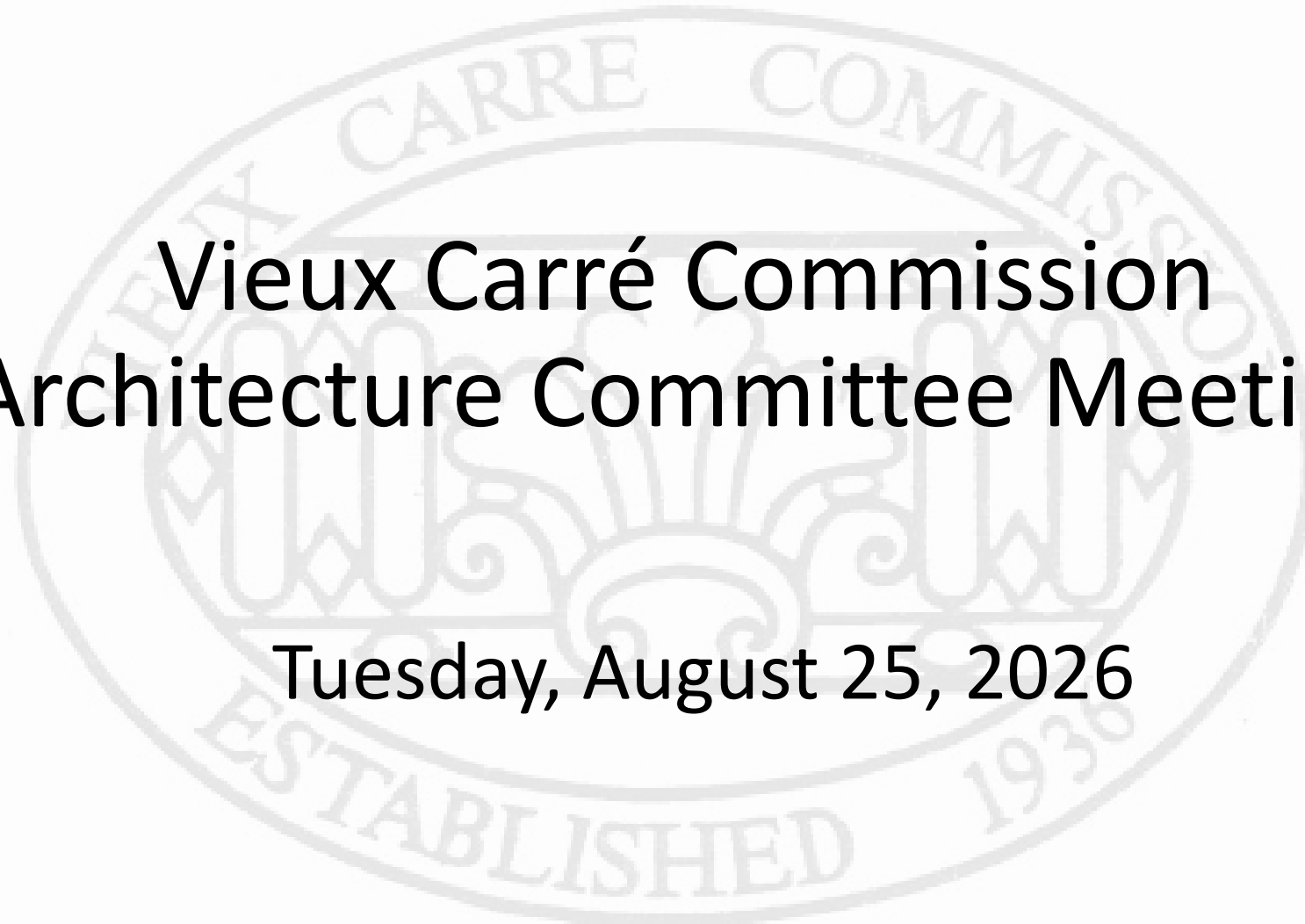


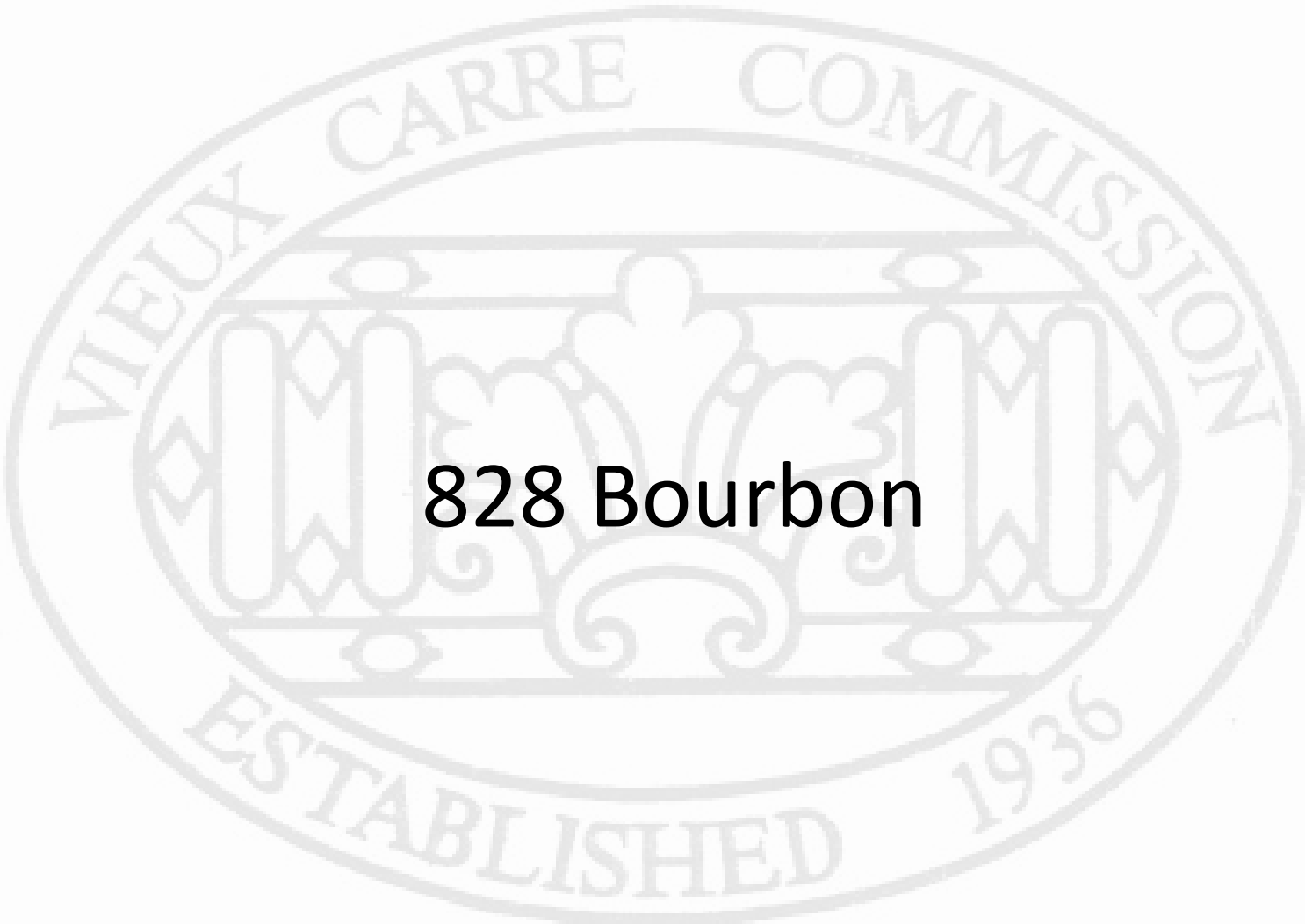


Vieux Carré Commission Architecture Committee Meeting

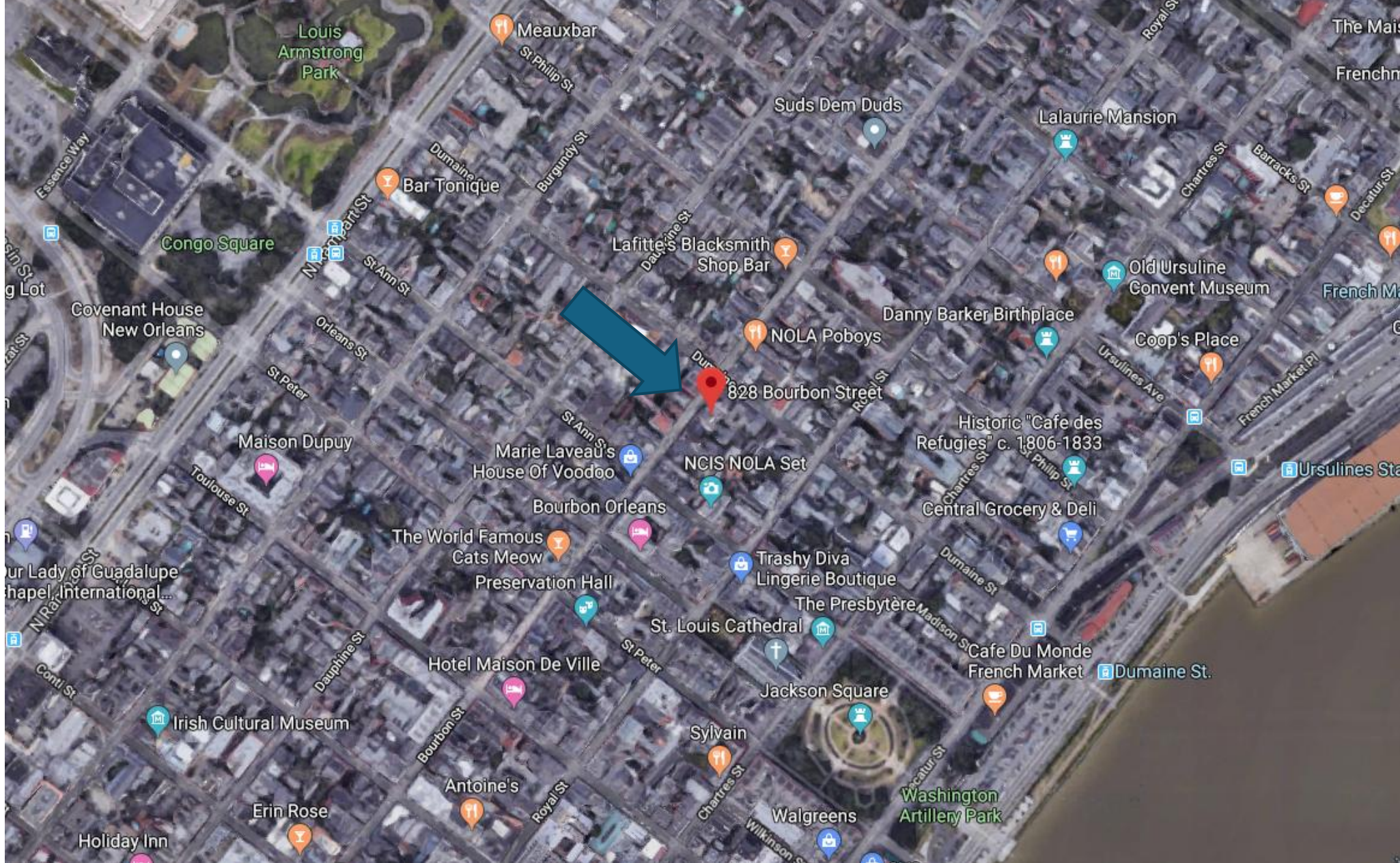
Tuesday, August 25, 2026



Old Business



828 Bourbon



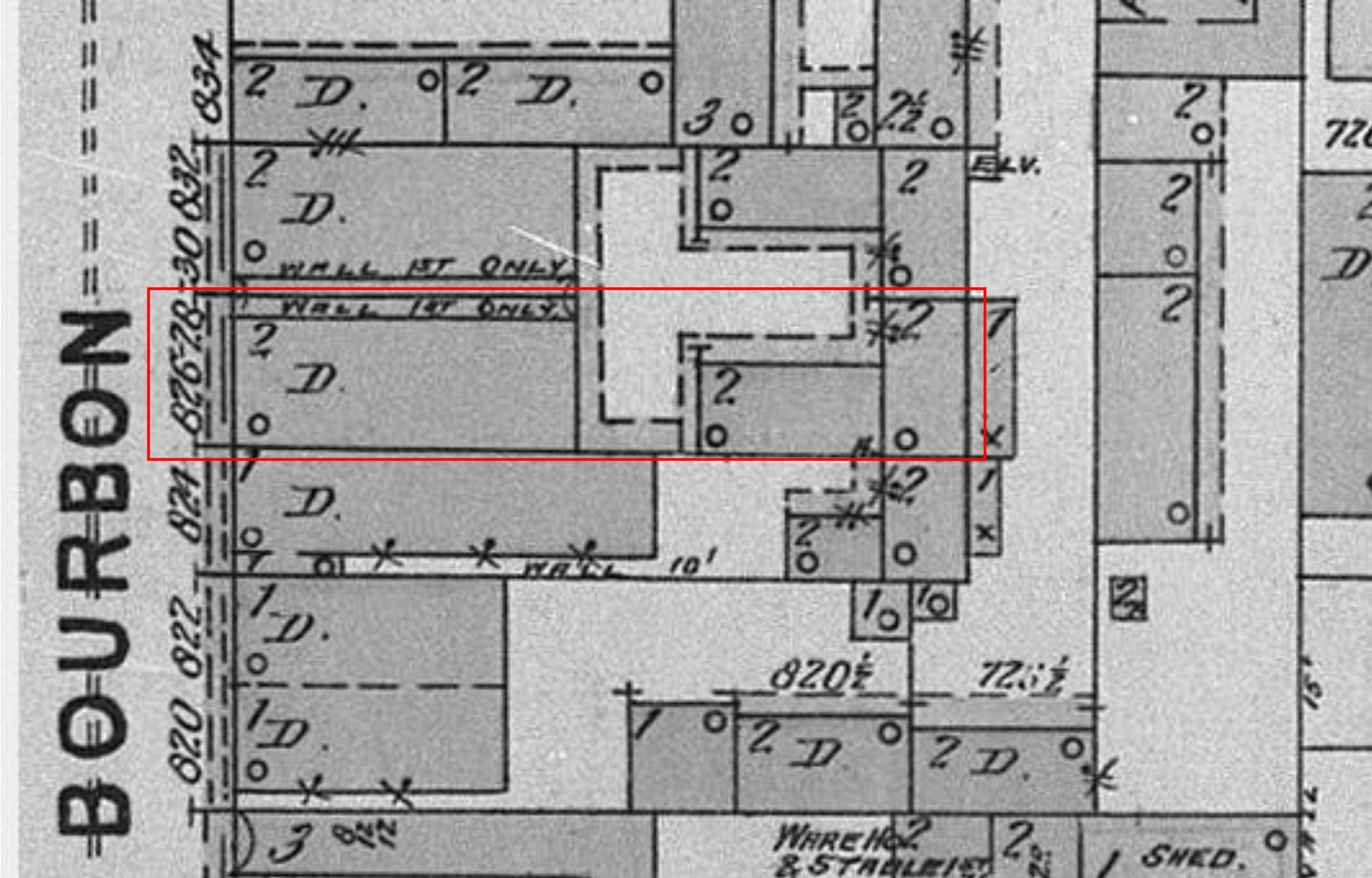
828 Bourbon

VCC Architectural Committee

August 25, 2026







828 Bourbon – 1896 Sanborn



828 Bourbon

VCC Architectural Committee

August 25, 2026



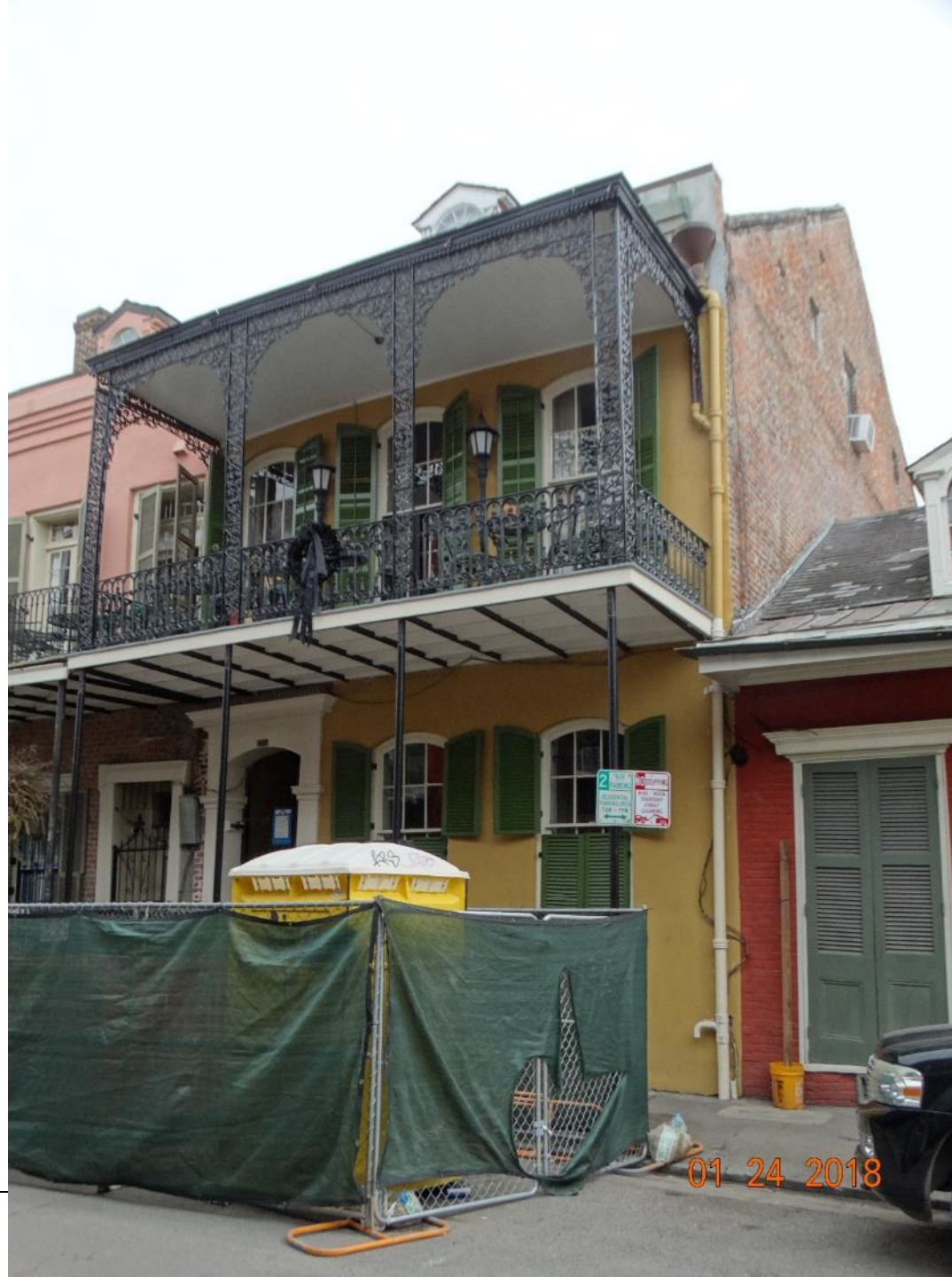


828 Bourbon

VCC Architectural Committee

August 25, 2026





828 Bourbon

VCC Architectural Committee

August 25, 2026





828 Bourbon

VCC Architectural Committee

10 22 2025

August 25, 2026





828 Bourbon

VCC Architectural Committee

August 25, 2026



828 Bourbon

VCC Architectural Committee



10 22 2025

