

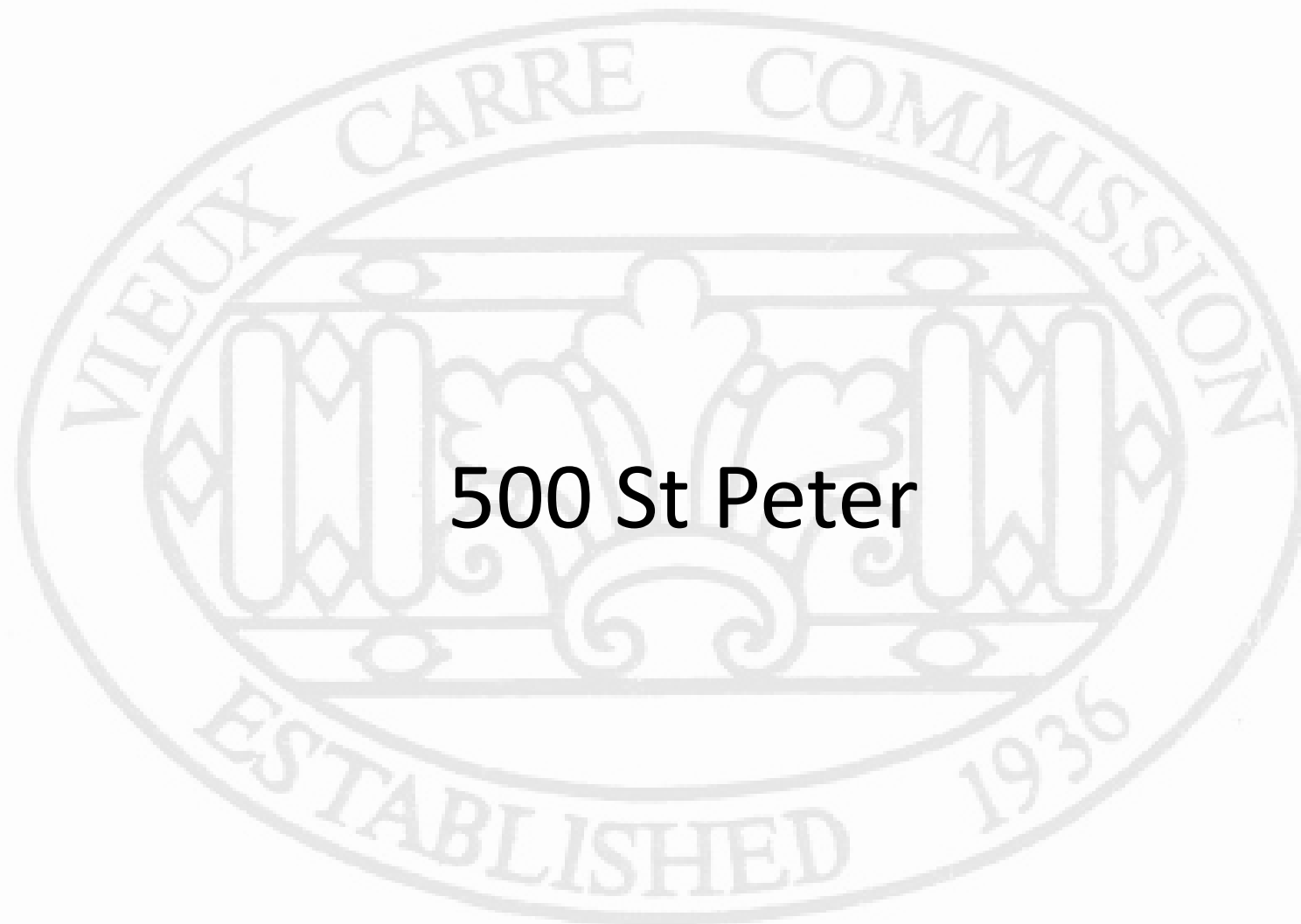


# Vieux Carré Commission Architecture Committee Meeting

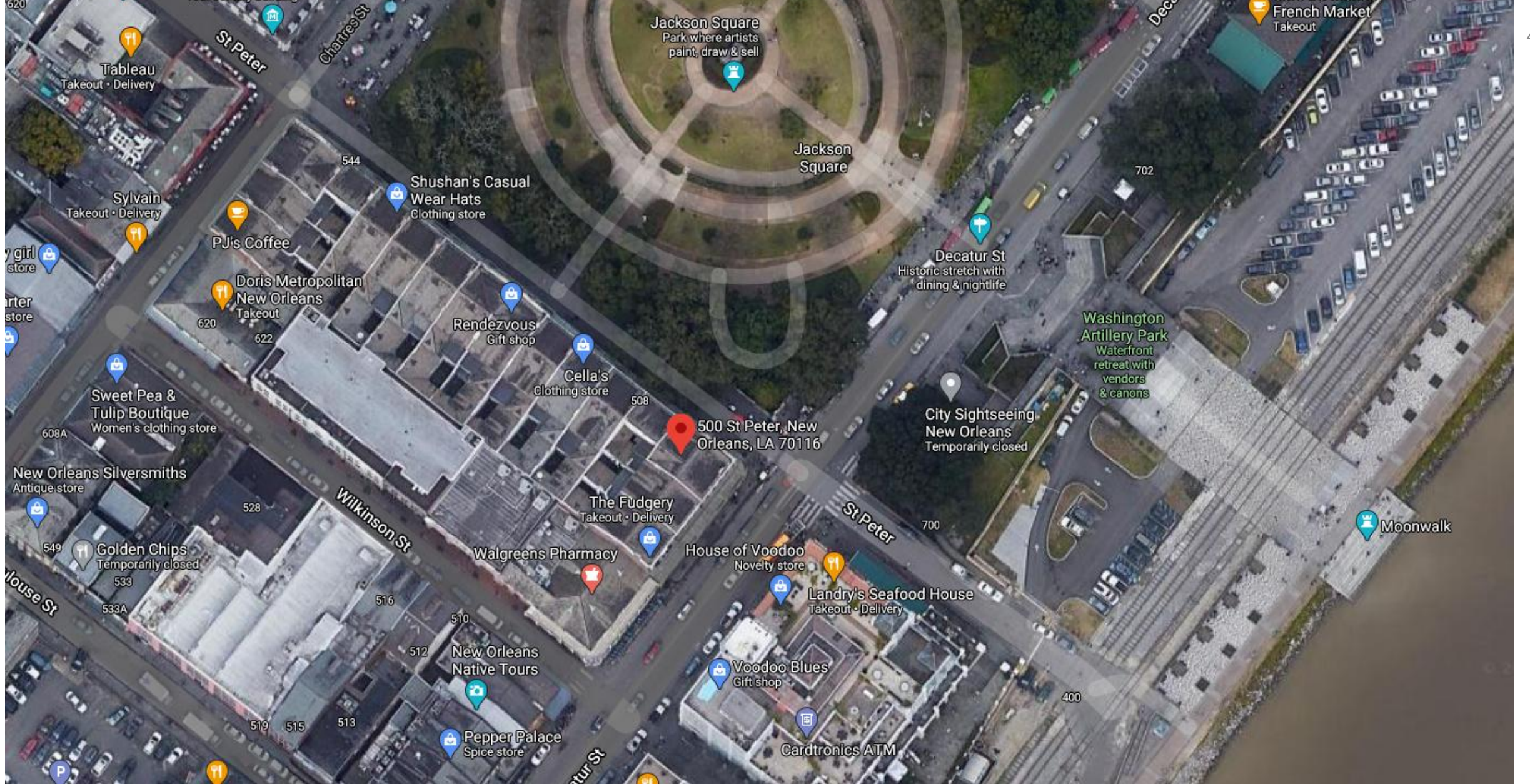
Tuesday, May 26, 2026



# Old Business



500 St Peter



500 St Peter

VCC Architectural Committee

May 26, 2026





500 St Peter

VCC Architectural Committee

May 26, 2026





500 St Peter

VCC Architectural Committee

May 26, 2026





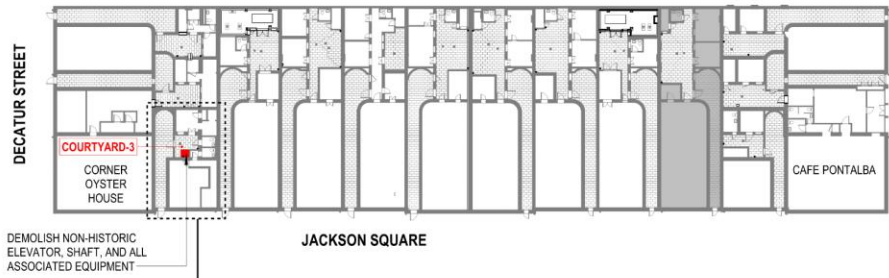
500 St Peter

VCC Architectural Committee

May 26, 2026



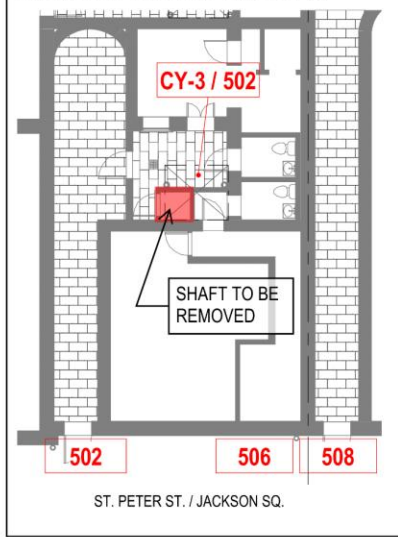
LOCATION OF SHAFT:



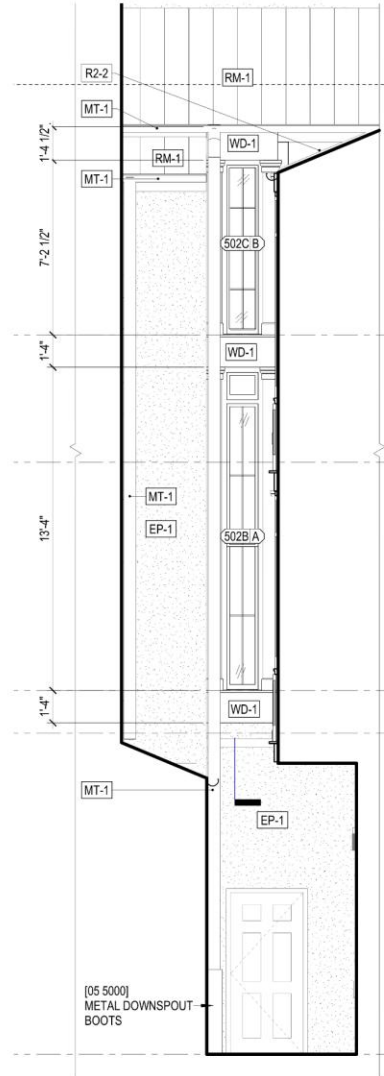
EXISTING CONDITIONS OF SHAFT:

LATE 20TH CENTURY WOOD-FRAMED ELEVATOR SHAFT; STUDS ARE SEVERELY DAMAGED BY TERMITES. RESIDENTIAL-STYLE ELEVATOR EQUIPMENT IS NON-FUNCTIONAL (ABANDONED).

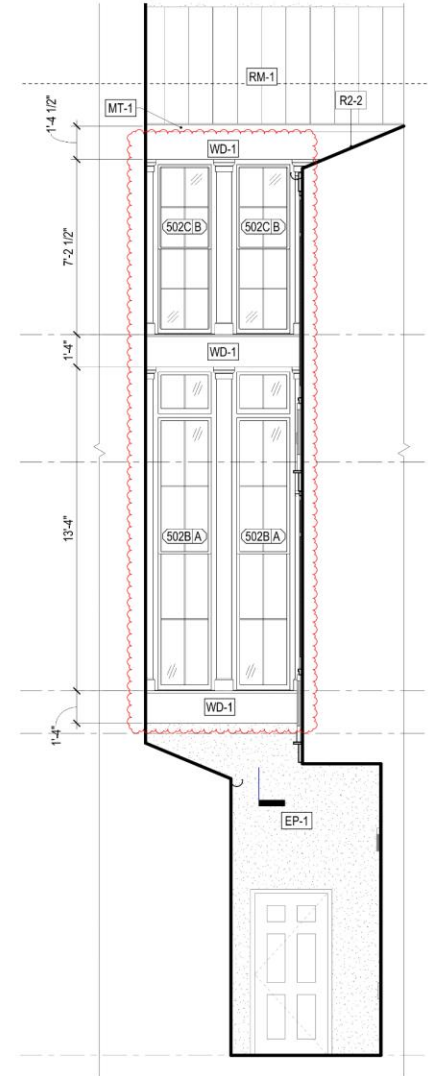
ENLARGED PLAN OF IMMEDIATE AREA:



EXTERIOR ELEVATION, AS ORIGINALLY PROPOSED:

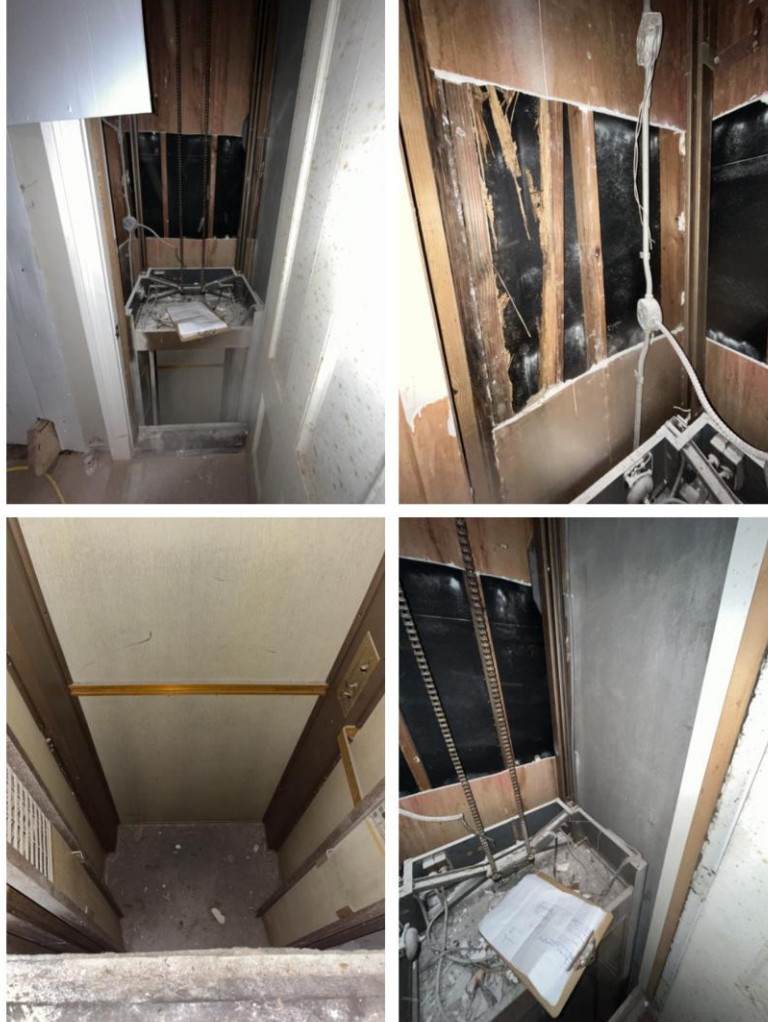


PROPOSED EXTERIOR ELEVATION AFTER DEMOLITION OF SHAFT:

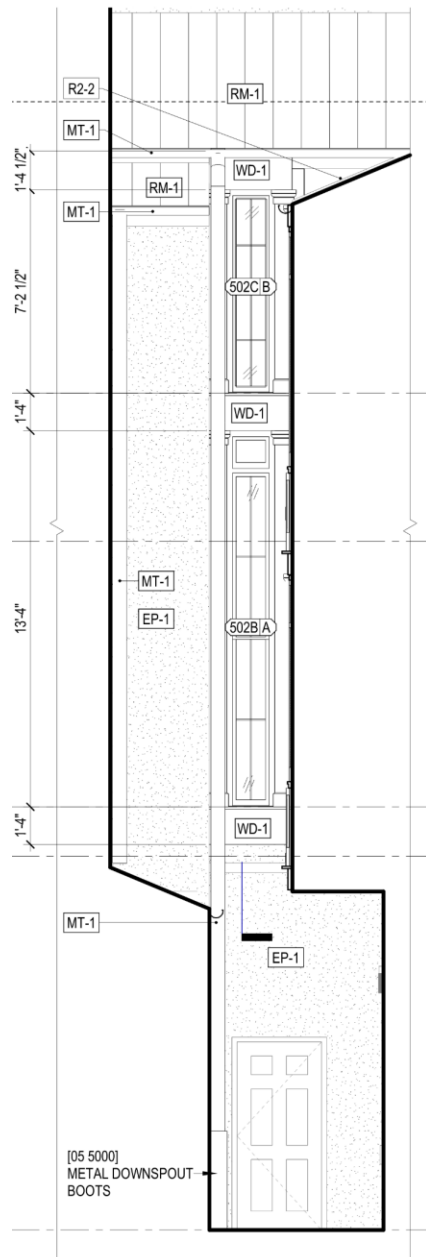


**EXISTING CONDITIONS OF SHAFT:**

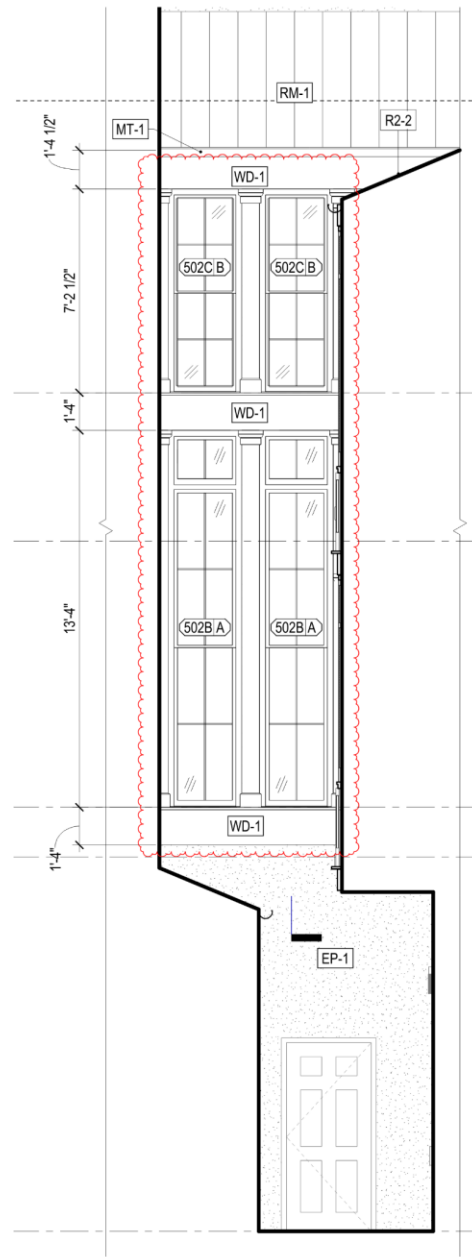
LATE 20TH CENTURY WOOD-FRAMED ELEVATOR SHAFT; STUDS ARE SEVERELY DAMAGED BY TERMITES. RESIDENTIAL-STYLE ELEVATOR EQUIPMENT IS NON-FUNCTIONAL (ABANDONED).



