 01/06/2018

728 Dumaine

VCC Architectural Committee

December 19, 2023

Title: 728 Dumaine
Date: 05/28/1964

press x to close

728 Dumaine, 1964

728 Dumaine

VCC Architectural Committee

December 19, 2023

728 Dumaine

728 Dumaine

728 Dumaine

728 Dumaine

728 Dumaine

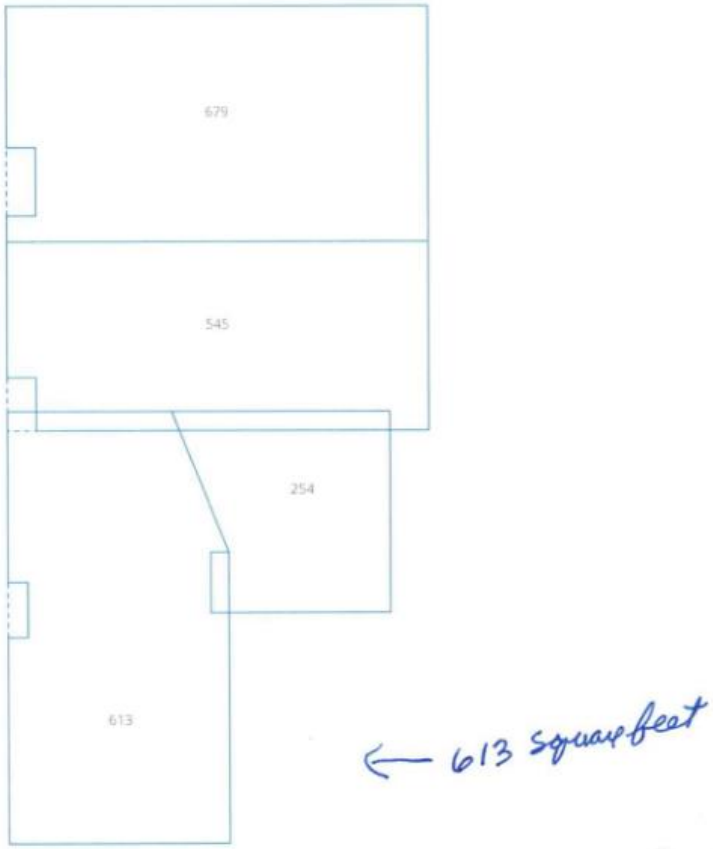
Prepared by roofr

Area Measurement Report

728 Dumaine St, New Orleans, LA 70116, USA

Total Low Pitch: 0 sqft
Total Two Story: 0 sqft
Total Two Layer: 0 sqft

Predominant Pitch: (6/12)
Predominant Pitch Area: 1,223 sqft
Total Area: 2,090 sqft



Note: The above diagram contains measurements rounded to the nearest whole number. The total at the top of the page is the sum of all the unrounded (exact) measurements, which is then rounded. Flashings are depicted as dotted lines. Deleted facets, which are not labeled with area, (Skylights, Chimneys, AC units) are omitted from area sums.

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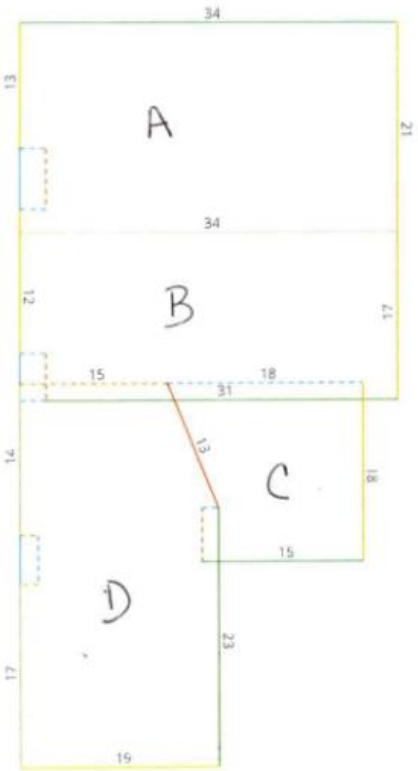
Prepared by roofr

Length Measurement Report

728 Dumaine St, New Orleans, LA 70116, USA

Eaves 101ft 5in	Valleys 12ft 10in	Hips 0ft
Ridges 63ft	Rakes 100ft 3in	Wall Flashing 32ft 2in
Step Flashing 33ft 9in	Transitions 0ft	Unspecified 25ft 11in



Note: The above diagram contains measurements that have been rounded up. 6 and 9 are written •6 and •9 to avoid confusion. Some edge length totals have been hidden from the diagram to avoid overcrowding. Flashings are depicted as dotted lines.

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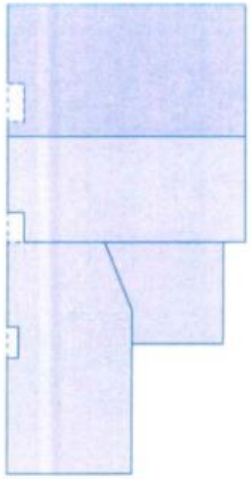
Prepared by roofr

All Structures Summary

728 Dumaine St, New Orleans, LA 70116, USA



Measurements

Total Roof Area	2,090 sqft
Total Roof Facets	4 facets
Predominant Pitch	6/12
Total Eaves	101ft 6in
Total Valleys	12ft 10in
Total Hips	0ft
Total Ridges	63ft 1in
Total Rakes	100ft 3in
Total Wall Flashing	32ft 3in
Total Step Flashing	33ft 9in
Total Transition	0ft
Total Unspecified	25ft 11in
Hips + Ridges	63ft 1in
Eaves + Rakes	201ft 9in

Pitch	5/12	6/12
Area (sqft)	867	1,223
Squares	8.7	12.3

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sqft)	2,090	2,299	2,341	2,404	2,446	2,508	2,550
Squares	20.9	23.0	23.5	24.1	24.5	25.1	25.5

We've calculated the waste percentages you might expect for this job. A number of factors are involved in determining which waste percentage to use, including: how complex the roof is, and your roof application style. These numbers only include the roof area. You will also need to calculate the quantity of materials you will need for hips, valleys, ridges, and starter lengths.

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STATE OF LOUISIANA

PARISH OF ORLEANS

AFFIDAVIT

Before me, the undersigned Notary Public, personally came and appeared:

MARK EL-AMM

a full age resident of the Parish of Orleans, State of Louisiana, who deposed and said:

1) He is a licensed commercial contractor in the State of Louisiana.

2) That he contracted to replace the roof at 728 Dumaine Street and its attachments (See attached Exhibit I).

3) That Rycars Commercial Roofing performed the work at his direction (See attached Exhibit II).

4) That Slope D of that roof was involved and more than 90% of the roof is completely flat; there is a partial slope where it meets the building but not enough to substantiate this section being covered with slate (See attached Exhibit III).

5) That this was communicated with Nicholas Albrecht per his request.

MARK EL-AMM

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 5th DAY
OF Sept, 2023.

NOTARY PUBLIC

...2nd Floor - New Orleans, LA 70130 - (504) 528-3950

ESTABLISHED 1936

PERMIT No. 990015

THE VIEUX CARRE 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 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: 728 Dumaine Street

APPLICANT: Joey Duxworth

OWNER: Homefinder

CONTRACTOR: Duxworth Roofing

WORK APPROVED: To remove existing deteriorated asbestos roof shingles, install new plywood sub-decking over existing spaced sheathing; install 30" roofing felt; install " Hardi-Slate" fiber cement roof shingles and concrete V-ridge tiles; install new flashing and roof jacks as required.

VIEUX CARRE
SURCHARGE

INSPECTION REPORT

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 CARRE SURCHARGE WILL BE ASSESSED AGAINST ALL CITY BUILDING PERMITS WHICH ALSO REQUIRE A VIEUX CARRE COMMISSION PERMIT. THIS PROJECT WILL BE INSPECTED ON A REGULAR BASIS BY THE VIEUX CARRE COMMISSION STAFF TO GUARANTEE THAT THE WORK EXECUTED CONFORMS WITH THIS PERMIT.

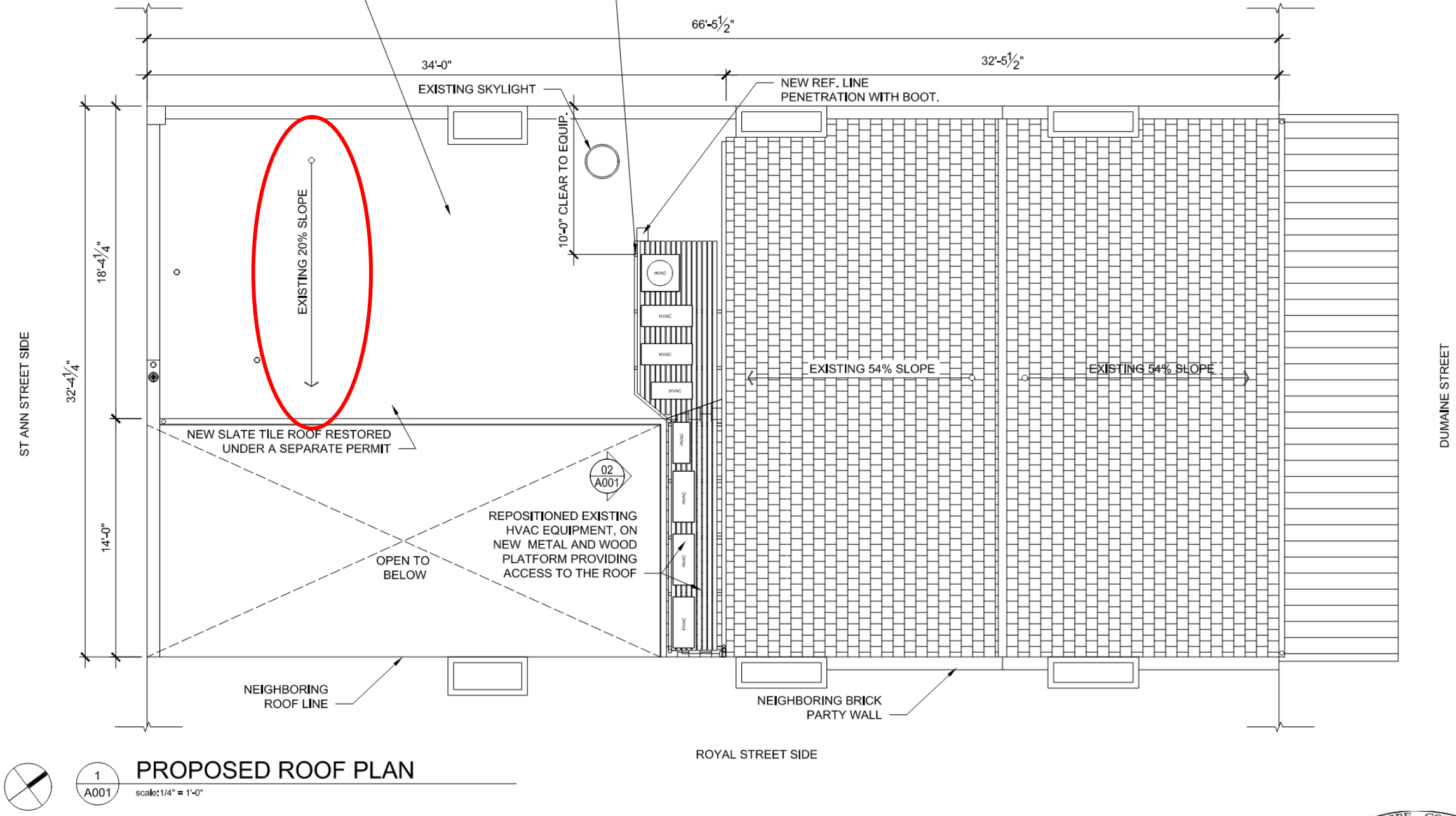
I, THE UNDERSIGNED, UNDERSTAND THAT THE WORK MUST BE EXECUTED EXACTLY AS SPECIFIED ON THIS PERMIT. IF IT IS DETERMINED THAT CHANGES ARE NECESSARY, I WILL APPLY FOR THOSE MODIFICATIONS PRIOR TO THE COMMENCEMENT OF ANY WORK ON THOSE CHANGES.

I CERTIFY THAT I HAVE THE AUTHORITY OF THE CURRENT PROPERTY OWNER (S) TO PERFORM THE "PERMITTED" WORK.