August 25, 2026





828 Bourbon

VCC Architectural Committee

August 25, 2026





828 Bourbon

VCC Architectural Committee

August 25, 2026





828 Bourbon - Drain

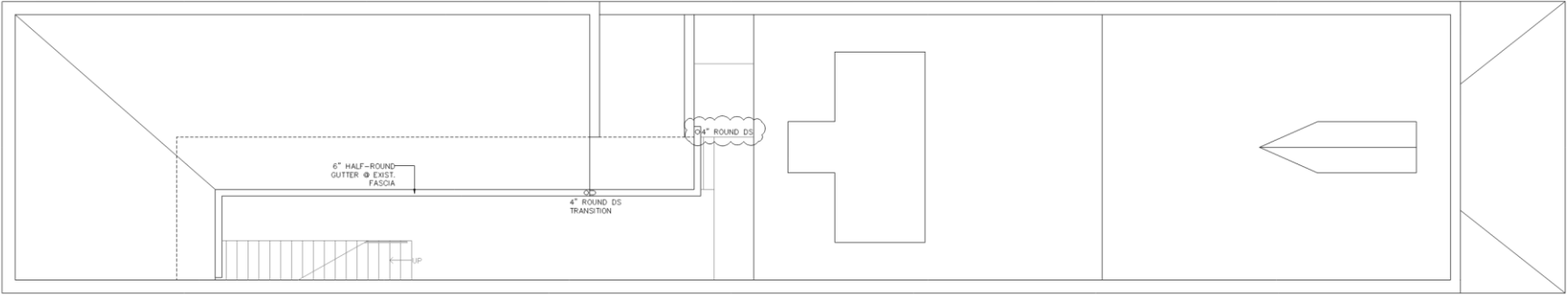
VCC Architectural Committee

August 25, 2026





02 EXTERIOR ELEVATION
SCALE: N.T.S.



01 ROOF PLAN
SCALE: 1/4" = 1'-0"



REVISIONS			Scope
No.	Date		Revisions Per Exst. Conditions
1	3/30/26		Revisions Per Exst. Conditions
2	4/22/26		Revisions Per Exst. Conditions
3	4/26/26		Revisions Per Exst. Conditions

SAHUQUE REALTY COMPANY
828 BOURBON STREET
NEW ORLEANS, LOUISIANA 70116

SEAL:

ISSUE DATE:
AUGUST 11, 2026

DRAWING TITLE:
ROOF PLAN & EXTERIOR
ELEVATION @ NEW
GUTTER

DRAWING NUMBER:

SK-4





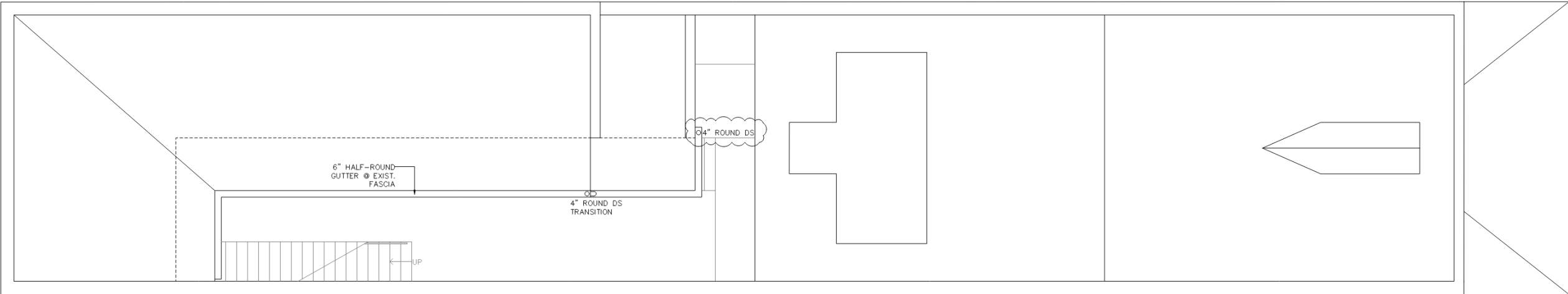
02 EXTERIOR ELEVATION
SCALE: N.T.S.