**EXTERIOR ELEVATION, AS  
ORIGINALLY PROPOSED:**



**PROPOSED EXTERIOR ELEVATION AFTER  
DEMOLITION OF SHAFT:**



500 St Peter

VCC Architectural Committee

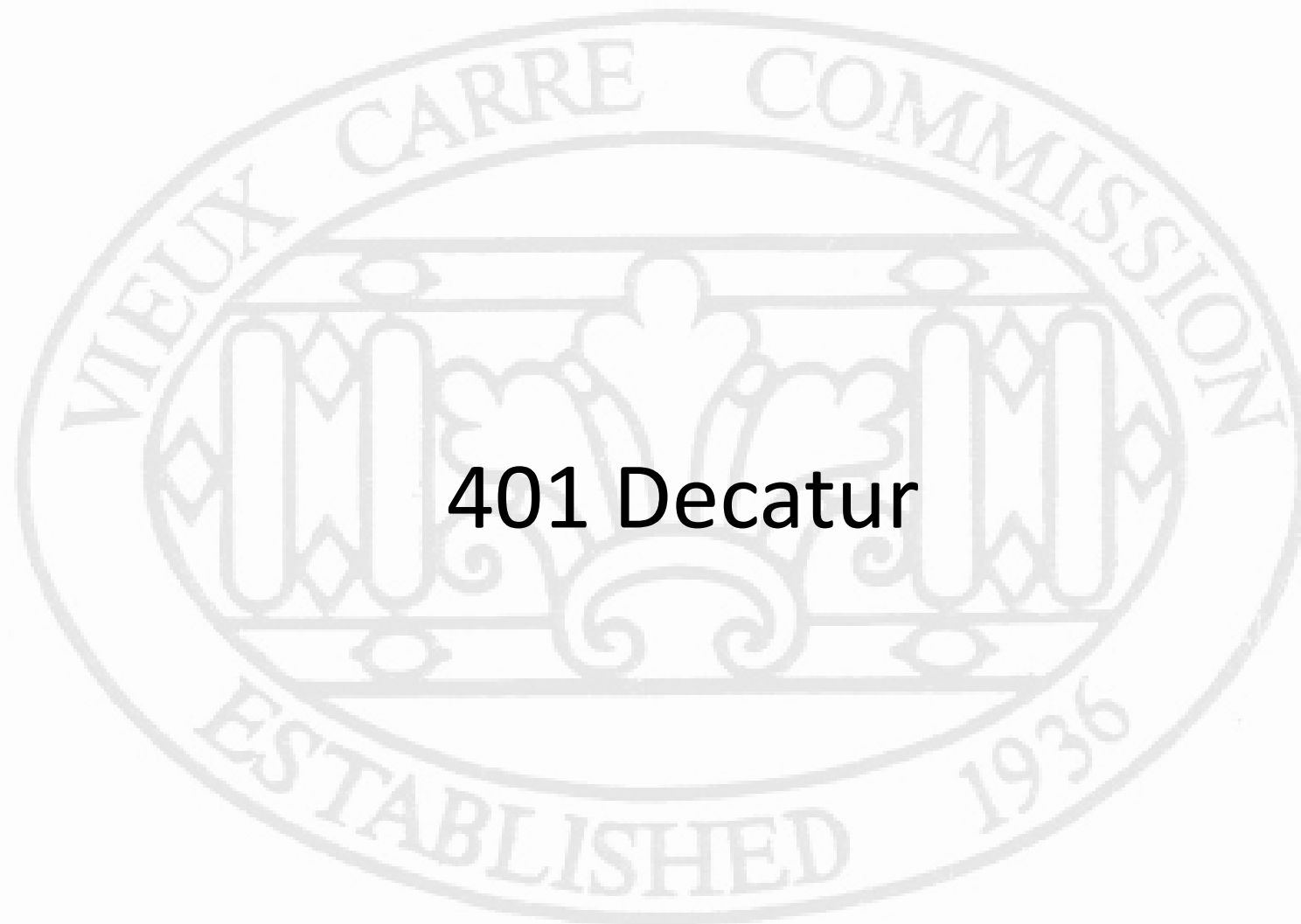
May 26, 2026







# New Business



401 Decatur

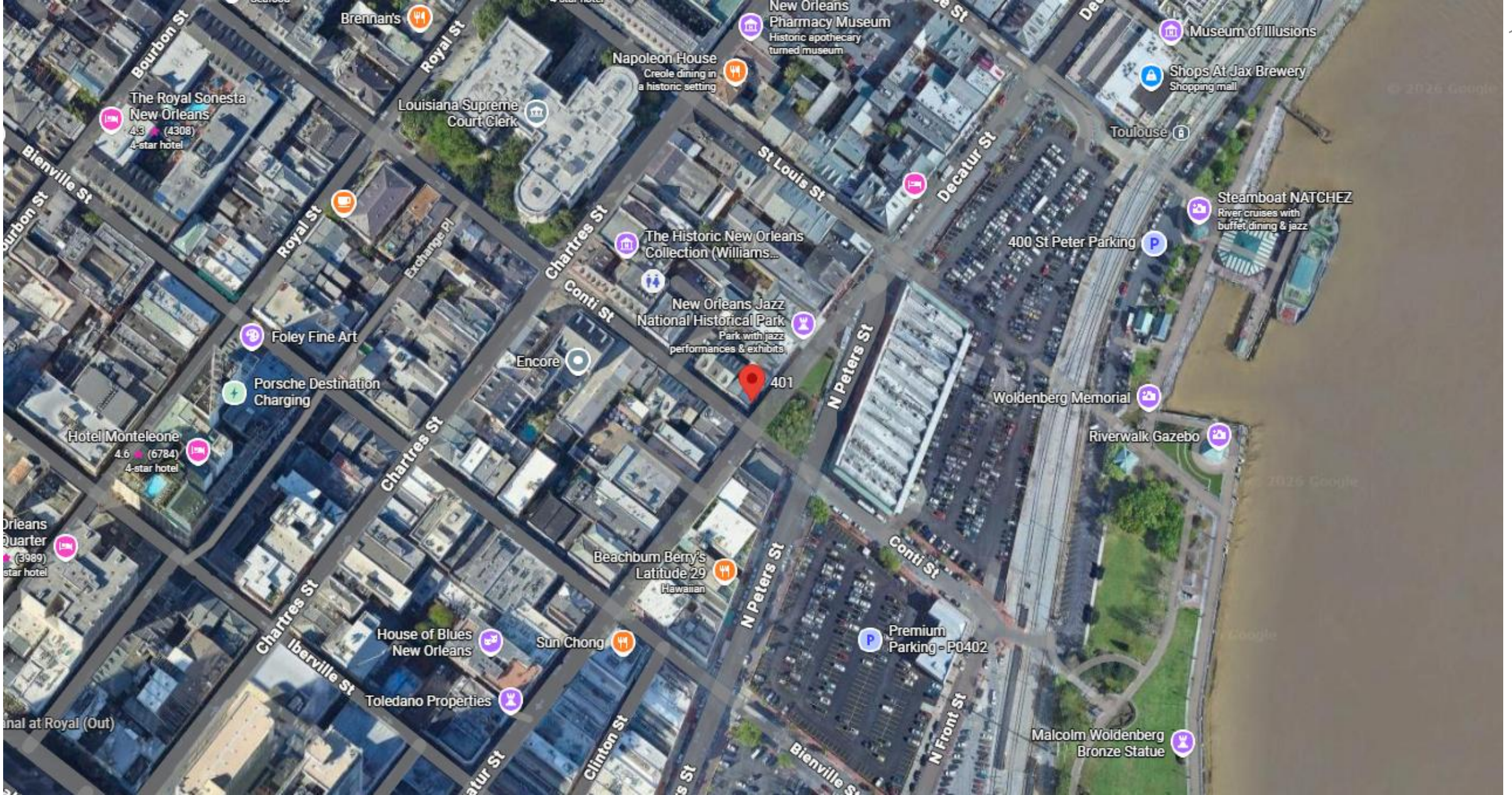


401 Decatur

VCC Architectural Committee

May 26, 2026





401 Decatur

VCC Architectural Committee

May 26, 2026





401 Decatur – 1943

VCC Architectural Committee

May 26, 2026





401 Decatur – 1943

VCC Architectural Committee

May 26, 2026





401 Decatur – 1946

VCC Architectural Committee

May 26, 2026





401 Decatur – 1946

VCC Architectural Committee

May 26, 2026





401 Decatur

VCC Architectural Committee

May 26, 2026





401 Decatur

VCC Architectural Committee

May 26, 2026





401 Decatur

VCC Architectural Committee

May 26, 2026





401 Decatur

VCC Architectural Committee

May 26, 2026





401 Decatur

VCC Architectural Committee

May 26, 2026



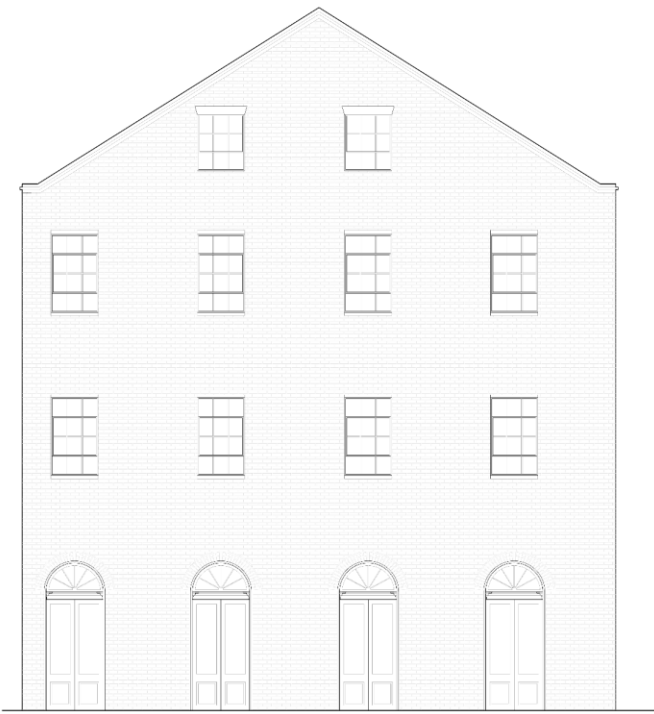


401 Decatur

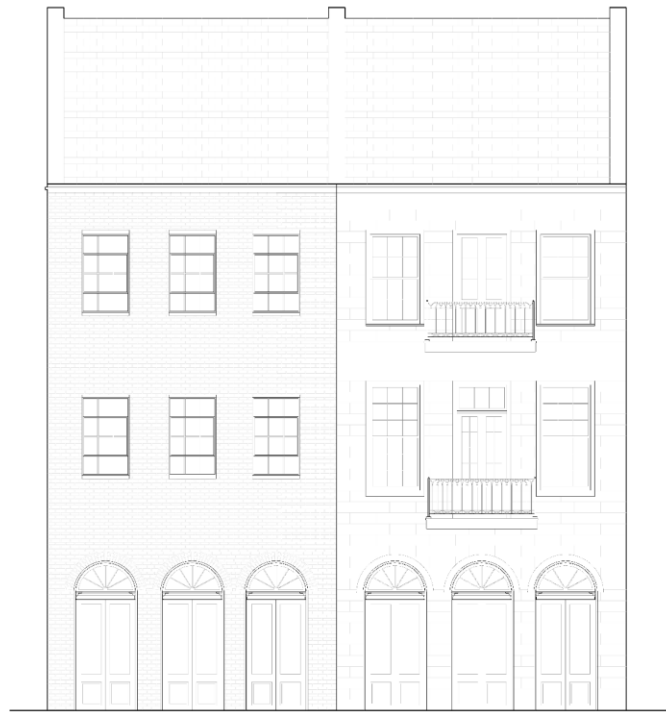
VCC Architectural Committee

May 26, 2026





1 Proposed Conti Street Elevation  
A-1 1/4" = 1'-0"



2 Proposed Decatur Street Elevation  
A-1 1/4" = 1'-0"

terrellhabacher  
architects, llc  
1710 Lakeshore Blvd. #1  
New Orleans, Louisiana 70115  
504.588.1200

These plans and specifications have been prepared by me or under my close supervision, and I am a duly licensed professional architect in the State of Louisiana. I am not providing any warranty, express or implied, for the accuracy of the information provided herein. The user of these plans and specifications is solely responsible for their use.

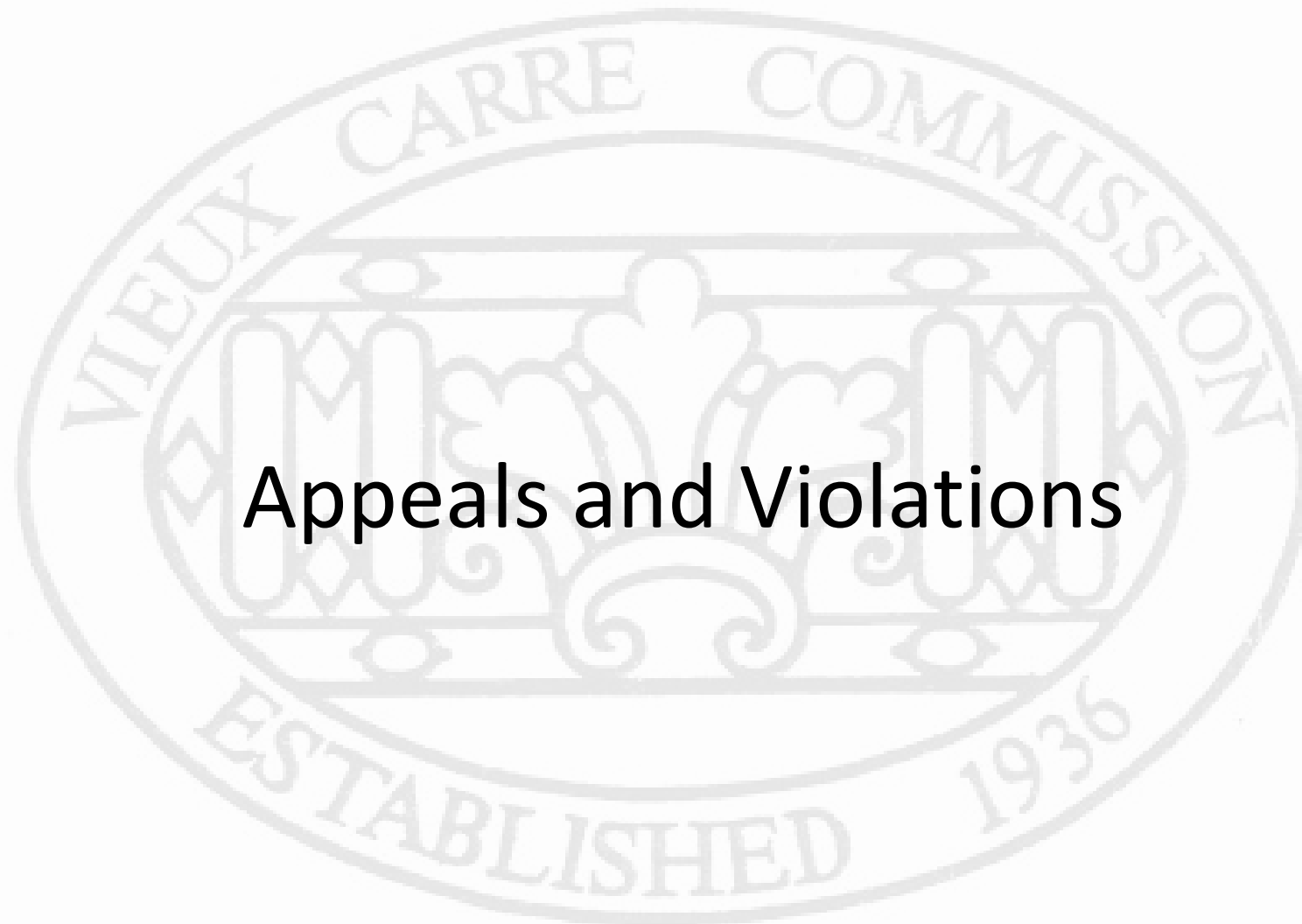
401 DECATUR STREET  
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

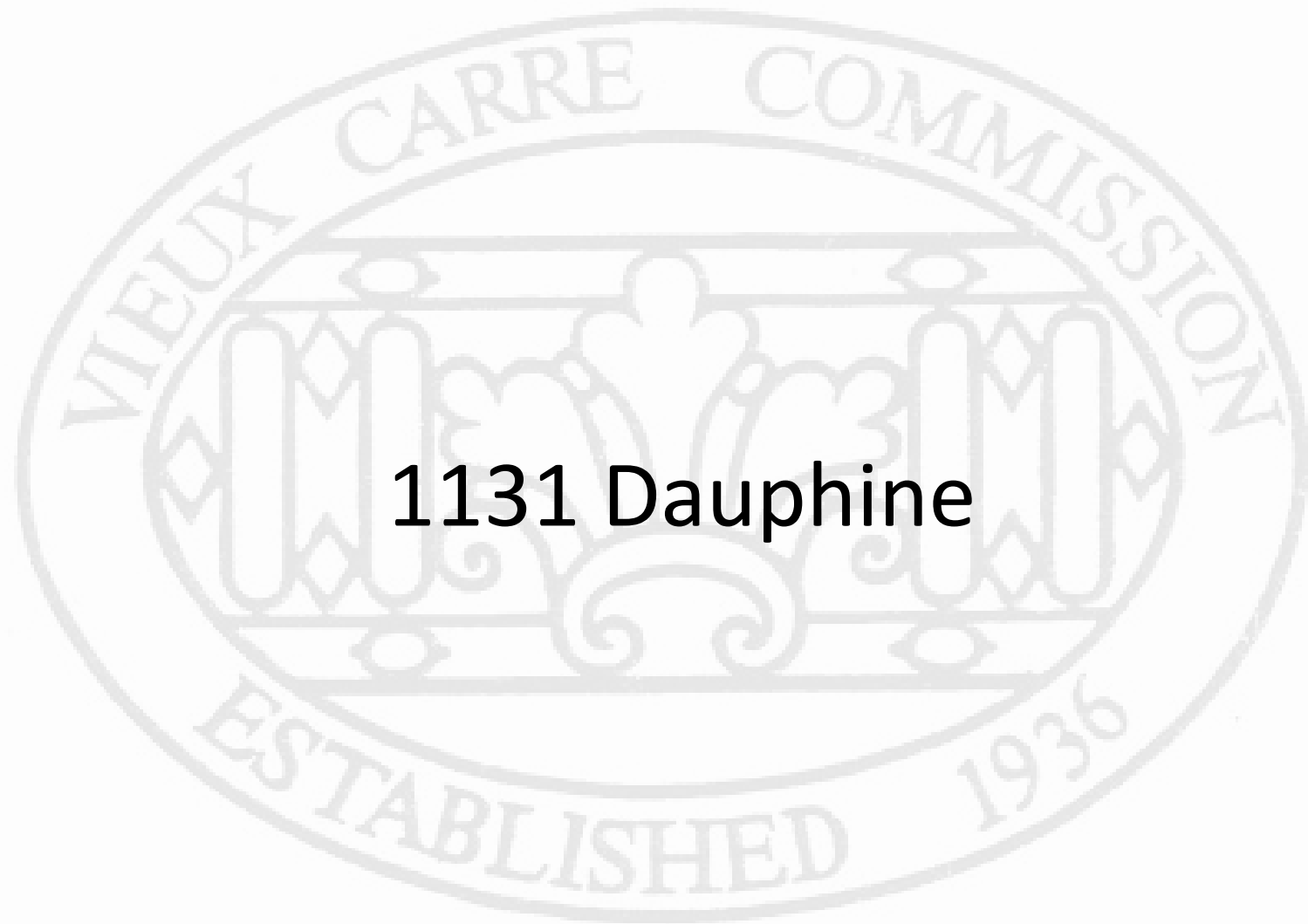
CHECKED BY:  
DRAWN BY:  
DATE: 04/01/2026  
JOB NO.:

A-1  
SHEET OF





# Appeals and Violations



**1131 Dauphine**



1131 Dauphine

VCC Architectural Committee

May 26, 2026



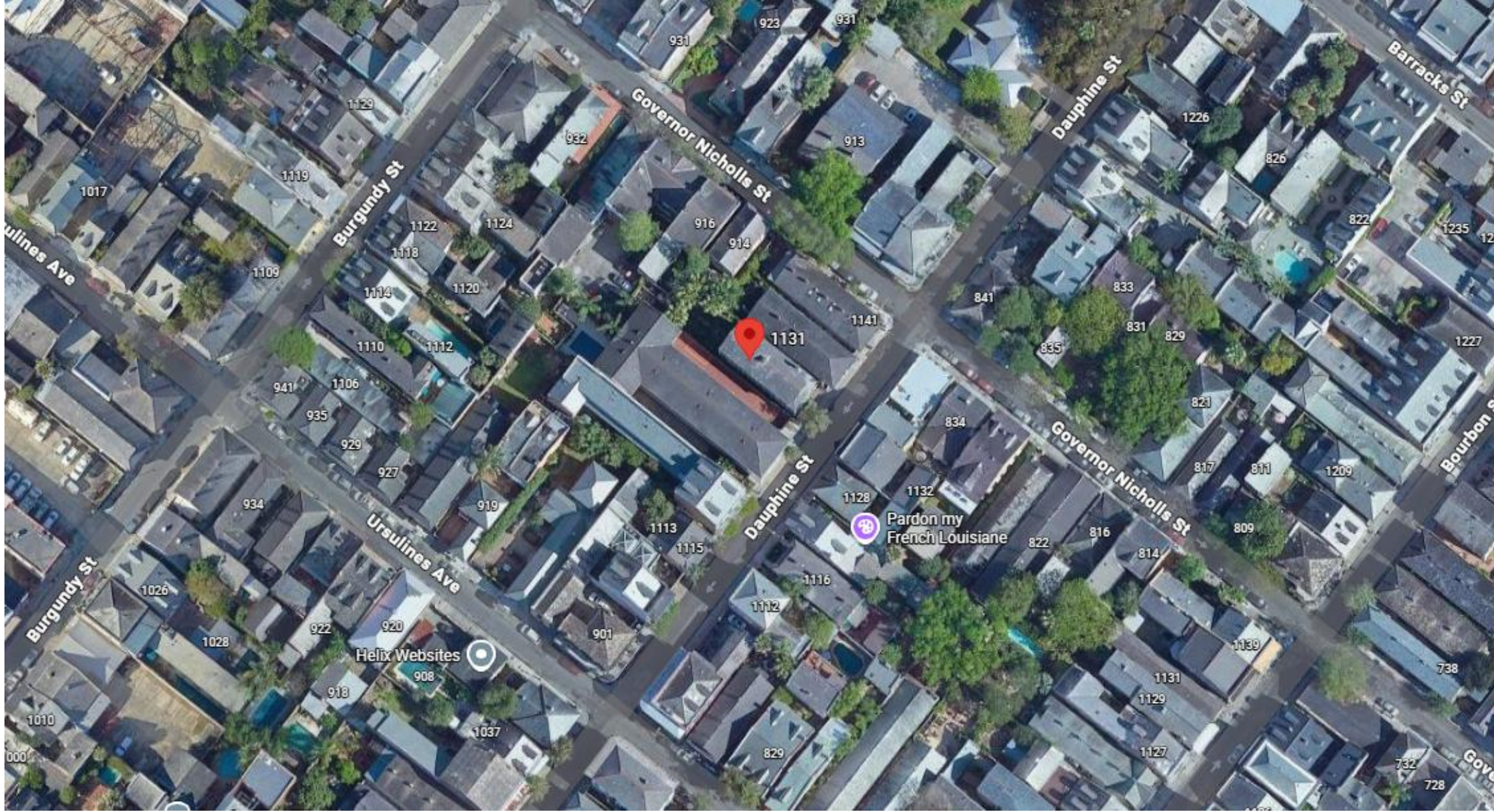


1131 Dauphine

VCC Architectural Committee

May 26, 2026





# 1131 Dauphine

VCC Architectural Committee

May 26, 2026





1131 Dauphine

VCC Architectural Committee

May 26, 2026





1131 Dauphine

VCC Architectural Committee

May 26, 2026





1131 Dauphine

VCC Architectural Committee

May 26, 2026





1131 Dauphine

VCC Architectural Committee

May 26, 2026





1131 Dauphine

VCC Architectural Committee

May 26, 2026





1131 Dauphine

VCC Architectural Committee

May 26, 2026





1131 Dauphine

VCC Architectural Committee

May 26, 2026





1131 Dauphine

VCC Architectural Committee

May 26, 2026





1131 Dauphine

VCC Architectural Committee

May 26, 2026



Apr 9, 2026 at 10:21:13 AM



1131 Dauphine

VCC Architectural Committee

May 26, 2026



Apr 9, 2026 at 10:21:02 AM



1131 Dauphine

VCC Architectural Committee

May 26, 2026



GENERAL STRUCTURAL NOTES

I. GENERAL

- A. The contractor shall be responsible for all final dimensions and fit-up of the structure, including verifying all existing conditions and dimensions before commencing work. No change in size or dimension of structural members shall be made without the written approval of the professional of record.
- B. The contractor shall verify the location of all existing utilities before commencing any work. Any interference shall be brought to the attention of the structural engineer.
- C. The contractor shall be responsible for the design, placement, maintenance, etc. of any and all shoring, bracing, tie backs, etc. needed to support any part of the new or existing construction during the entire construction process to ensure the safety and integrity of the structure until the necessary permanent elements are in place. The contractor is responsible for limiting the amount of construction load imposed upon structural framing. Construction loads shall not exceed the design capacity of the framing at the time the loads are imposed.
- D. Structural drawings are intended to be used with architectural, mechanical, and electrical drawings. See these drawings for exact location of all depressions, slopes, openings, penetrations, etc. Penetrations not shown on the structural drawings shall be brought to the attention of the structural engineer.
- E. Dimensions - Do not scale these drawings, use written dimensions only. Verify all dimensions at job site before commencing work and report any discrepancies. Where no dimensions are provided obtain clarification prior to proceeding with work.
- F. Omissions & Conflicts - Omissions or conflicts between various elements of the construction documents should be brought to the attention of the design team. If certain features are not fully delineated in the construction documents, their construction shall be of the same character as for similar conditions that are delineated.
- G. Existing Conditions - The Contractor shall verify the existing conditions and dimensions in the field. The Contractor shall report any discrepancies between the drawings and the actual existing conditions and dimensions to the Engineer.
- H. With the exception of defects discovered by us or pointed out to us by others to date, our design and the work shown here assumes that the existing structural elements are sound and capable of supporting loads to their full, theoretical, code-allowed capacities. EOR is not responsible for any additional costs, damages, or injuries resulting from discovery or failure of any element that is found to be damaged, deteriorated, or otherwise structurally impaired.
- I. The Contractor shall inform the professional of record in writing of any deviation from the Contract Documents. The Contractor shall not be relieved of the responsibility of such deviation by the professional of record review of shop drawings, product data, etc., unless the contractor has specifically informed the professional of record of such deviation at the time of submission, and the professional of record has given written approval to the specific deviation.
- J. Note: If any items herein are not understandable or clear as to intent, the contractor must notify the Engineer of Record for clarification and/or supplemental information prior to actual installation.

II. DESIGN BASIS

A. Applicable Codes and Standards  
International Residential Code 2021; ASCE 7-2016

B. Design Loads

Decks	Live Load	20 psf;	Dead Load	10 psf
Living Floors	Live Load	60 psf;	Dead Load	10 psf
	Live Load	40 psf	Dead Load	10 psf

Wind Load  
The criteria is based on ASCE 7-2016 Minimum Design Loads for Buildings and Other Structures:  
Basic Wind Velocity 144 mph  
Risk Category II  
Exposure B  
For Main Wind Force Resisting System - Enclosed Building, Method 1, Simplified Procedure  
For Components and Cladding - Partially Enclosed Building, Method 2, Analytical Procedure

Seismic Load  
The criteria is based on ASCE 7-2016 Minimum Design Loads for Buildings and Other Structures:  
Risk Category II  
R Value: 6.5 (For light-frame (wood) walls sheathed with wood structural panels rated for shear resistance)  
Site Class: E (soft clay)  
C<sub>s</sub> (Coefficient of risk)=0.949  
C<sub>r</sub> (Coefficient of risk)=0.882

C. Deflection Limitations

Floor Members		
Live	L/360	Dead + Live L/240
Roof Member		
Roof Live	L/240	

III. MATERIALS

A. EARTHWORK  
Place footings on undisturbed soil. Notify the Engineer if "soft spots", underground obstructions, or any unusual condition is encountered during stripping, excavation or filling. Allowable soil bearing capacity is estimated as 750 psf.

B. CONCRETE

All concrete work shall conform to ACI 301 Specification for Structural Concrete for Buildings and meet the following requirements:  
**Concrete** - Type I cement ASTM C 150, normal weight aggregates ASTM C 33, 3000 psi at 28 days, 5" slump. All concrete shall be normal weight (approximately 150 lbs. per cubic ft.)  
Place .006 inch Visqueen membrane beneath all interior slabs and beams on grade. Lap 12" to accommodate concrete pouring direction.  
**Reinforcing Steel** - ASTM A615 grade 60, welded wire fabric ASTM A185.  
**Reinforcing Steel Details** - Except as noted otherwise where continuous reinforcing is specified, provide a 90 degree hook on all top reinforcement in all beams at discontinuous ends. Install corner bars in the outside face of edge beams at every corner one top and one bottom. Bar shall be the same size as the largest beam bar.  
Lap bars as indicated below:  
Lap Splices - ACI 318  
#3 13"; #4 18"; #5 22"  
Welded wire fabric - one spacing plus 2".  
Provide the following cover for reinforcing:  
Footings 3" sides and bottom;  
Grade Beams 3" bottom and sides, 2" top.  
When existing concrete at the first floor level is removed to install new utilities, etc., the contractor shall notify the structural engineer of the location and extent of any such removal prior to performing the work. Where possible, existing reinforcement shall not be cut, bent, or damaged. Whenever reinforcement is cut, damaged or bent, it shall be brought to the attention of the structural engineer and repaired or replaced as directed.