SIGNATURE: Joey Duxworth **PRINT NAME:** JOEY DUXWORTH

APPROVED: _____ **DATE:** 1-14-99

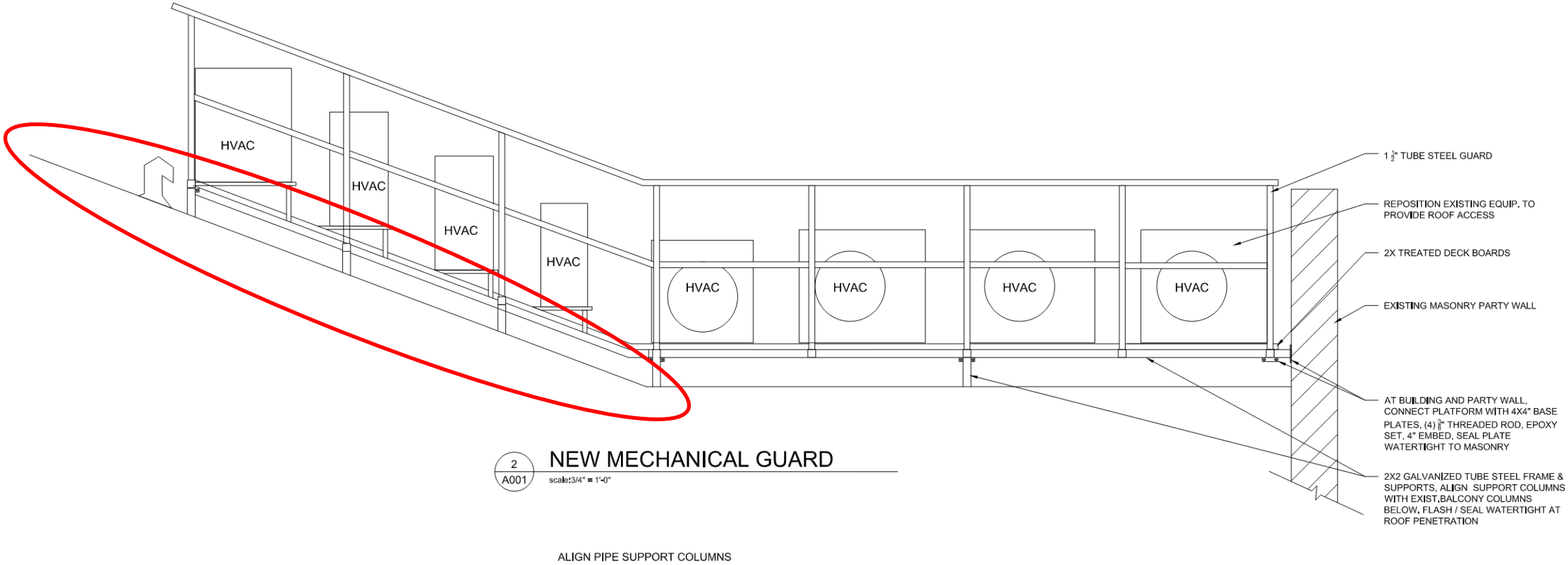
DIRECTOR



728 Dumaine – Roof Plan of 730 Dumaine

VCC Architectural Committee

December 19, 2023



728 Dumaine – Roof Slope of 730 Dumaine

VCC Architectural Committee

December 19, 2023

817 St Louis

817 St. Louis

817 St. Louis

817 St. Louis, 1963

817 St. Louis

817 St. Louis – 09/17/2018

817 St. Louis – 09/17/2018

817 St. Louis

817 St. Louis

817 St. Louis

817 St. Louis

VCC Architectural Committee

December 19, 2023

817 St. Louis

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817 St. Louis

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December 19, 2023

817 St. Louis

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817 St. Louis

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817 St. Louis

03/22/2019

817 St. Louis

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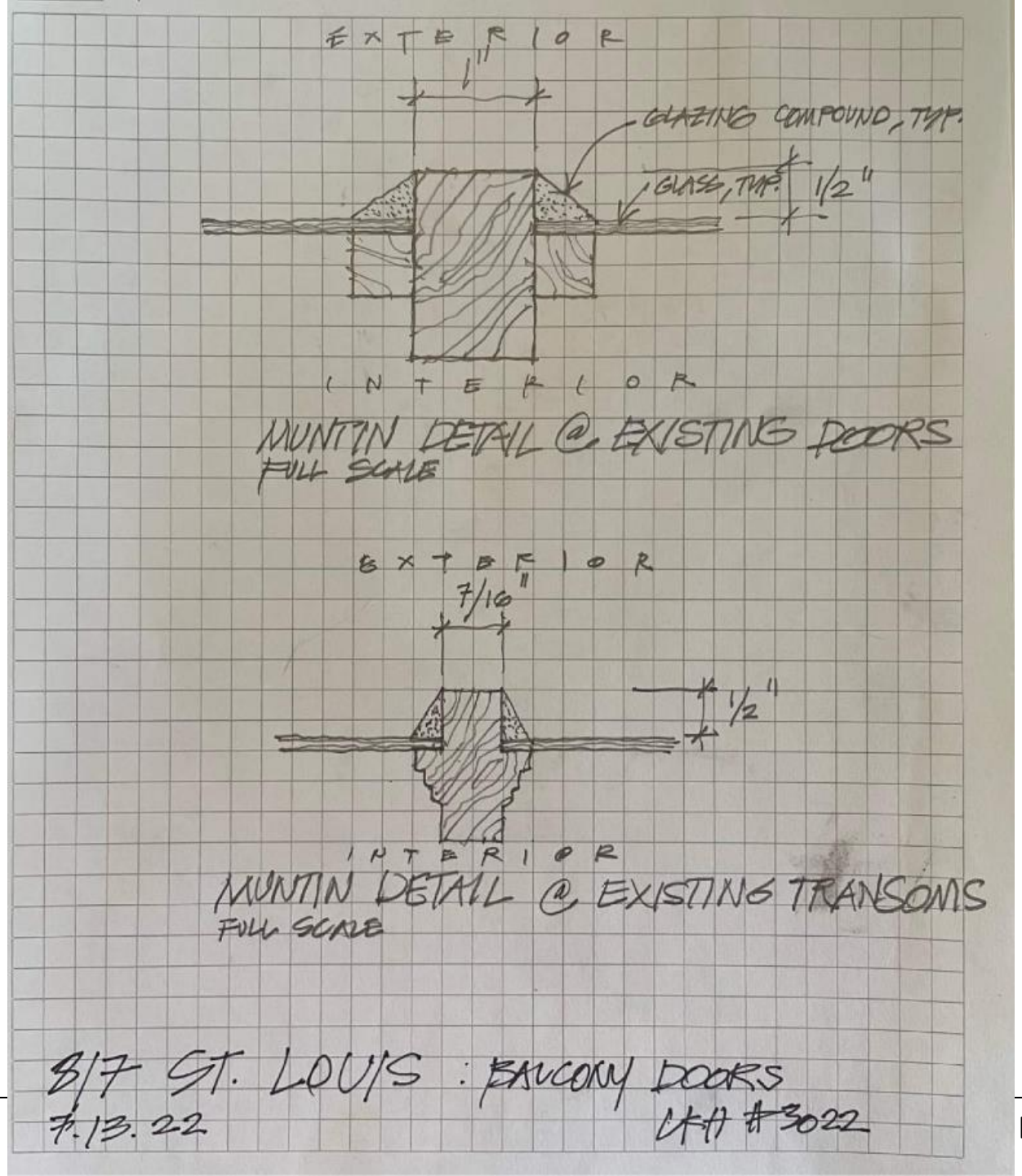
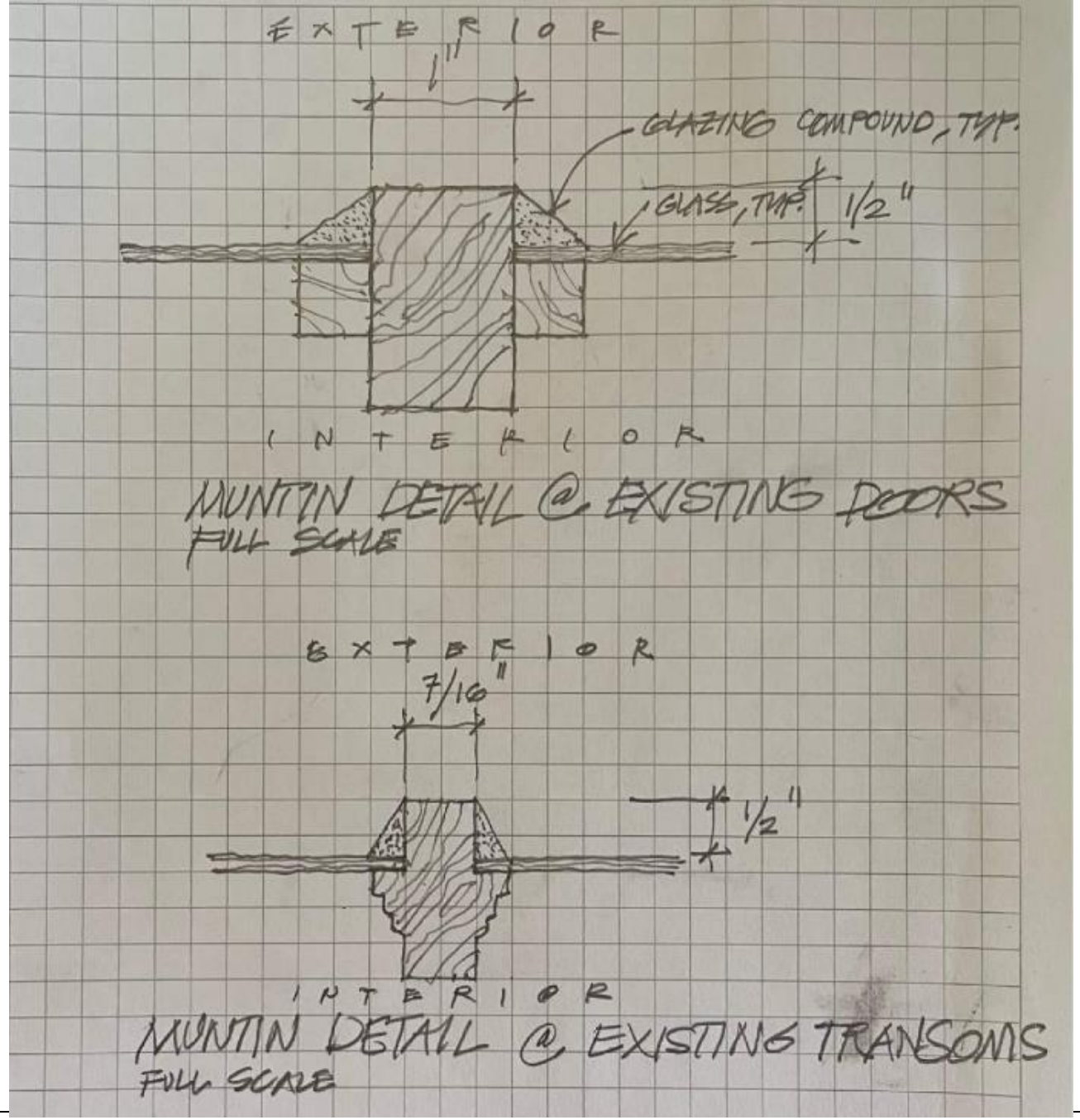
December 19, 2023


EXTERIOR
1"
GLAZING COMPOUND, TYP.
GLASS, TYP.
1/2"
INTERIOR
MUNTIN DETAIL @ EXISTING DOORS
FULL SCALE
EXTERIOR
7/16"
1/2"
INTERIOR
MUNTIN DETAIL @ EXISTING TRANSOMS
FULL SCALE
817 ST. LOUIS : BALCONY DOORS
7.13.22
LH #3022


EXTERIOR
1"
GLAZING COMPOUND, TYP.
GLASS, TYP.
1/2"
INTERIOR
MUNTIN DETAIL @ EXISTING DOORS
FULL SCALE
EXTERIOR
7/16"
1/2"
INTERIOR
MUNTIN DETAIL @ EXISTING TRANSOMS
FULL SCALE

819 St Ann

817-819 St Ann – c. late 1940s-50s?

817-819 St Ann – 1937

817-819 St Ann – 1937?

817-819 St Ann – ca. 1937?

817-819 St Ann

817-819 St Ann

817-819 St Ann

817-819 St Ann

817-819 St Ann

817-819 St Ann

VCC Architectural Committee

December 19, 2023

817-819 St Ann

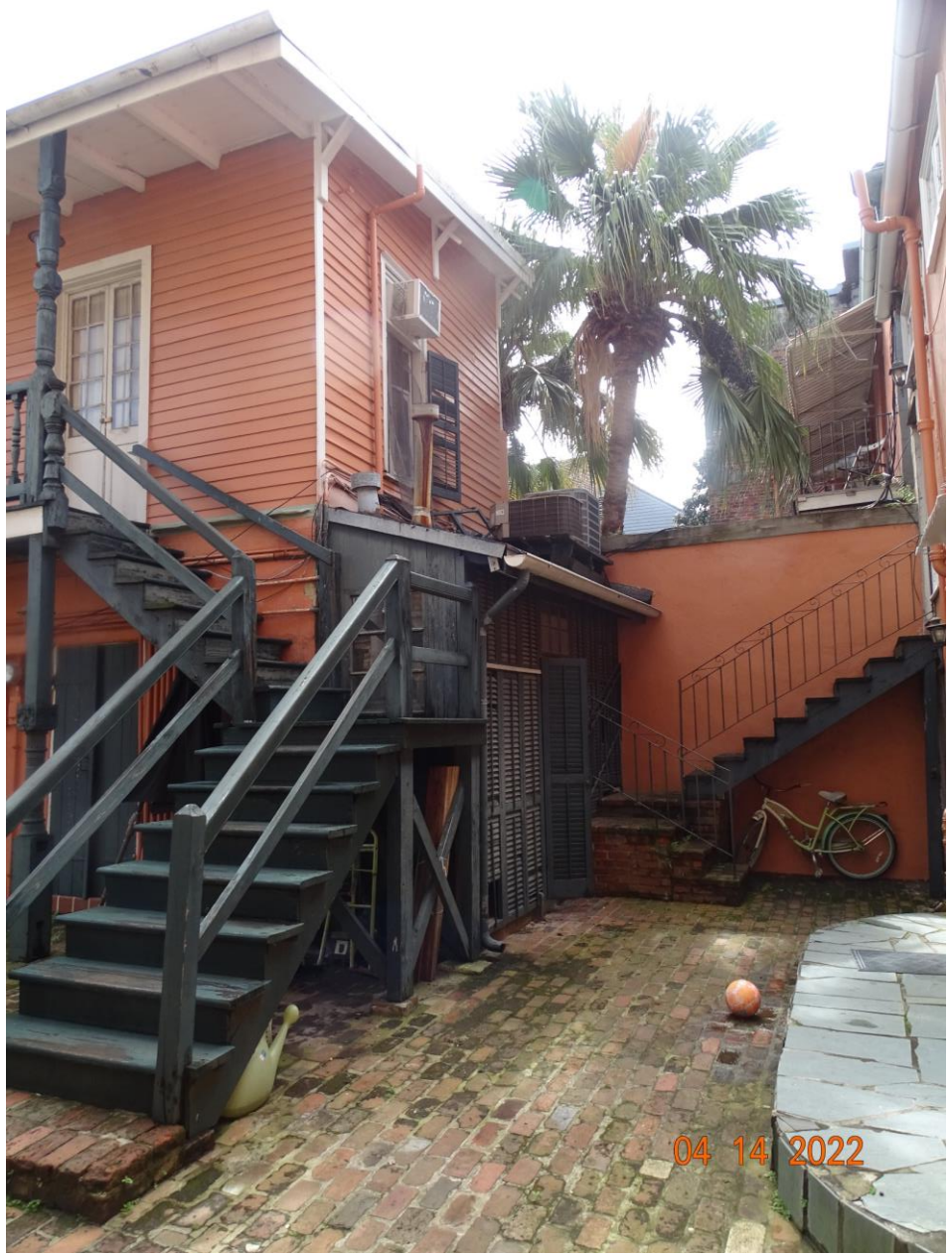
817-819 St Ann – previous balcony

817-819 St Ann – previous balcony

817-819 St Ann – previous balcony

817-819 St Ann

817-819 St Ann



817-819 St Ann

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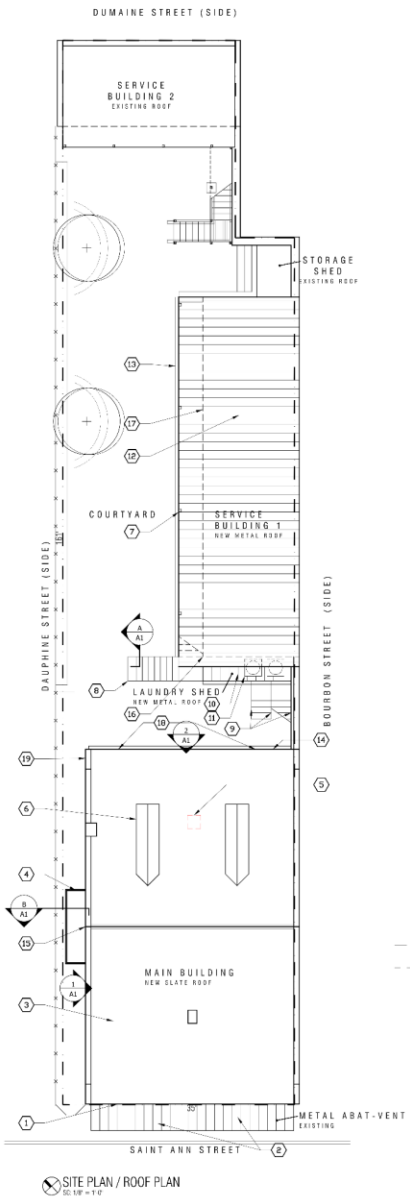
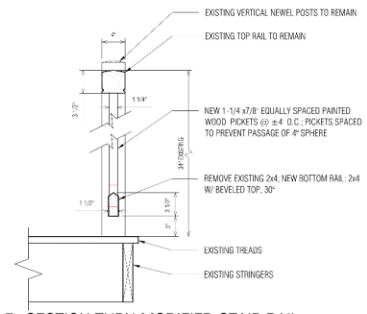


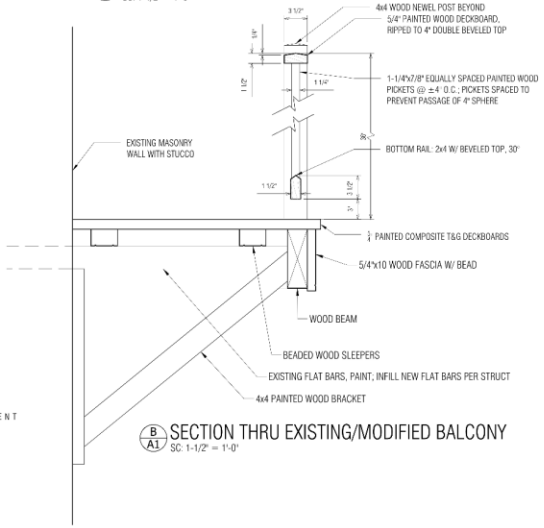
SITE PLAN / ROOF PLAN
SC: 1/8" = 1'-0"