828 Bourbon

VCC Architectural Committee

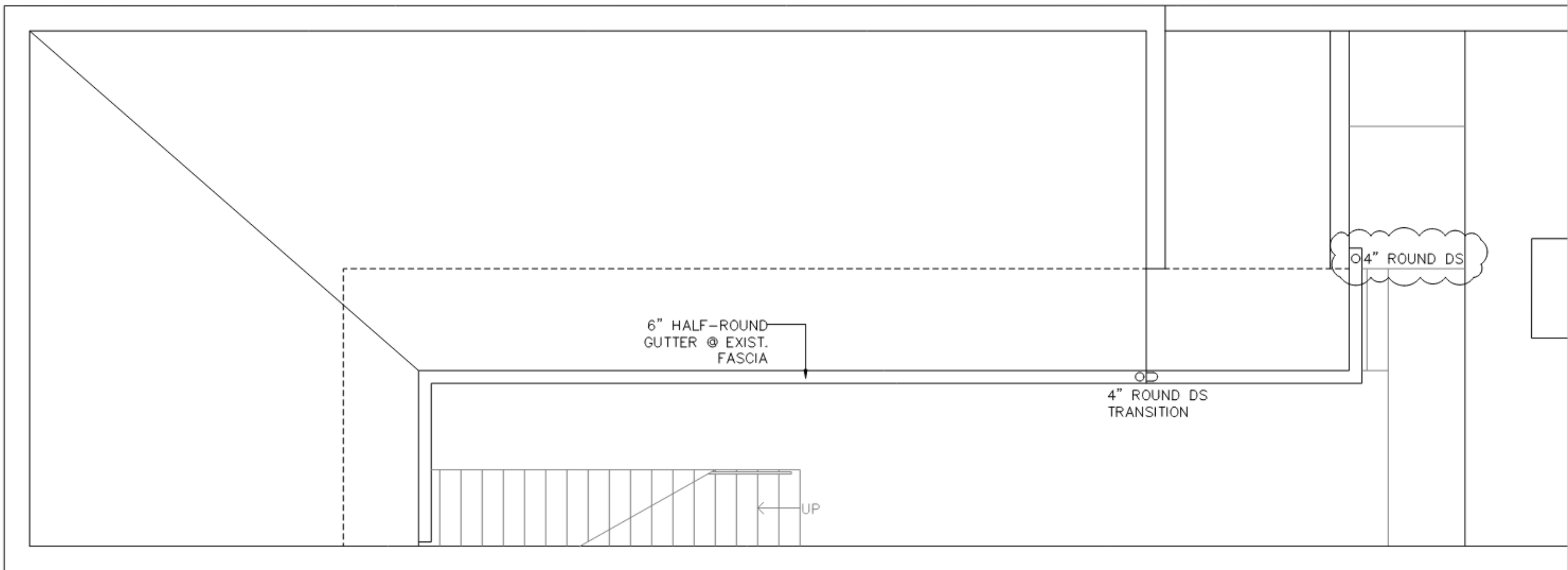
August 25, 2026

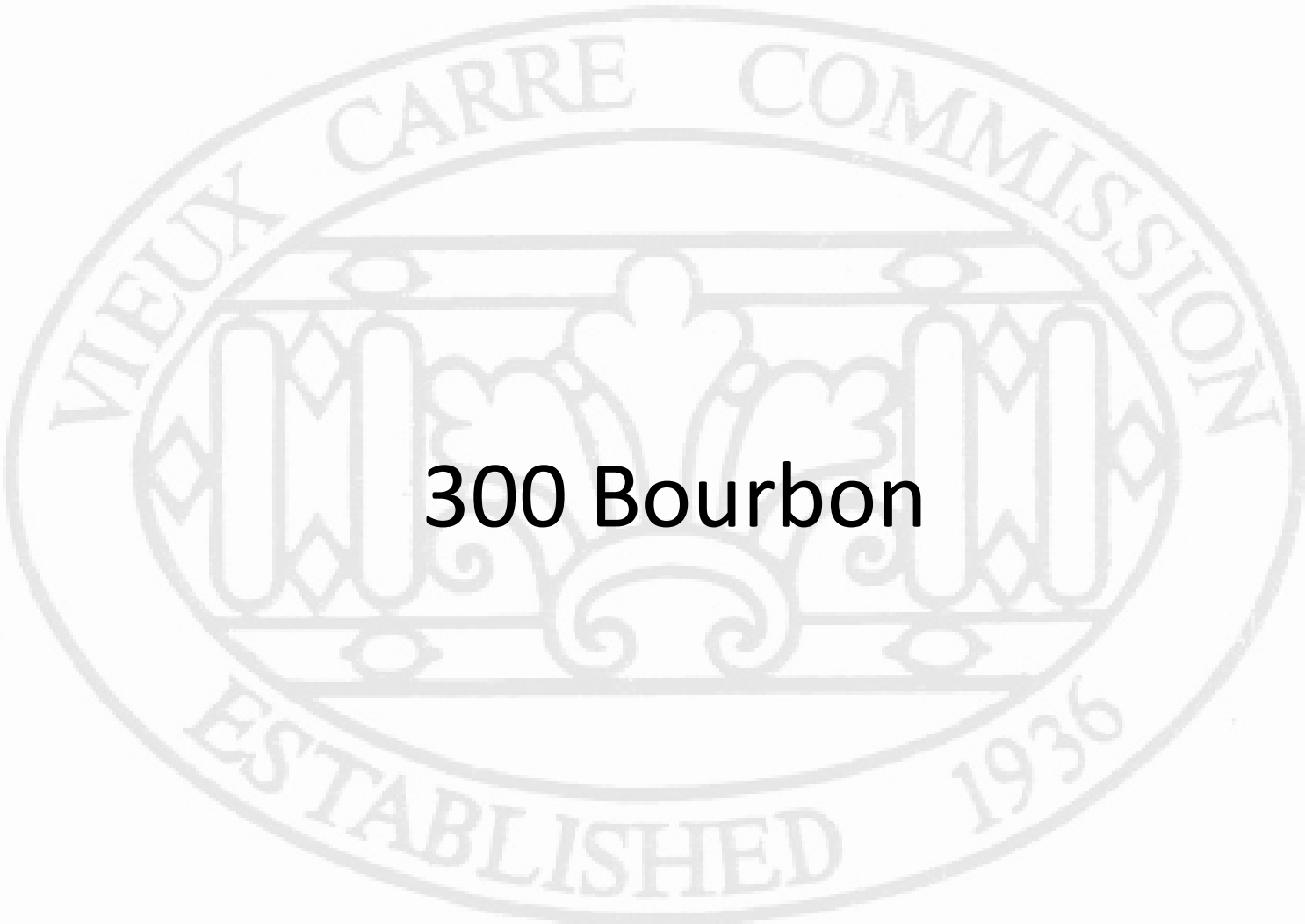




01 ROOF PLAN
SCALE: 1/4" = 1'-0"







300 Bourbon

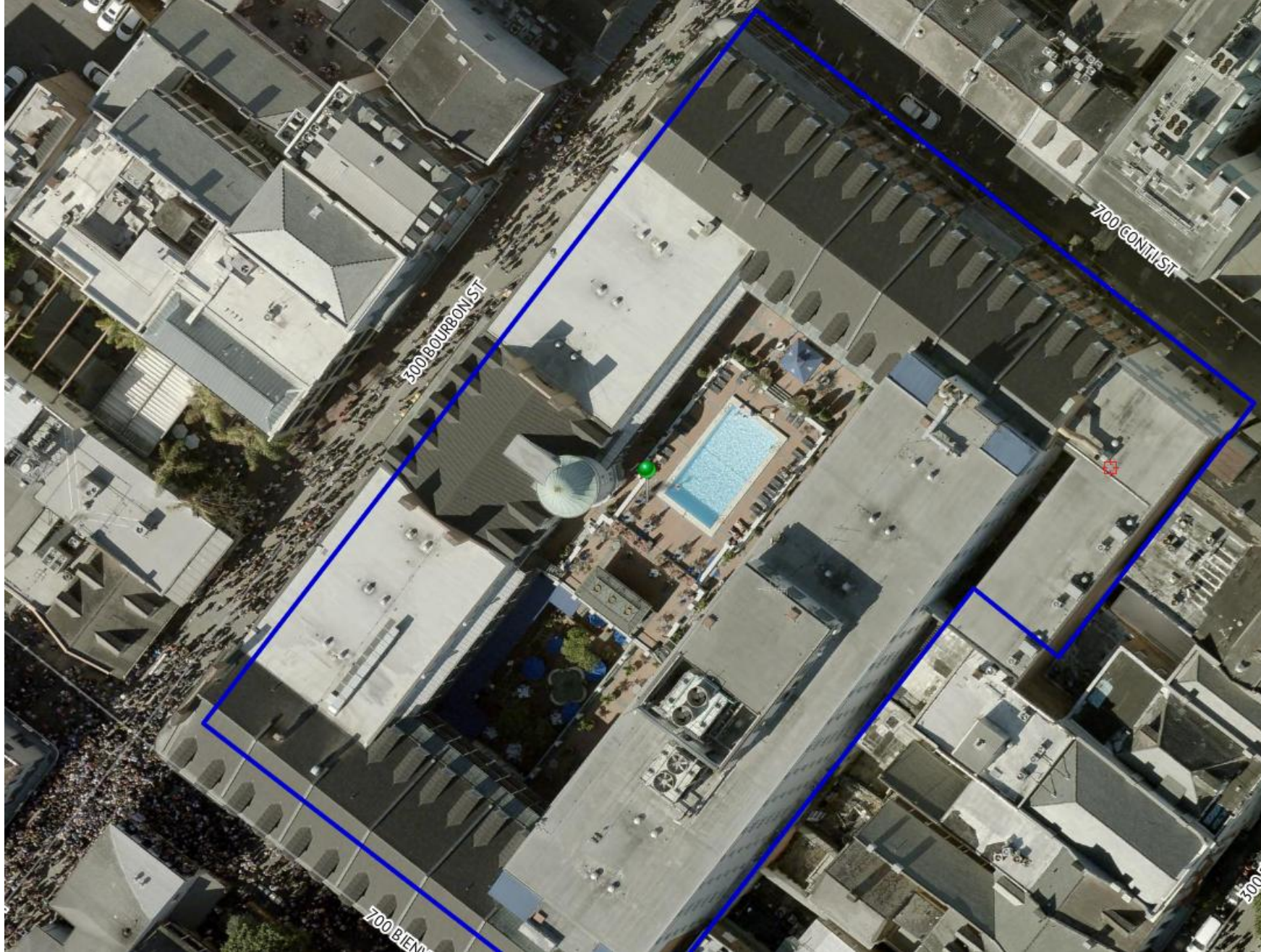


300 Bourbon

VCC Architectural Committee

August 25, 2026





300 Bourbon

VCC Architectural Committee

August 25, 2026





300 Bourbon - 1966

VCC Architectural Committee

August 25, 2026





300 Bourbon - 1975

VCC Architectural Committee

August 25, 2026





300 Bourbon

VCC Architectural Committee

August 25, 2026





300 Bourbon

VCC Architectural Committee