C. CONCRETE MASONRY UNITS

All masonry has been designed in accordance with ACI 530. All filled vertical cells or cavities in masonry units shall be filled continuously with coarse grout in accordance with ACI 530-95 and ASTM C476. No voids, honeycombs, or gaps will be allowed.

E. NON-STRUCTURAL STEEL FRAMING

All non-structural steel framing shall conform to the requirements set forth in ASTM C645: Standard Specification for Non-Structural Steel Framing Members and AISI S220: North American Standard for Cold-Formed Steel Framing - Nonstructural Members. All members shall have a protective coating conforming to ASTM A653/A653M. Installation of non-structural steel framing shall meet the requirements of ASTM C754: Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products.

F. WOOD FRAMING

All wood framing fabrication and erection shall conform to the National Design Specification for Wood Construction by the NFA, the Plywood Design Specification by the APA and meet the requirements below. Unless noted otherwise, all wood connections shall be in accordance with the fastening schedule of the International Residential Code.  
All lumber or plywood in contact with masonry or exposed to earth or weather shall be pressure treated with CCA or MCO to a minimum retention of 0.40 LBS/CU. FT. in accordance with AWPA. ACQ treatment is not allowed without written approval of the structural engineer. All treated wood members shall be connected or fastened with galvanized nails, screws, or bolts. The coating must be hot dipped to an equivalent of G-90 rating or greater.  
**Framing Lumber** - Southern Yellow Pine grade marked and kiln dried, S4S, No. 2, maximum moisture content 19%. All member piece ends, joints, or splices shall be over supports unless noted otherwise. Studs shall be continuous between floor levels unless otherwise noted.

Unless noted otherwise multiple pieces of lumber used to form beam or header members shall be attached together with 4 rows of 16d nails spaced at 16" for pieces up to 12" deep, 5 rows of 16d nails at 16" for pieces 14" and 16" deep and 6 rows of 16d nails spaced at 16" for pieces 18" deep.  
Openings  
All openings in exterior wood-framed walls shall have the following minimum number of studs at each jamb:  
Openings less than 4'-0" .....2 Studs  
Openings 4'-0" to 6'-0" .....3 Studs  
Openings 6'-0" to 10'-0" .....4 Studs  
Openings larger than 10'-0" .....See Plan or consult Struct. Eng.  
Unless shown otherwise all openings in wall shall have headers consisting of a minimum of two 2x12s.

**Floor Framing** - Provide bridging for dimensioned lumber floor joists at 8'-0" o.c. max.  
**Plywood Flooring** - APA rated 48/24, 3/4" thick. Nail with 12d nails spaced at 6" o.c. at panel ends and 12" o.c. at intermediate supports.  
**Plywood Roofing** - APA rated 32/16, 5/8" thick. Nail with 10d nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports.  
**Plywood Wall Sheathing** - Provide 1/2" plywood on all the exterior walls to brace the structure for wind loads. Unless shown otherwise all plywood sheathing shall be fastened with 8d ring shank nails (1.31" min. diameter) or #10 screws (1.9" nominal diameter) spaced at 6" o.c. maximum along supporting members on the interior or each sheet and spaced at 4" o.c. maximum along supporting members at the edges of each sheet. Additionally, when plywood sheathing spans between plates, fasteners shall be installed at 4" o.c. maximum along all top and bottom plates. The use of staples will not be allowed. All plywood wall sheathing shall have solid blocking at all horizontal joints. Vertical joints of plywood roof sheathing shall be staggered every four feet or less.  
**LVL Members** - All members designated as "LVL" shall be laminated veneer lumber having properties and strength equal to Trus Joist "Microlam" with a minimum designated modulus of elasticity of 2000 ksi (2.0E) for all headers and beams. LVL members shall be glued and nailed together following the manufacturer's instructions.

# 1131 Dauphine Street

Property Data  
Address: 1131 Dauphine Street  
Owner: The Kirsten Tangeman-Herve Trust  
Zoning: VCR-1

Scope of Work

1. Minor foundation repairs in rear left corner under rear porch
2. Framing reinforcements under rear porch
3. Replacement of hollow columns from first floor to 2nd floor and 2nd floor to roof at rear left corner



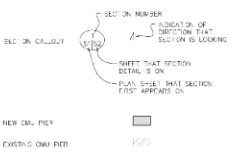
- Notes:
1. Washers required. Bolt holes to be 3/16" maximum.
  2. For beams up to 14" deep, maximum.
  3. Multiple panels can be nailed or bolted together to form a header or beam of the required size, up to a maximum width of 7\"/>

WOOD FRAMED OPENING SCHEDULE		
ALL OPENINGS AND RECESSES IN WOOD STUD WALLS (UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS) SHALL HAVE THE FOLLOWING HEADERS		
OPENING WIDTH	HEADER	JACK STUDS
UP TO 4'-0"	(2) 2x8	(2) 2x6 MIN.
4'-1" TO 6'-0"	(3) 2x10	(2) 2x6 MIN.
6'-1" TO 10'-0"	(4) 2x12	(3) 2x6 MIN.
LARGER THAN 10'-0"	SEE PLAN	SEE PLAN

- NOTE:
1. ALL MULTIPLE STUDS SHALL BE CONNECTED TOGETHER WITH (2) ROWS OF 16d NAILS SPACED AT 8" O.C.
  2. ENGINEER NOTE: ALL MEMBERS SIZES FOR FRAMED OPENING ASSUME CARRYING 15' WIDTH OF TRIBUTARY FLOOR AREA OF 20 PSF DEAD AND 40 PSF LIVE. JACK STUDS ASSUME BLOCKING AT MID-HEIGHT AND 10'-0" OPENING HEIGHT.

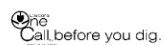
MARAIS CONSULTANTS INCOURAGES REUSE OF EXISTING MATERIALS THAT ARE IN SERVICEABLE CONDITION. IT IS THE POLICY OF MARAIS CONSULTANTS INC. THAT ANY REUSE OF EXISTING MATERIALS SHOULD BE DETERMINED BY THE CLIENT. MARAIS CONSULTANTS INC. CAN ASSIST WITH DETERMINING IF THAT ITEM CAN BE REUSED.

GRAPHIC LEGEND



ABBREVIATIONS

AT	ANCHORED MASONRY UNIT
CALL	CALL OUT
CON	CONCRETE
GEN	GENERAL
MEM	MEMBER
PL	PLYWOOD
REF	REFERENCE
TYP	TYPICAL
VER	VERIFY IN FIELD



MARAIS CONSULTANTS, LLC  
2018 DENA STREET  
NEW ORLEANS, LA 70115  
504.592.2444  
maraisconsultants.com  
PROFESSIONAL OF RECORD  
PROJECT NO. 2024-001

REV. NO.	DATE	DESCRIPTION

STRUCTURAL REPAIRS  
1131 Dauphine Street  
New Orleans, Louisiana

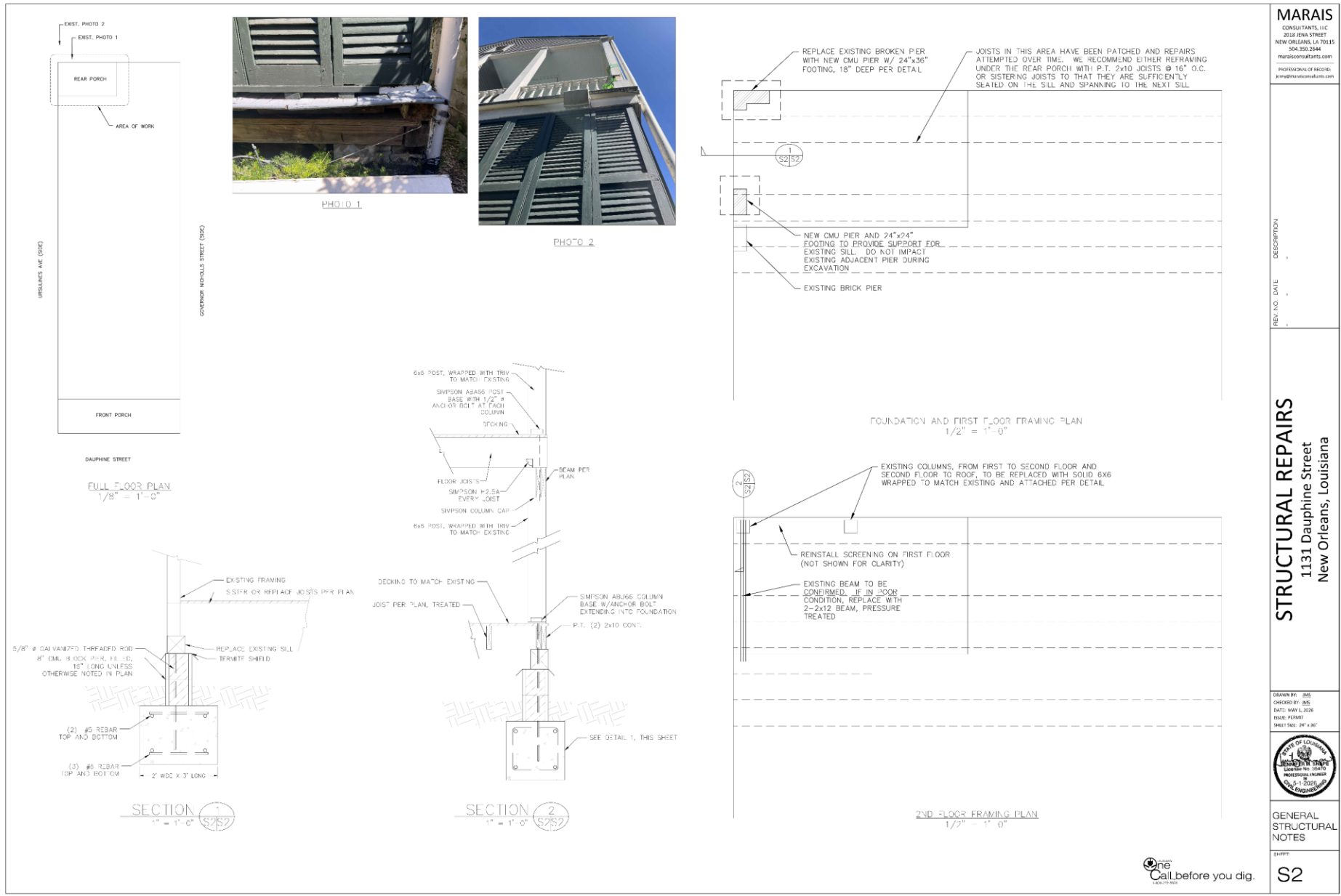
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CHECKED BY: BMS  
DATE: MAY 1, 2024  
RISK: CRITICAL  
SHEET NO. OF 18"