KEYNOTES

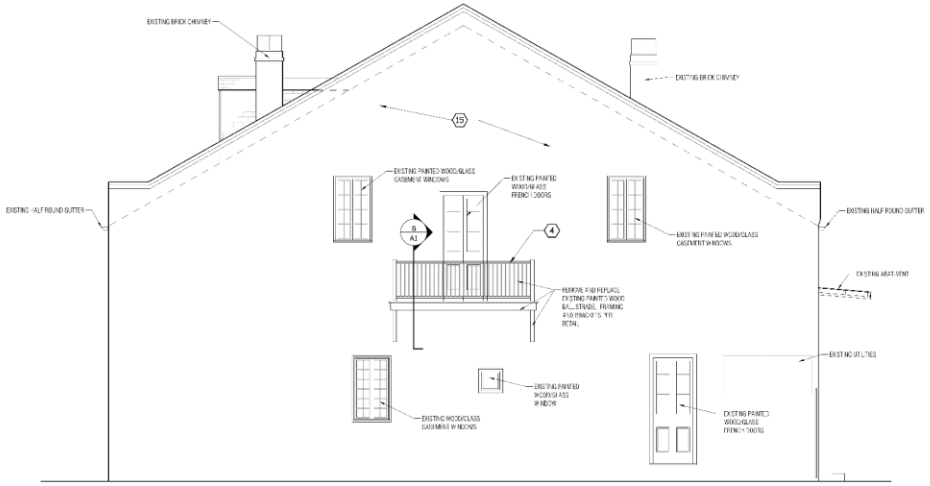
1. REPLACE RECTANGULAR RIGID FLOOD VENT TO MATCH EXISTING. REPAIR, REPLACE, AND REPOINT MASONRY IN AREA OF VENT. PATCH STUCCO W/ VCC FORMULA PAINT.
2. REMOVE 2 SECURITY CAMERAS FROM ABAT-VENT UNDERSIDE.
3. MAINTAIN AND REPLACE SLATE ROOF.
4. REBUILD BALCONY FRAMING, DECK, AND RAILS PER DETAIL B/A1.
5. REMOVE SKYLIGHT. INFILL FRAMING.
6. ADD TWO NEW DORMER WINDOWS W/ SLATE ROOF AND SLATE CHEEK WALLS. SEE ELEVATIONS ON SHEET A1.
7. RETAIN COLUMNS AT BOTH LEVELS AND TURNED SPINDLE RAILING AT SECOND LEVEL.
8. MODIFY STAIR RAIL PER DETAIL A/A1.
9. RETAIN IRON STAIR RAILS.
10. MAINTAIN ASPHALT SHINGLE ROOFING. REPLACE W/ STANDING SEAM PREFINISHED METAL ROOF.
11. REMOVE AND REPLACE A/C PLATFORM W/ NEW WOOD PLATFORM. REINSTALL A/C UNITS.
12. REMOVE EXISTING METAL ROOF. REPLACE W/ NEW STANDING SEAM PREFINISHED METAL ROOF.
13. REMOVE AND REPLACE 6" HALF ROUND GUTTERS W/ PREFINISHED 6" HALF ROUND GUTTERS. REPLACE 4" ROUND CONDUCTOR PIPES W/ PREFIN. METAL SYSTEM ROUND DOWNSPOUTS.
14. REMOVE DAMAGED WOOD/GLASS DOOR. REPLACE W/ 4 PANEL WOOD DOOR AND NEW HARDWARE.
15. REPAIR/REPLACE/REPOINT MASONRY WHERE EXPOSED. PATCH STUCCO W/ VCC FORMULA PAINT.
16. RETAIN MOVABLE WINDOW A/C IN TRANSOM. REPLACE WOOD LOUVERED SHUTTERS TO MATCH EXISTING.
17. RETAIN THREE MOVABLE A/C WINDOW UNITS IN TRANSOMS. SHUTTERS INTACT AT THESE THREE LOCATIONS.
18. RETAIN LOUVERS.
19. REMOVE PVC PIPES AND REPLACE W/ COPPER OR GALVANIZED PIPING.



A/A1 SECTION THRU MODIFIED STAIR RAIL
SC: 1-1/2" = 1'-0"



B/A1 SECTION THRU EXISTING/MODIFIED BALCONY
SC: 1-1/2" = 1'-0"



1/A1 DAUPHINE STREET SIDE ELEVATION
SC: 1/4" = 1'-0"

2/A1 REAR ELEVATION
SC: 1/4" = 1'-0"

NOTE: DRAWING SCALES INDICATED ARE VALID ONLY IF PRINTED ON 24"x36" SHEETS.

RENOVATION of
819 SAINT ANN STREET
New Orleans, LA 70116

LKHarmon Architects
A Professional Architectural Corporation
6236 Argonne Boulevard
New Orleans Louisiana 70124
504.486.5870 harmon@lkharmonarchitects.com

12.5.2023

A1

LKH#6523

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817-819 St Ann

VCC Architectural Committee

December 19, 2023

KEYNOTES

1 REPLACE RECTANGULAR IRON FLOOD VENT TO MATCH EXISTING. REPAIR, REPLACE, AND REPOINT MASONRY IN AREA OF VENT. PATCH STUCCO W/ VCC FORMULA. PAINT.

2 REMOVE 2 SECURITY CAMERAS FROM ABAT-VENT UNDERSIDE.

3 REMOVE AND REPLACE SLATE ROOF.

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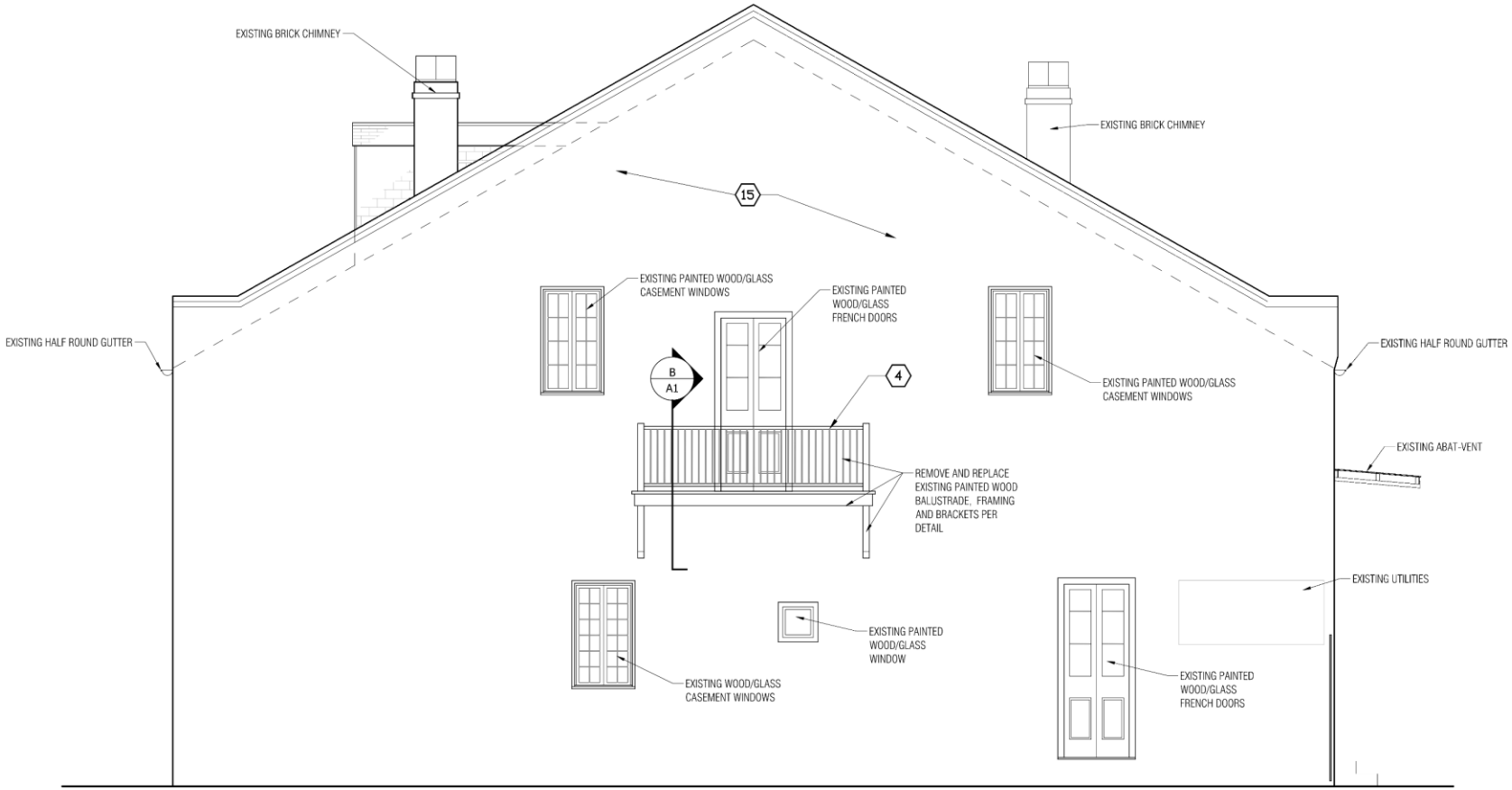
19 REMOVE PVC PIPES AND REPLACE W/ COPPER OR GALVANIZED PIPING.



1/A1 DAUPHINE STREET SIDE ELEVATION
SC: 1/4" = 1'-0"

817-819 St Ann

VCC Architectural Committee

December 19, 2023

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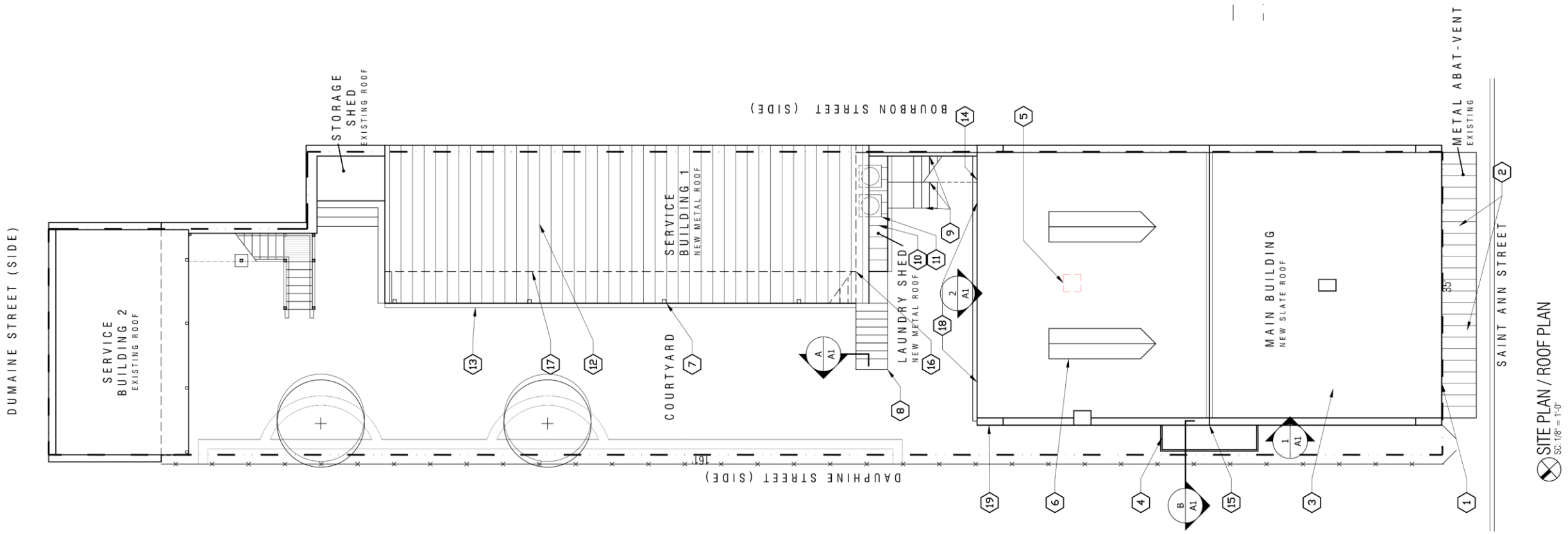
2/A1 REAR ELEVATION
SC: 1/4" = 1'-0"