August 25, 2026





300 Bourbon

VCC Architectural Committee

August 25, 2026





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VCC Architectural Committee

August 25, 2026





300 Bourbon

VCC Architectural Committee

August 25, 2026



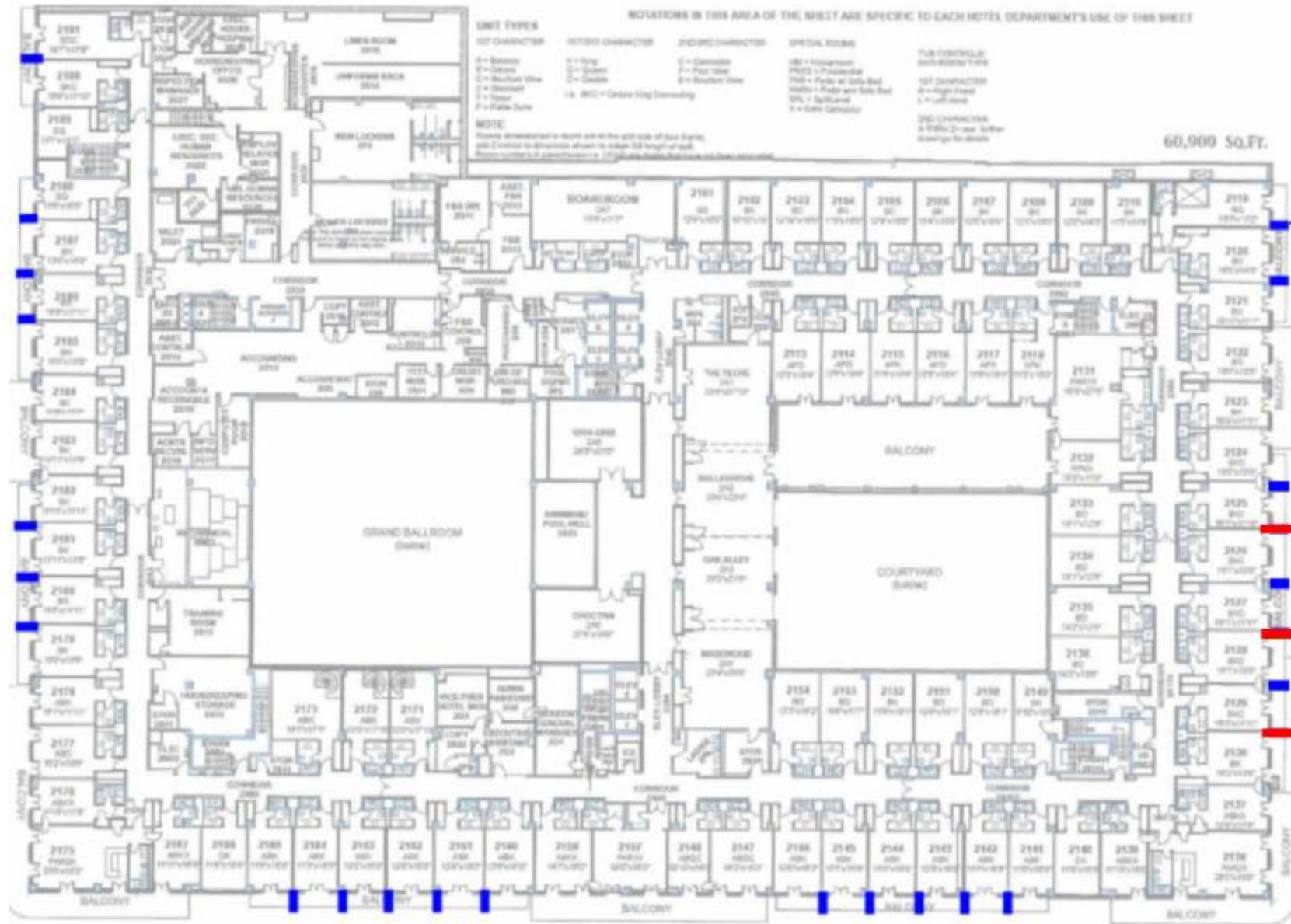


300 Bourbon – Existing Rail

VCC Architectural Committee

August 25, 2026





BALCONY
DIVIDERS x22

EXISTING
DIVIDER TO
REMAIN x3



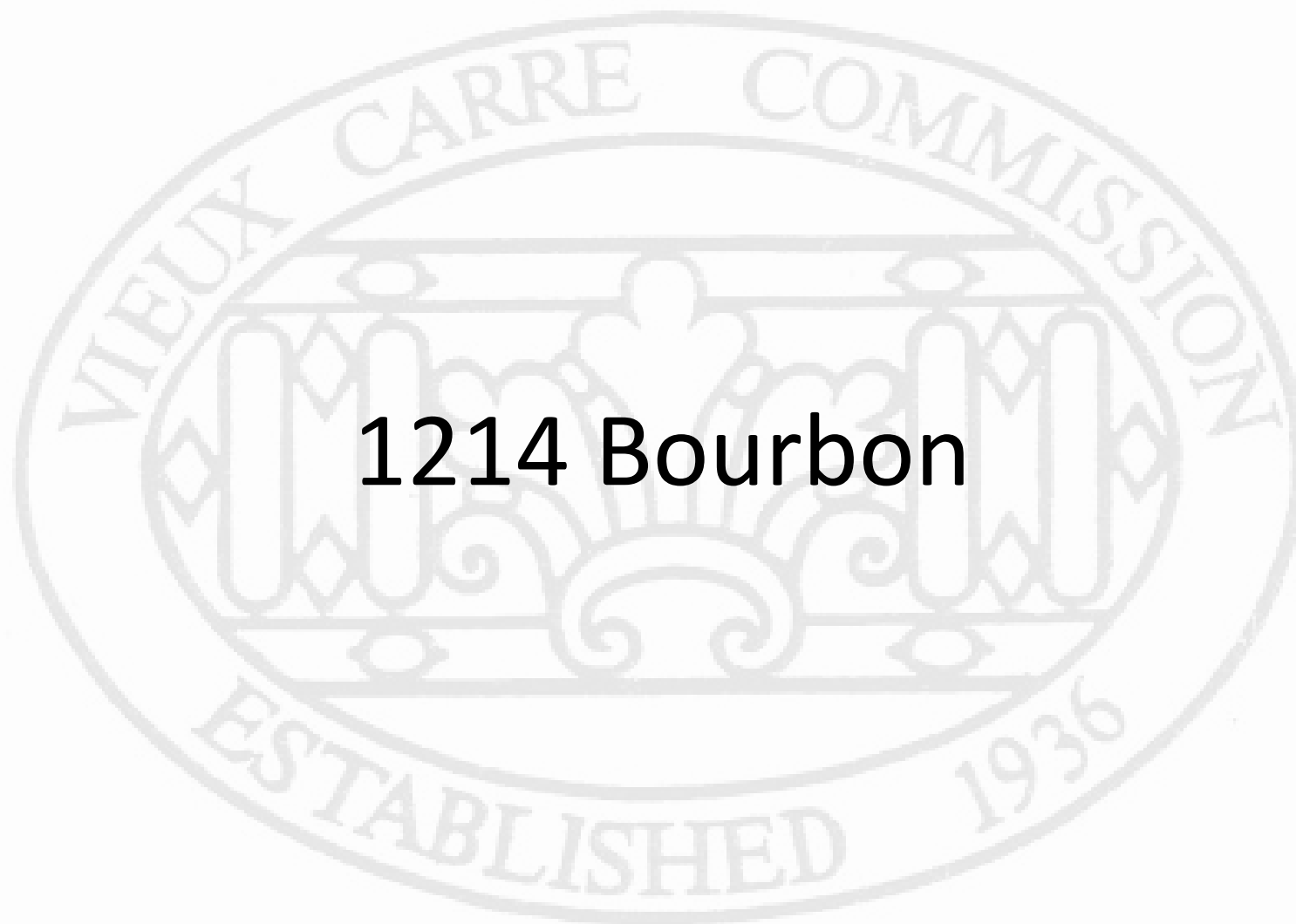


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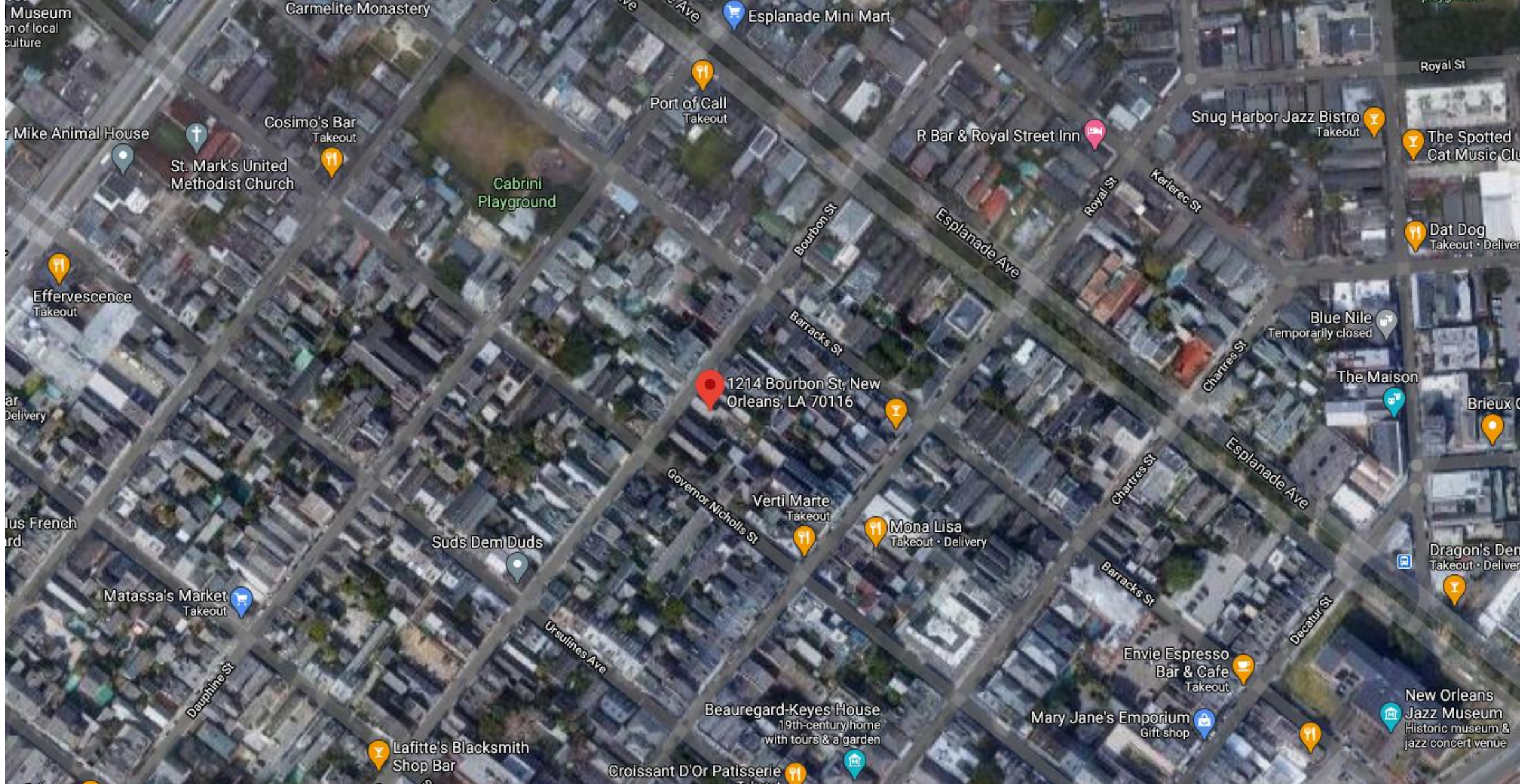
VCC Architectural Committee