GENERAL STRUCTURAL NOTES

S1



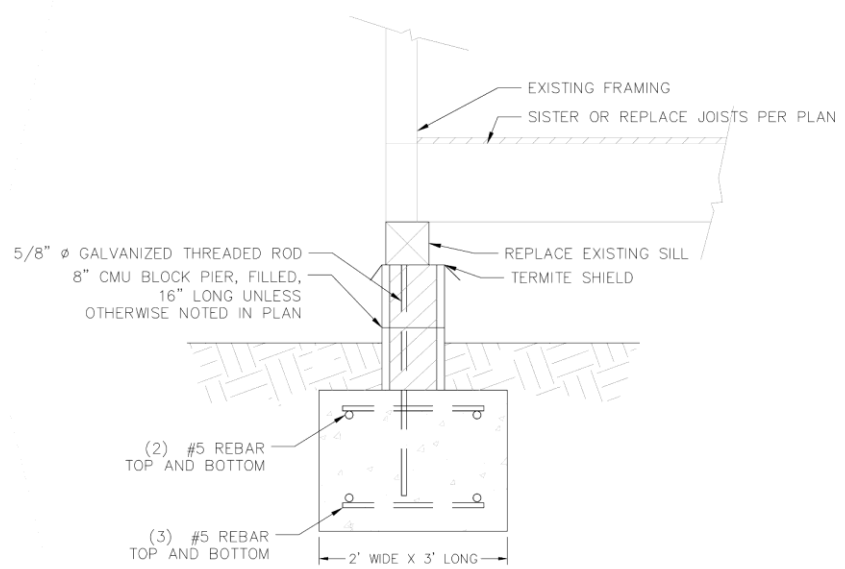


1131 Dauphine

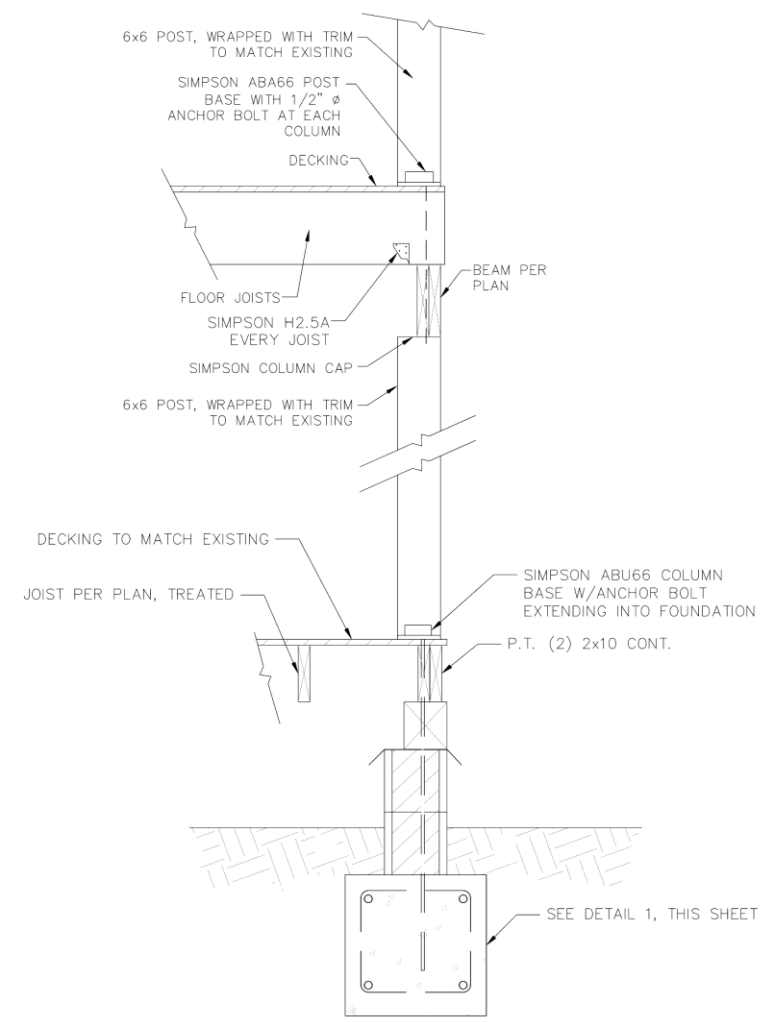
VCC Architectural Committee

May 26, 2026



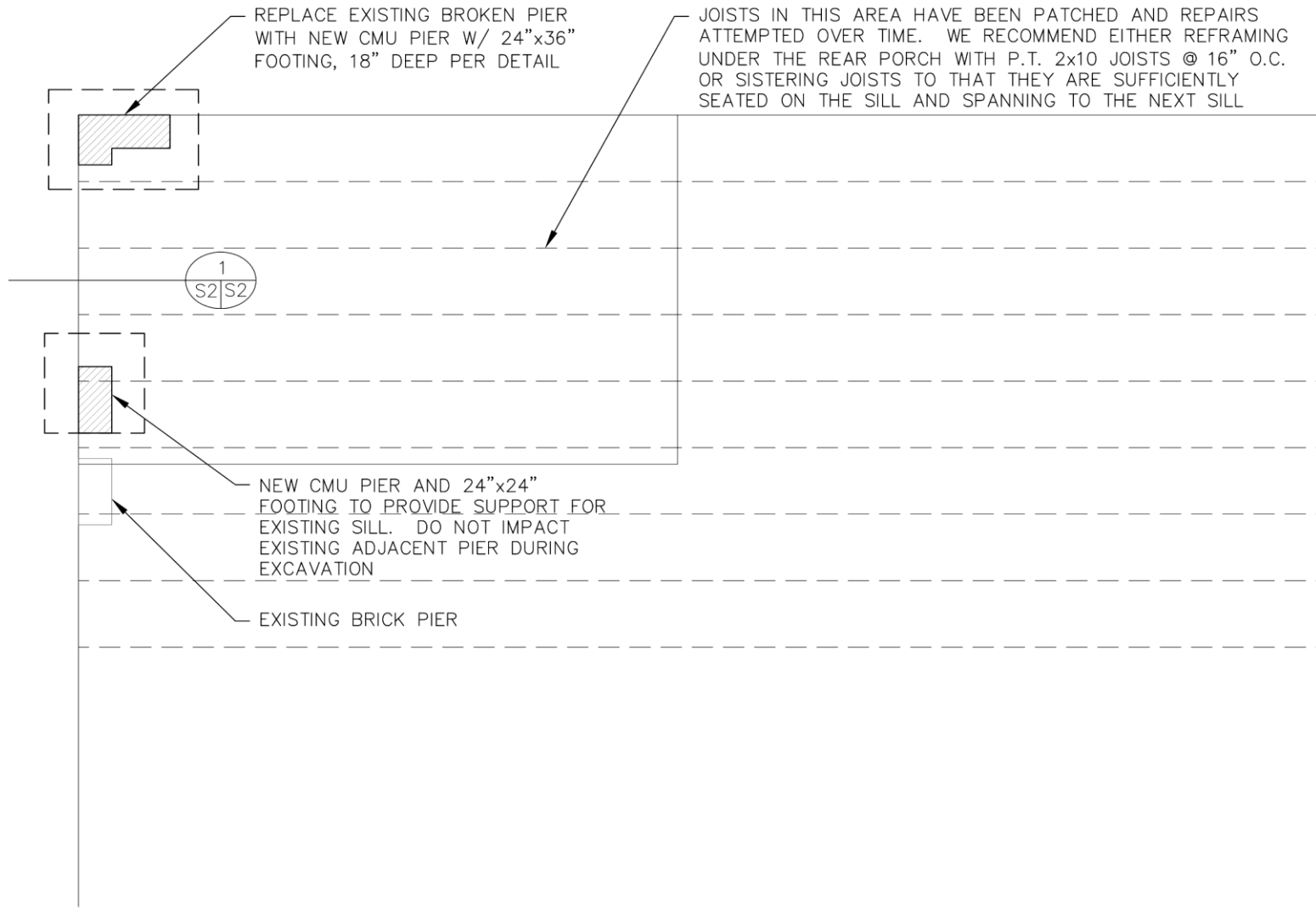


SECTION 1  
1" = 1'-0" S2S2



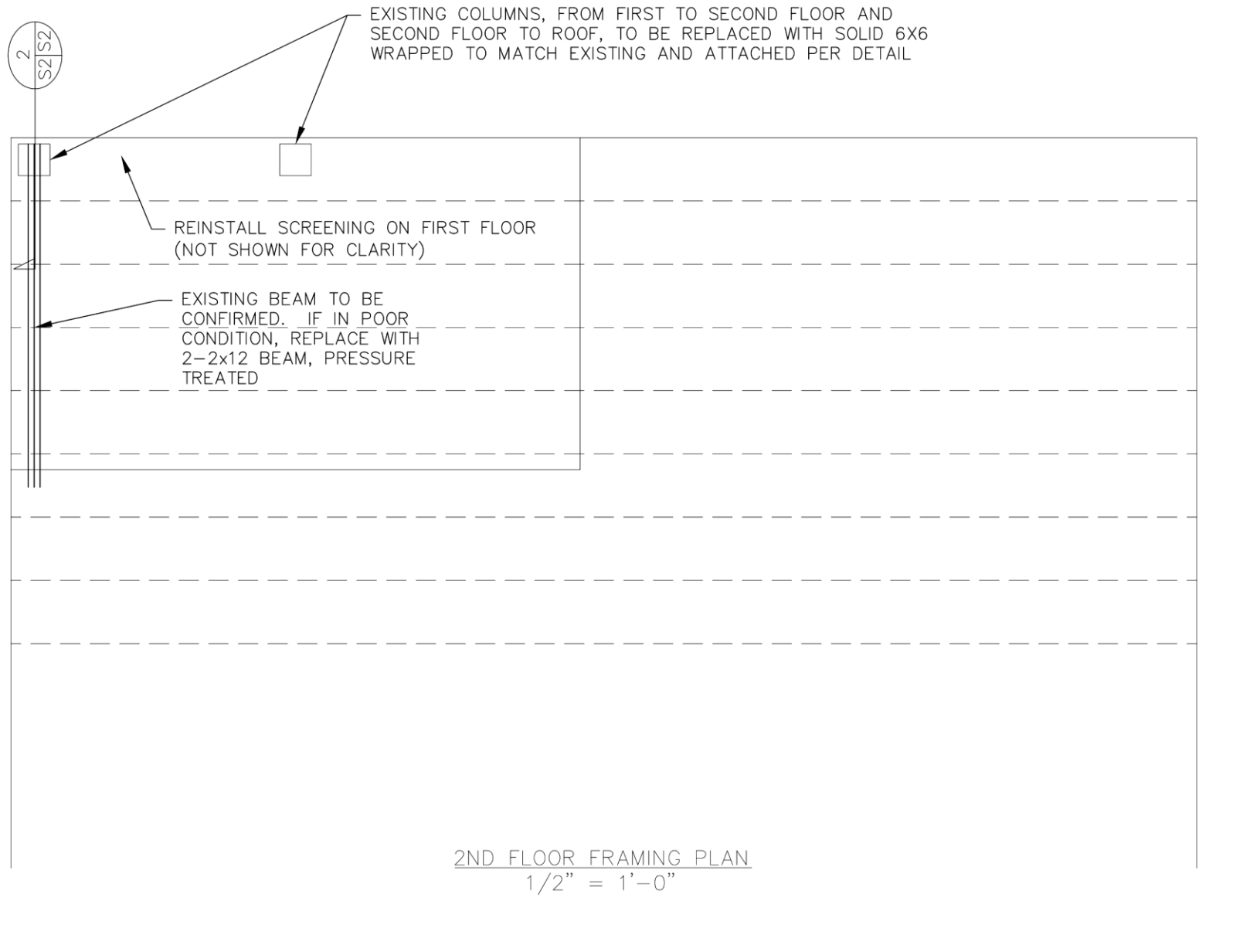
SECTION 2  
1" = 1'-0" S2S2

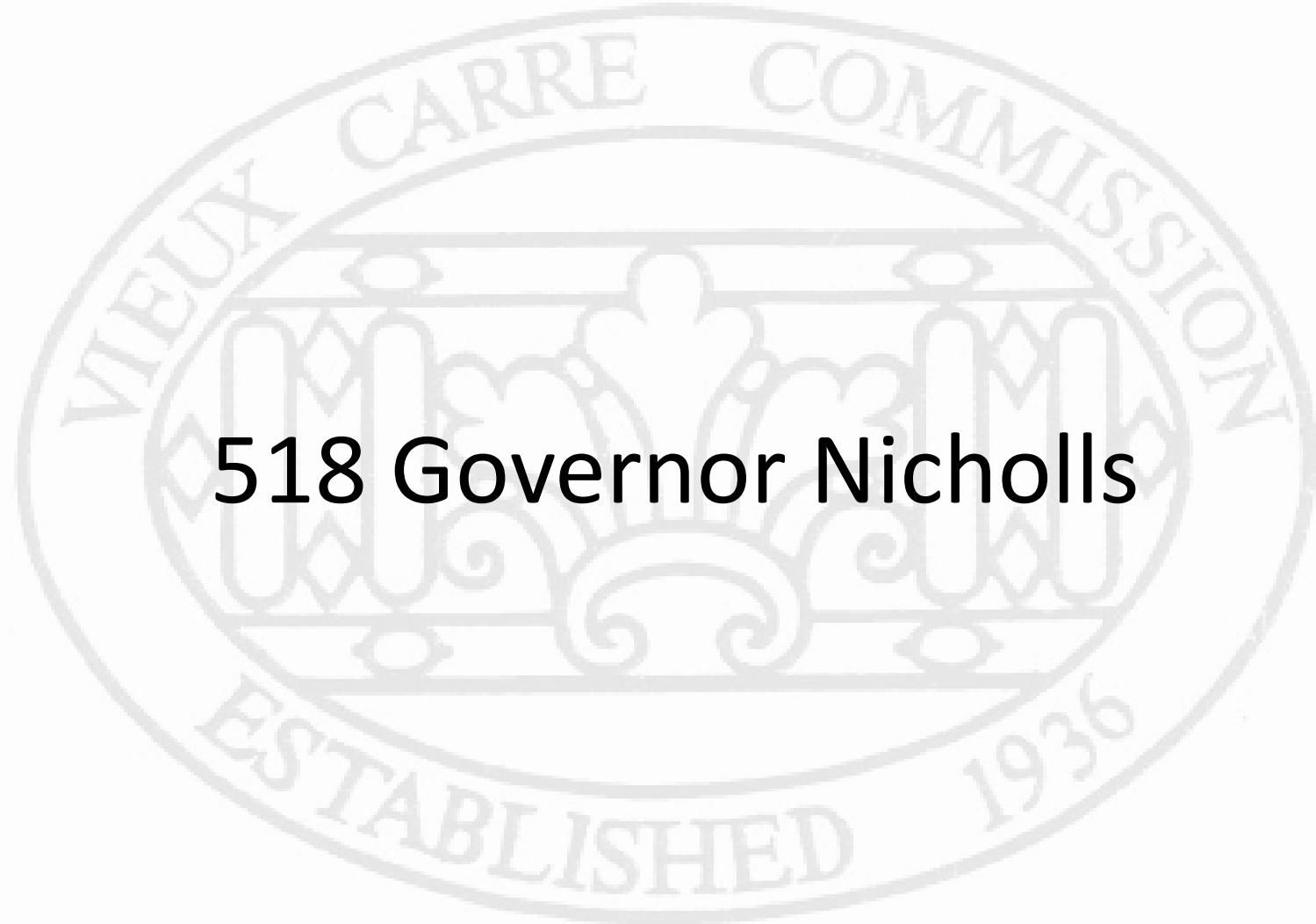




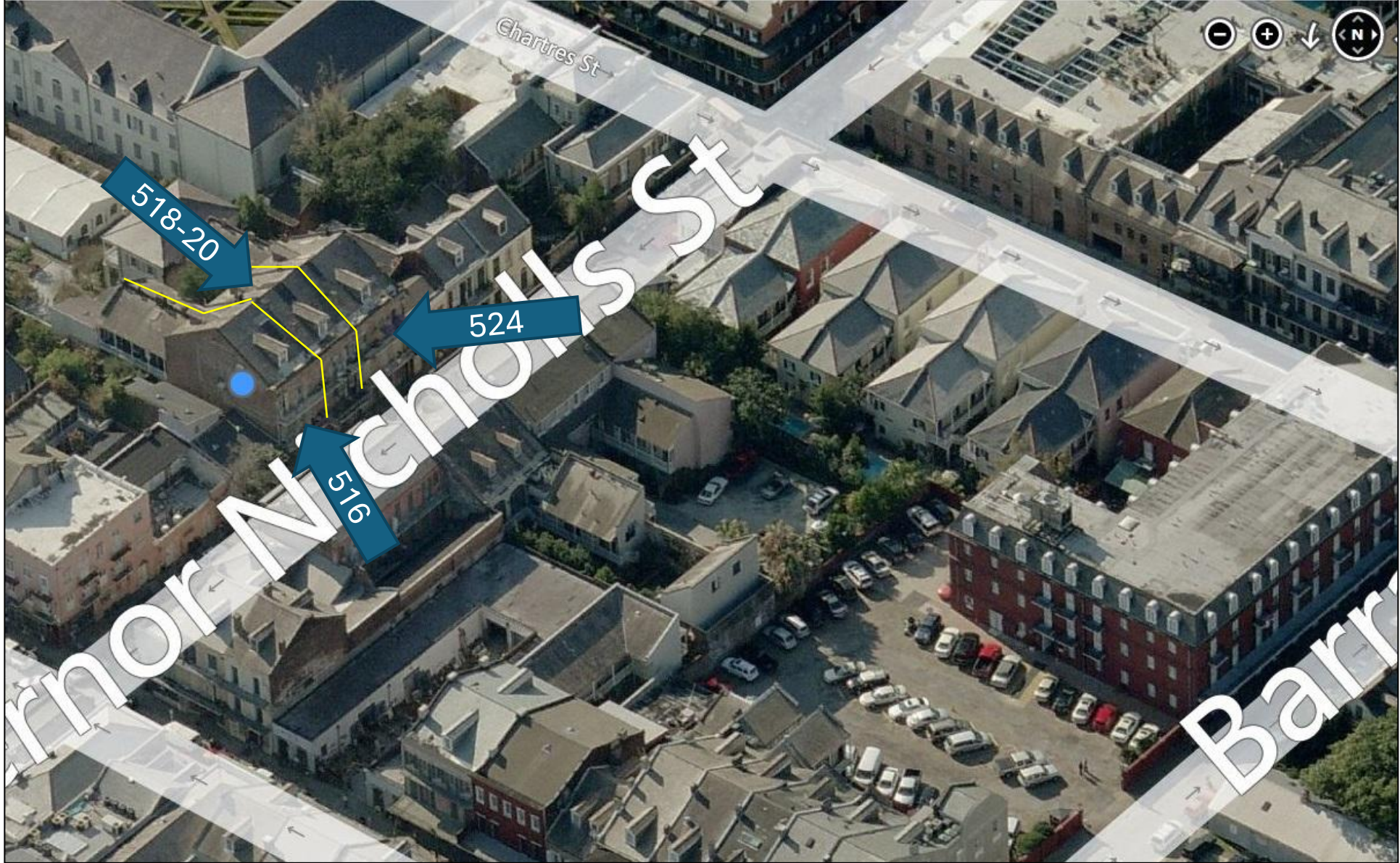
FOUNDATION AND FIRST FLOOR FRAMING PLAN  
1/2" = 1'-0"







**518 Governor Nicholls**

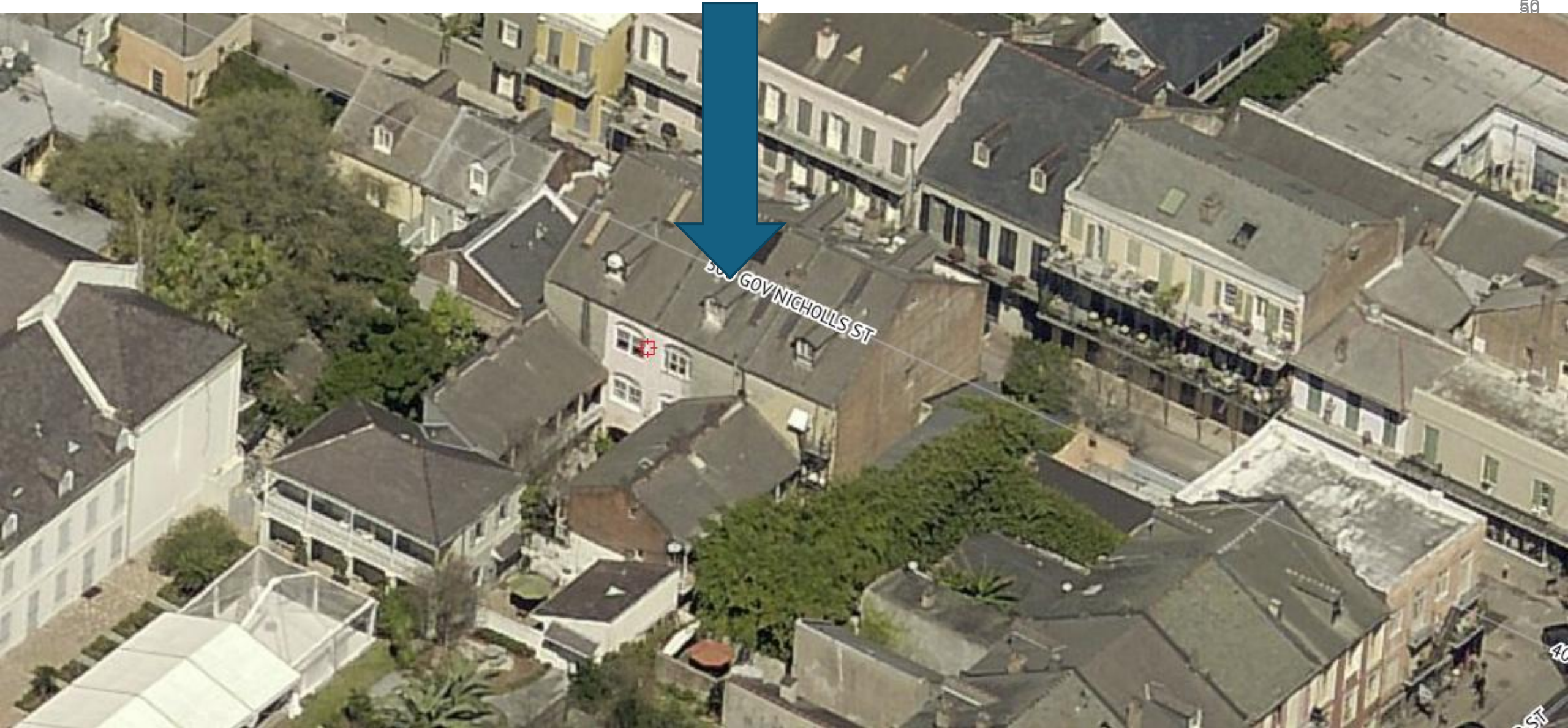


516 & 518-20 & 524 Governor Nicholls

VCC Architectural Committee

May 26, 2026

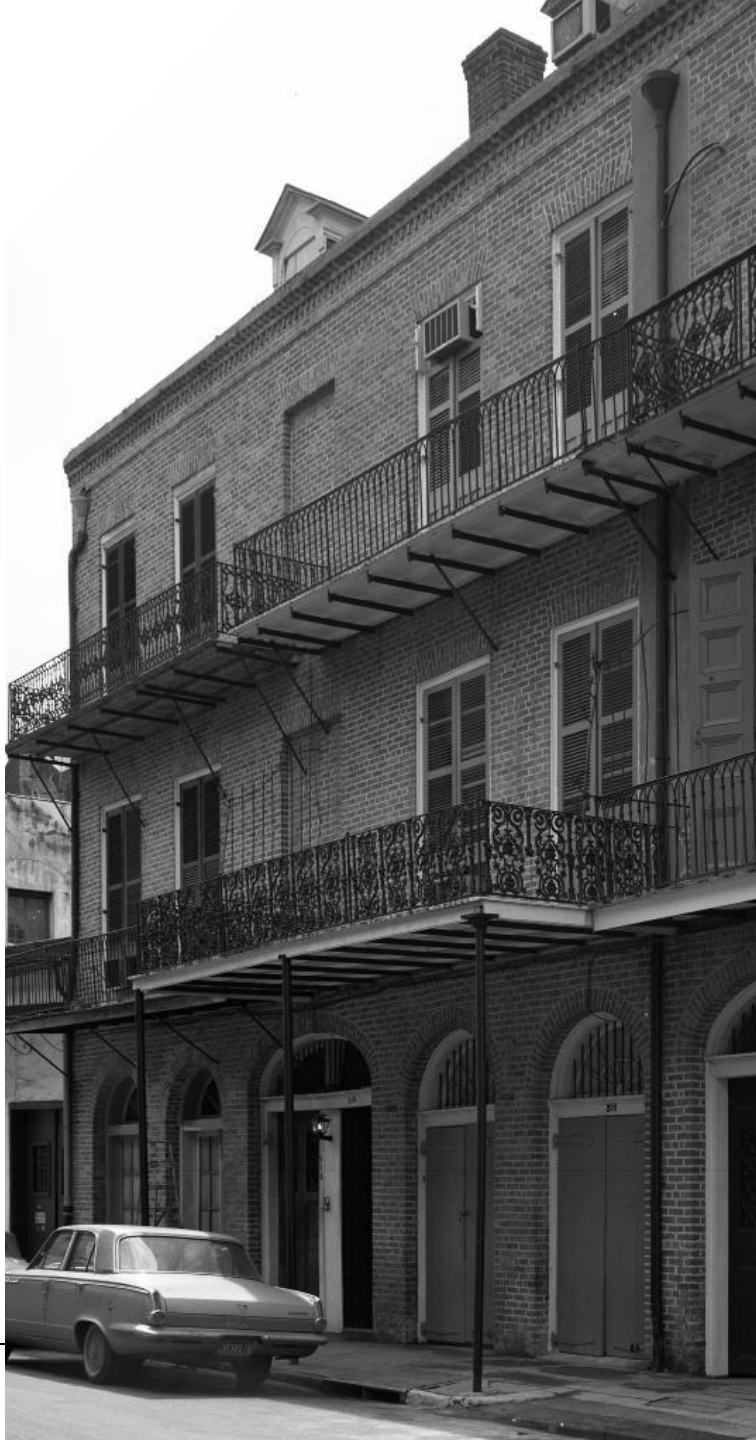




518 Governor Nicholls  
VCC Architectural Committee

May 26, 2026





518 Governor Nicholls

VCC Architectural Committee

February 11, 2025





518-20 Governor Nicholls  
VCC Architectural Committee

May 26, 2026





518 Governor Nicholls  
VCC Architectural Committee

February 11, 2025





518 Governor Nicholls

VCC Architectural Committee

February 11, 2025





518 Governor Nicholls  
VCC Architectural Committee

February 11, 2025





518 Governor Nicholls

VCC Architectural Committee

February 11, 2025





518 Governor Nicholls  
VCC Architectural Committee

03 31 2023

February 11, 2025





518 Governor Nicholls  
VCC Architectural Committee

February 11, 2025





518 Governor Nicholls  
VCC Architectural Committee

February 11, 2025





518 Governor Nicholls  
VCC Architectural Committee

03 31 2023

February 11, 2025





518 Governor Nicholls

VCC Architectural Committee

03 31 2023

February 11, 2025





# 518 Governor Nicholls – After Renovation

VCC Architectural Committee

February 11, 2025





518 Governor Nicholls – After Renovation

VCC Architectural Committee

February 11, 2025





518 Governor Nicholls – After Renovation

VCC Architectural Committee

February 11, 2025





518 Governor Nicholls – After Renovation

VCC Architectural Committee

February 11, 2025





518 Governor Nicholls – After Renovation

VCC Architectural Committee

04 27 2026

February 11, 2025





518 Governor Nicholls – After Renovation

VCC Architectural Committee

February 11, 2025





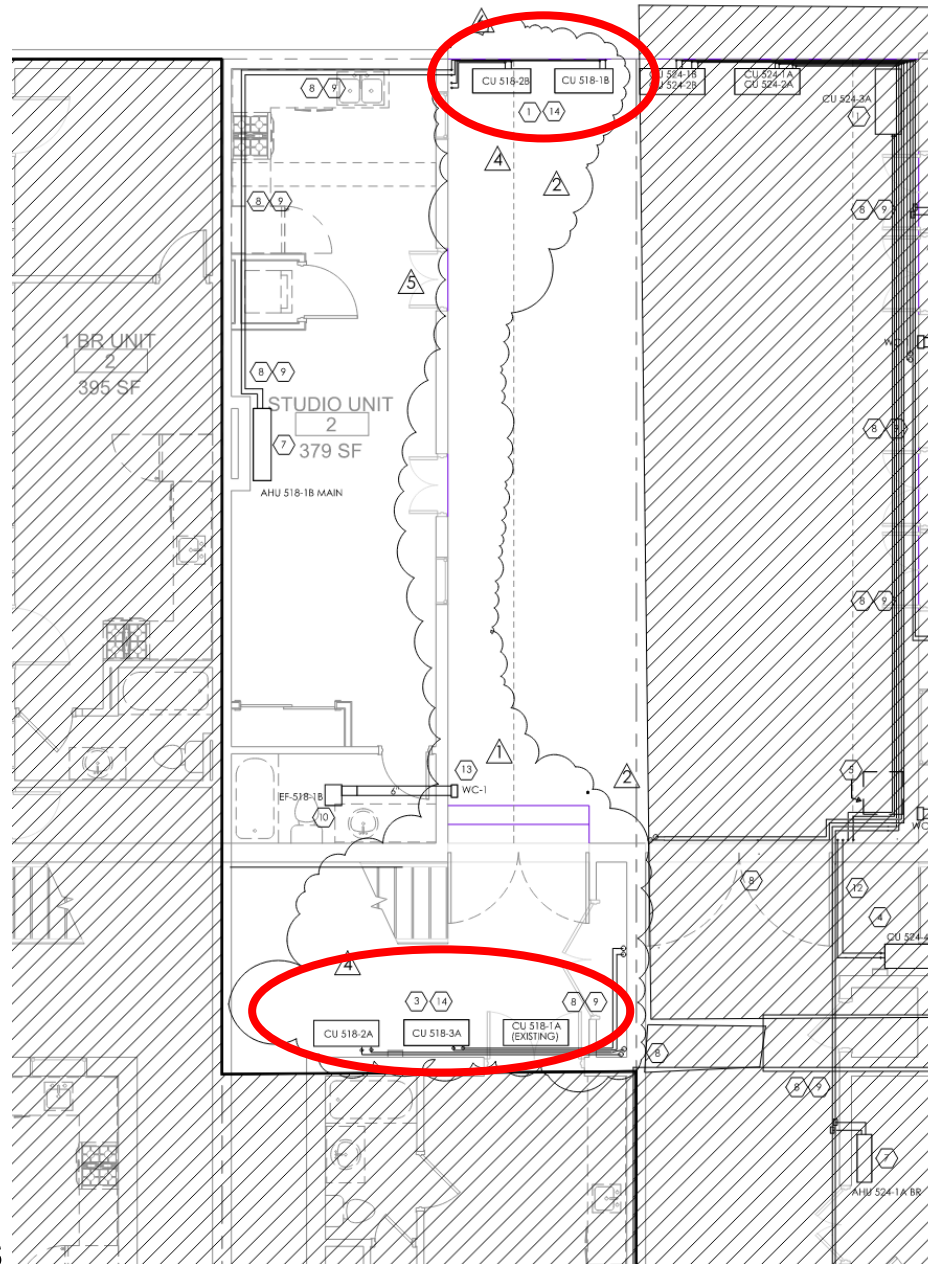
518 Governor Nicholls – After Renovation