817-819 St Ann

VCC Architectural Committee

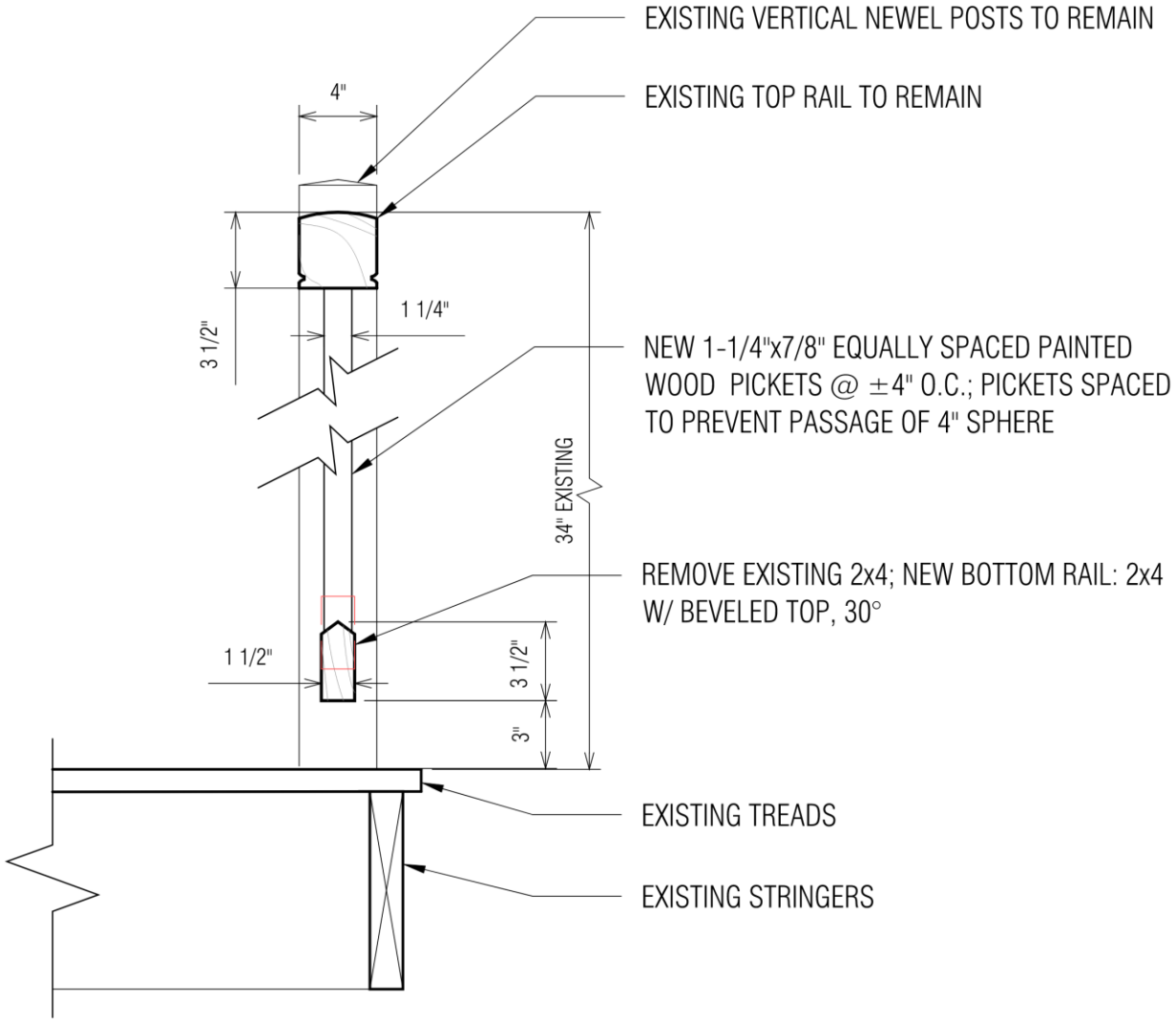
December 19, 2023



817-819 St Ann

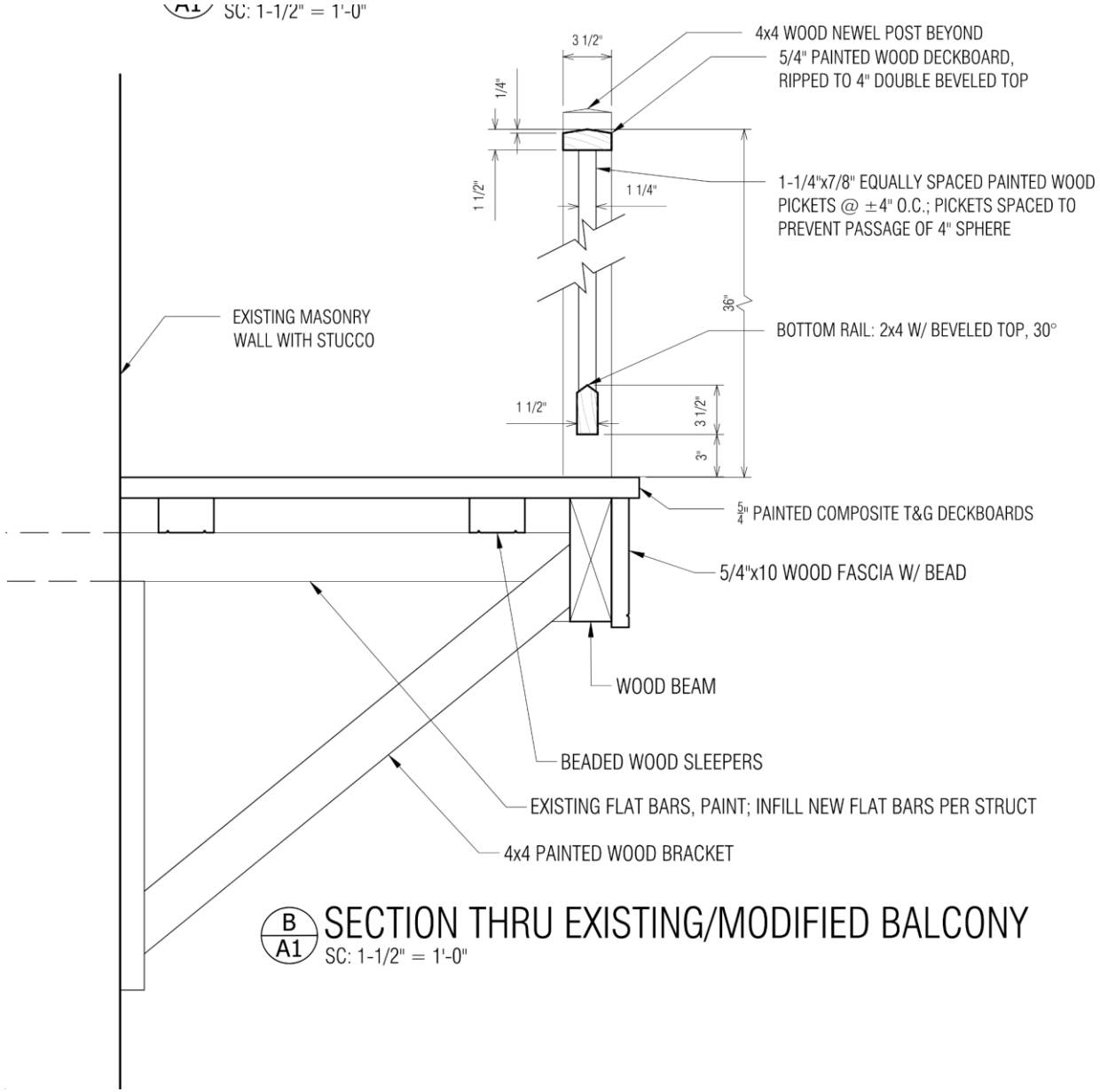
VCC Architectural Committee

December 19, 2023



A / A1 SECTION THRU MODIFIED STAIR RAIL

SC: 1 1/2" = 1'-0"



817-819 St Ann

VCC Architectural Committee

December 19, 2023

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12.6.2023

A2

LKH#6523

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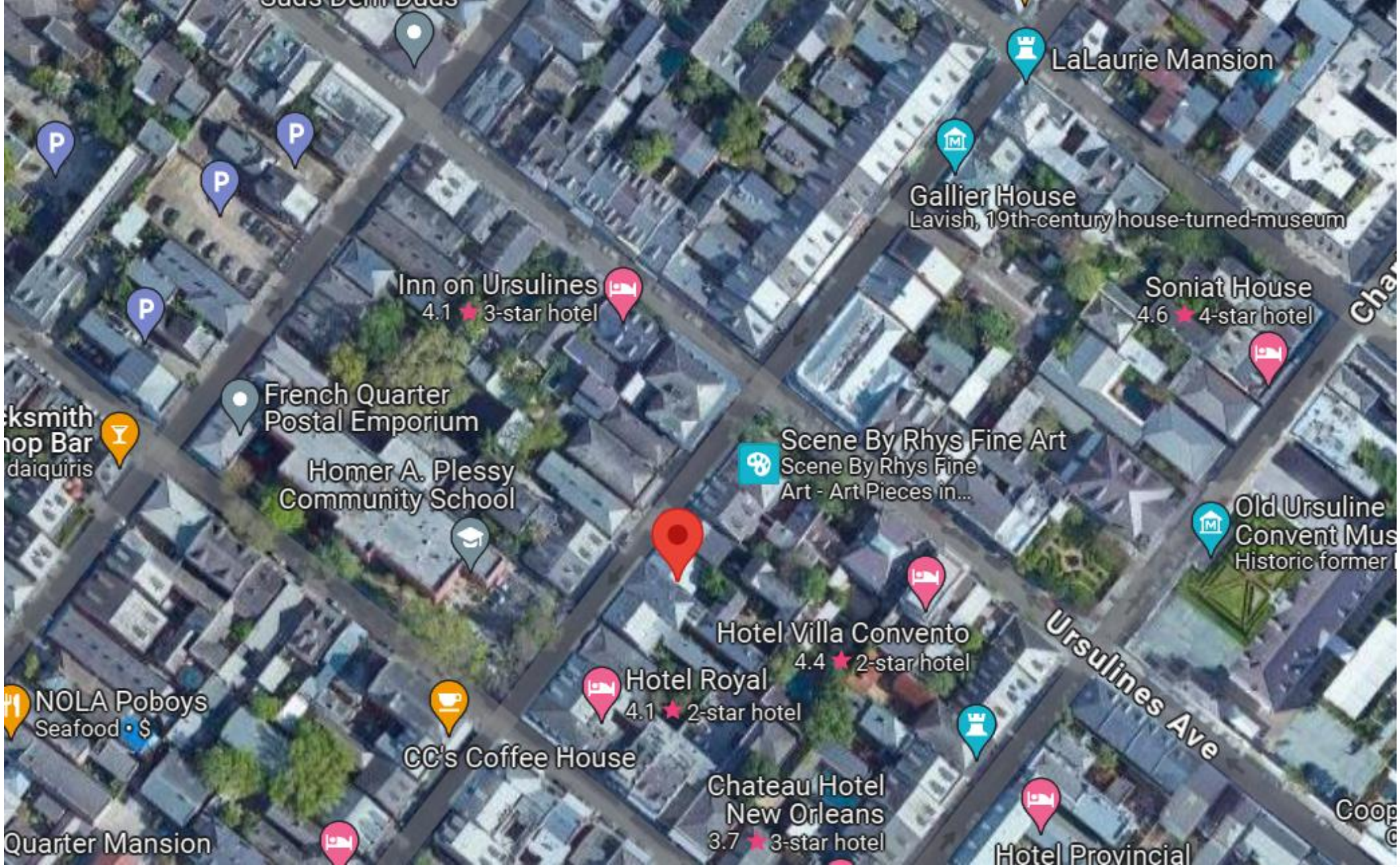
VCC Architectural Committee

December 19, 2023

1022 Royal


LaLaurie Mansion
Gallier House
Lavish, 19th-century house-turned-museum
Inn on Ursulines
4.1 3-star hotel
Soniat House
4.6 4-star hotel
French Quarter
Postal Emporium
Homer A. Plessy
Community School
Scene By Rhys Fine Art
Scene By Rhys Fine
Art - Art Pieces in...
Old Ursuline
Convent Mus
Historic former
Hotel Villa Convento
4.4 2-star hotel
Hotel Royal
4.1 2-star hotel
NOLA Poboys
Seafood • $
CC's Coffee House
Chateau Hotel
New Orleans
3.7 3-star hotel
Hotel Provincial
Ursulines Ave
daiquiris
Quarter Mansion