August 25, 2026





1214 Bourbon



1214 Bourbon

VCC Architectural Committee

August 25, 2026





1214 Bourbon

VCC Architectural Committee

August 25, 2026





1214 Bourbon

VCC Architectural Committee

August 25, 2026





1214 Bourbon

VCC Architectural Committee

August 25, 2026





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1214 Bourbon

VCC Architectural Committee

August 25, 2026





1214 Bourbon

VCC Architectural Committee

August 25, 2026





1214 Bourbon

VCC Architectural Committee

August 25, 2026





1214 Bourbon

VCC Architectural Committee

August 25, 2026





1214 Bourbon – Finish Material Options

VCC Architectural Committee

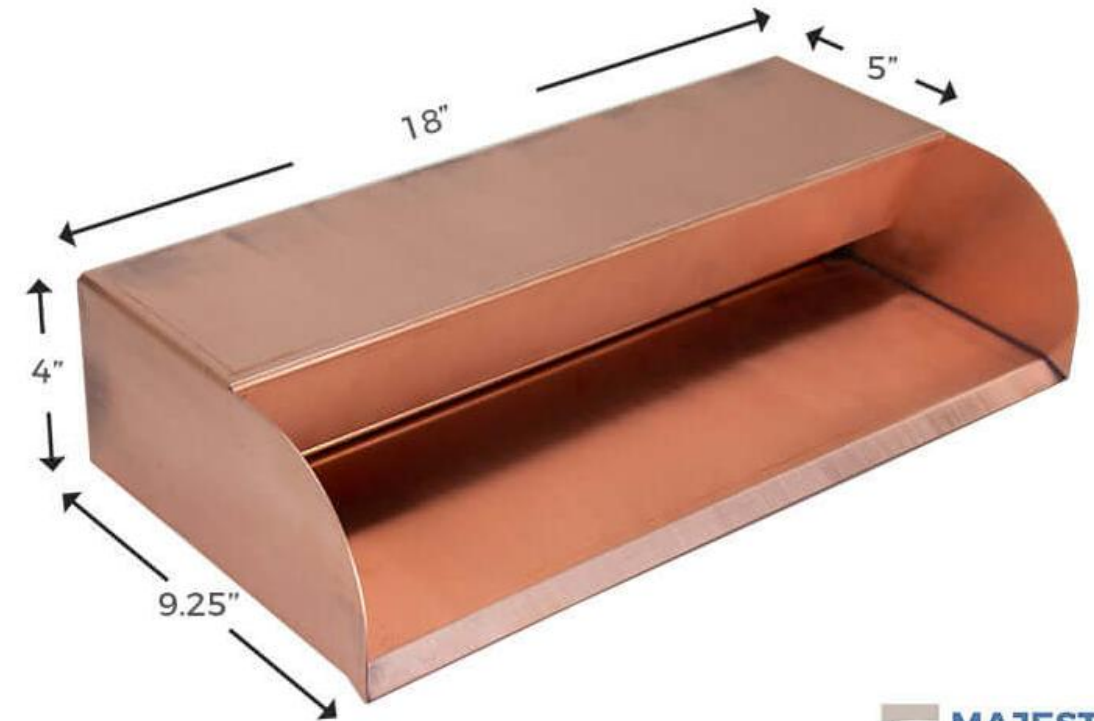
August 25, 2026





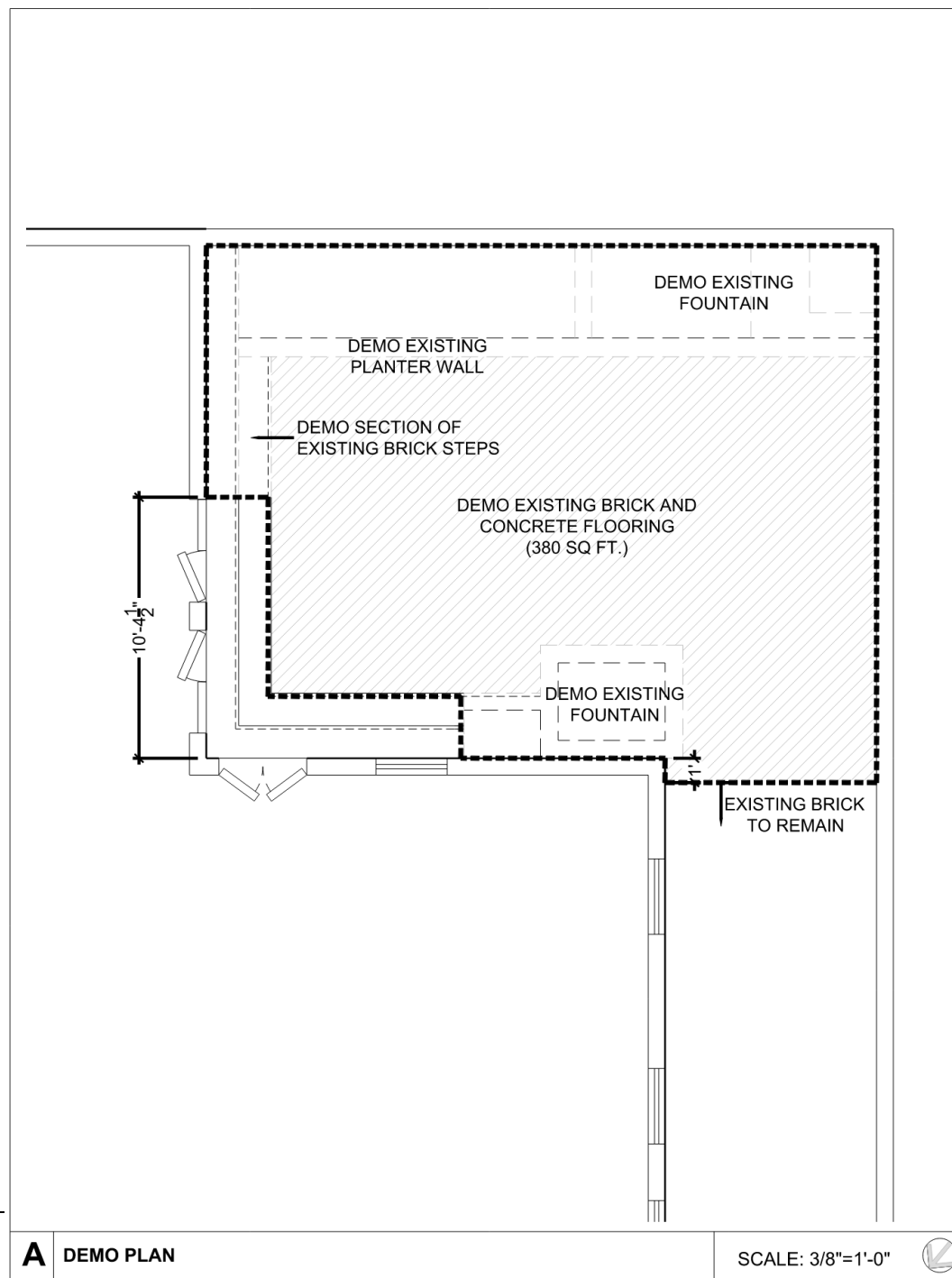


PICARD 18" CASCADING SCUPPER - COPPER



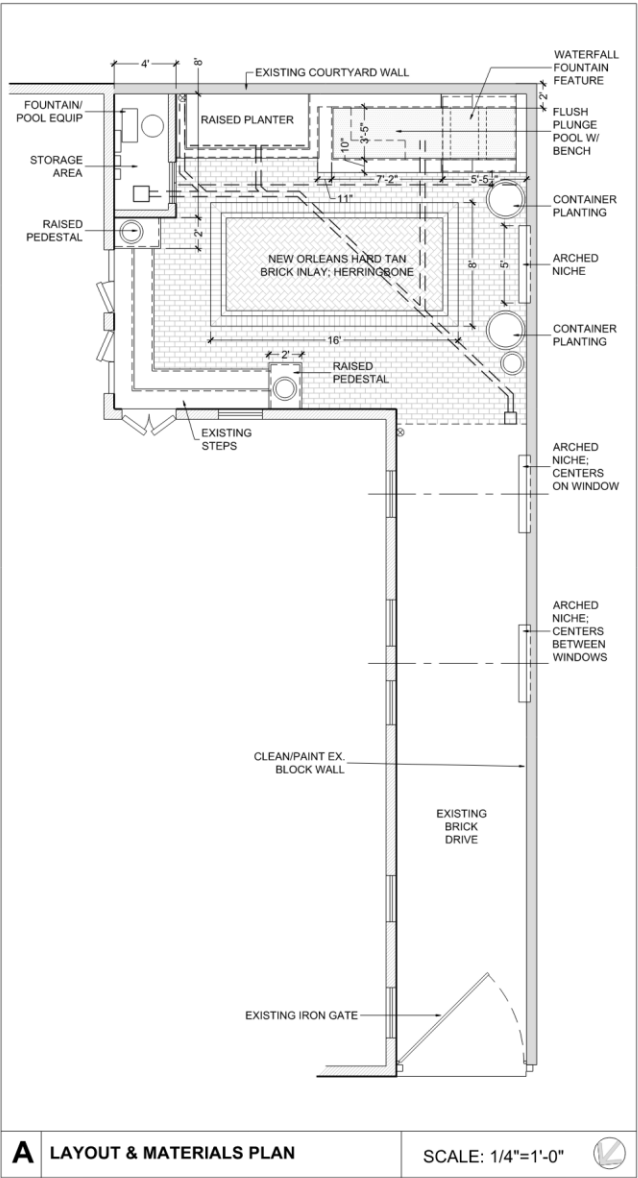
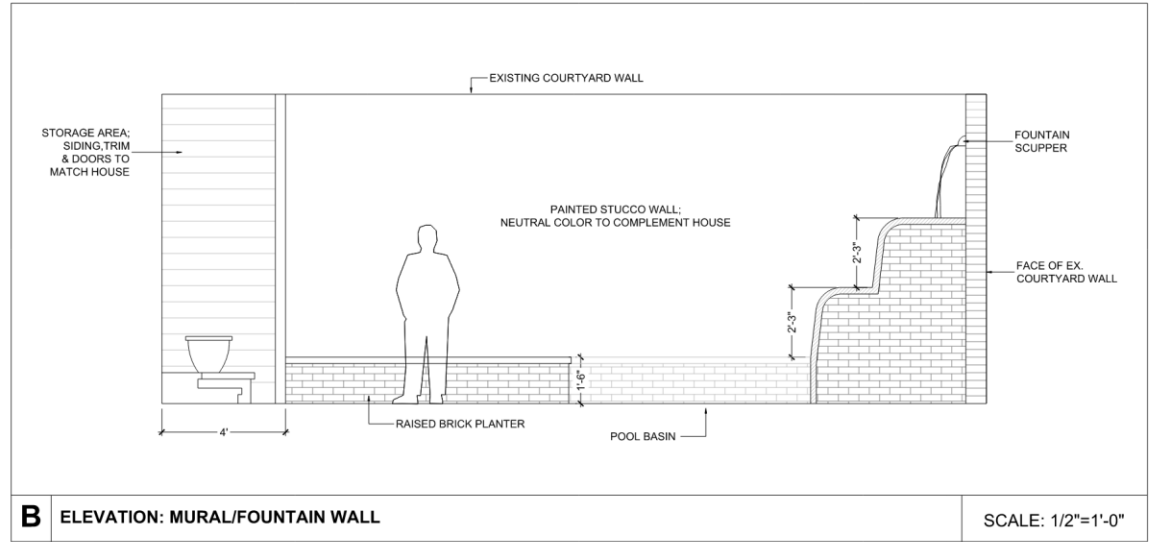
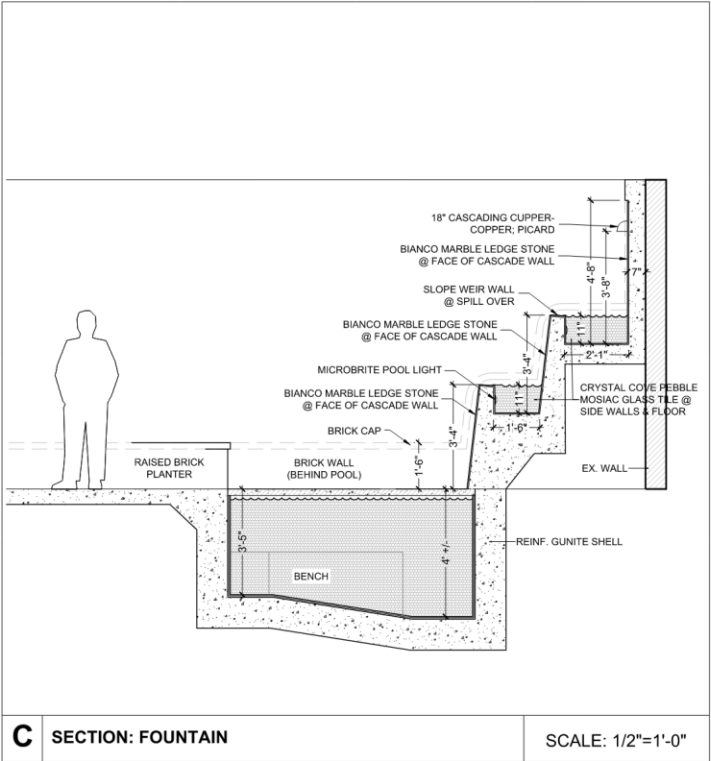
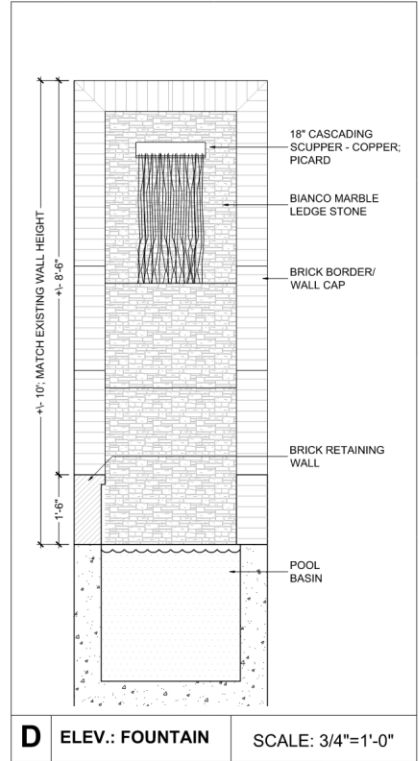
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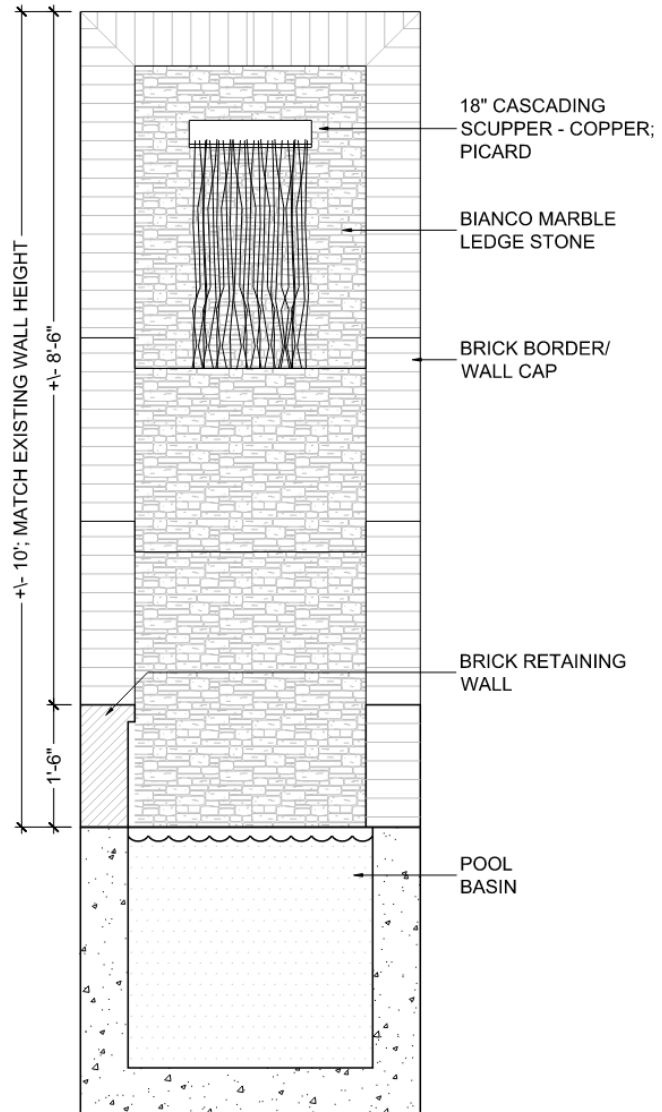
VCC Architectural Committee