VCC Architectural Committee

04 27 2026

February 11, 2025



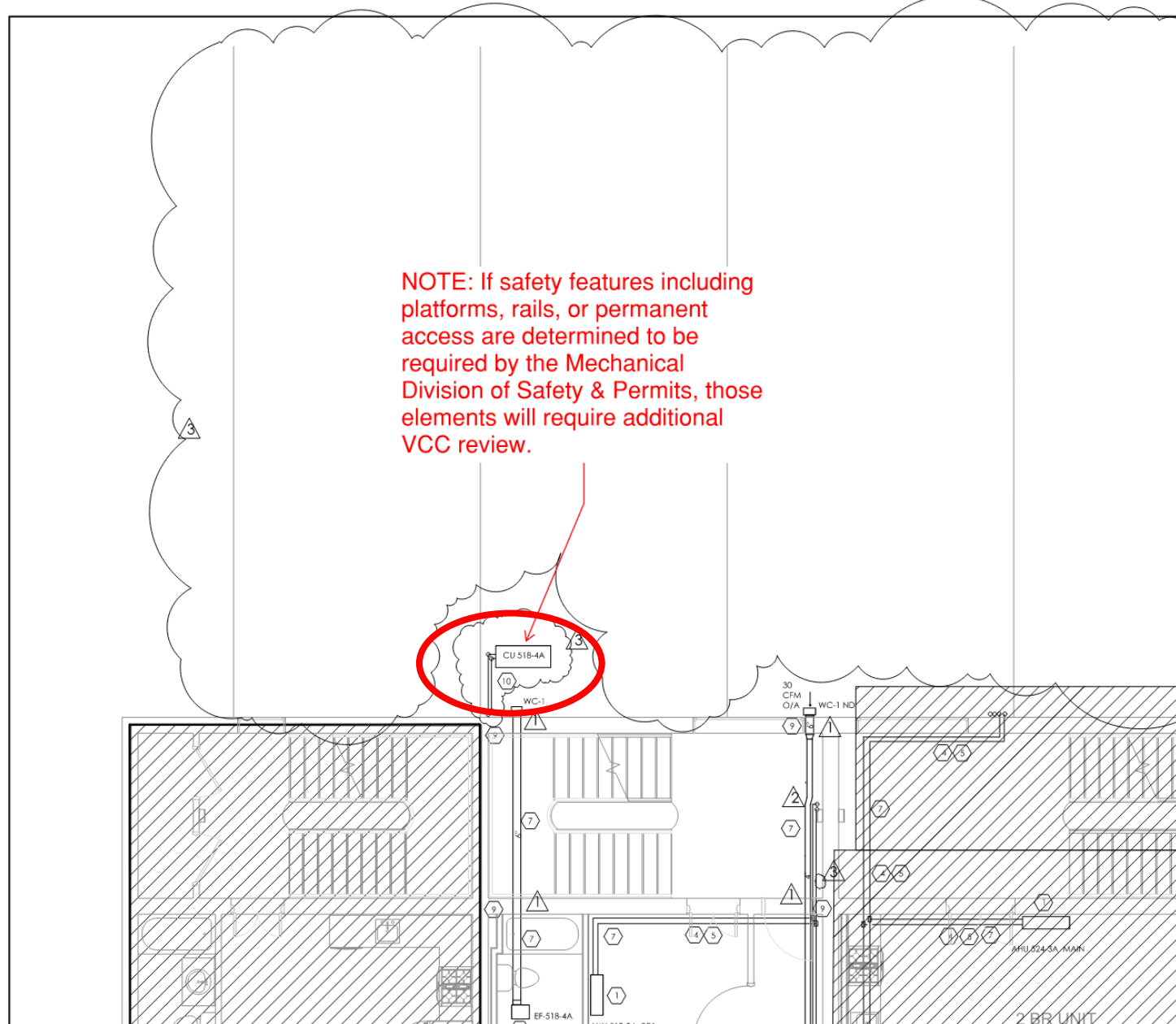


# 518 Governor Nicholls – Approved Plans

VCC Architectural Committee

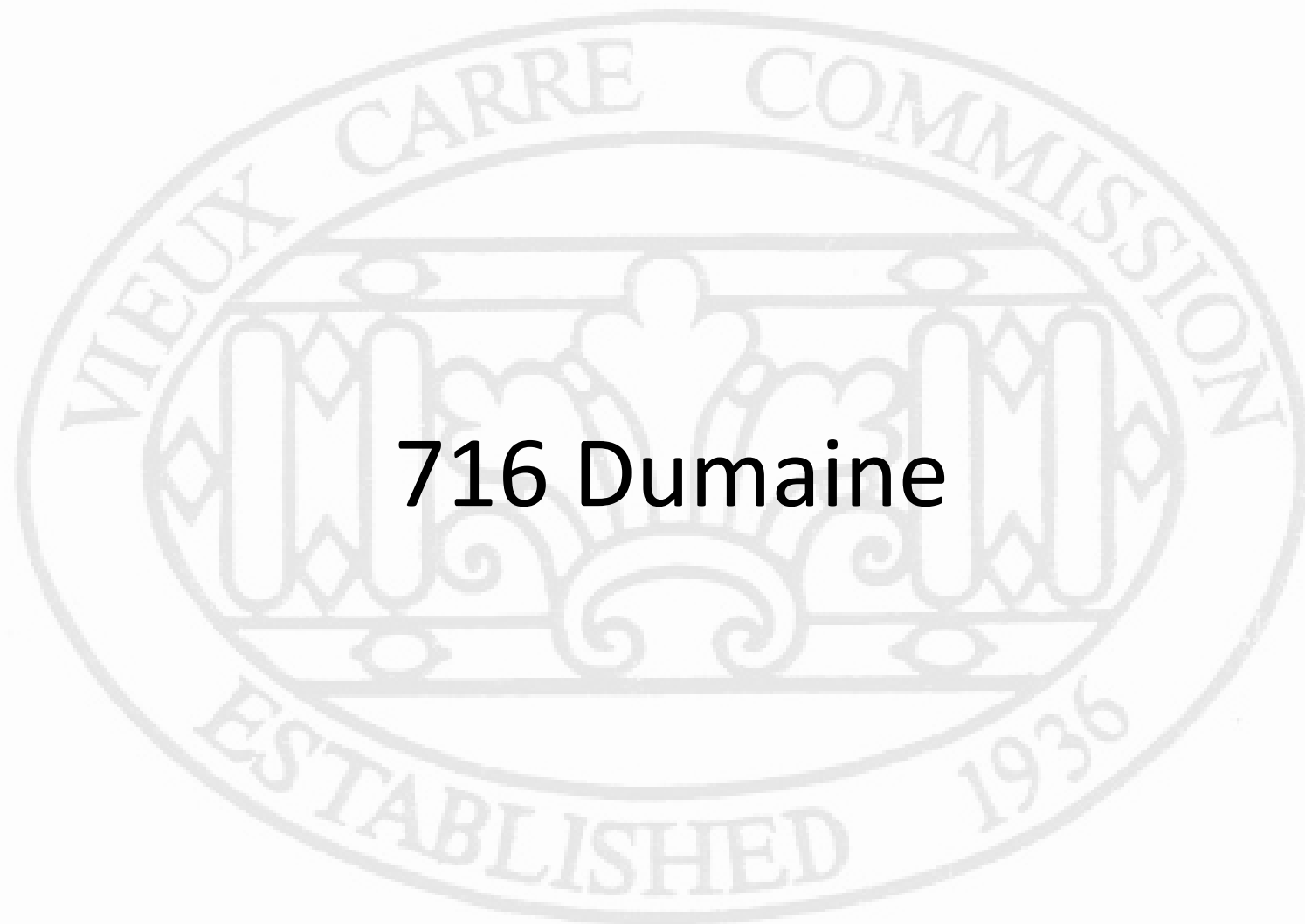
February 11, 2025



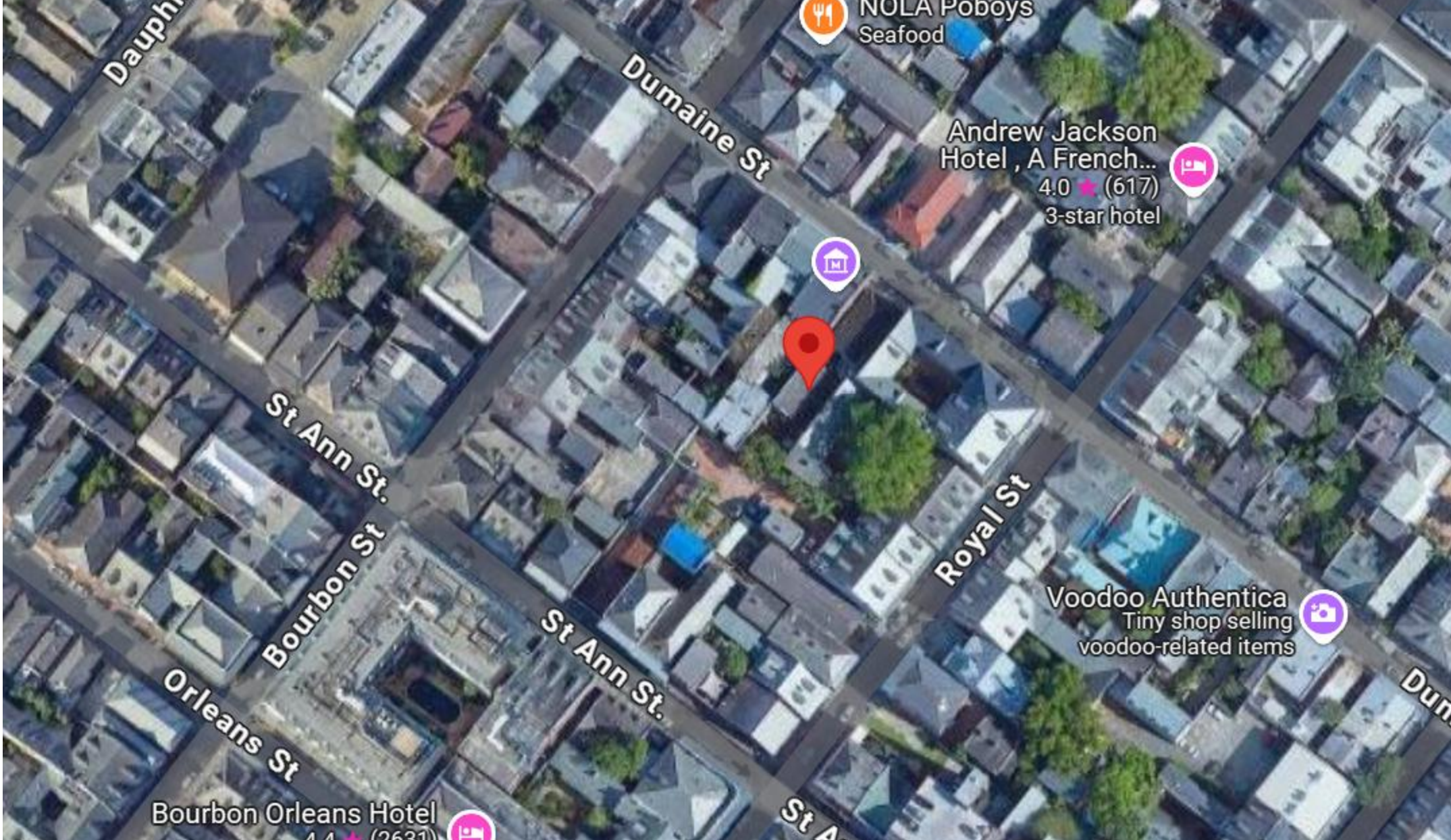


# 518 Governor Nicholls – Approved Plans – Rooftop Unit (Not Installed)





**716 Dumaine**



716 Dumaine

VCC Architectural Committee

May 26, 2026





716 Dumaine, 1899

VCC Architectural Committee

May 26, 2026





716 Dumaine, 1963

VCC Architectural Committee

May 26, 2026





716 Dumaine, May 1973

VCC Architectural Committee

May 26, 2026





716 Dumaine, April 1973

VCC Architectural Committee

May 26, 2026





716 Dumaine

VCC Architectural Committee

05 21 2021

May 26, 2026





716 Dumaine  
VCC Architectural Committee

May 26, 2026



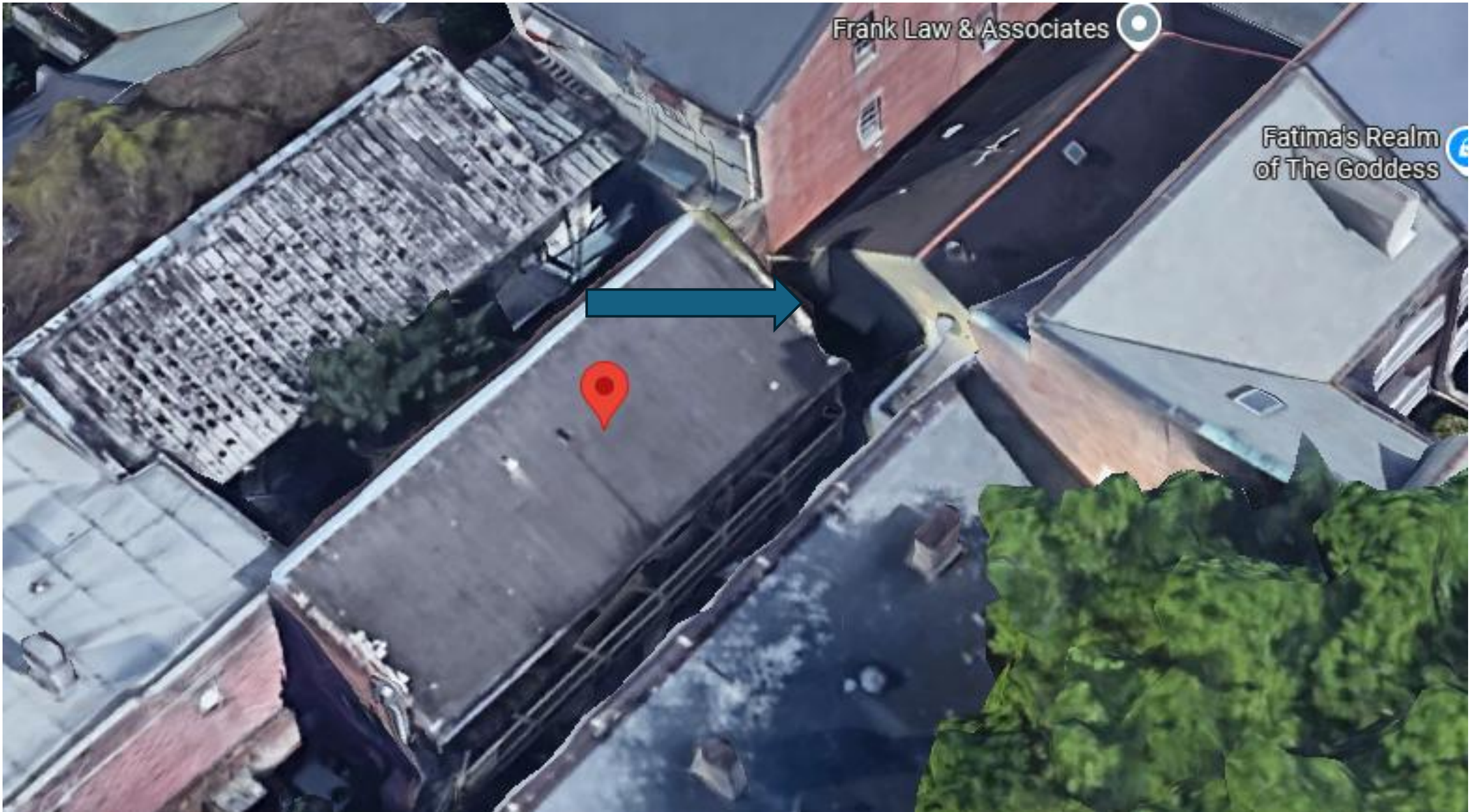


716 Dumaine

VCC Architectural Committee

May 26, 2026





716 Dumaine

VCC Architectural Committee

May 26, 2026





716 Dumaine

VCC Architectural Committee

May 26, 2026





716 Dumaine

VCC Architectural Committee

May 26, 2026



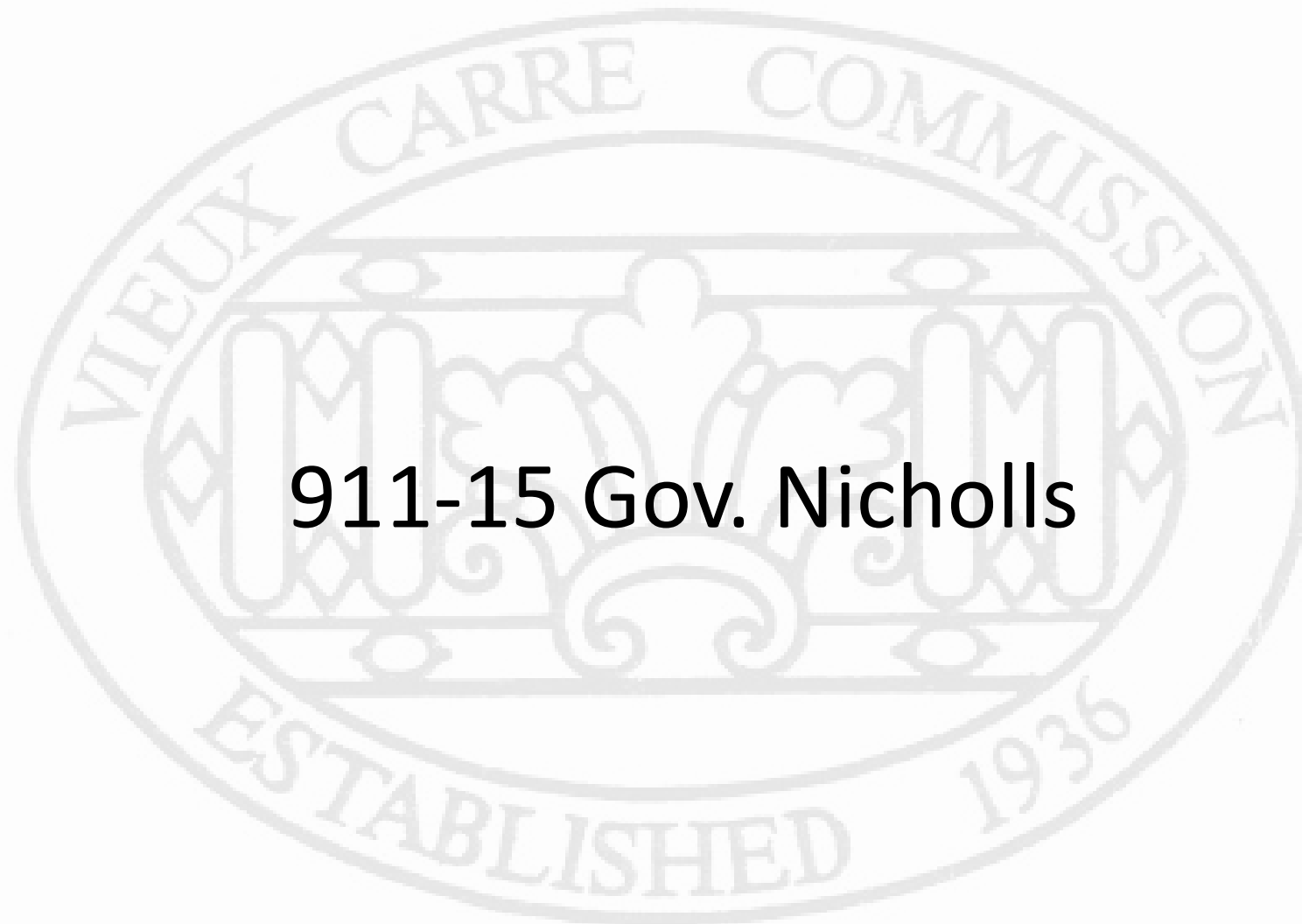


716 Dumaine

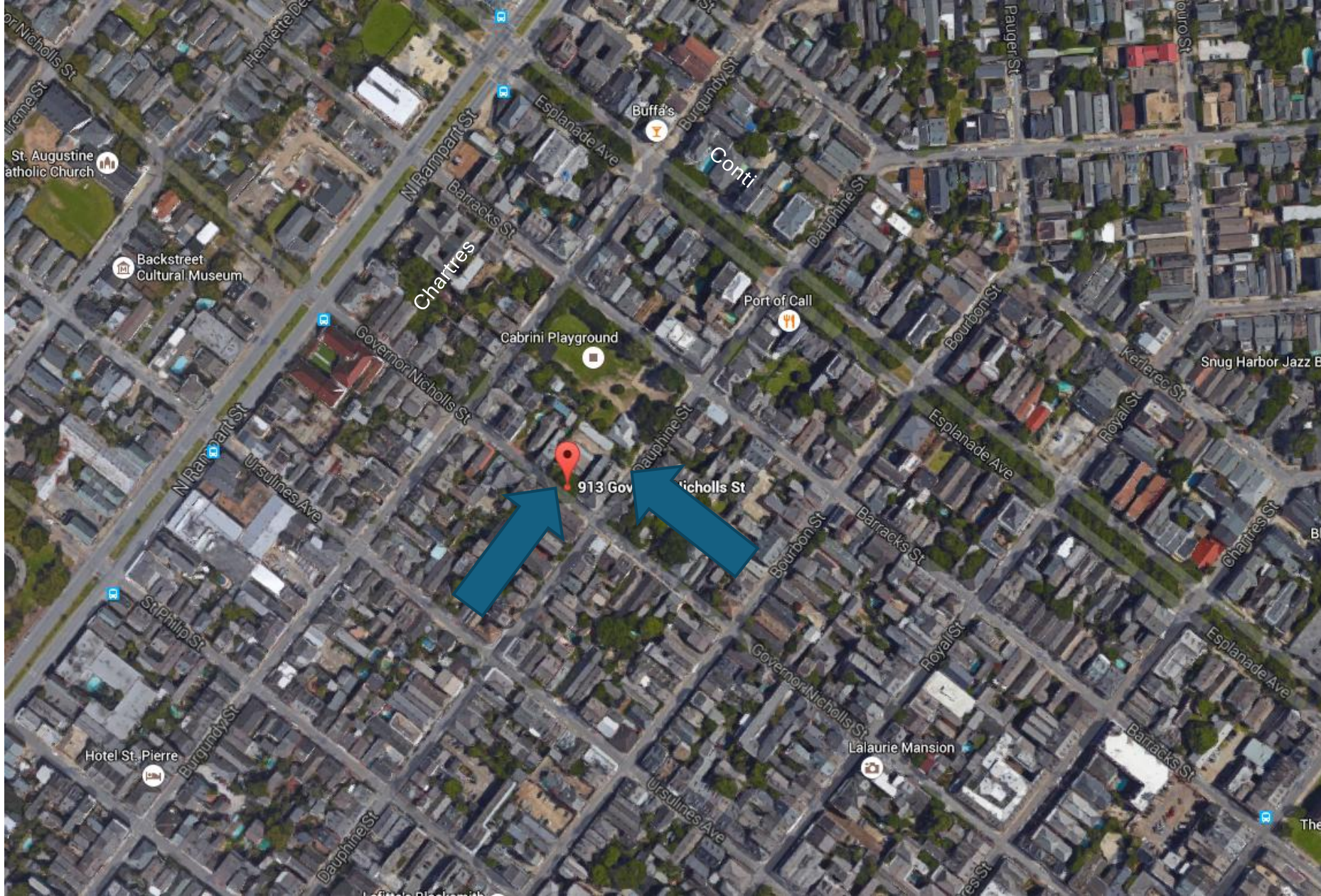
VCC Architectural Committee

May 26, 2026





**911-15 Gov. Nicholls**



907-17 Governor Nicholls  
VCC Architectural Committee

May 26, 2026





907-17 Governor Nicholls  
VCC Architectural Committee

May 26, 2026





907-17 Governor Nicholls  
VCC Architectural Committee

May 26, 2026



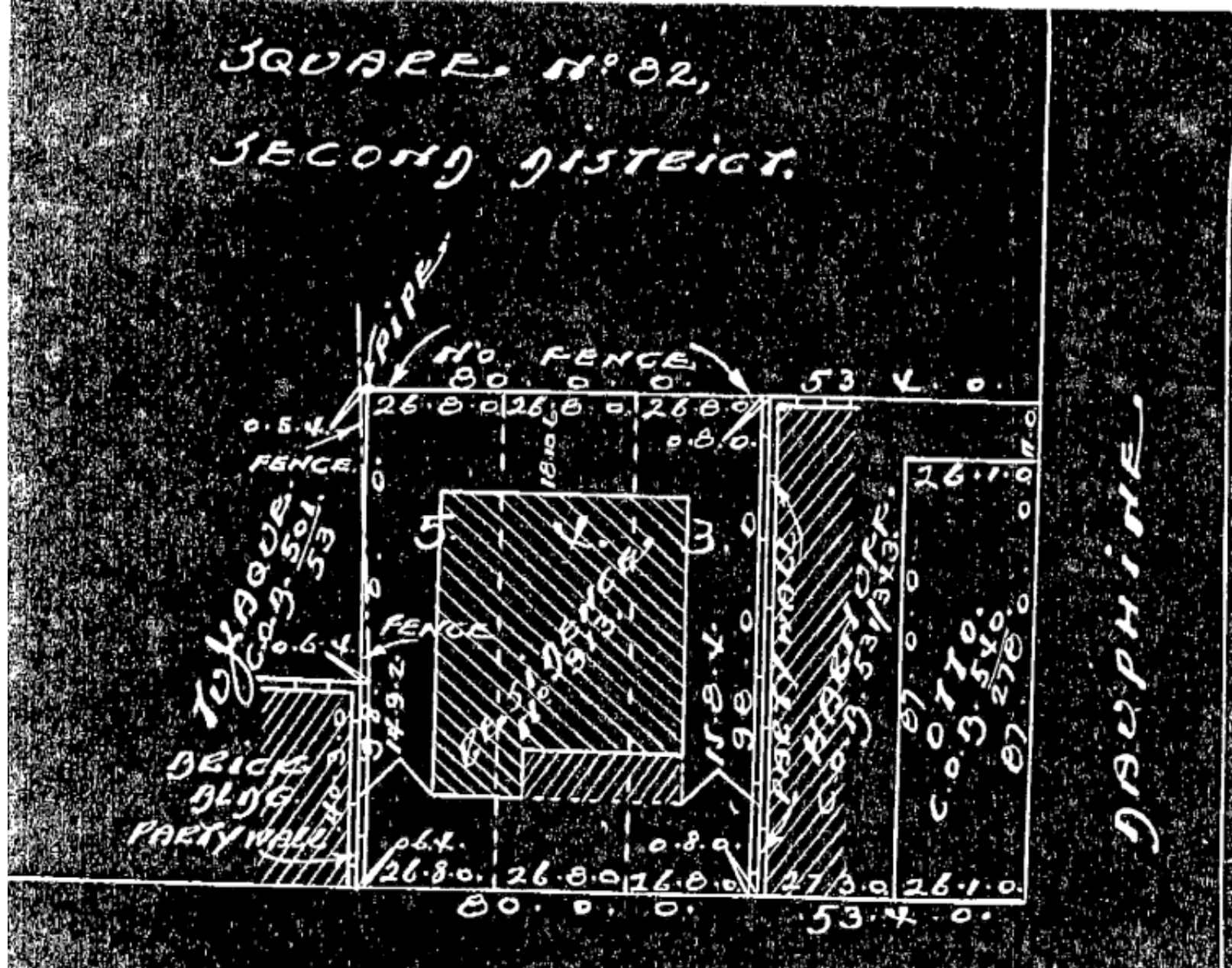


907-17 Governor Nicholls

VCC Architectural Committee

May 26, 2026



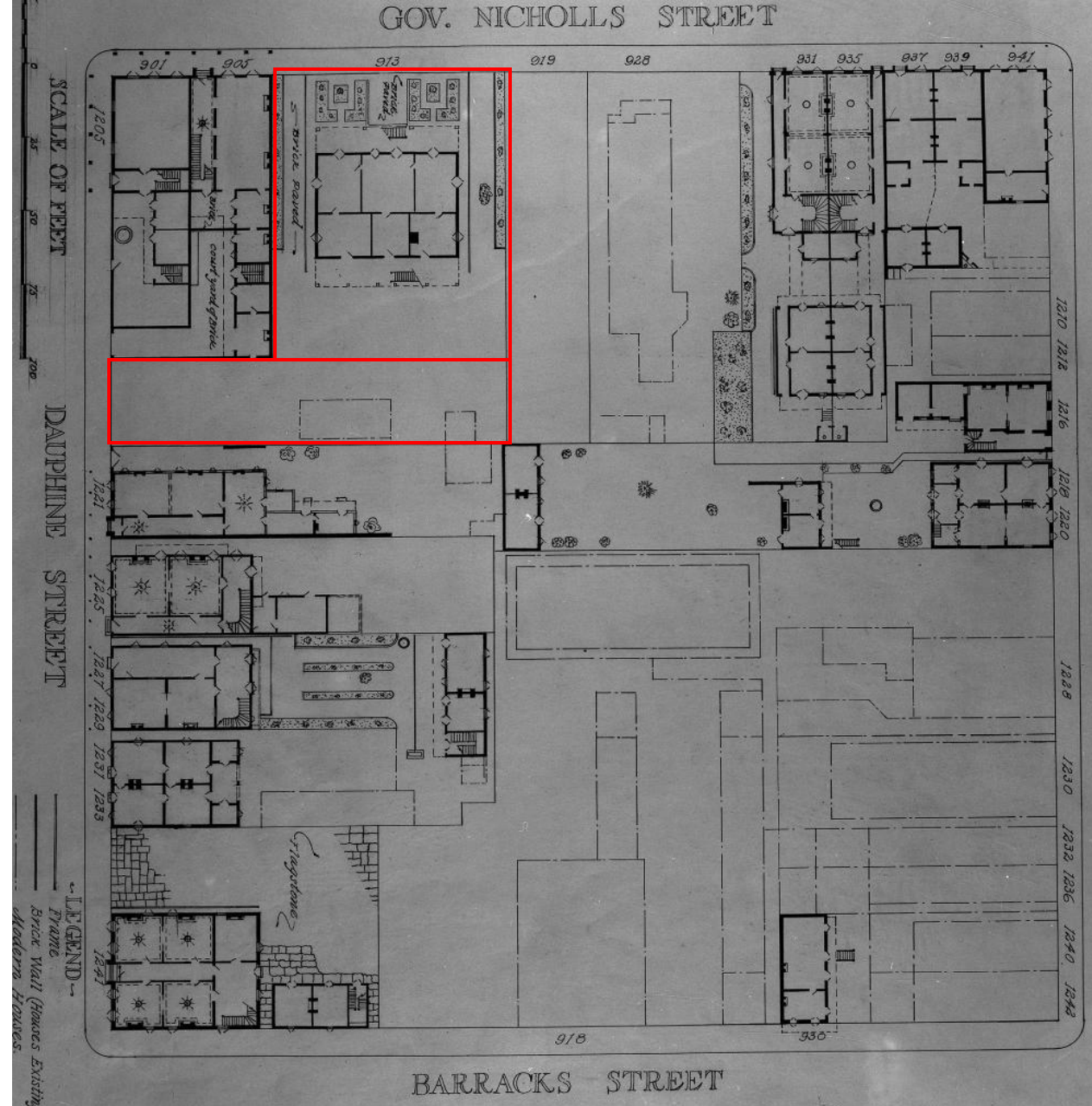


907-17 Governor Nicholls

VCC Architectural Committee

May 26, 2026





# 907-17 Governor Nicholls

VCC Architectural Committee

May 26, 2026





907-17 Governor Nicholls (rear elevation)