1022 Royal

1022 Royal

VCC Architectural Committee

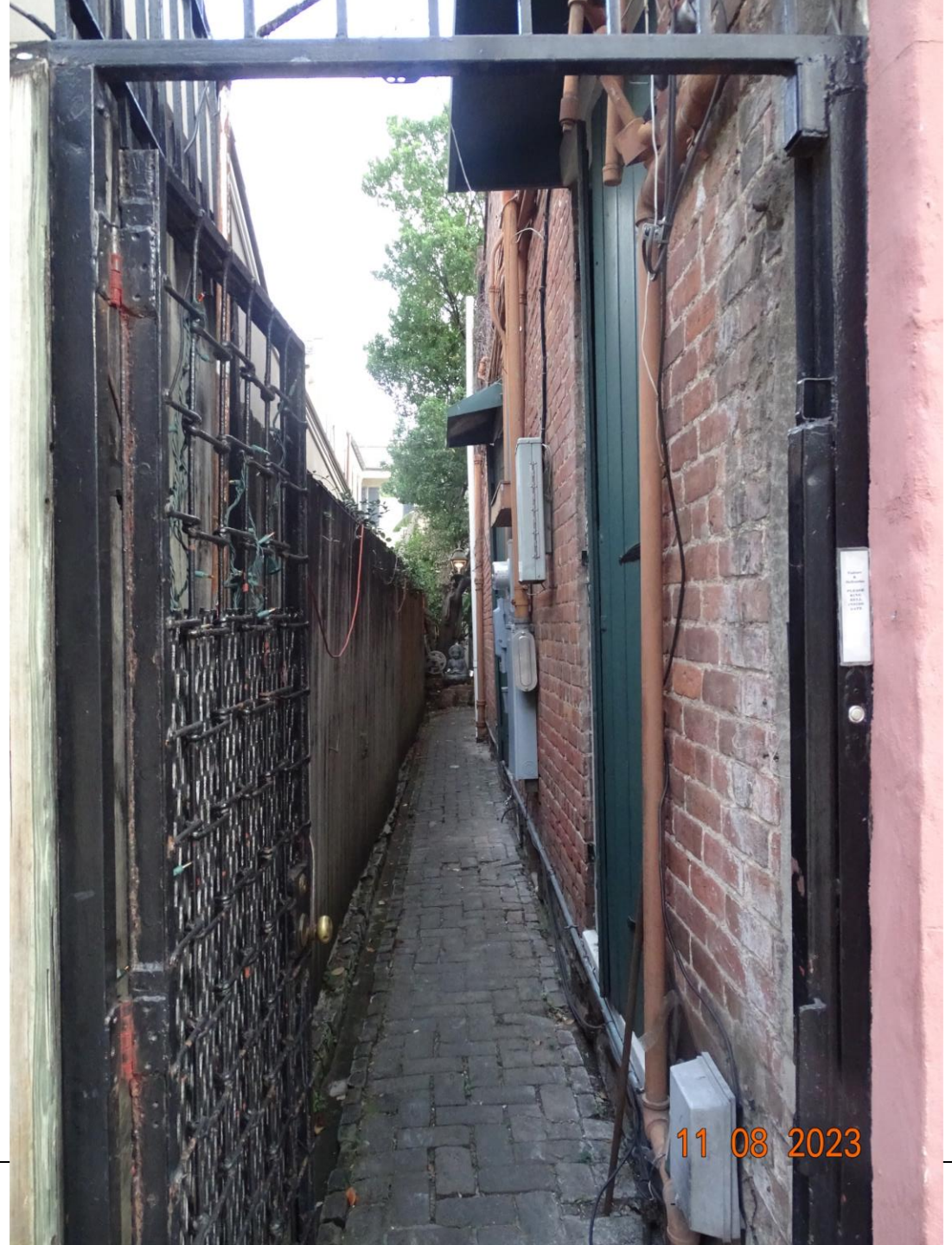
December 19, 2023

1022 Royal

VCC Architectural Committee

December 19, 2023

1022 Royal



1022 Royal

VCC Architectural Committee

December 19, 2023

1022 Royal

1022 Royal

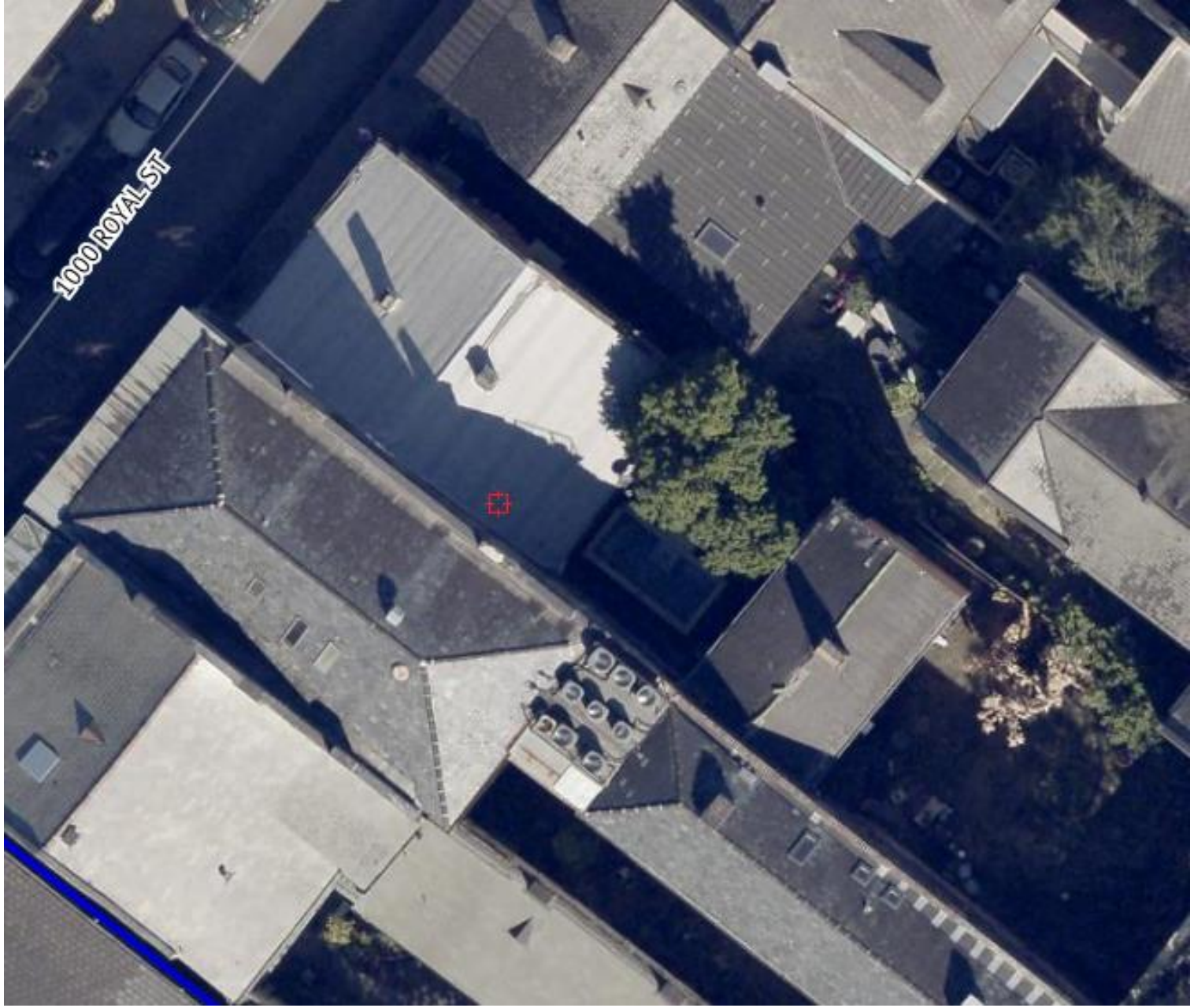
1022 Royal

1022 Royal

1022 Royal

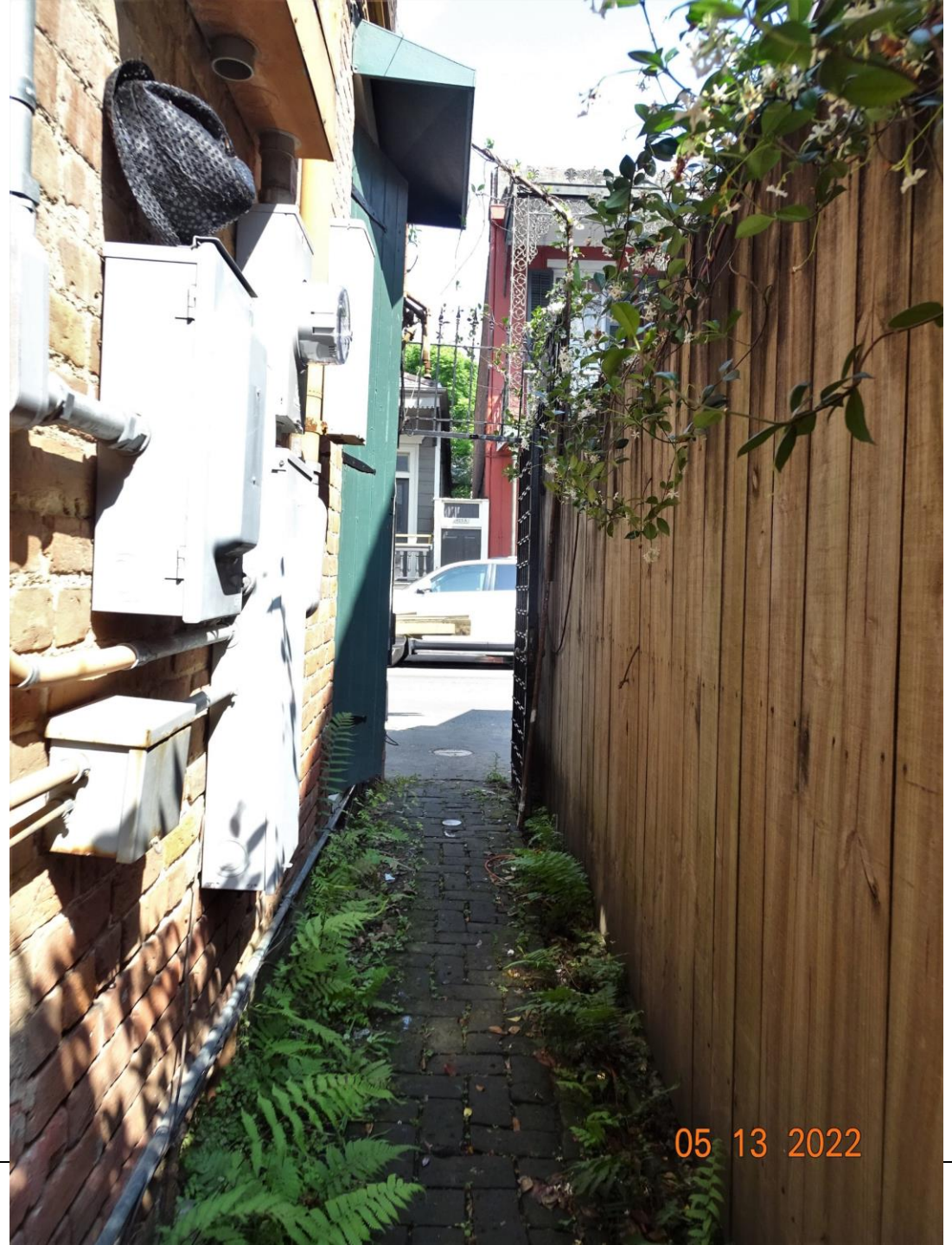
1022 Royal – 2017 Courtyard before Pool

1022 Royal – 2019 Courtyard before Pool



1022 Royal –Pool

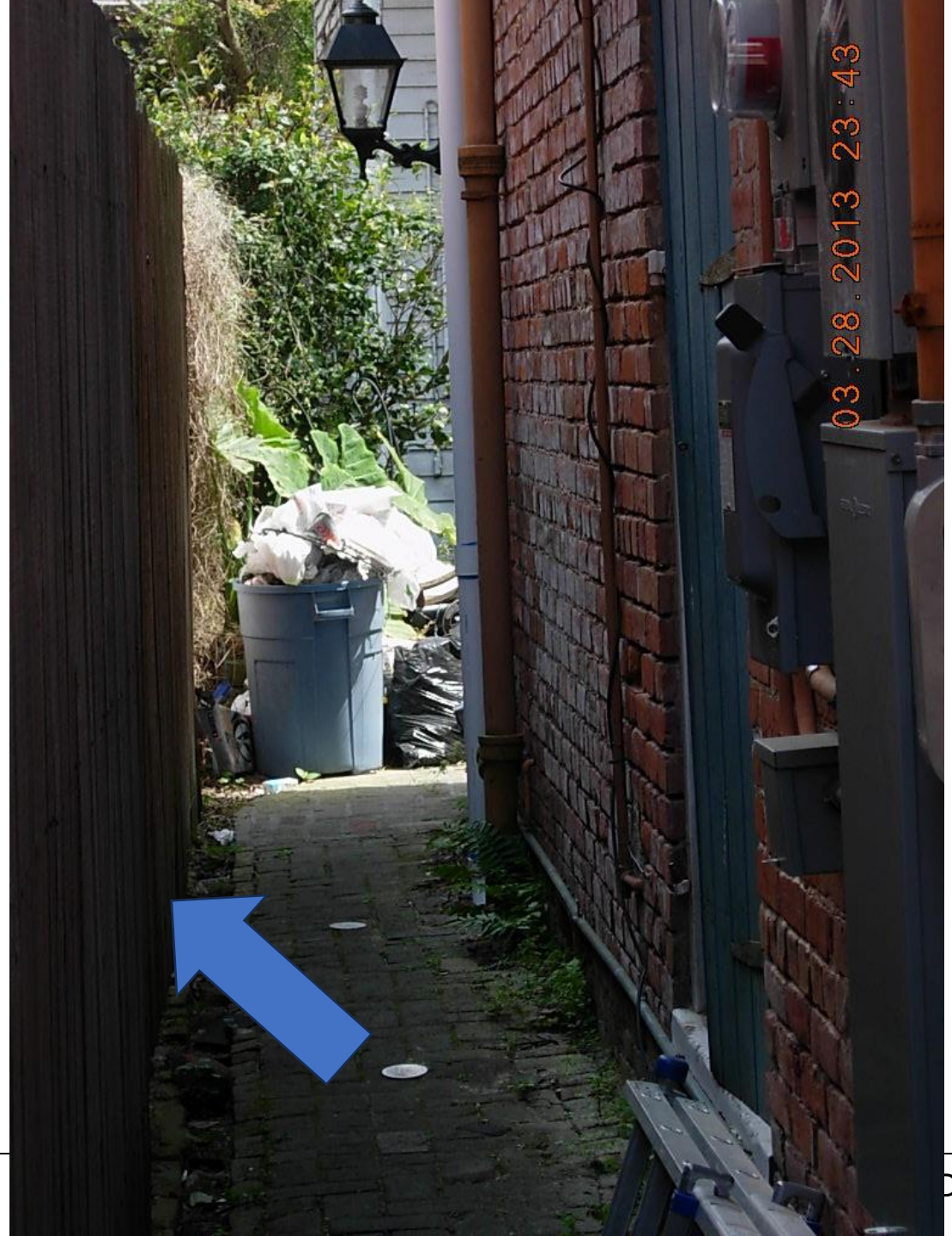
1022 Royal



1022 Royal –Fence

VCC Architectural Committee

December 19, 2023



1022 Royal – 2013, Fence

1022 Royal – 2005, Gutters

1022 Royal – 2005, Gutters

1022 Royal – 2008, Gutters

1022 Royal – 2008, Gutters

1022 Royal – 1983, Gutters

1022 Royal – 1983, Gutters

1022 Royal – 2014, Gutters

1022 Royal

1022 Royal

1022 Royal

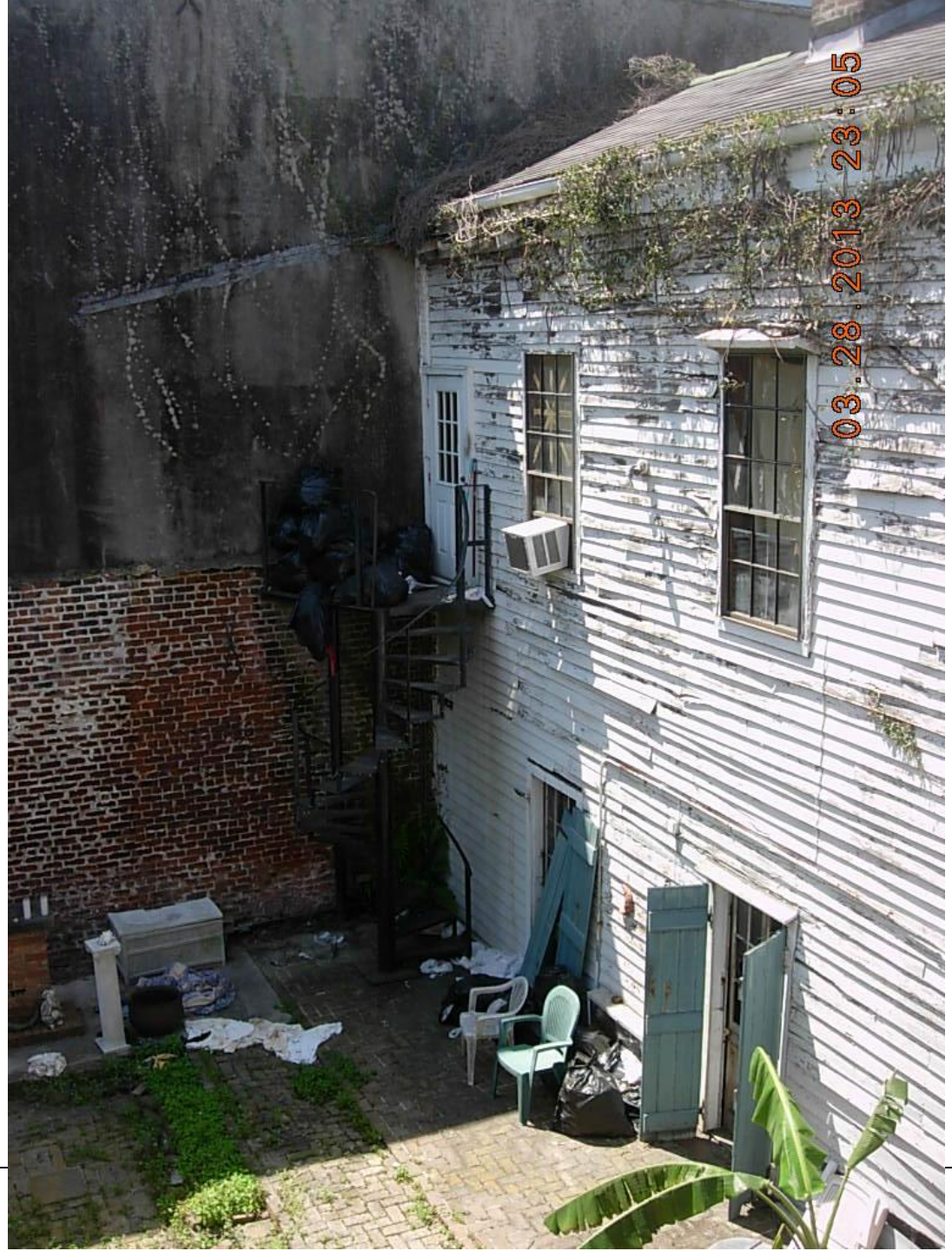
VCC Architectural Committee

December 19, 2023

1022 Royal - Door

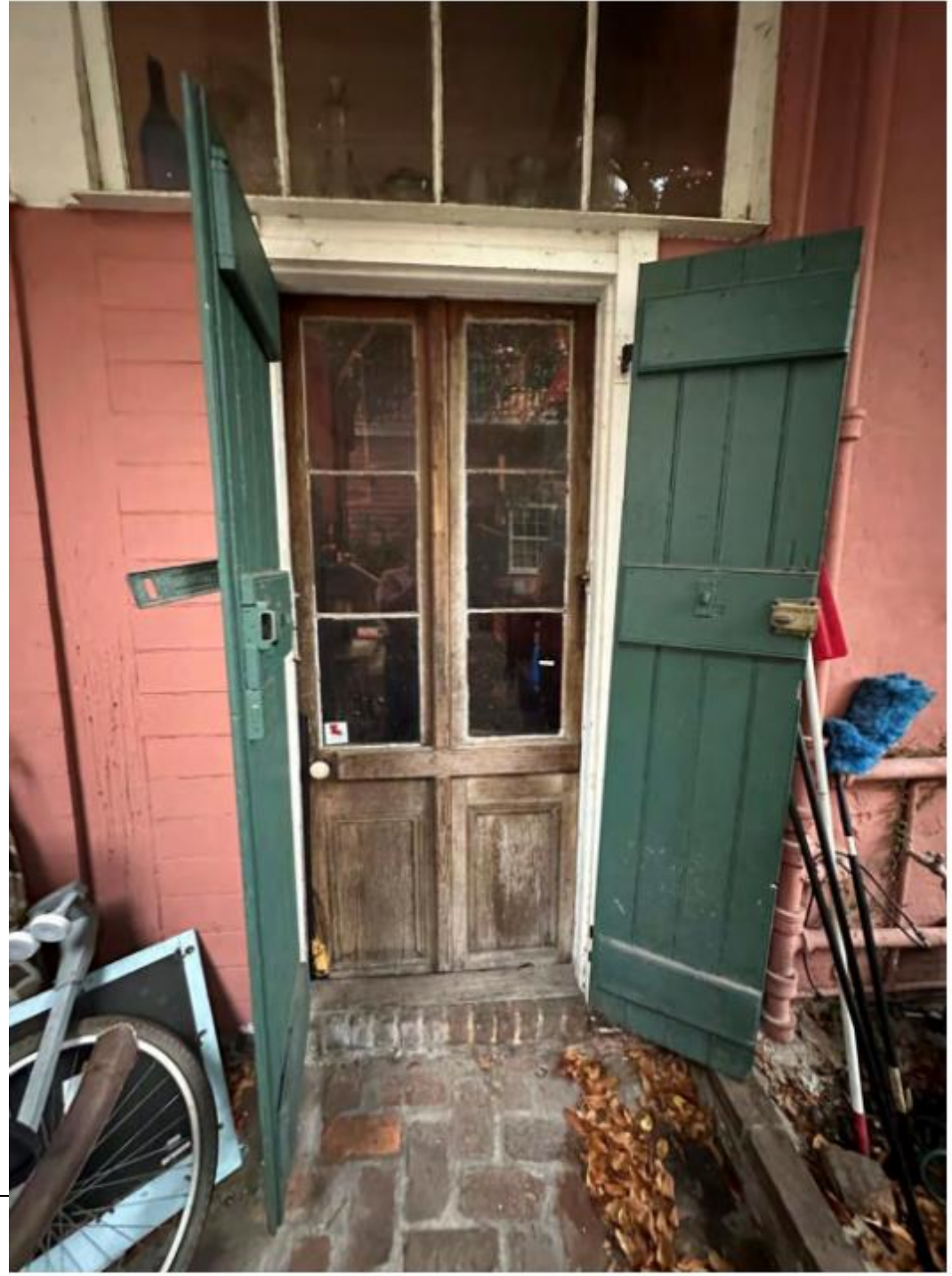
VCC Architectural Committee

December 19, 2023



1022 Royal – Door, 2013

1022 Royal – Door, 2013



1022 Royal – French Doors

VCC Architectural Committee

December 19, 2023

1022 Royal – French Doors

VCC Architectural Committee

December 19, 2023

1022 Royal

1022 Royal

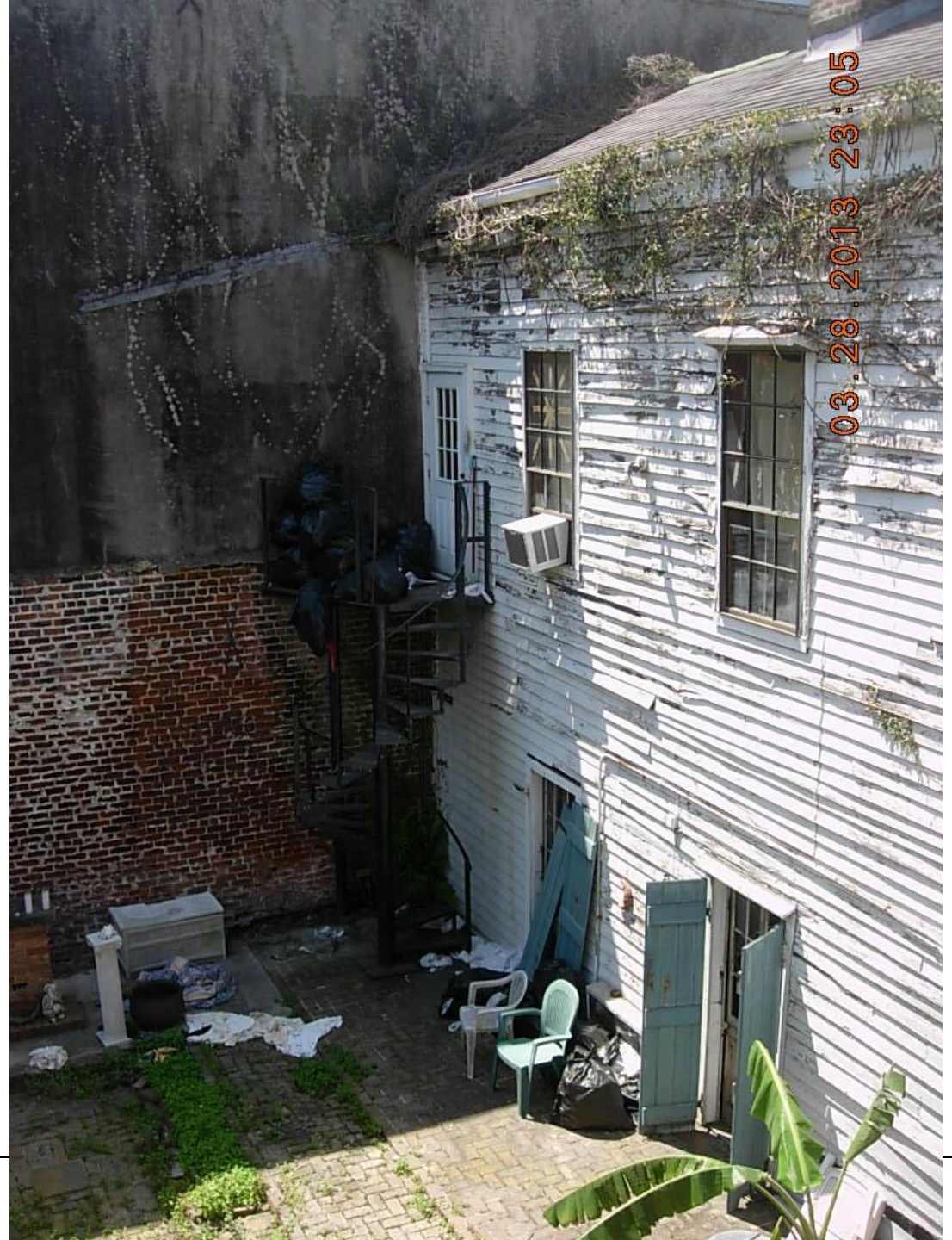
1022 Royal

1022 Royal

1022 Royal - 2011

1022 Royal - 2013

1022 Royal - 2013



1022 Royal - 2013

1022 Royal - 2013

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

GATES PRESERVATION

Compliance Plan For:
1022-24 Royal
Case #:
22-02065-VCCNOP

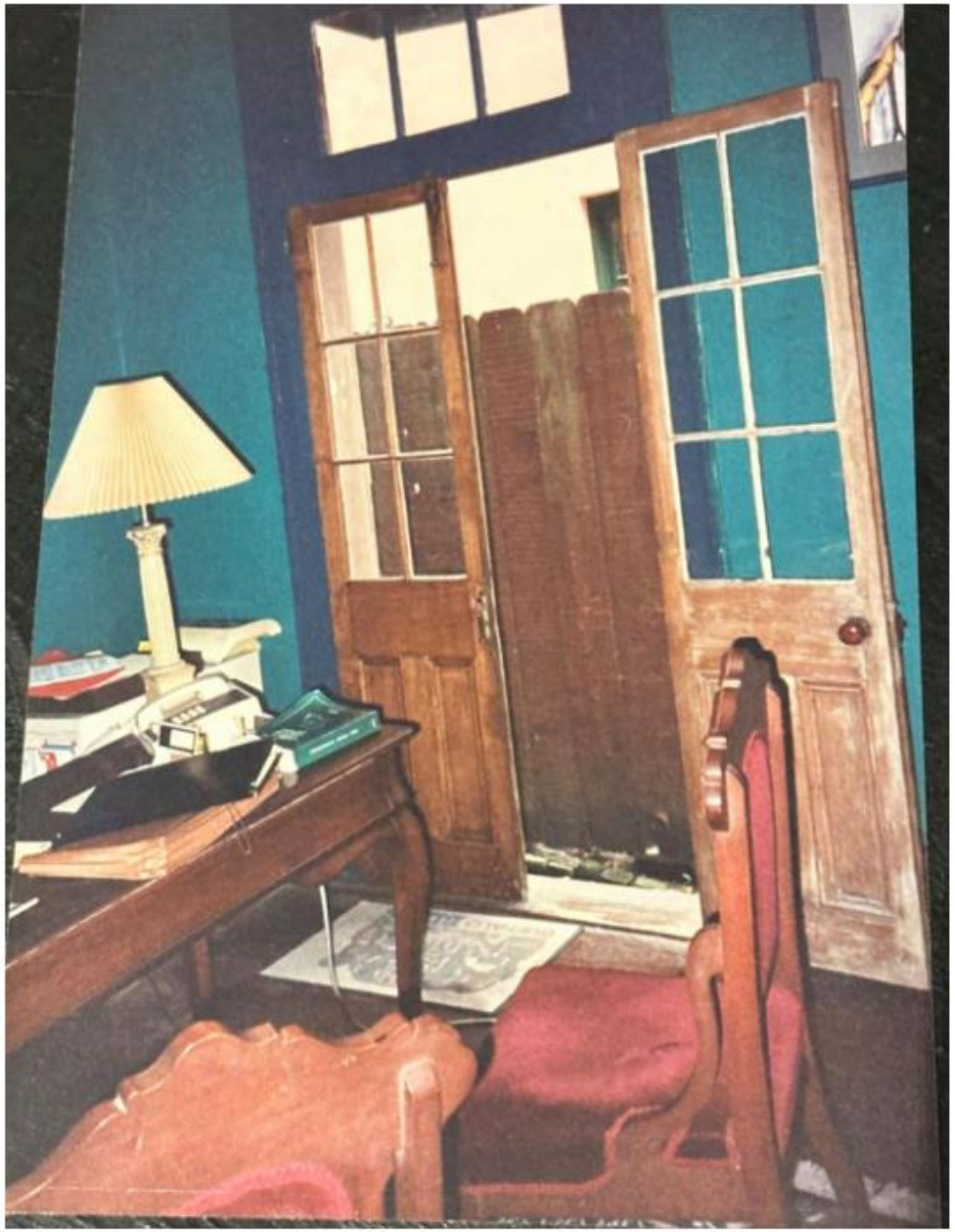
1022 Royal, current photograph

[1] 1022 Royal, historic photograph, 1962

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

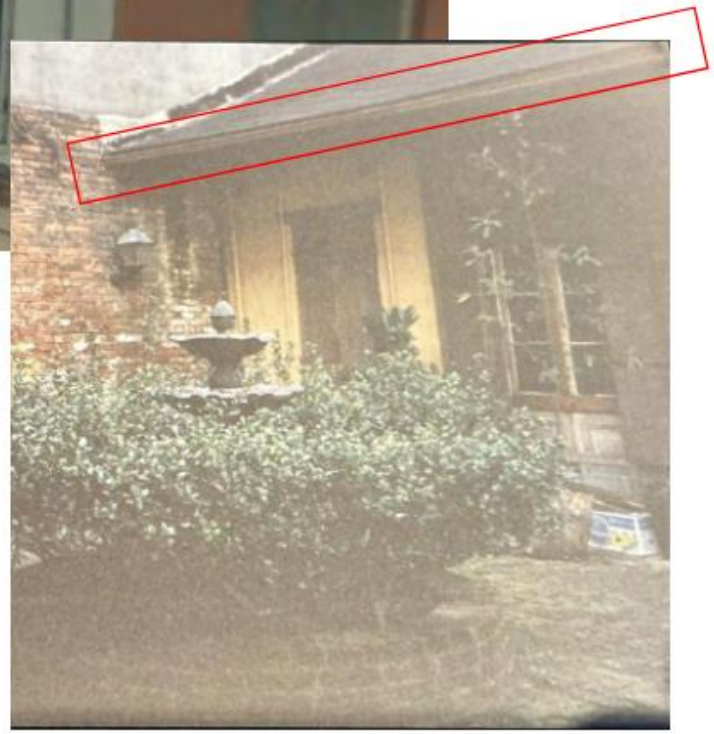
22-02065-VCCNOP		
Working Without Approval	**Description of Violation**	**Method of Abatement**
Fence/Gate	Removal/alteration/installation/construction of fence/gate without benefit of VCC review or approval, or in deviation of permit	The horizontal board fence was installed by the neighboring property owners at 1026 Royal. The vertical board fence is present in a picture taken in 1994 when the property was purchased.
Gutters/Downspouts	Removal/alteration/installation/construction of gutters/scuppers/downspouts without benefit of VCC review or approval. Impermissible K-style gutters/downspouts installed on property.	Retain K-style gutters on main building, K-style gutters have been in place since at least 2007 on front façade of building. Possibly since at least 1994 per owner provided picture of rear of main building.
Windows	Removal/alteration/installation/construction of windows without benefit of VCC review or approval. Inappropriate windows installed on at least the rear of the rear building. Windows should be traditional wood per VCC Guidelines.	Retain atypical windows on second floor of service building facing rear courtyard. Windows present in 1994 picture. When the windows need to be replaced, replacement will be wood windows to match historic windows in building with VCC approval.
Doors	Removal/alteration/installation/construction of doors without benefit of VCC review or approval. Several French doors also altered to become single doors.	Retain conversion of single swing doors. Three French doors on the property have been converted to single swing before 1994. The rear door of the main building and the service building doors on the Ursuline side. Retain door on second floor rear of service building accessing spiral stair.