August 25, 2026







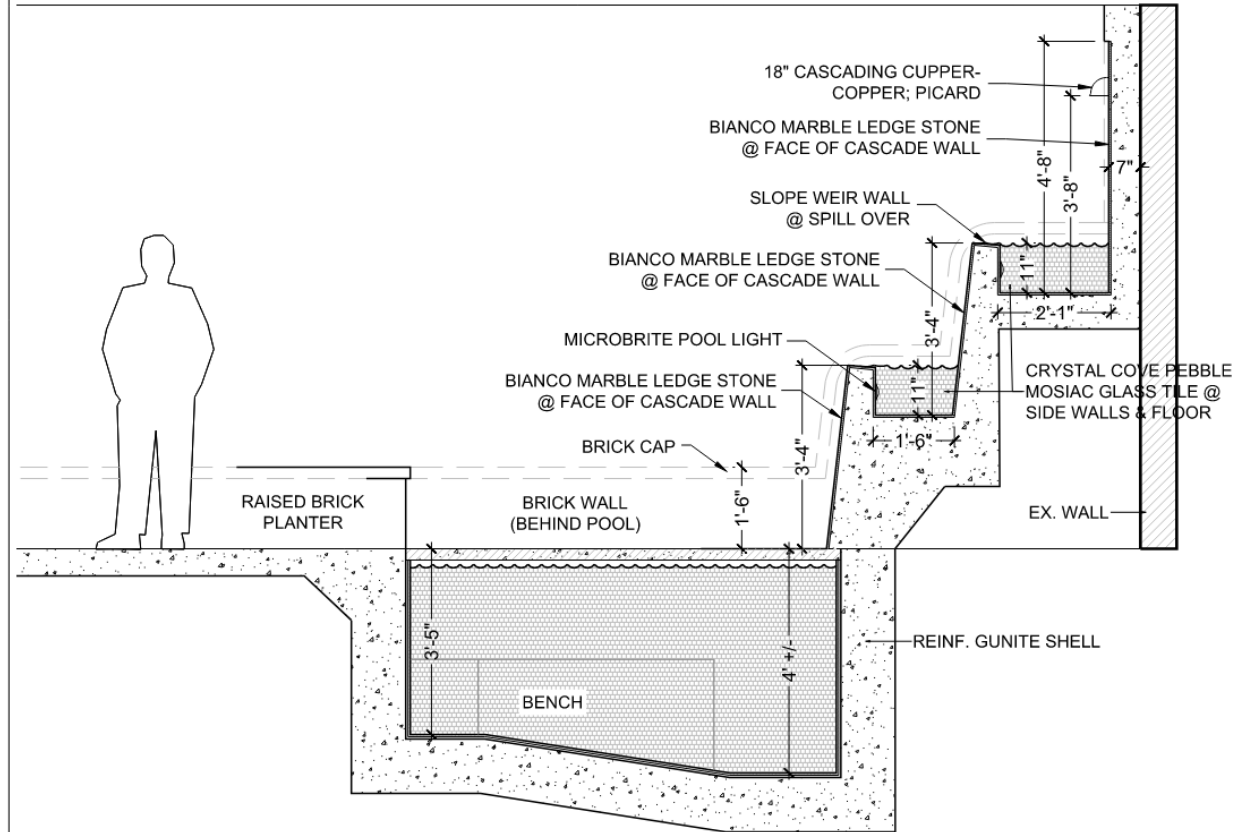
D

ELEV.: FOUNTAIN

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

1214 Bourb

VCC Architectural Committee



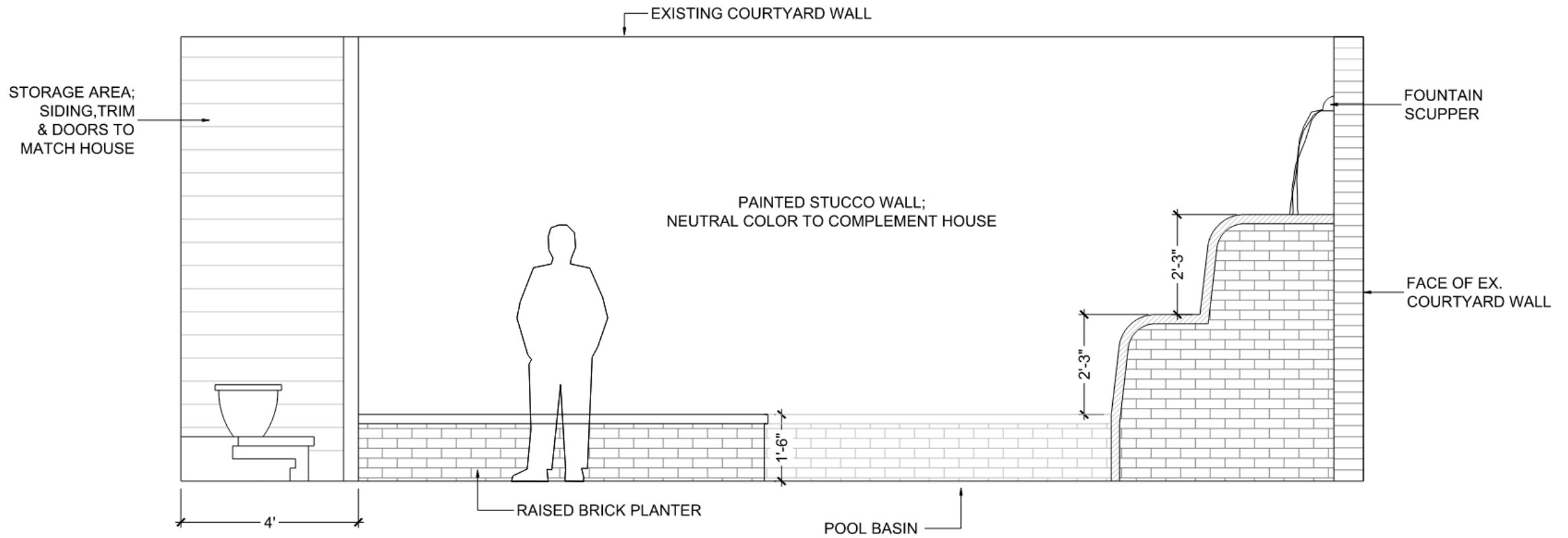
C

SECTION: FOUNTAIN

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

August 25, 2026





B

ELEVATION: MURAL/FOUNTAIN WALL

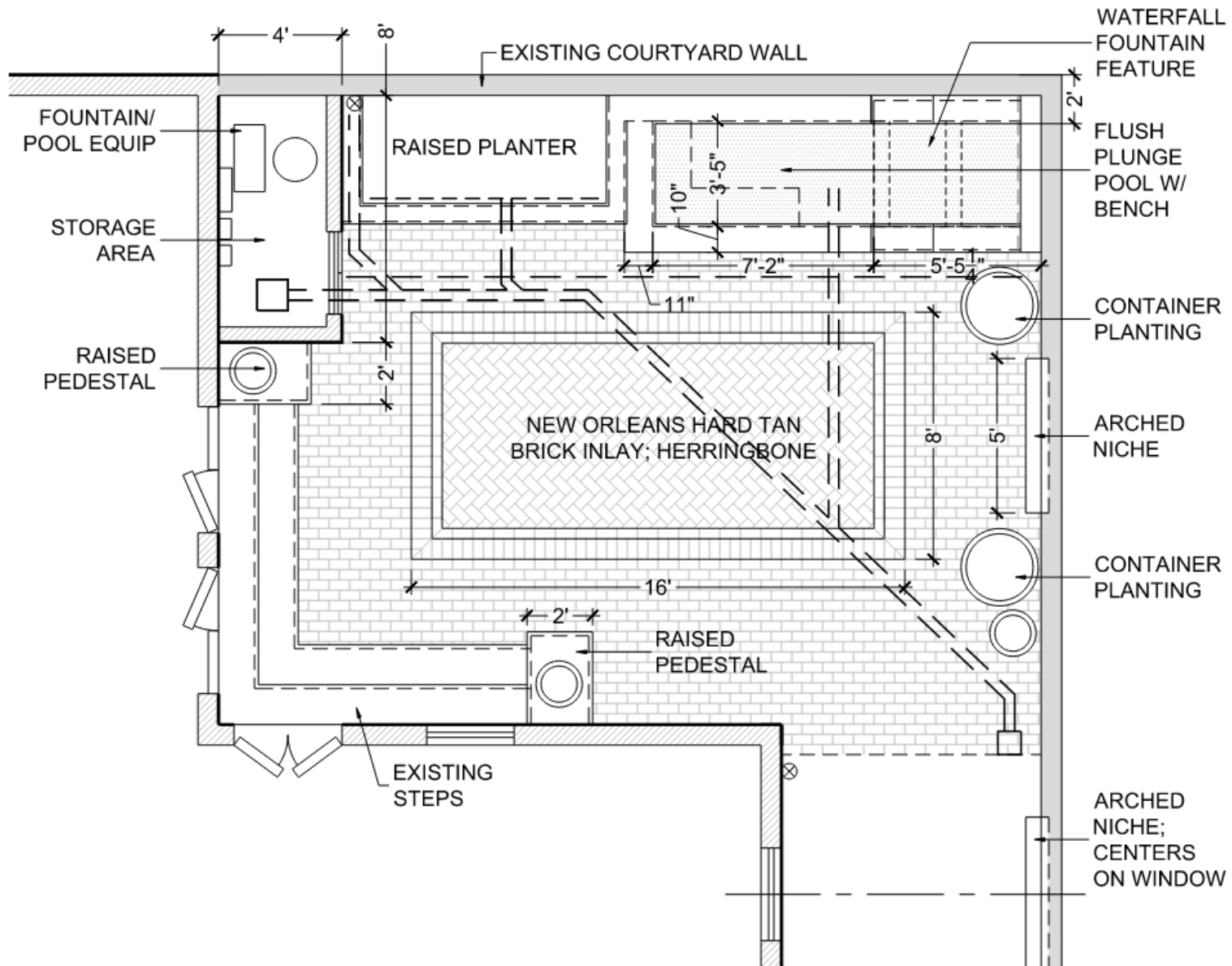
SCALE: 1/2"=1'-0"

1214 Bourbon

VCC Architectural Committee

August 25, 2026





1214 Bourbon

VCC Architectural Committee

August 25, 2026





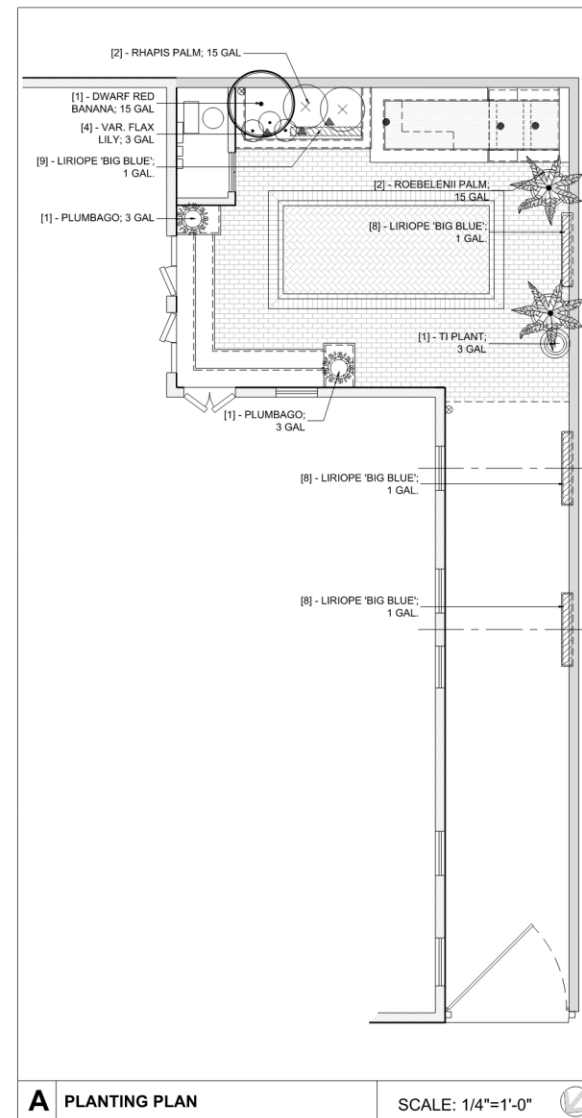
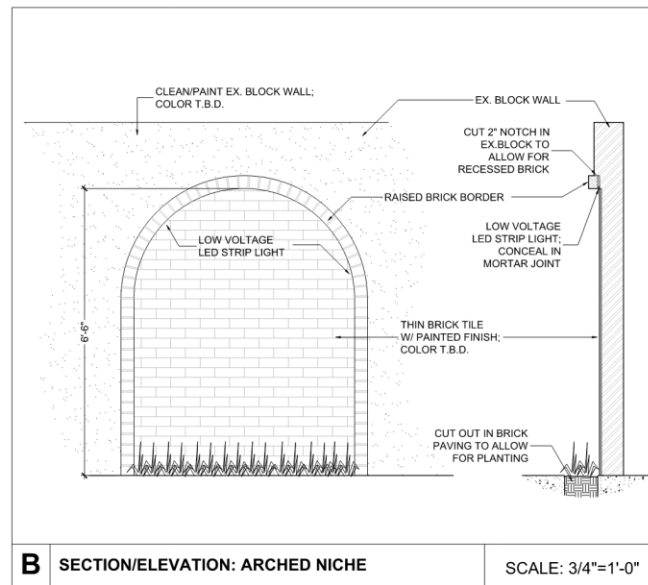
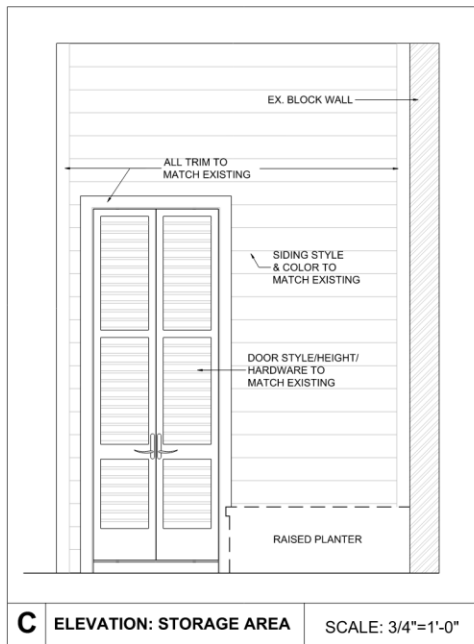
**McSWAIN
RESIDENCE**
1214 BOURBON ST
NEW ORLEANS, LA 70116

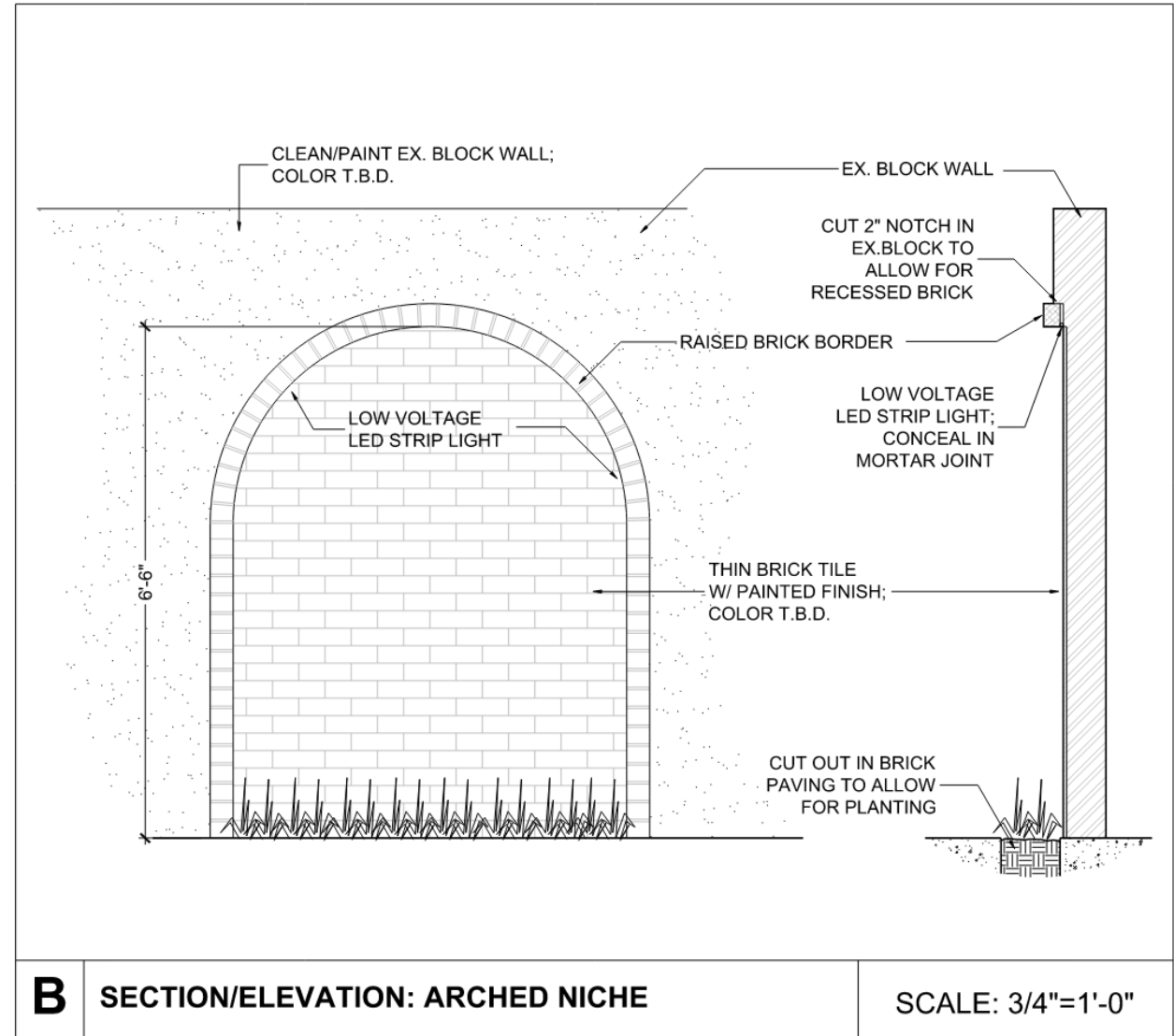
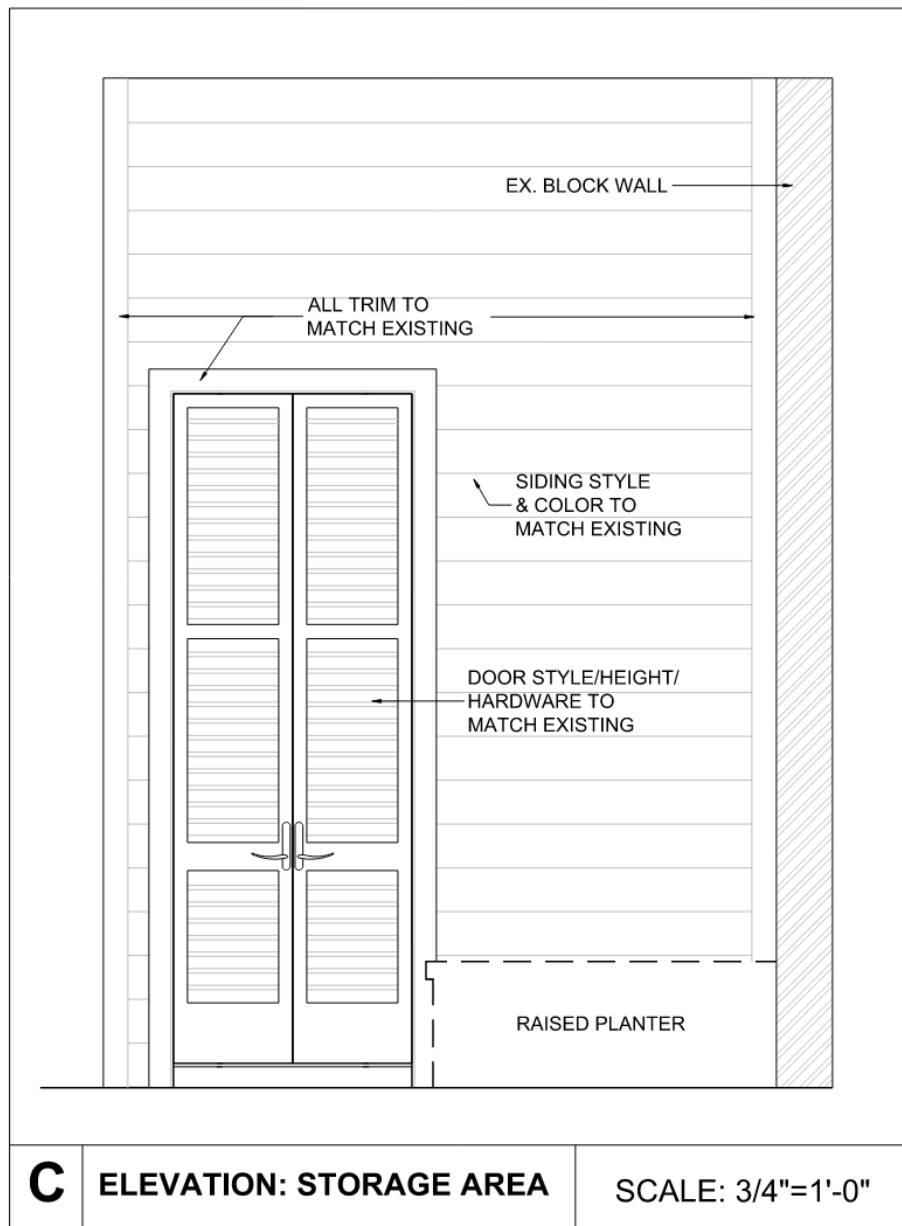
REVISIONS