VCC Architectural Committee

May 26, 2026

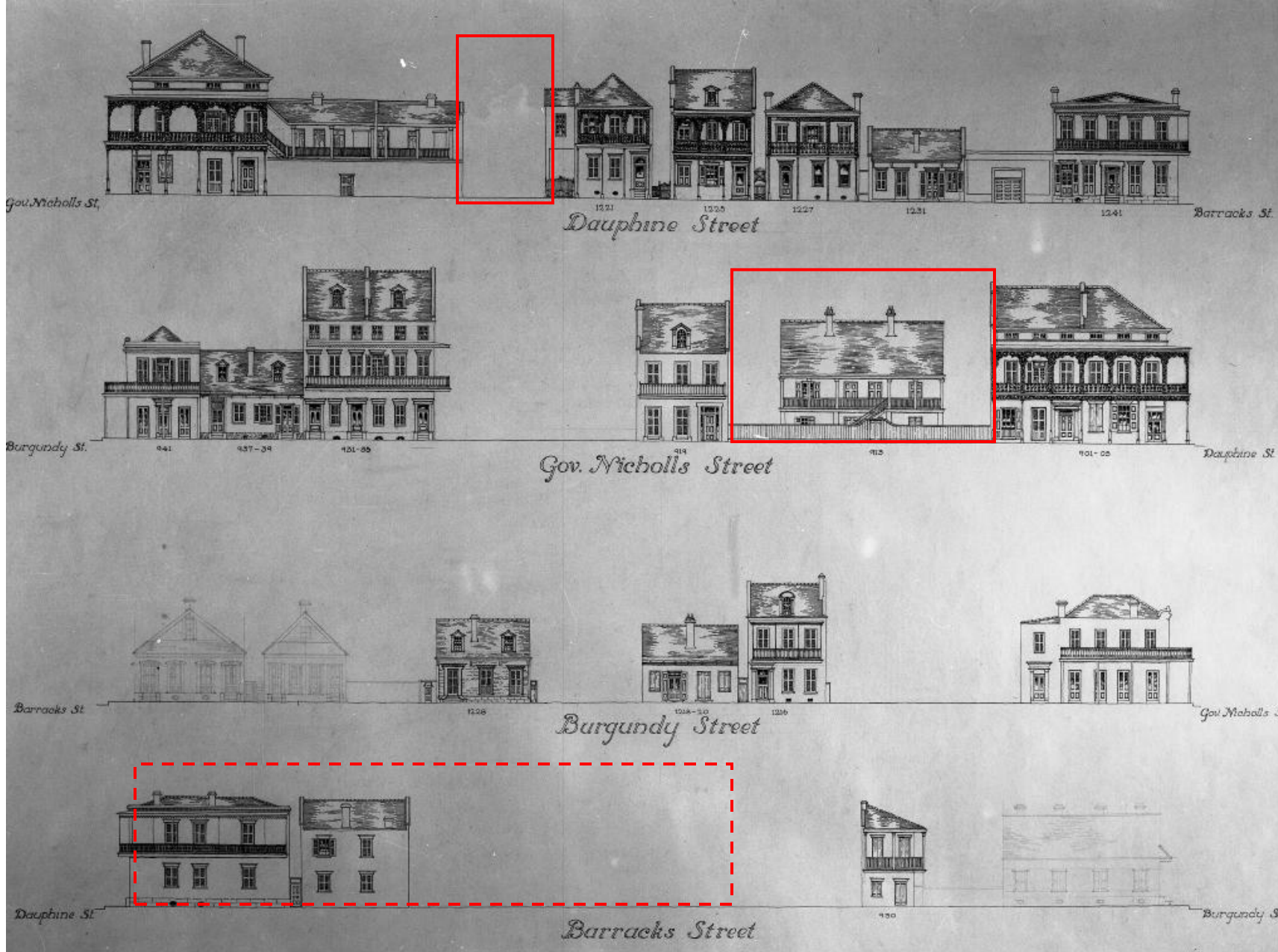




907-17 Governor Nicholls  
VCC Architectural Committee

May 26, 2026





907-17 Gov Nicholls, 1211-15 Dauphine

VCC Architectural Committee

May 26, 2026





907-17 Governor Nicholls

VCC Architectural Committee

May 26, 2026





907-17 Governor Nicholls

VCC Architectural Committee

May 26, 2026





1211-15 Dauphine

VCC Architectural Committee

May 26, 2026





1211-15 Dauphine

VCC Architectural Committee

May 26, 2026





1211-15 Dauphine

VCC Architectural Committee

May 26, 2026





911-15 Gov. Nicholls  
VCC Architectural Committee

May 26, 2026





911-15 Gov. Nicholls  
VCC Architectural Committee

May 26, 2026





911-15 Gov. Nicholls  
VCC Architectural Committee

May 26, 2026





911-15 Gov. Nicholls  
VCC Architectural Committee

May 26, 2026







911-15 Gov. Nicholls  
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May 26, 2026





911-15 Gov. Nicholls  
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May 26, 2026





911-15 Gov. Nicholls  
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May 26, 2026





911-15 Gov. Nicholls  
VCC Architectural Committee

May 26, 2026





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VCC Architectural Committee

May 26, 2026





911-15 Gov. Nicholls

VCC Architectural Committee

May 26, 2026





911-15 Gov. Nicholls  
VCC Architectural Committee

May 26, 2026





# Vieux Carré Commission

1300 Perdido St, 7th Floor  
New Orleans, LA 70112  
(504) 658-1420



## Permit No. 25-15508-VCPNT

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

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

Address: 911 Governor Nicholls St Phone: (504) 566-0888

Applicant: John C Williams

Owner: Gov Nichols Properties LLC

Contractor: Certified Construction Professionals LLC

### Work approved:

**To prepare for painting by washing using a low water pressure (400 psi max) and/or sanding (rotary sanders cannot be used), making minor millwork and masonry repairs as necessary to match existing conditions (masonry mix must be soft, with maximum Portland cement content not to exceed 1 part to 12) and to paint as follows to match existing conditions:**

- 911-913 GOVERNOR NICHOLLS ONLY
- ALL COLORS TO MATCH EXISTING PREVIOUSLY APPROVED

**NOTE: Exposed brick is NOT to be painted unless explicitly called for in the permit. Outriggers** under the balconies or galleries and underside of the decking should be painted white as they are not decorative ironwork elements. Batten shutter hardware, strap hinge hardware must match the adjacent surface: Hinge attached to the shutter must match the shutter color, Hinge attached to the trim must match the trim, Shutter hardware should not be painted black. *The VCC prohibits the application of the following exterior coating materials and paints: Sealers, Ceramic coatings/paints, Elastomeric coatings/paints, Waterproofing/water repellent coatings. Foam, spray foam sealers are not allowed.*

911-15 Gov. Nicholls

VCC Architectural Committee

May 26, 2026



# GUIDE TO COLOR SELECTION

## c. 1820-1840

<b>Building</b>	<ul style="list-style-type: none"> <li>Whites</li> <li>Earth tones (ochres, terra cottas)</li> <li>Bricks often painted brick color with penciled joints</li> </ul>
<b>Shutters</b>	<ul style="list-style-type: none"> <li>Paris green (oxidized copper color)</li> <li>Medium range greens</li> <li>Blue-green</li> <li>Gray, gray-violet, gray-brown ranges</li> </ul>
<b>Trim &amp; Cornice</b>	<ul style="list-style-type: none"> <li>Whites</li> <li>Off-whites (grays and creams)</li> </ul>
<b>French Doors</b>	<ul style="list-style-type: none"> <li>Grays/creams</li> <li>Oak-colored wood grained</li> </ul>
<b>Foundation &amp; Chimney</b>	<ul style="list-style-type: none"> <li>Same color, or darker, than the building, in earth tones</li> </ul>
<b>Ironwork</b>	<ul style="list-style-type: none"> <li>Black or coated with beeswax</li> </ul>

Building colors tended to be white or earth colors. Architectural features were restrained and the colors reflected this restraint. Trim tended to be lightest (whites/grays/creams) architectural elements. More intricate elements are emphasized with alternating colors.

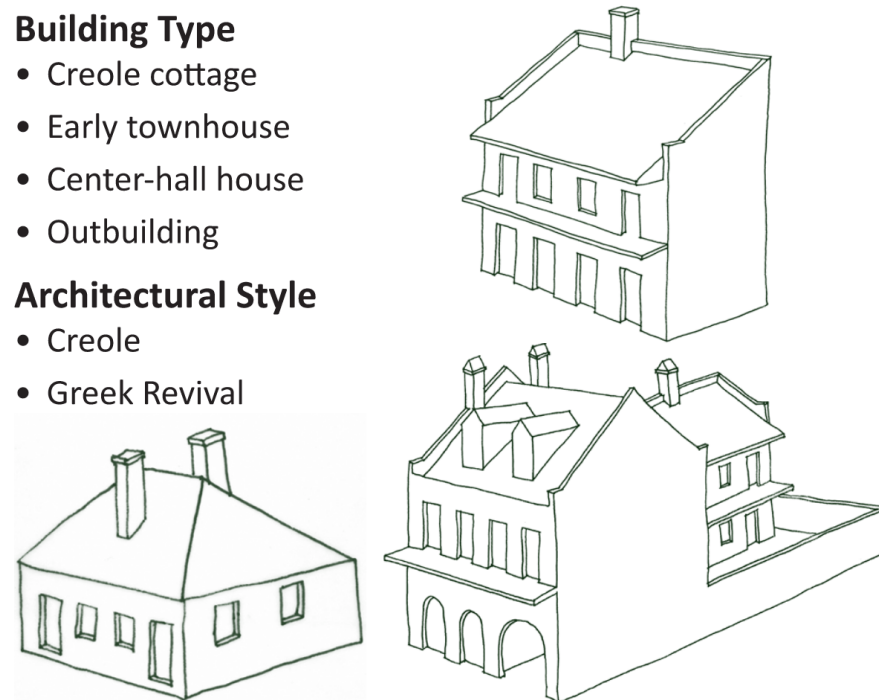
### Compatibility Guide

#### Building Type

- Creole cottage
- Early townhouse
- Center-hall house
- Outbuilding

#### Architectural Style

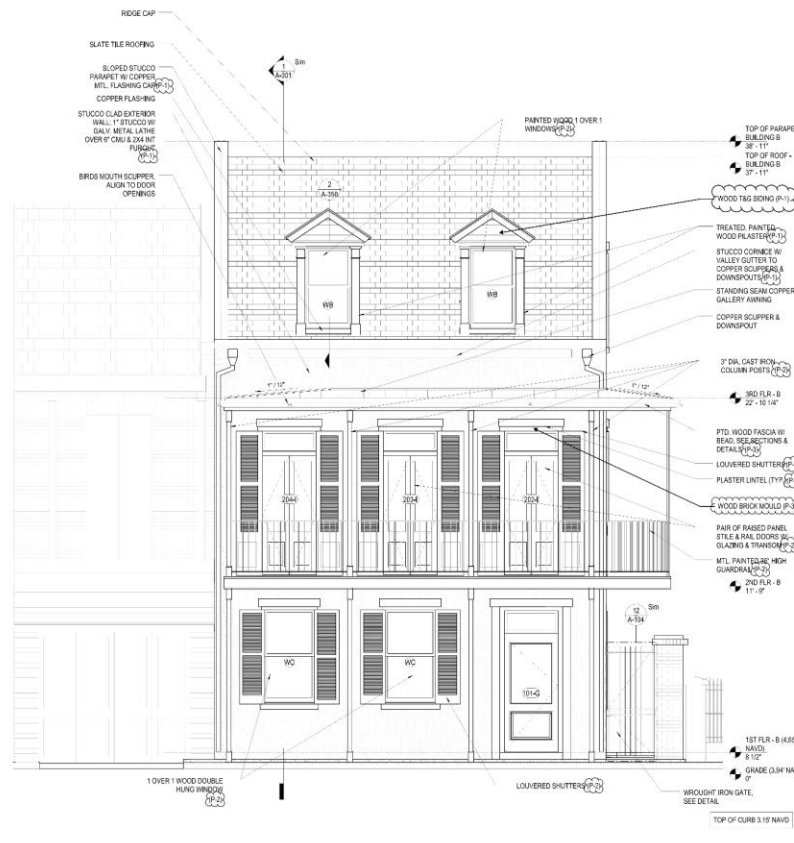
- Creole
- Greek Revival



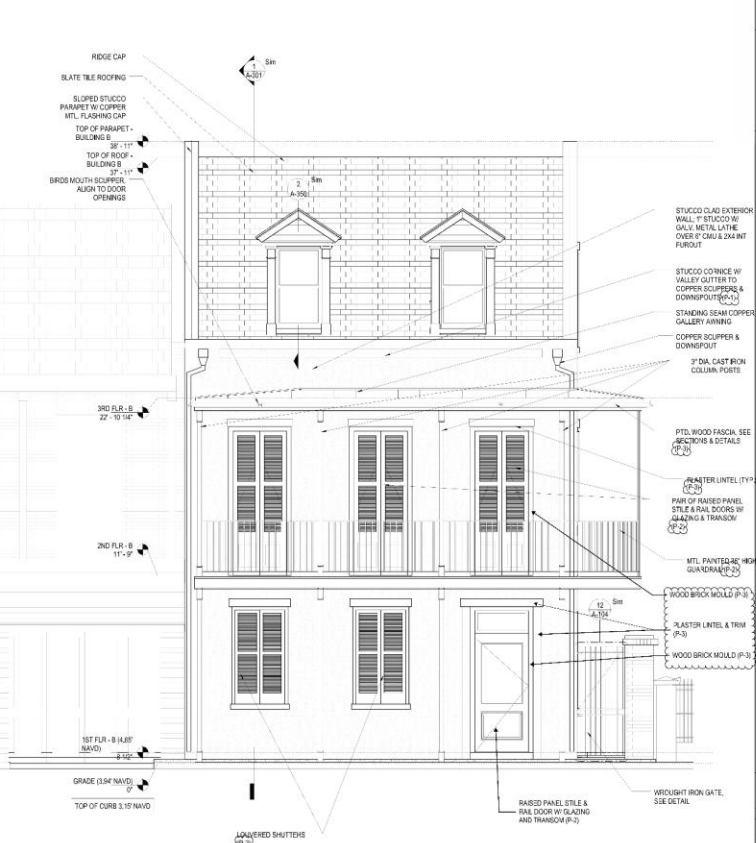


**PAINT LEGEND (FINISH SHEEN SHALL BE FLAT)**

P-1 REVERE PEWTER (HC-172): EXTERIOR STUCCO WALLS, DORMER SIDING, PARAPET  
 P-2 BLACK FOREST GREEN (HC-187): DOORS, WINDOWS, SHUTTERS, RAILINGS, POSTS, GATE  
 P-3 SIMPLY WHITE (OC-117): DOOR AND WINDOW TRIM, LINTEL, SOFFIT/BOTTOM OF DECKING  
 P-4 GETTYSBURG GRAY (HC-107): DECKING TOP AND SIDES



PROPOSED DAUPHINE ST. ELEVATION - BUILDING B  
 3/8" = 1'-0"



PROPOSED DAUPHINE ST. ELEVATION - BUILDING B SHUTTERS CLOSED  
 3/8" = 1'-0"

**WILLIAMS ARCHITECTS**  
 828 BARRACINE STREET  
 NEW ORLEANS, LA 70113  
 504-566-6888  
 WILLIAMSARCHITECTS.COM

These drawings and specifications have been prepared by me or under my direct control, supervision and direct control with adequate knowledge and have been prepared with adequate care and responsibility.

I, *John Williams*, certify that I am a duly licensed professional architect in the State of Louisiana.

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 JOHN WILLIAMS ARCHITECTS, L.L.C.

**913 GOVERNOR NICHOLLS**  
 913 Governor Nicholls St., New Orleans, LA 70116

No.	Date	Sheet
05020205	05/20/2025	PAINT COLOR

PROPOSED ELEVATIONS

JNA  
 3/8" = 1'-0"  
 04/01/2025  
 05/12/2025

**A-201**

911-15 Gov. Nicholls – stamped elevation edited to add paint selections

VCC Architectural Committee

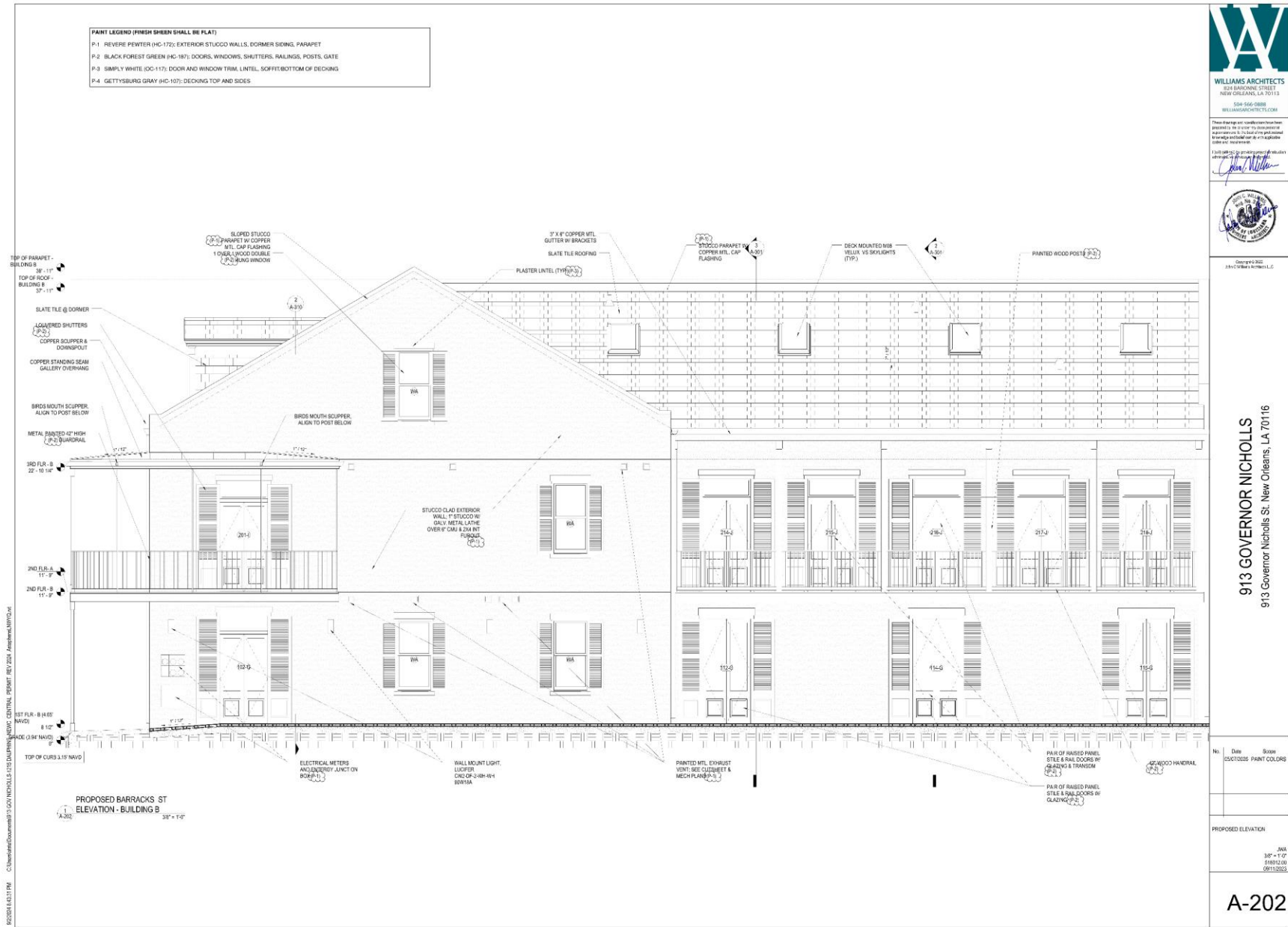
May 26, 2026





**PAINT LEGEND (FINISH SPEC SHALL BE FLAT)**

P.1 REVERE PEWTER (HC-172); EXTERIOR STUCCO WALLS, DORMER SIDING, PARAPET  
 P.2 BLACK FOREST GREEN (HC-187); DOORS, WINDOWS, SHUTTERS, RAILINGS, POSTS, GATE  
 P.3 SIMPLY WHITE (DC-117); DOOR AND WINDOW TRIM, LINTEL, SOFFIT/BOTTOM OF DECKING  
 P.4 GETTYSBURG GRAY (HC-107); DECKING TOP AND SIDES



**PAINT LEGEND (FINISH SHEEN SHALL BE FLAT)**

P.1 REVERE PEWTER (HC-172); EXTERIOR STUCCO WALLS, CORNER SIDING, PARAPET

P.2 BLACK FOREST GREEN (HC-187); DOORS, WINDOWS, SHUTTERS, RAILINGS, POSTS, GATE

P.3 SIMPLY WHITE (OC-117); DOOR AND WINDOW TRIM, LINTEL, SOFFIT/BOTTOM OF DECKING

P.4 GETTYSBURG GRAY (HC-107); DECKING TOP AND SIDES



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 NEW ORLEANS, LA 70113  
 504-566-0888  
 WILLIAMSARCHITECTS.COM

*These drawings and specifications have been prepared by me or under my direct supervision and I am a duly qualified and licensed professional engineer and I am a duly qualified and licensed professional engineer.*

*John Williams*

**Professional Seal**

DATE: 05/20/26  
 913 GOV NICHOLLS

**913 GOVERNOR NICHOLLS**  
 913 Governor Nicholls St. New Orleans, LA 70116

No.	Date	Room
155170225	PAINT COLORS	

PROPOSED ELEVATIONS

JWA  
 3/8" = 1'-0"  
 5/18/2025  
 08/11/2025

**A-203**

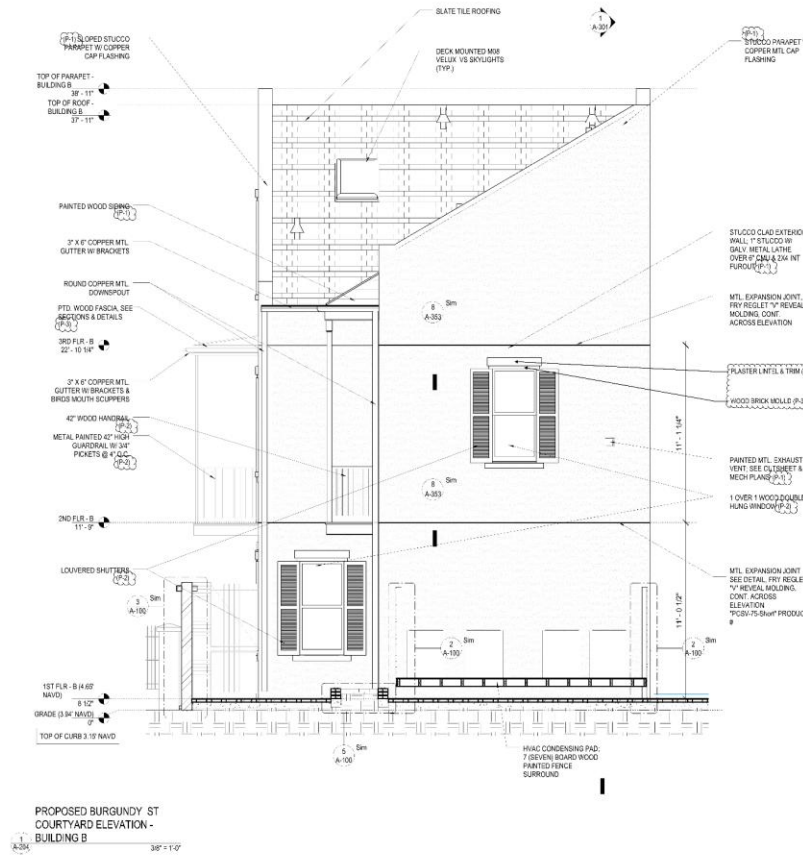
911-15 Gov. Nicholls – current application submittal  
 VCC Architectural Committee