Satellite Dish/Antenna	Satellite dish(es)/Antenna(s) installed without benefit of VCC review approval, or in deviation of permit	Satellite has been removed.
Plumbing	Impermissible exterior plumbing installed on the property, impermissible PVC plumbing installed on the property.	Retain altered plumbing and paint to match adjacent surface.
Stairs	Removal/alteration/installation/construction of stairs without benefit of VCC review or approval, or in deviation of permit	Retain spiral stairs on the rear of the service building. Stair present in 1994 picture.
Pool/Hot Tub	Installation/construction of pool/hot tub without benefit of VCC review or approval, or in deviation of permit	Retain pool installed 2019. The owner states a desire not to disrupt the soil under the courtyard for the reasoning behind the above ground installation. No permanent filtering equipment has been installed.
Fountain/Water Feature	Removal/alteration/installation/construction of fountain/water feature without benefit of VCC review or approval, or in deviation of permit	Retain removal of courtyard fountain. Fountain collapsed causing significant damage in 2019. Fountain believed too not be historic.

22-02065-VCCNOP		
Demolition by Neglect	**Description of Violation**	**Method of Abatement**
Hazardous Conditions	Damaged/deteriorated portions of building threaten to fall and injure members of the public or property.	Support pole for spiral stair shows signs of significant deterioration but is physically stable with no movement. Use JB Weld epoxy on corroded area, let dry. Build concrete block at bottom of pole to reinforce pole and stop corrosion. (see attached scope of work)
Walls	Weatherboard/wall material damage/deterioration/deformation present on the building(s)/property. Masonry walls deteriorated, loose bricks and missing mortar in several locations.	Permit # 23-30953-VCPNT issued to address weatherboard replacement on rear of service building. Brick side wall (Ursuline side) to be repointed with VCC mortar mix, mortar to be tinted to existing mortar, deteriorated bricks to be replaced with matching soft read bricks.
Courtyard/Paving	Courtyard ground/materials damaged/deteriorated/deformed. Masonry planters deteriorated. General repairs and vegetation removal/maintenance is needed.	Reconstruct damaged areas of courtyard planters using existing bricks and VCC mortar mix. See pictures for locations.
Doors	Door/door trim missing or damage/deterioration/deformation present on the building(s)/property.	Exterior of French doors are stained and have been since at least 1983. Doors will be sanded, stained, and sealed
Steps/Stoops	Damaged/deteriorated/deformed steps/stoops present on the building(s)/property. Metal staircase corrosion, supports do not reach ground and are unsafe.	Support pole for spiral stair shows signs of significant deterioration but is physically stable with no movement. Use JB Weld epoxy on corroded area, let dry. Build concrete block at bottom of pole to reinforce pole and stop corrosion. (see attached scope of work)
Paint	Paint deterioration present on the building(s)/property.	Some minor paint deterioration on property. Prep and paint areas to match existing.
Vegetation	Vegetation growing from/on building and masonry/wood fence. Vegetation on building which can cause damage to the building and is likely a sign of moisture problems within the wall.	Kill and remove vegetation throughout property. See attached pictures.