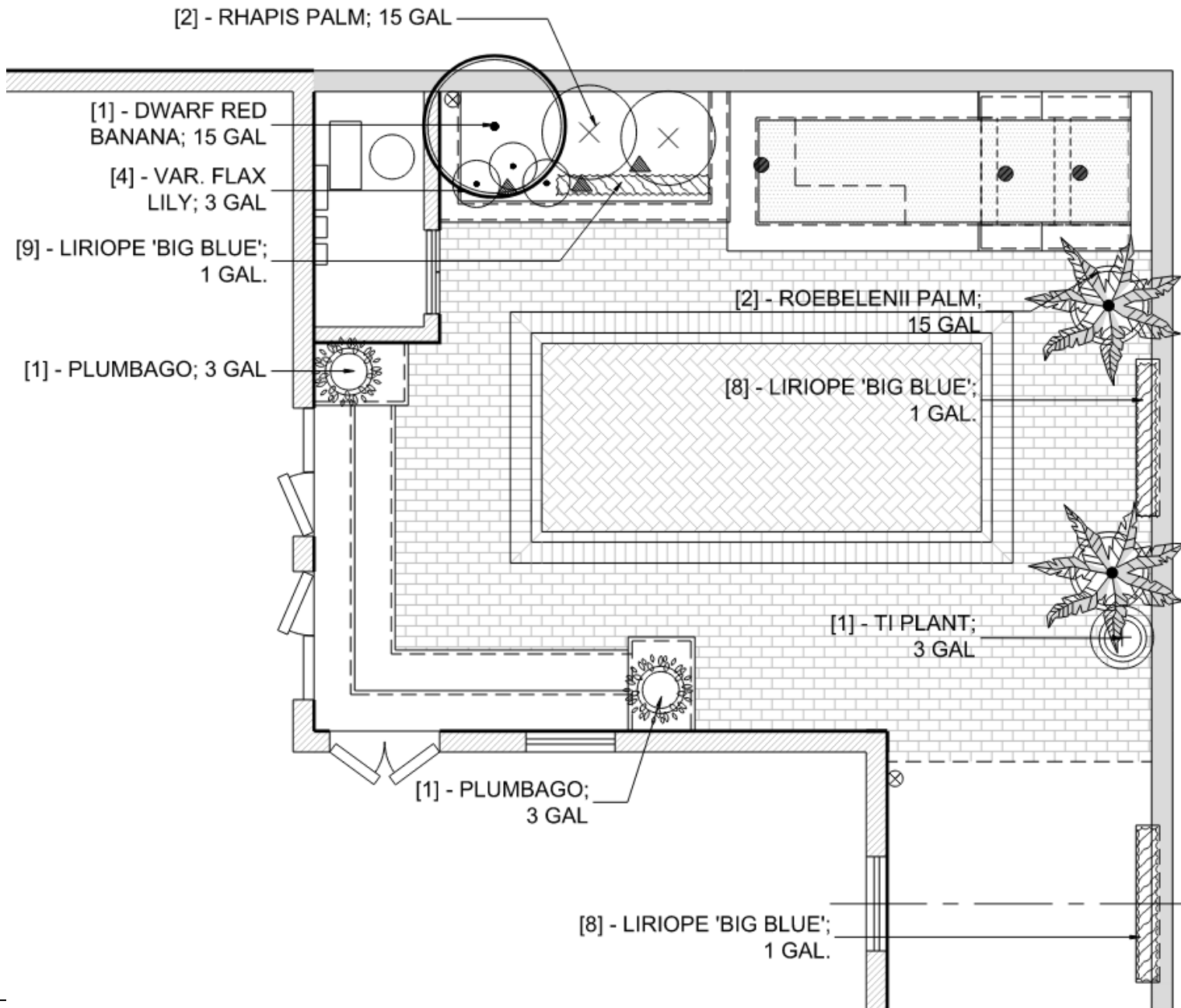
**LAYOUT
PLAN**

SHEET NUMBER:
LA-2

DRAWN BY:
08-11-26





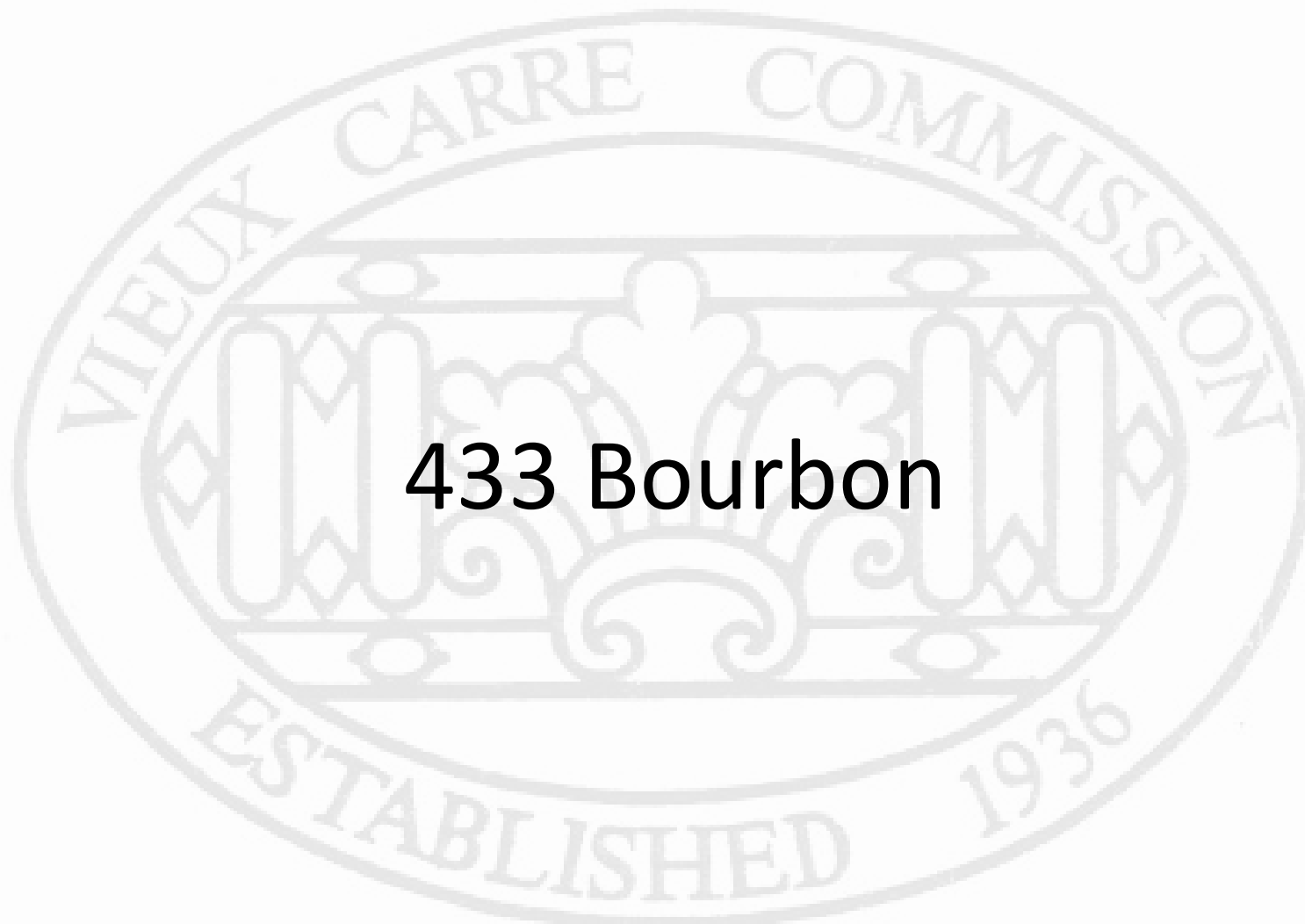


1214 Bourbon

VCC Architectural Committee

August 25, 2026





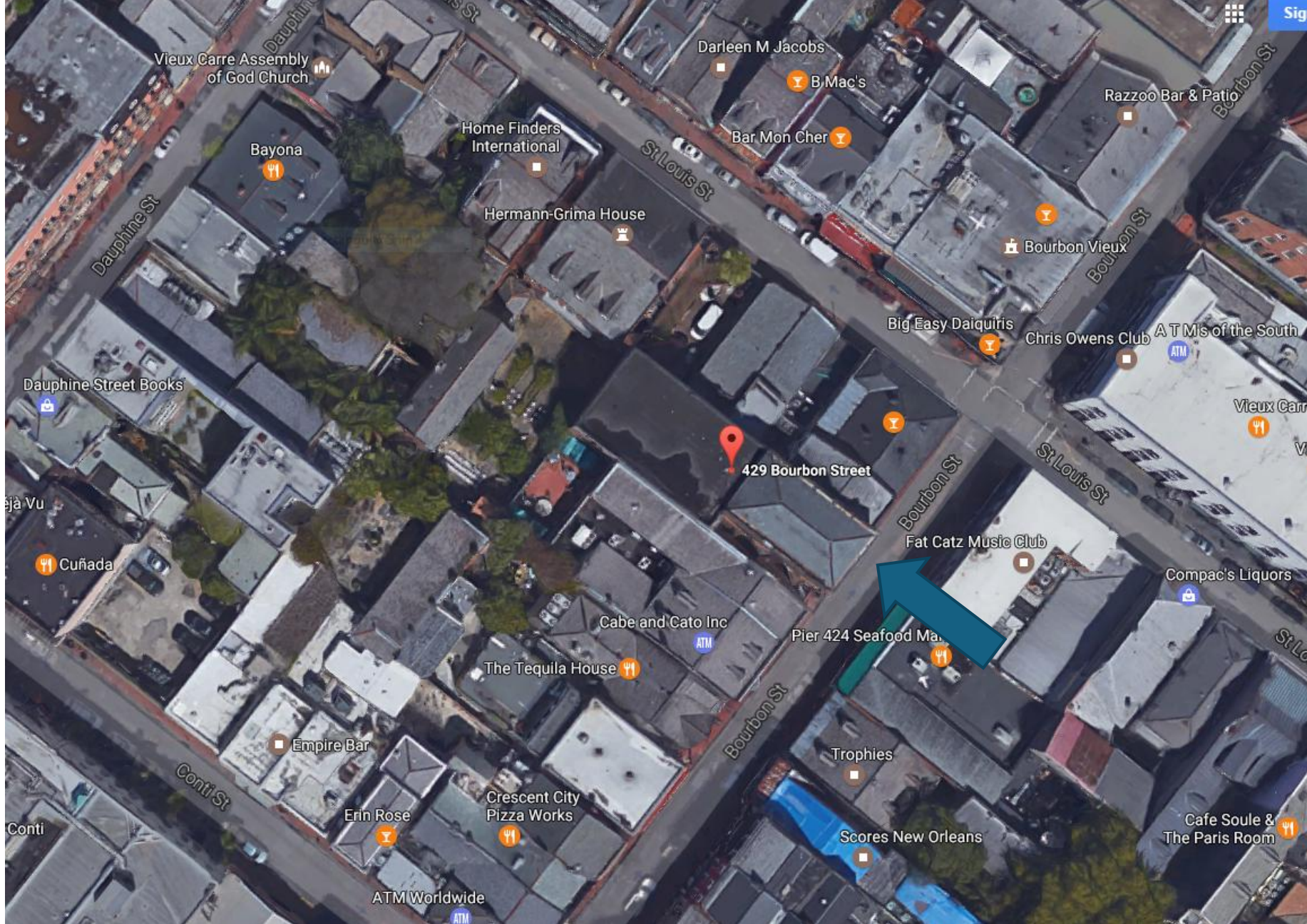
433 Bourbon

429-433 Bourbon
VCC Architectural Committee



August 25, 2026





429-433 Bourbon

VCC Architectural Committee

August 25, 2026



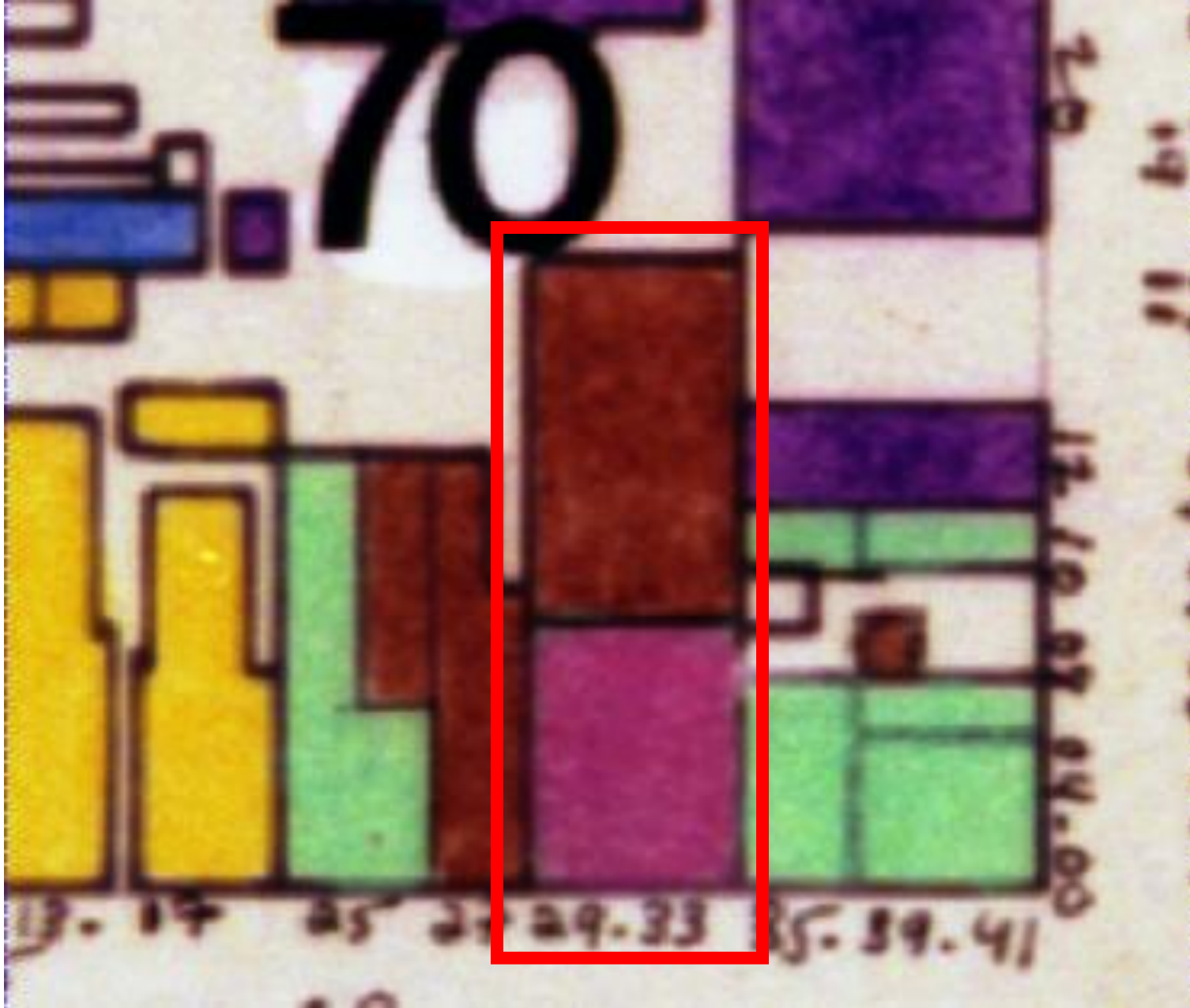


429-433 Bourbon

VCC Architectural Committee

August 25, 2026





429-433 Bourbon

VCC Architectural Committee

August 25, 2026





429-433 Bourbon

VCC Architectural Committee

August 25, 2026





429-433 Bourbon
VCC Architectural Committee

August 25, 2026





429-433 Bourbon
VCC Architectural Committee

August 25, 2026



429-433 Bourbon
VCC Architectural Committee



August 25, 2026



429-433 Bourbon