May 26, 2026



**PAINT LEGEND (FINISH SHOWN SHALL BE FLAT)**

P-1 REVERE PEWTER (HC-172); EXTERIOR STUCCO WALLS, DORMER SIDING, PARAPET  
 P-2 BLACK FOREST GREEN (HC-187); DOORS, WINDOWS, SHUTTERS, RAILINGS, POSTS, GATE  
 P-3 SIMPLY WHITE (OC-117); DOOR AND WINDOW TRIM, LINTEL, SOFFIT/BOTTOM OF DECKING  
 P-4 GETTYSBURG GRAY (HC-107); DECKING TOP AND SIDES



**W**

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 824 BARDINE STREET  
 NEW ORLEANS, LA 70113  
 504-566-0888  
 WILLIAMSARCHITECTS.COM

*John Williams*

**913 GOVERNOR NICHOLLS**  
 913 Governor Nicholls St., New Orleans, LA 70116

No. | Date | Scale  
 25070205 | PAINT COLORS

BUILDING ELEVATIONS

JWA  
 3/8" = 1'-0"  
 5/18/2025  
 08/11/2025

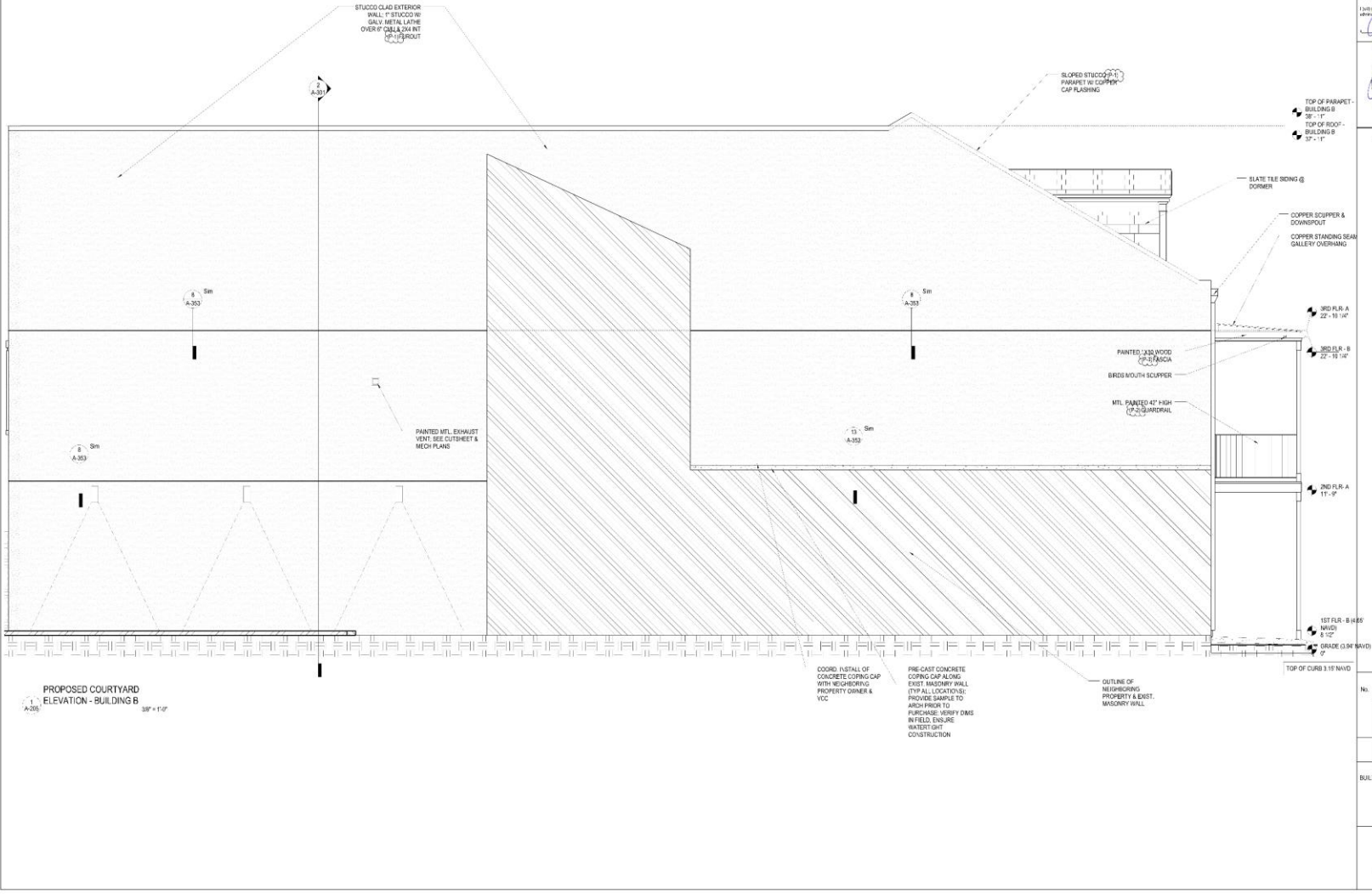
**A-204**

C:\Users\jwilliams\Documents\911-15 GOV NICHOLLS\25070205 PAINT COLORS - PERMIT REVISED - AutoSave\A-204.rvt



**PAINT LEGEND (FINISH SHEEN SHALL BE FLAT)**

P-1 REVERE PEWTER (HC-172); EXTERIOR STUCCO WALLS, DORMER SIDING, PARAPET  
 P-2 BLACK FOREST GREEN (HC-187); DOORS, WINDOWS, SHUTTERS, RAILINGS, POSTS, GATE  
 P-3 SIMPLY WHITE (OC-117); DOOR AND WINDOW TRIM, LINTEL, SOFFIT/BOTTOM OF DECKING  
 P-4 GETTYSBURG GRAY (HC-107); DECKING TOP AND SIDES



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 504-566-0888  
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*John Williams*

913 GOVERNOR NICHOLLS  
 913 Governor Nicholls St., New Orleans, LA 70116

No. 1 Date 05/10/2025 Scope PAINT COLORS

BUILDING ELEVATIONS

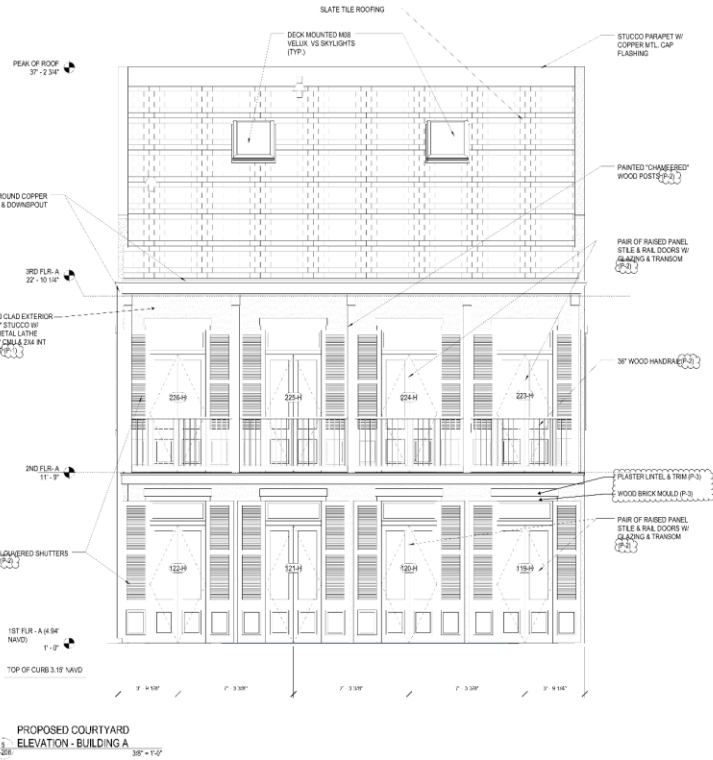
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 5/18/2025  
 08/11/2023

**A-205**

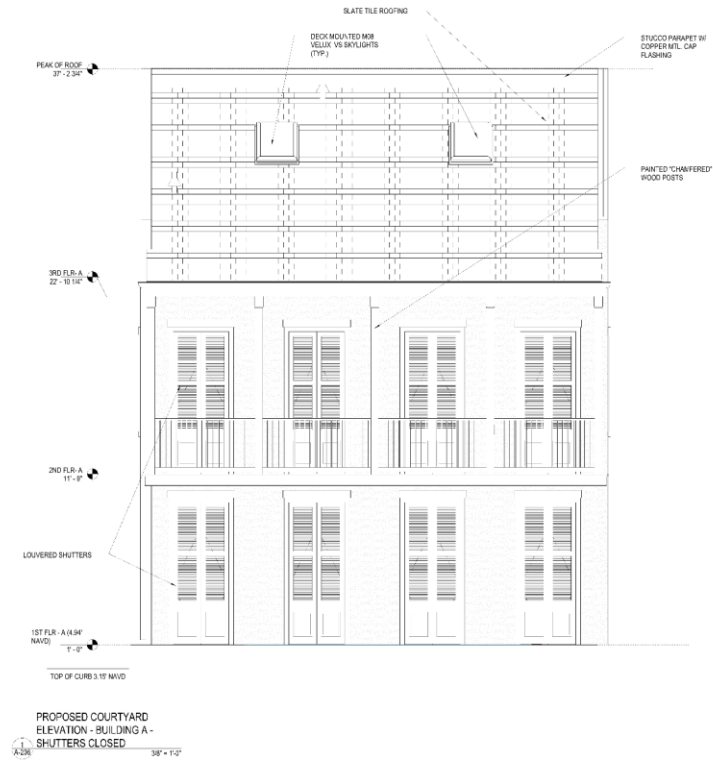


**PAINT LEGEND (FINISH SHOWN SHALL BE FLAT)**

- P-1 REVERE PEWTER (HC-172); EXTERIOR STUCCO WALLS, DORMER SIDING, PARAPET
- P-2 BLACK FOREST GREEN (HC-187); DOORS, WINDOWS, SHUTTERS, RAILINGS, POSTS, GATE
- P-3 SIMPLY WHITE (CC-117); DOOR AND WINDOW TRIM, LINTEL, BOFFIT/BOTTOM OF DECKING
- P-4 GETTYSBURG GRAY (HC-107); DECKING TOP AND SIDES



8/26/2025 10:47 PM C:\Users\jacob\OneDrive\9115 GOV NICHOLLS - 210\DWG\LINE\_BVNC\_CENTRAL\_PENALTY\_REV 2/2024\_Archetural.dwg:04





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 824 BALDWIN STREET  
 NEW ORLEANS, LA 70113  
 504-566-0883  
 WILLIAMSARCHITECTS.COM

These drawings and specifications have been prepared by me or under my direct supervision and I am a duly licensed professional architect in the State of Louisiana. I will be responsible for the accuracy of the information contained herein.

I and/or we are duly registered architects in the State of Louisiana.



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 John C. Williams A-206-110

**913 GOVERNOR NICHOLLS**  
 913 Governor Nicholls St. New Orleans, LA 70116

No.	Date	Scope
1	05/07/2026	PAINT COLORS

BUILDING ELEVATIONS

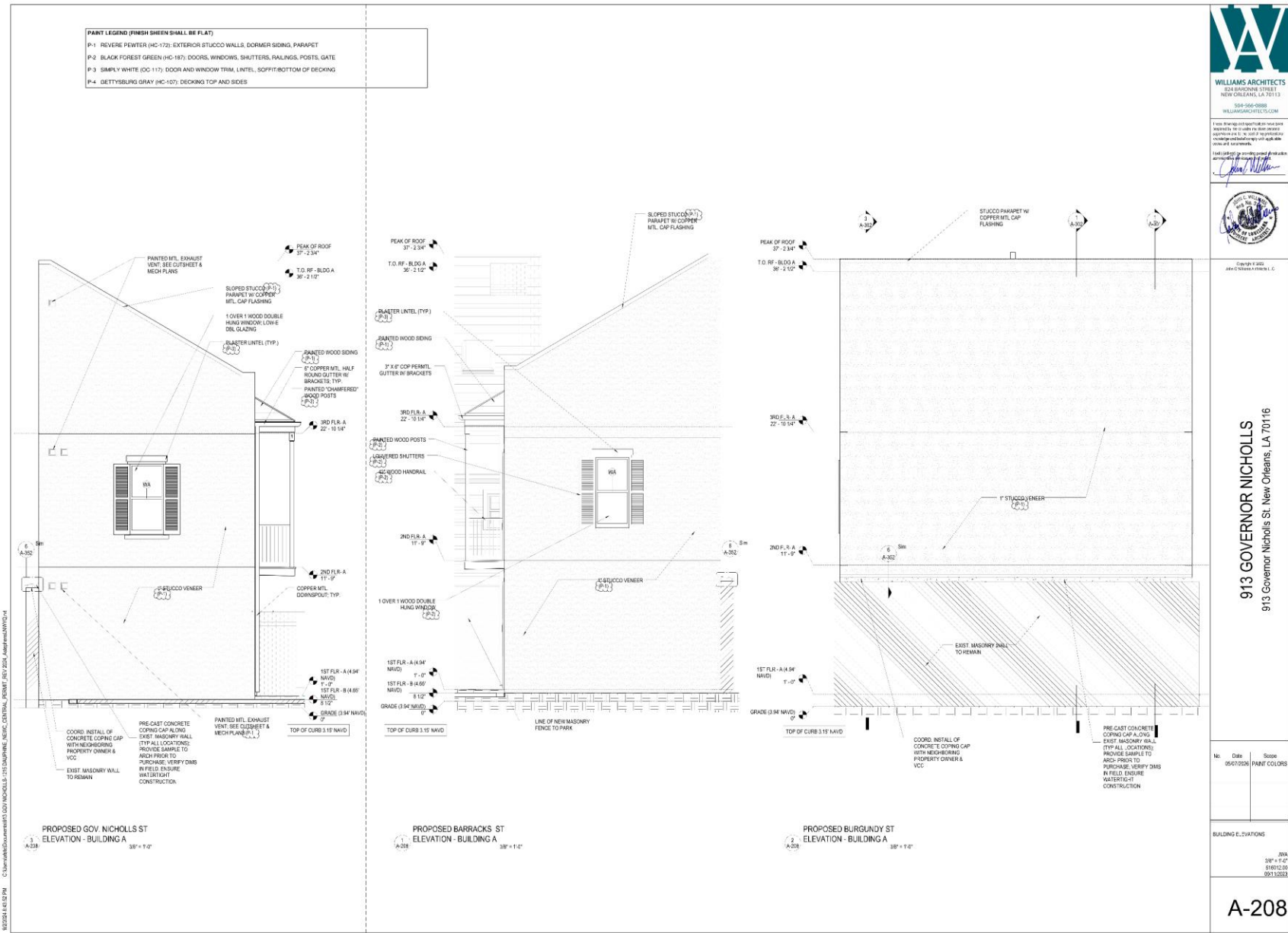
JWA  
 3/8" = 1'-0"  
 5/16/21 (0)  
 09/11/2020

**A-206**



**PAINT LEGEND (FINISH SHEEN SHALL BE FLAT)**

- P-1 REVERE PEWTER (HC-172); EXTERIOR STUCCO WALLS, DORMER SIDING, PARAPET
- P-2 BLACK FOREST GREEN (HC-187); DOORS, WINDOWS, SHUTTERS, RAILINGS, POSTS, GATE
- P-3 SIMPLY WHITE (CC-117); DOOR AND WINDOW TRIM, LINTEL, SOFFIT/BOTTOM OF DECKING
- P-4 GETTYSBURG GRAY (HC-107); DECKING TOP AND SIDES



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 NEW ORLEANS, LA 70113  
 504-566-0888  
 WILLIAMSARCHITECTS.COM

I have provided information on this sheet in accordance with the requirements of the Louisiana State Board of Professional Engineers and Geoscientists. I am not responsible for any errors or omissions on this sheet or any other sheets.

*John Williams*

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**913 GOVERNOR NICHOLLS**  
 913 Governor Nicholls St. New Orleans, LA 70116