1994 Picture taken by current owner when property was purchased, showing new vertical board fence.

Fence/Gate



K-style gutters have been in place since at least 2007 on front façade of building. Possibly since at least 1994 per owner provided picture of rear of main building.

Gutters/Downspouts

Retain atypical windows on second floor of service building facing rear courtyard. Windows present in 1994 picture.

View of rear façade of service building. Indicating location of windows.

Window

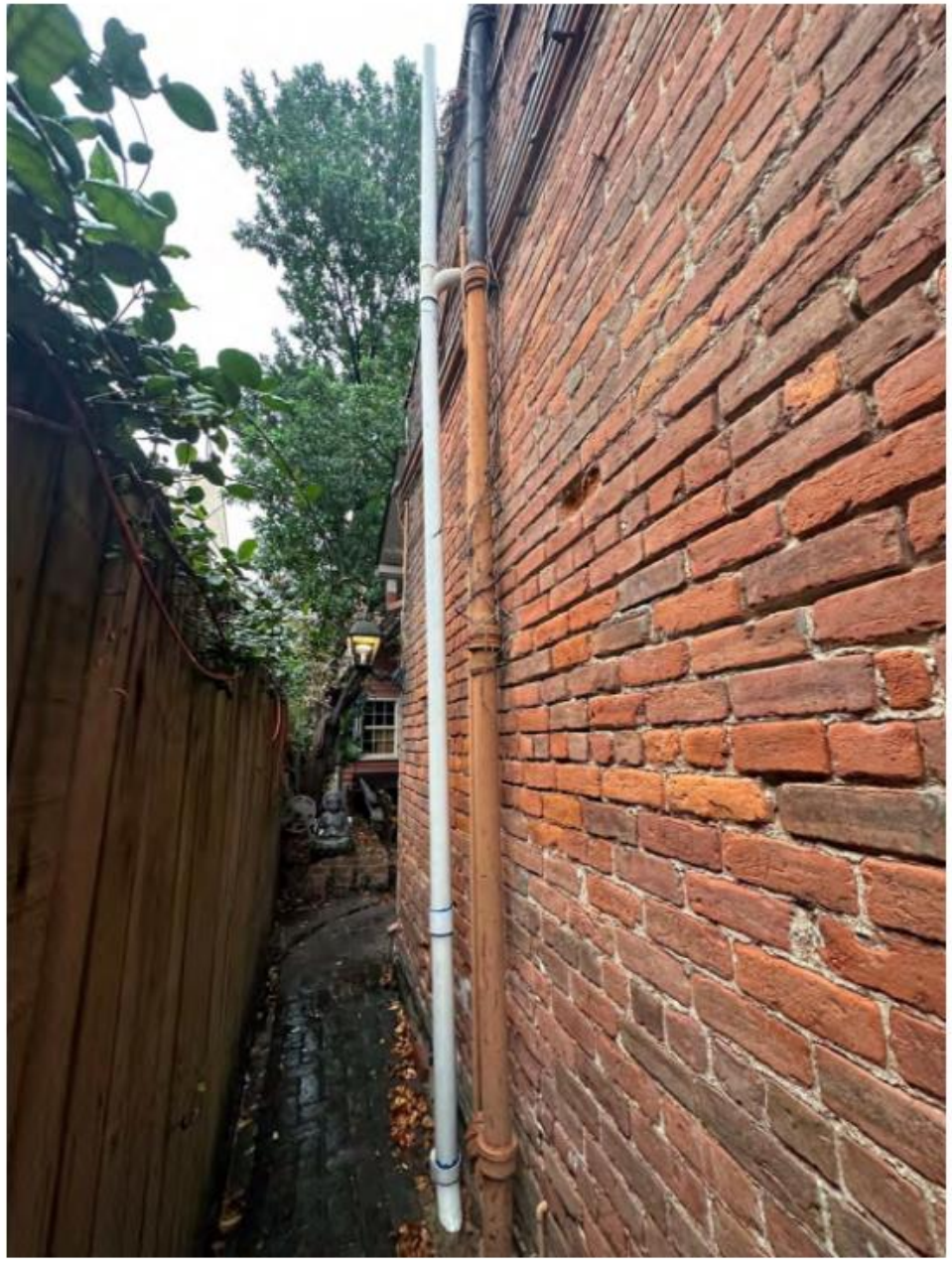
1994 interior view

1994 exterior view

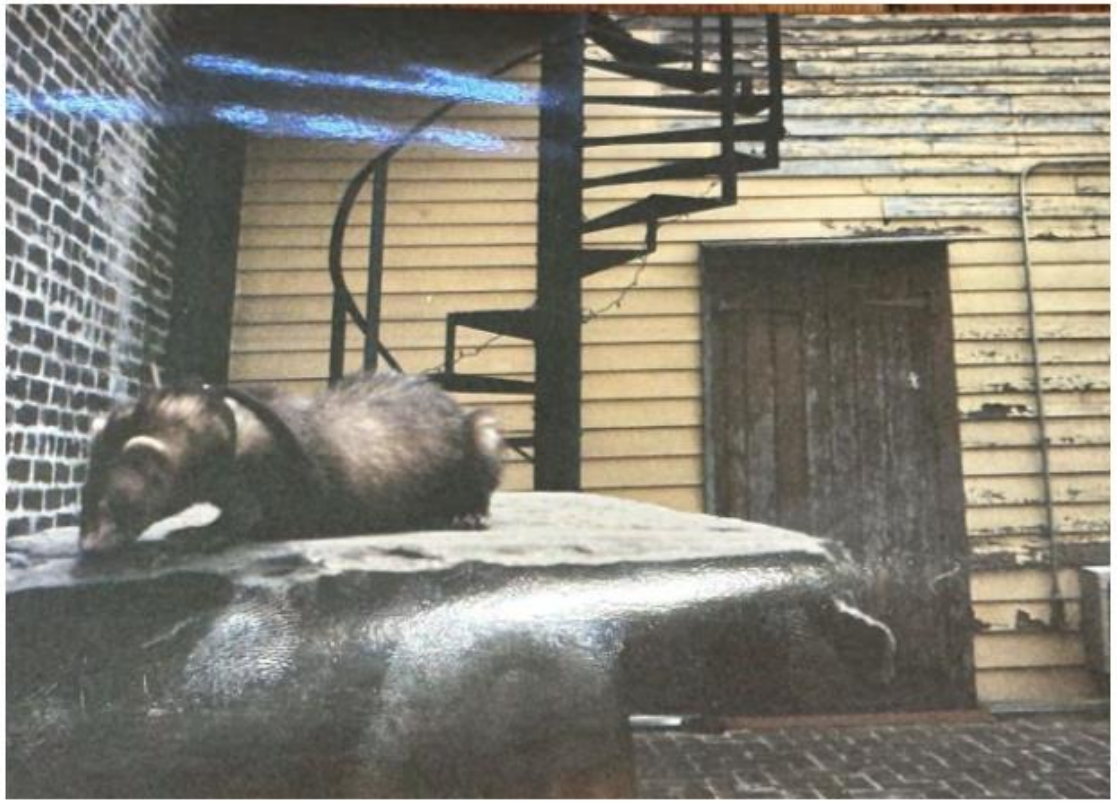
Retain conversion of single swing doors. Three French doors on the property have been converted to single swing before 1994. The rear door of the main building and the service building doors on the Ursuline side. Retain door on second floor rear of service building accessing spiral stair.

Doors

Retain altered plumbing and paint to match adjacent surface.



Plumbing



1994 Owner photo

Retain spiral stairs on the rear of the service building. Stair present in 1994 picture.

Stairs

1022 Royal

Pool

1022 Royal

Pool built flowing the collapse of the fountain visible in the 1983 VCC photo of courtyard. Built to minimize physical impact on courtyard and does not used permeant pumping equipment.

Pool

Fountain

1983 VCC photo of courtyard

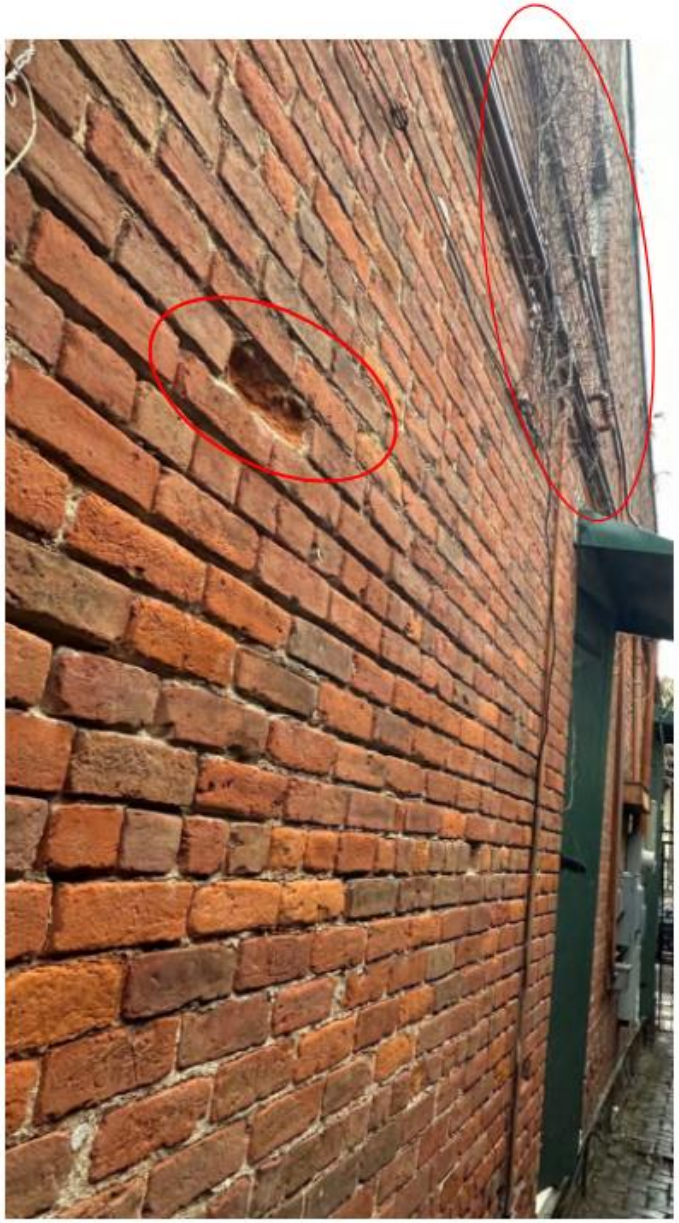
1022 Royal

Fountain collapsed causing significant damage. Fountain believed too not be historic.

Photo April 2019

Fountain

Permit # 23-30953-VCPNT issued to address weatherboard replacement on rear of service building. Brick side wall (Ursuline side) to be repointed with VCC mortar mix, mortar to be tinted to existing mortar, deteriorated bricks to be replaced with matching soft read bricks.



Walls

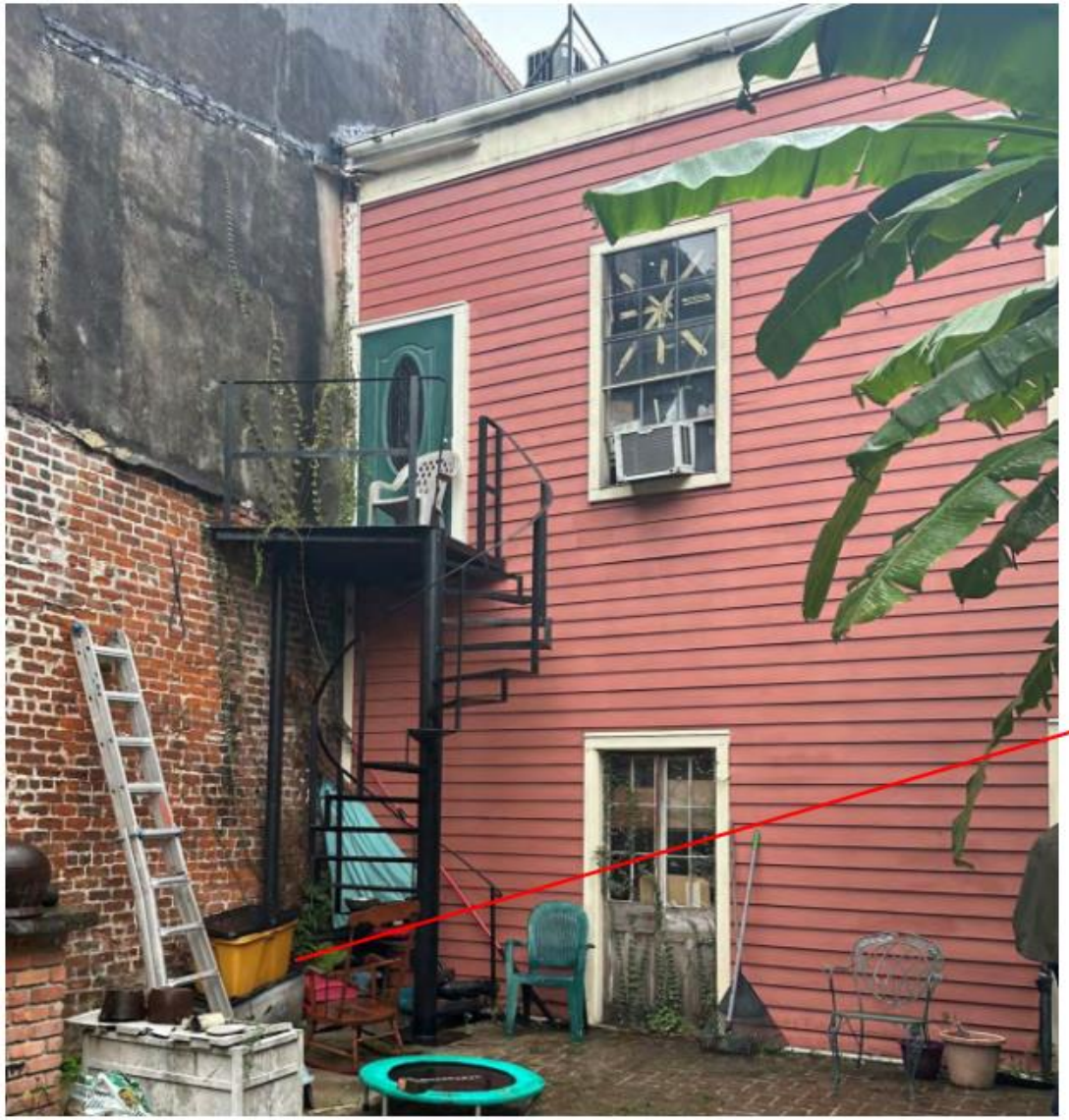
1022 Royal

Reconstruct damaged areas of courtyard planters using existing bricks and VCC mortar mix.

Courtyard paving

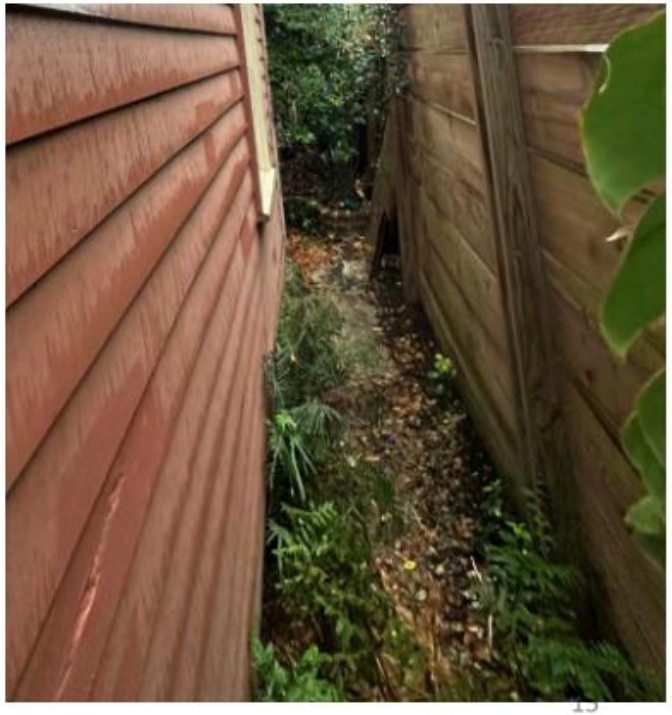
Exterior of French doors are unpainted and have been since at least 1983. Doors will be sanded, and sealed.

Doors



Step/Stoops

Support pole shows signs of significant deterioration but is physically stable with no movement.



Vegetation

Toren Washington

Insured Quality Service
"No Job is Too Small"

Painting/Construction/Pressure Washing/Flooring/Termite Repairs
Office Address: 745 Wright Avenue, Gretna, LA 70056
Tel: (504) 232-1909
Email: torenwashingtonllc@gmail.com

Customer Name: Mrs. Claudia Williams
Date: 11.25.23
Address: 1022 Royal st
City: New Orleans State: La
Phone:

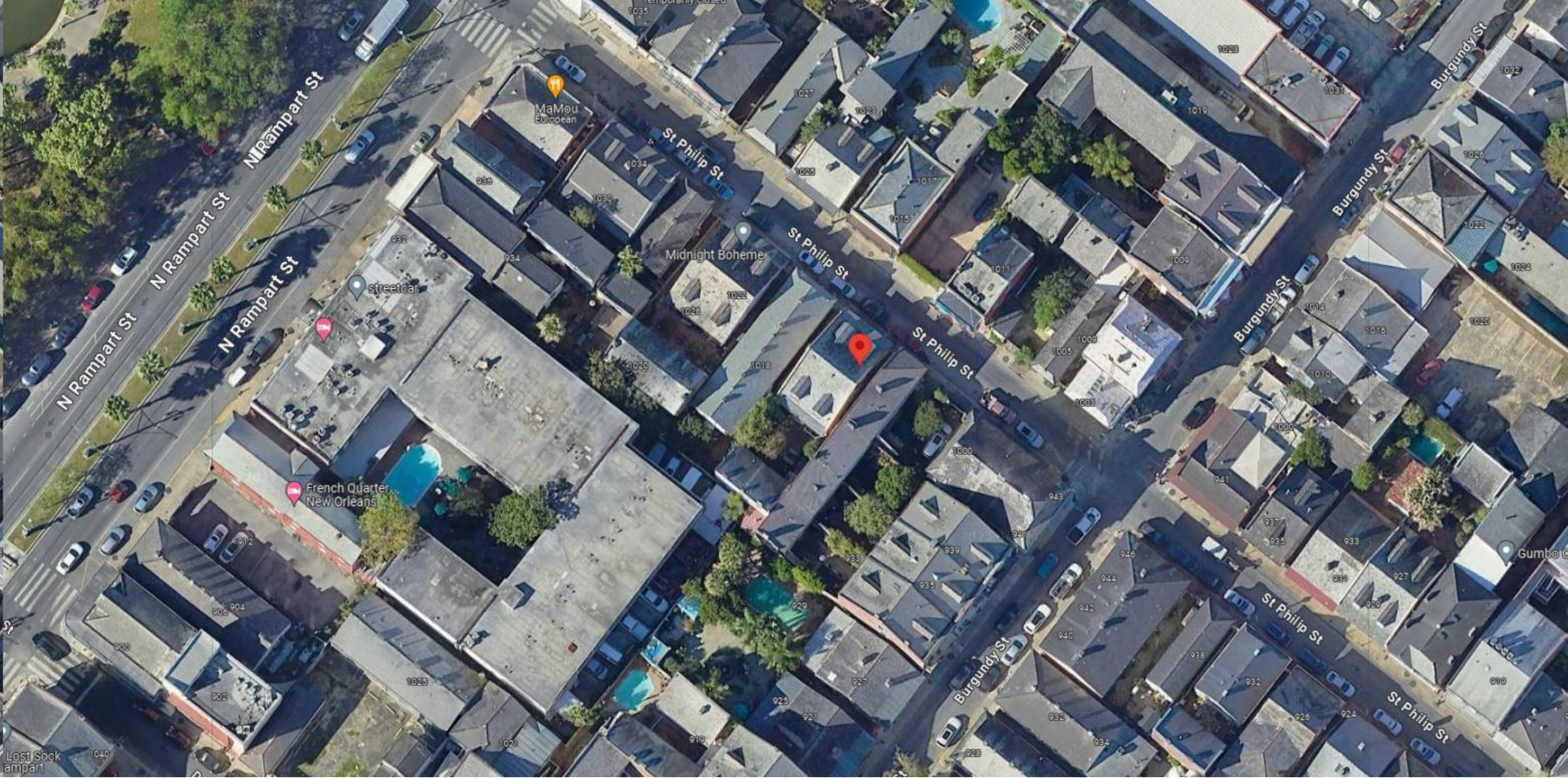
ESTIMATE ✓ | INVOICE

DESCRIPTION:	TOTAL
use JB Weld epoxy on corrosion let it dry, Build concrete block at bottom of pole to make it strong and stop the corrosion,	
sand doors lightly, stain two coats of polyurethane	
Remove vegetation from both buildings, replace bricks in areas where missing, replace trim around doors.	
Rebuild stoops in three areas, tuck point areas where needed	
Replace bricks in areas where missing, around pond & planter, glaze rear windows on both sides	
Materials Included ✓ / Materials NOT Included — TOTAL	4300

Customer Signature: Claudia Williams
owner 11/27/23

Contractor: Toren Washington
contractor 11/27/23

1014 Philip



1014 St Philip

VCC Architectural Committee

December 19, 2023

1014 St Philip

1014 St Philip

VCC Architectural Committee

December 19, 2023

1014 St Philip

1014 St Philip

1014 St Philip

1014 St Philip

1014 St Philip

1014 St Philip

The installation of a metal security grille is not appropriate on the exterior of a window in the Vieux Carré. If a metal bar or grille is installed on the interior, it should be sized to fit the opening and aligned with frames and muntins with a simple barrier grille and no decoration.

WINDOW & DOOR SECURITY

Traditionally, one of the best means of securing a property in the Vieux Carré was to close its shutters or install night blinds. Closed louvered shutters provide an additional level of security and privacy while allowing a window to be opened for light and ventilation. More recently, re-glazing, particularly with tempered glass, has been used as a deterrent, providing a barrier that is difficult to break. An electronic security system that includes cameras and/or warning device, such as a motion sensor, can be installed at a door or window without altering the historic appearance of a building's exterior. When installing an exterior device, it should be as small and discrete as possible and wiring should be concealed and not mounted to the face of the building, and wireless.

Refer to *Security at Walls, Fences & Gates, Guidelines for Site Elements & Courtyards*, page 10-6; *Security Cameras, Guidelines for Lighting & Security Cameras*, page 11-10; and *Storefront Security, Guidelines for Storefronts*, page 13-10.

An exterior metal grille is only permitted at a doorway with an exterior vestibule at least 18-inches in depth. The VCC does not allow the installation of a metal grille on the exterior of any window or any door alcove with a depth of less than 18-inches. If a property owner would like to install a metal grille on a window or a door, it must be installed at the interior of the window sash or doorway and it is recommended that the bars or grille should be properly sized to fit the opening and align with the frame opening and muntin configuration.

Abandoned security tape on windows should be removed.

The security gate is sized to fit the opening and aligns with frames and muntins with a simple barrier grille and no decoration. The decorative fanlight transom remains visible.

WINDOW & DOOR SECURITY GUIDE

THE VCC RECOMMENDS:

- Utilizing historic security devices such as shutters and night blinds
- Minimizing the size, number and visibility of modern exterior security devices
- Removing an abandoned modern security device such as reflective metal security tape at a window

THE VCC DOES NOT ALLOW:

- Installing an exterior metal security grille on a window or door (except a door with an exterior vestibule or alcove at least 18-inches deep)
- Exposing exterior wiring, conduit or junction box associated with a security or similar device

Window & Door Security Review	
Install an appropriate or unobtrusive security device 1 2 3	Staff
Install an exterior bar, grille or other security device 1 2 3	Architectural Committee

decoration. The decorative fanlight transom remains visible.

WINDOW & DOOR SECURITY GUIDE

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Window & Door Security Review	
Install an appropriate or unobtrusive security device	
1 2 3	Staff
Install an exterior bar, grille or other security device	
1 2 3	Architectural Committee

ux Carré Commission – Guidelines for Windows & Doors 07-19

1014 Saint Philip Window Bar Precedents

1. 1014 Saint Philip Street. - Site

1014 Saint Philip Window Bar Precedents

3. 940 Saint Louis St

2. 937 Saint Louis St

4. 828 Burgundy St

17-01110-VCCNOP

17-01110-VCCNOP

1014 St Philip – submitted by applicant

1014 Saint Philip Window Bar Precedents

5. 928 & 930 Burgundy St

6. 934 Burgundy St

17-01110-VCCNOP

1014 Saint Philip Window Bar Precedents

9. 1209 Burgundy St

10. 938 Esplanade Ave.

17-01110-VCCNOP

1014 St Philip – submitted by applicant

1014 Saint Philip Window Bar Precedents

13. 1017 Saint Philip St

1014 Saint Philip Window Bar Precedents

23. 1200 Charters St

14. 1001 Saint Philip St

24. 1301 Charters St

17-01110-VCCNOP

17-01110-VCCNOP

1014 St Philip – submitted by applicant

1014 Saint Philip Window Bar Precedents

25. 626 & 628 Kerlerec St

26. 831 Esplanade Ave

17-01110-VCCNOP

1014 Saint Philip Window Bar Precedents

31. 911 Dauphine St

32. 924 Burgundy St

17-01110-VCCNOP

1014 St Philip – submitted by applicant

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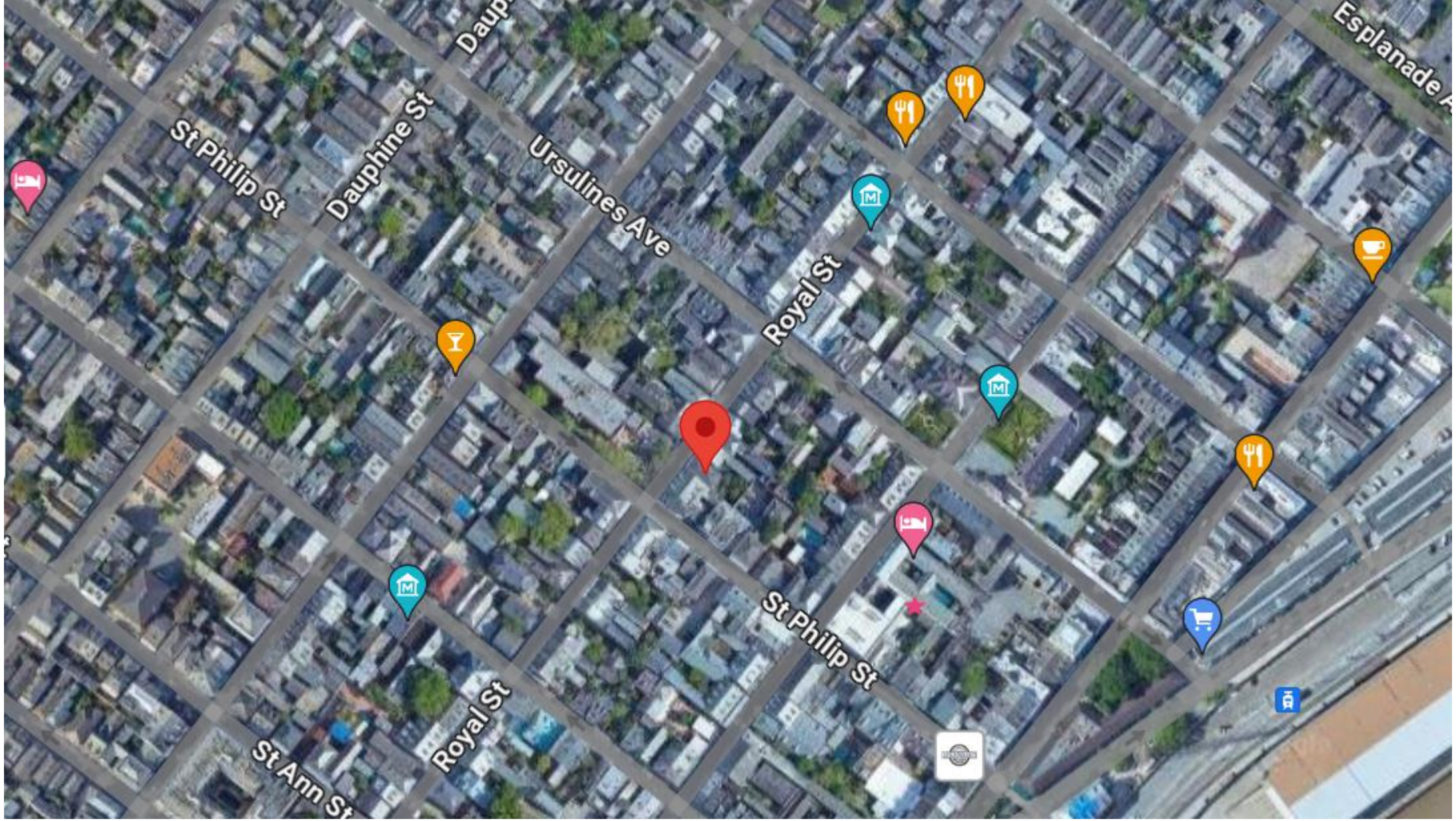
1012 Royal



1012 Royal

VCC Architectural Committee

December 19, 2023

1012 Royal

VCC Architectural Committee

December 19, 2023

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1012 Royal

VCC Architectural Committee

December 19, 2023

1012 Royal

Luminosa

Glenneyre 16''W Exterior Hanging ORB Finish

Product Details

Inspired by classic street hanging pendants of the past, this vignette style design will add old world charm to your exterior. The Oil Rubbed Bronze finish paired with clear glass panels and durable steel and aluminium construction provides a classic timeless look sure to add sophisticated curb appeal. This beautiful design will blend with traditional, cottage, farmhouse styles and more.

Specifications

Dimensions: H 106.37 in, W 16 in, D 16 in

Product Size

Extra Large

See Similar Items

Number of Lights

4 Lights

See Similar Items

Power Type

Hardwired

See Similar Items

Fixture Material

Metal

See Similar Items

Outdoor Lighting Features

Adjustable Height

See Similar Items

Chandelier/Pendant Design

Farmhouse

See Similar Items

Maximum Hanging Length (in.)	106.375 in
Product Depth (in.)	16 in
Product Height (in.)	106.37 in
Product Width (in.)	16 in

Details

Chandelier/Pendant Design	Farmhouse
Compatible Bulb Type	Incandescent
Exterior Lighting Product Type	Pendant
Fixture Color/Finish	Oil Rubbed Bronze
Fixture Material	Metal
Glass/Lens Type	Clear
Included	Mounting Hardware Included
Light Bulb Base Code	E26
Light Bulb Type Included	No Bulbs Included
Max. Bulb Wattage (W)	60 W
Maximum Wattage (watts)	240
Mount Type	Hanging
Number of Bulbs Required	4
Number of Lights	4 Lights
Outdoor Lighting Features	Adjustable Height
Power Type	Hardwired
Product Size	Extra Large
Product Weight (lb.)	21 lb
Recommended Light Bulb Shape Code	ST19