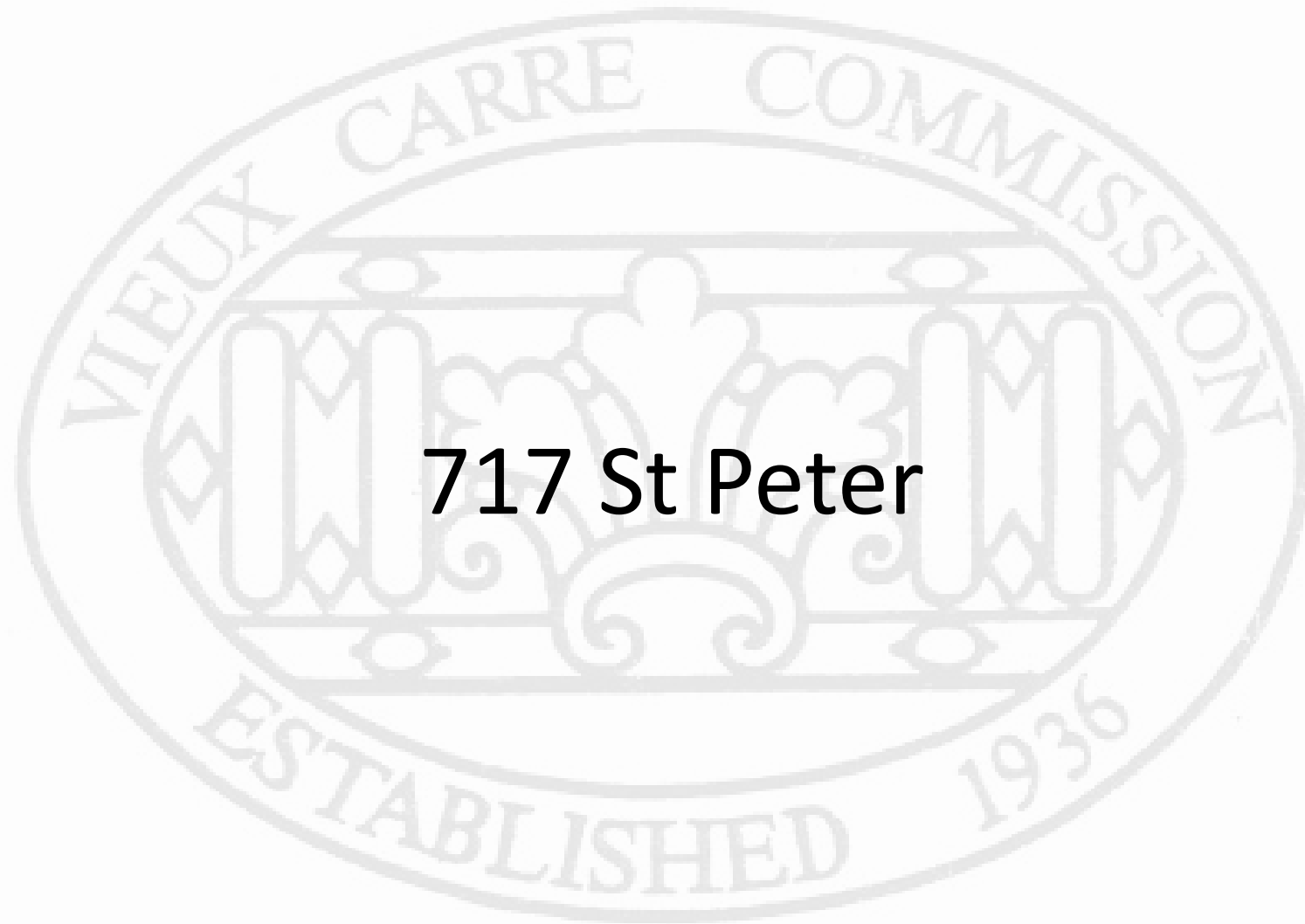
No.	Date	Scope
05/07/2020		PAINT COLORS

BUILDING ELEVATIONS

80A  
 3/8" = 1'-0"  
 9/16/2020  
 00112020

**A-208**





**717 St Peter**

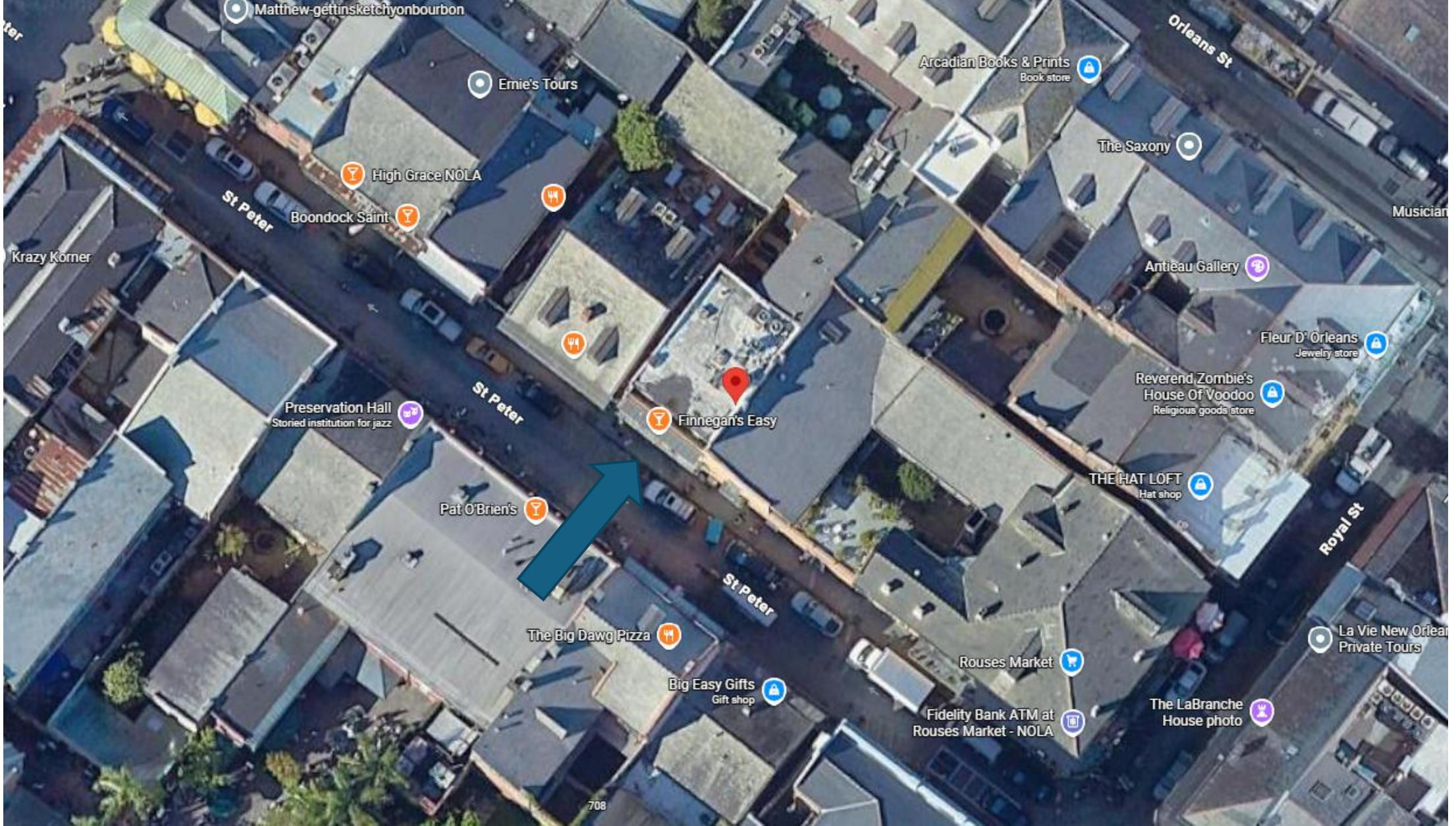


717 St Peter

VCC Architectural Committee

May 26, 2026



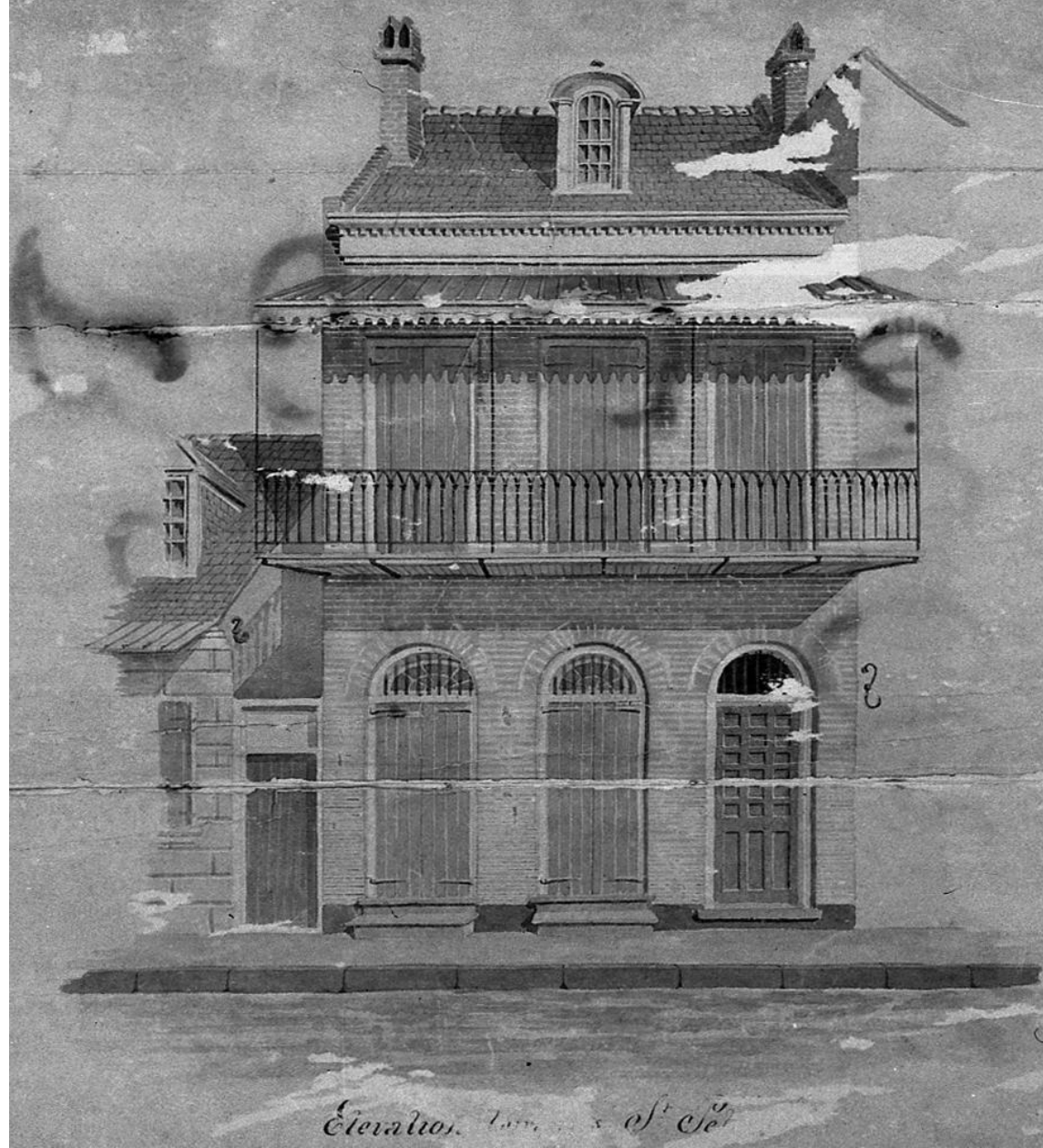


717 St Peter

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May 26, 2026





717 St Peter – 1852

VCC Architectural Committee

May 26, 2026





717 St Peter – c. early 1900s

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May 26, 2026





717 St Peter – 1962

VCC Architectural Committee

May 26, 2026





717 St Peter

VCC Architectural Committee

May 26, 2026





717 St Peter

VCC Architectural Committee

May 26, 2026



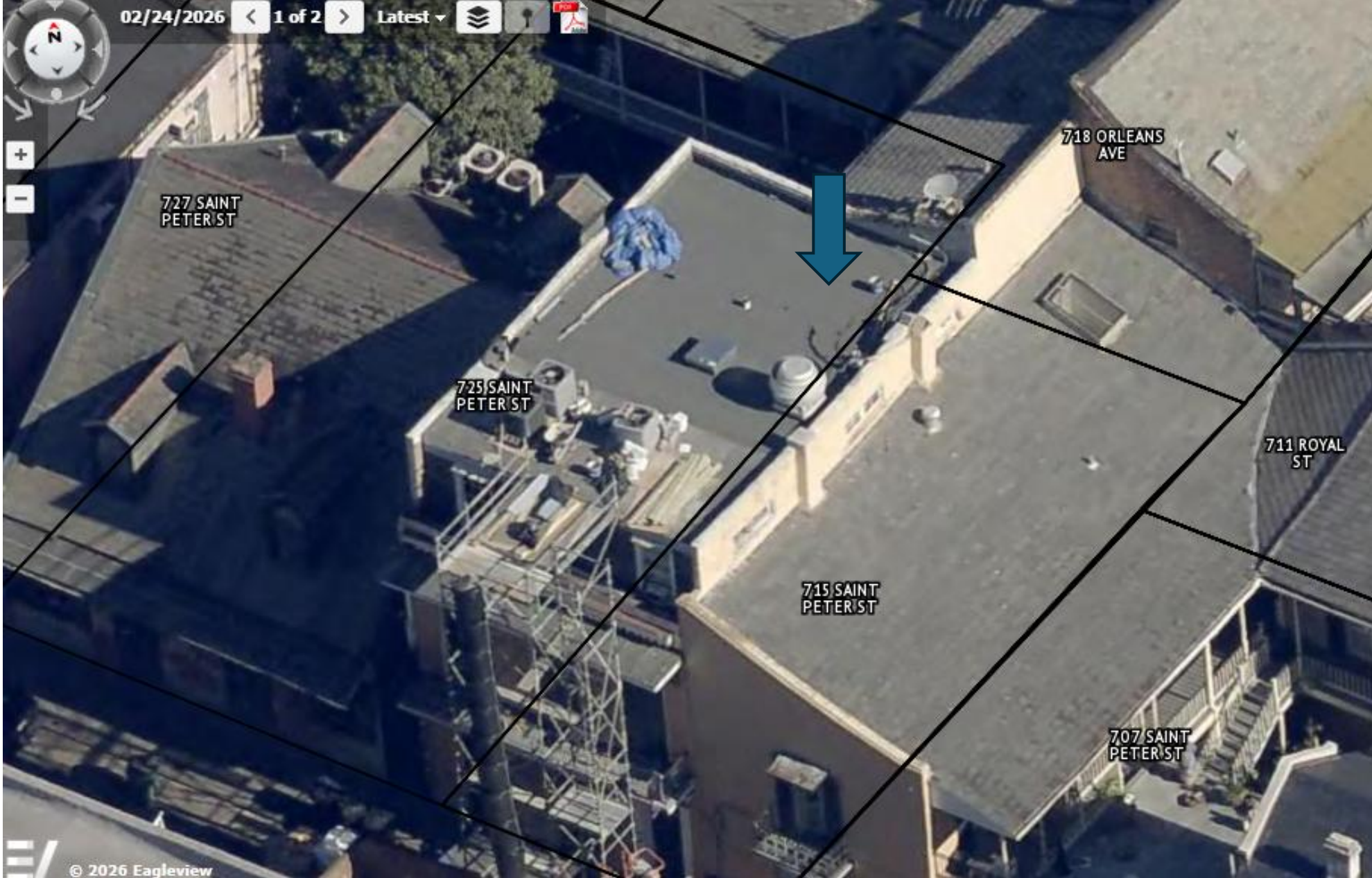


717 St Peter

VCC Architectural Committee

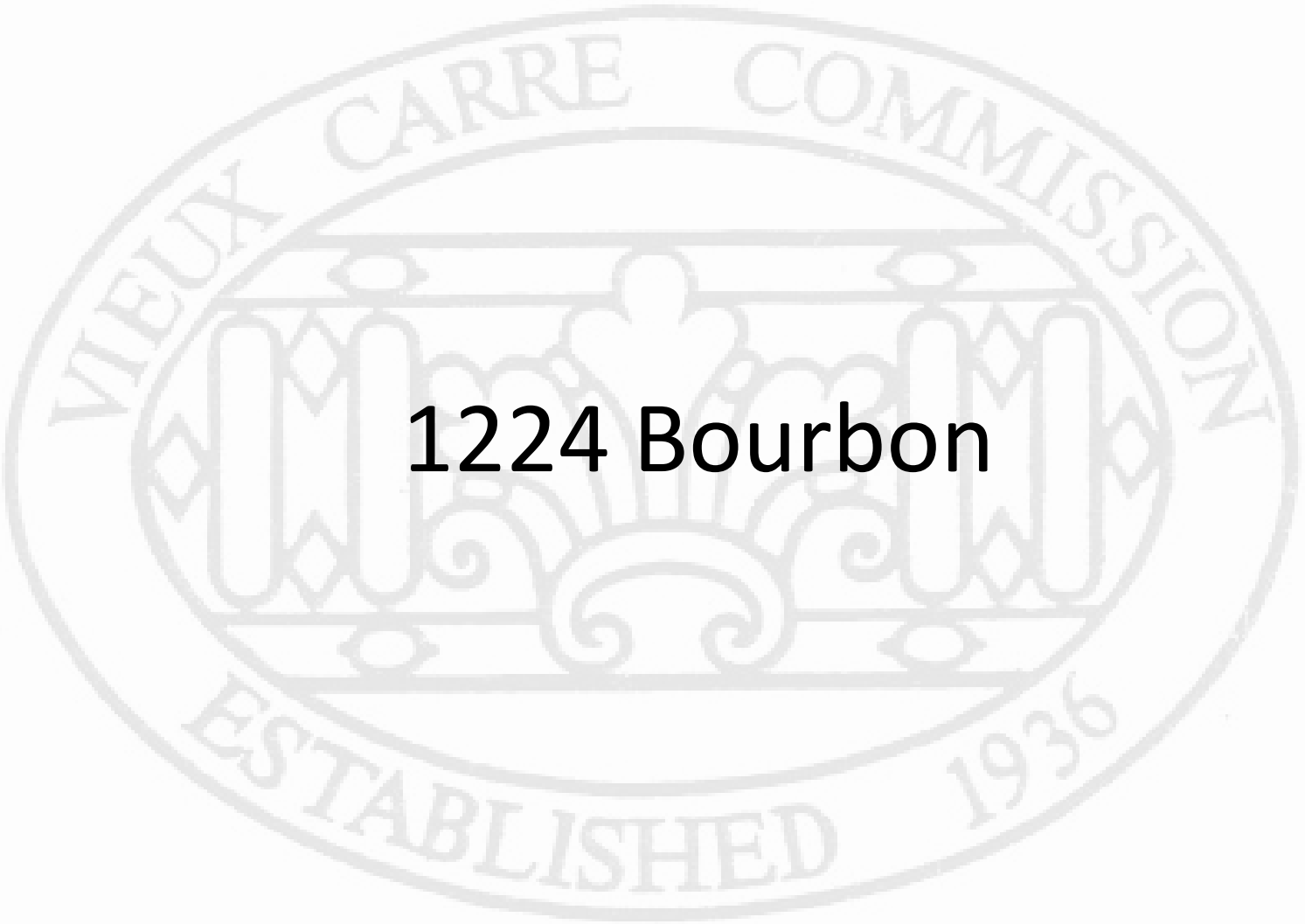
May 26, 2026





717 St Peter – mid construction, approx. final location of dish





**1224 Bourbon**



1224 Bourbon





1224 Bourbon

VCC Architectural Committee

May 26, 2026





1224 Bourbon

VCC Architectural Committee

May 26, 2026





1224 Bourbon

VCC Architectural Committee

May 26, 2026





1224 Bourbon

VCC Architectural Committee

May 26, 2026





1224 Bourbon

VCC Architectural Committee

05 13 2026

May 26, 2026





1224 Bourbon

VCC Architectural Committee

05 13 2026

May 26, 2026





1224 Bourbon

VCC Architectural Committee

May 26, 2026





1224 Bourbon

VCC Architectural Committee

May 26, 2026





1224 Bourbon

VCC Architectural Committee

May 26, 2026





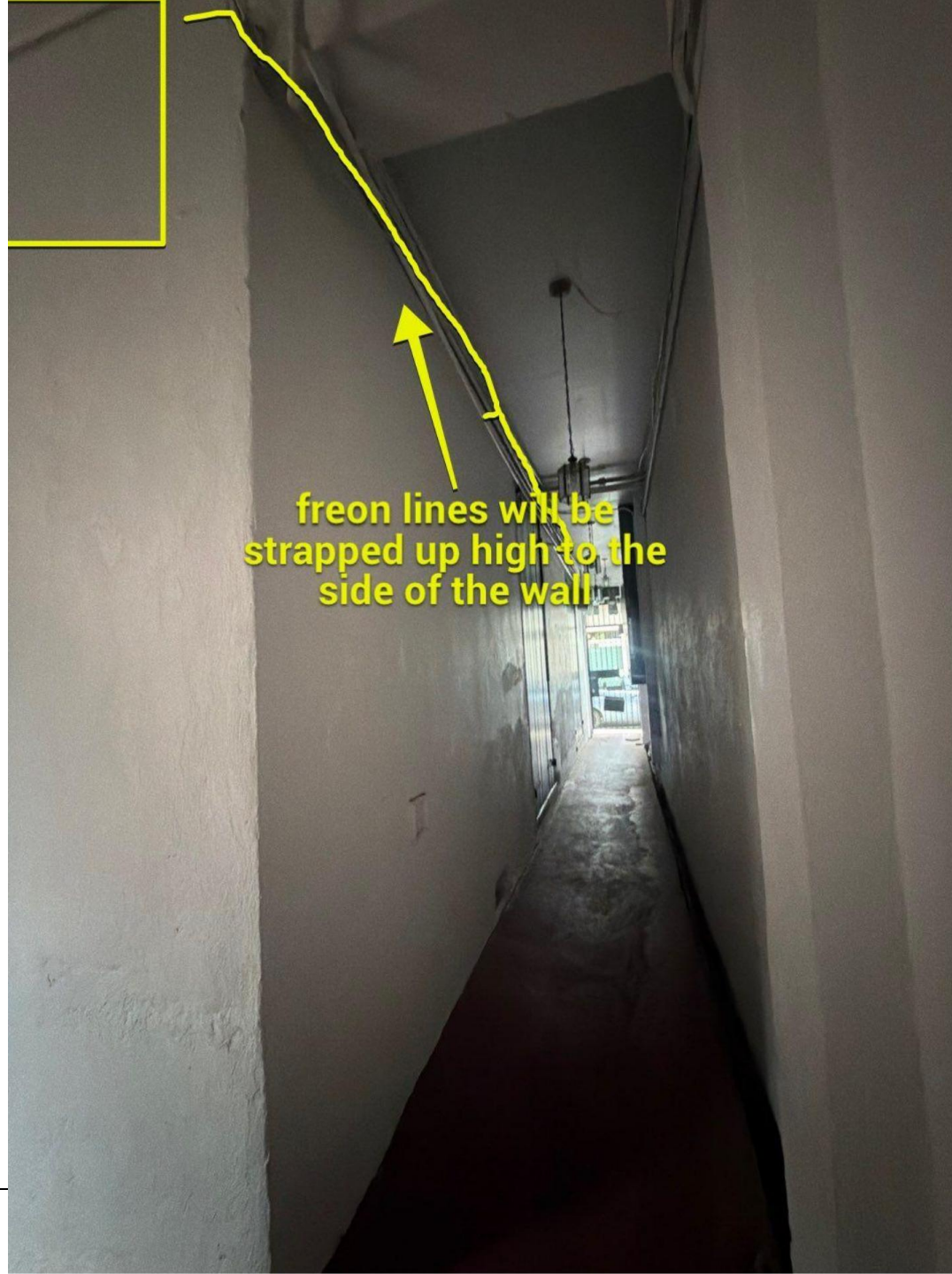


1224 Bourbon

VCC Architectural Committee

May 26, 2026





freon lines will be  
strapped up high to the  
side of the wall

1224 Bourbon

VCC Architectural Committee

May 26, 2026





Nash Heating & A/C  
 2900 Lausat St  
 Metairie LA 70001  
 504-835-4440 FAX: 504-835-7559

Date	March 31, 2026
Proposal #	260924-03
Customer ID	116992

**Option 2**

**4 Zone Mini Split system**

Install a new Hisense 3 Ton Variable speed 23 SEER Heat pump Condenser unit in agreed upon location.

Electrical will need to be provided by others Install a new electrical whip from the disconnect provided by electrician to the new unit.

Run new properly sized line sets from the outdoor unit to the location of the new indoor units. (holes will have to be drilled through the cement walls in order to run the lines. We will be as careful as possible but more than likely you will need someone to come behind us to fill the holes and with cement and make repairs around the lines.)

Line set will run along the side of the building connecting to the unit through the exterior wall. The line set that runs to the unit in the bedroom room will run exposed across the ceiling and a fur down will have to be built by others to cover the lines.

Each indoor unit will be equipped with a condensate pump that will pump the water produced by the condensate to a location provided by the plumber.

Install 4 new Hisense wall mounted ductless fan coil 3 on outside walls in each room in agreed upon locations and one in the bedroom will be on an inside wall in agreed upon location. (Again fur down will need to be built by others after instillation to hide Freon lines and drain lines.)

Evacuate, recharge with new refrigerant.

All work will be done according to manufacturer's specifications and local building codes.

Clean up of the work area is included in this project.

Operation of the system will be explained before leaving as well as a full explanation of the remote control.

Warranty is 10-year parts and 2 year labor

*PR 16,000.00  
 CR # 26085  
 4-9-26*

**Total** \$ 32,090.57

**Terms and Agreement**

Payment in full is due upon completion of job unless arrangements are made in advance. A 3% fee will be added to all credit card transactions. Upon acceptance of this proposal, please sign and return a copy before work will begin

Accepted Option: William F. Rouchell 4-9-2026 [Signature] 4/5/26  
 Acceptance (Customer) Date Approval (Company) Date

*William Rouchell  
 Homeowner*

*Alex Nash  
 Nash Heating & A/C  
 Salesman*

1224 Bourbon

VCC Architectural Committee

May 26, 2026



# Hisense

# Hi-MULTI

Horizontal Discharge Heat Pump  
SEER2 up to 22.00 and HSPF2 up to 10.00

Outdoor Unit Model AMO4-36U3T25U

Job Name:  
Engineer:  
Approval:  
Reference:

Location:  
Submitted to:  
Construction:  
Drawing #:

Date:  
Submitted by:  
Unit #:

### Key Features:

**ENERGY STAR qualified** 70+% heating at +13°F (-25°C) 18-45k

**Xtreme Heat up to 100%** Heating at 5°F (5 Zone 86%)

**Long connection pipes** up to 262ft length, 49ft height

**Built-in condenser base pan heater & crank case heater**

**Low temperature heating** down to -13°F (-25°C)

**Low temperature cooling** down to 5°F (-15°C)

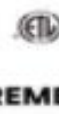
**Connected capacity up 130%**

**Universal IDU compatible**

**Smart control logic** guarantees the R454B refrigerant distribution of each indoor units and balances cooling capacity or heating capacity for each room.

**"Hi-Checker"** built-in for identification of most errors

**Built-in Wi-Fi plus the Connectlife smart app** for effortless system control with walmount units



[www.HisenseComfort.com](http://www.HisenseComfort.com)

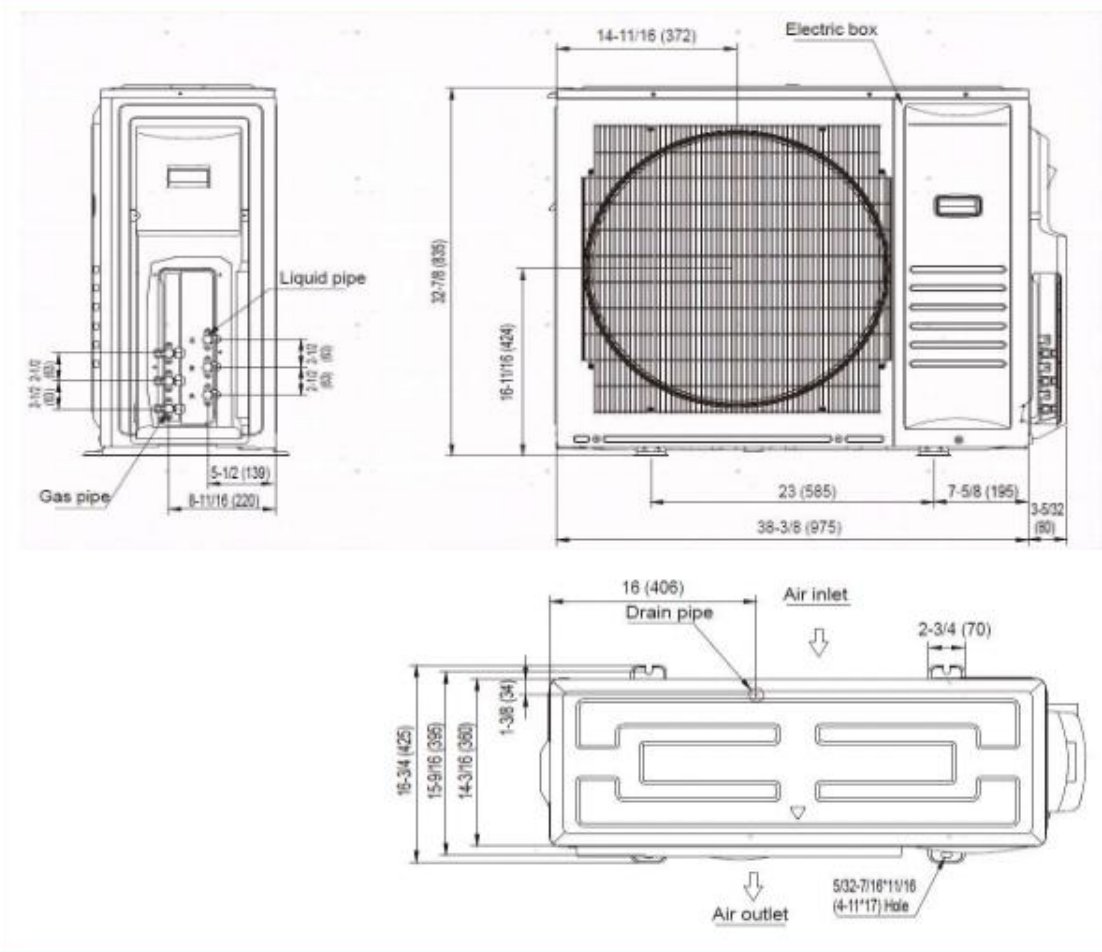
1224 Bourbon

VCC Architectural Committee

May 26, 2026



Outdoor Unit Dimension Inch (mm)



Accessories

Adaptors		
No	Description	Part number
1	9.52 change into 12.7	1493010
2	9.52 change into 15.88	2014749
3	6.35 change into 9.52	2014748

*note if you need extra adaptors please purchase separately.*




Scan the QR code to explore more  
 Warranty\*Requires registration - some restrictions apply  
 Due to continuous improvements,specifications are subject to change without notice.  
 Version:02-02-2026




Fwd: Fw: 1224 Bourbon St.



Alex Nash <alex@nashac.com>

To  Nicholas G. Albrecht

 You replied to this message on 5/20/2026 1:29 PM.



Tue 5/19

----- Forwarded Message -----

**Subject:**Air conditioner location

**Date:**Tue, 19 May 2026 12:30:46 -0500

**From:**Steve Rohren <[srip1957@gmail.com](mailto:srip1957@gmail.com)>

**To:**[Alex@nashac.com](mailto:Alex@nashac.com)

**This is Steve Rohren, President of the HOA, I discussed the location of the air conditioner with Nash HVAC. The location selected met the HOA approval.**

Steve Rohren  
HOA President

1224 Bourbon