VCC Architectural Committee



03 11 2024

August 25, 2026





429-433 Bourbon – View from 425 Bourbon
VCC Architectural Committee

August 25, 2026





429-433 Bourbon – View from 425 Bourbon
VCC Architectural Committee

st 25, 2026





429-433 Bourbon – Scupper from 433 Bourbon

VCC Architectural Committee

August 25, 2026







429-433 Bourbon – Flat Roof
VCC Architectural Committee

August 25, 2026

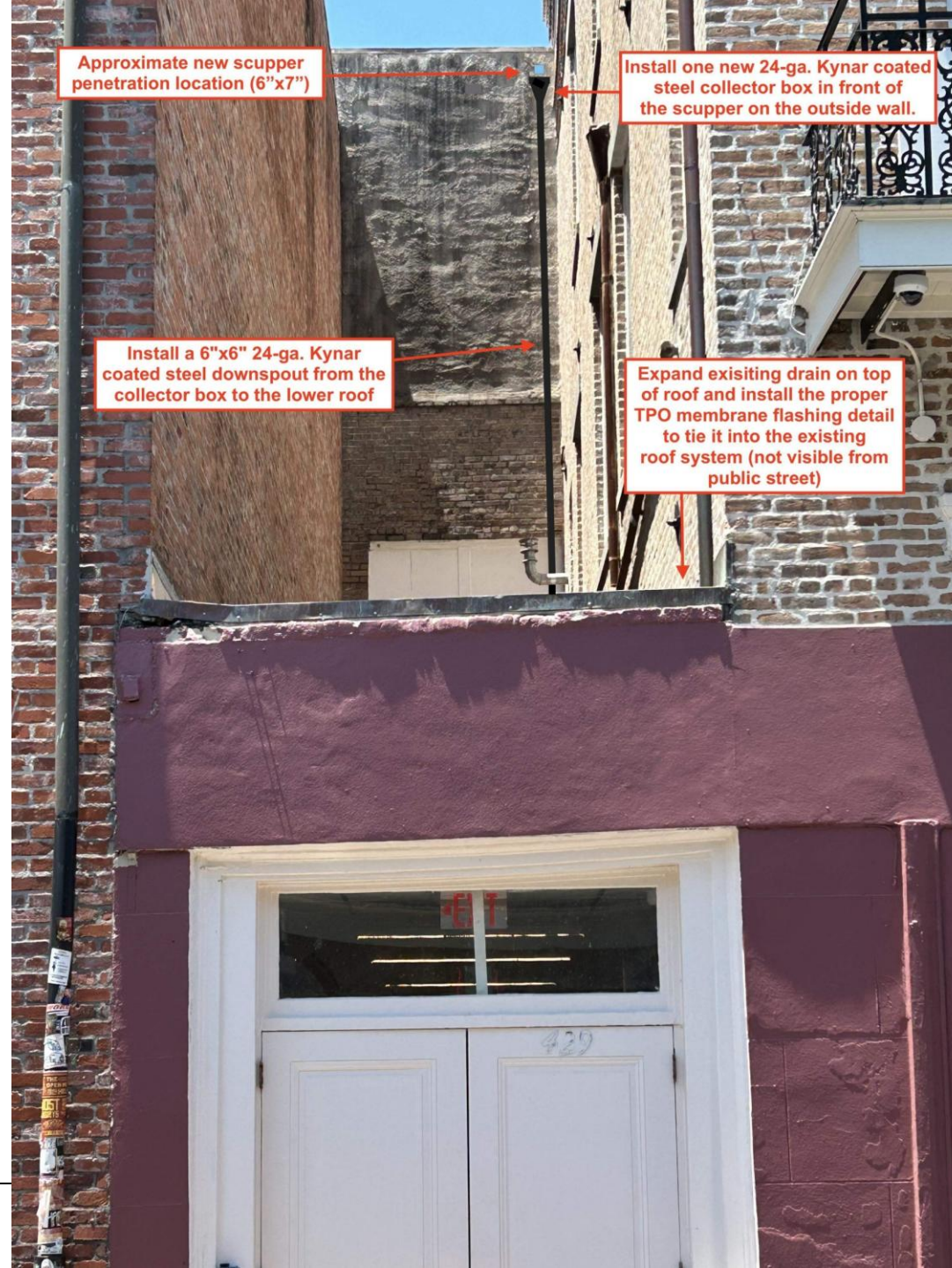




429-433 Bourbon – Flat Roof
VCC Architectural Committee

August 25, 2026





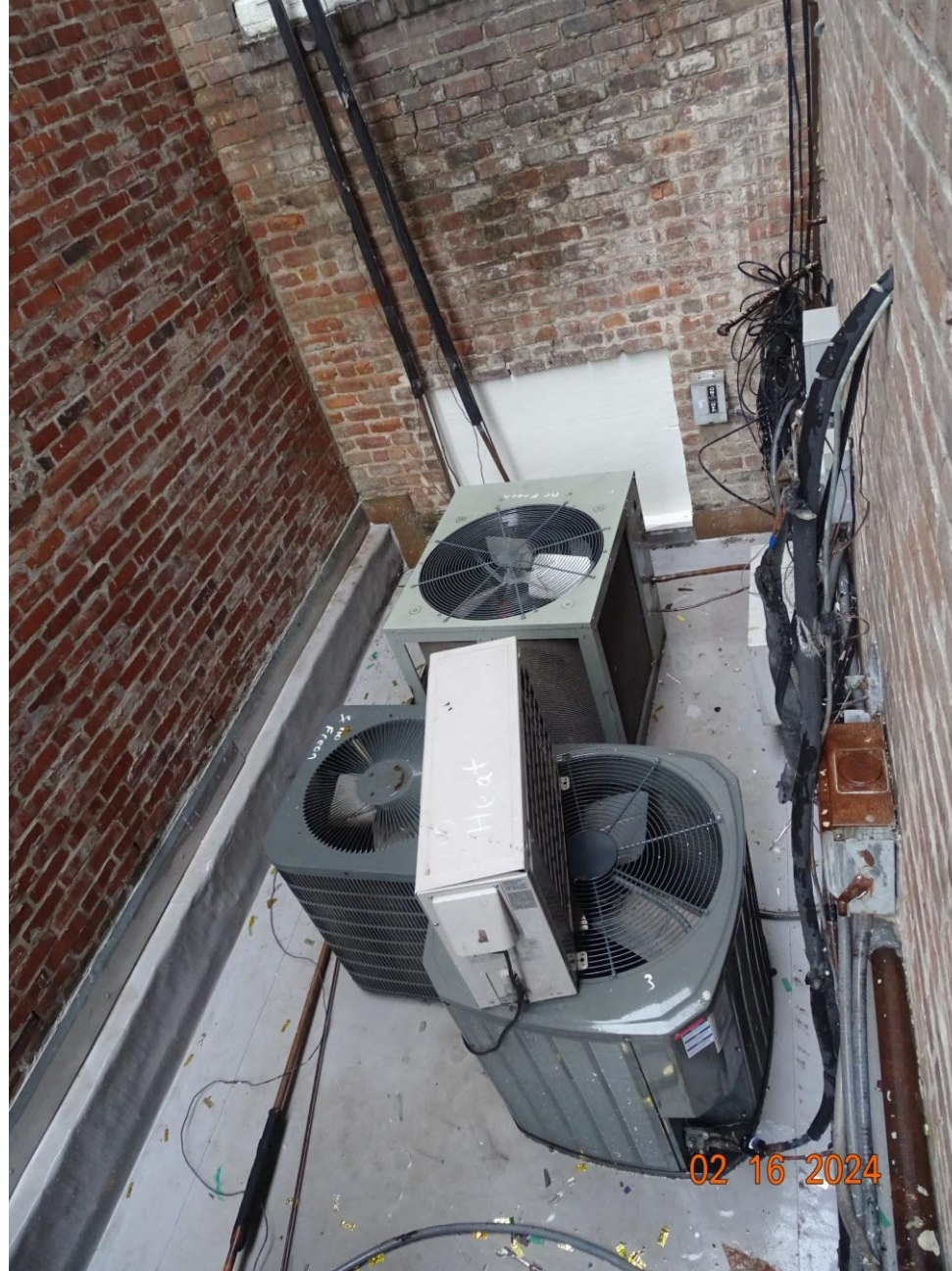




429-433 Bourbon – Roof of one-story portion
VCC Architectural Committee

August 25, 2026





429-433 Bourbon – Roof of one-story portion
VCC Architectural Committee

August 25, 2026



Scope of work: Install scupper and downspout from upper roof.

Price for Below Scope: \$ 7,324.00

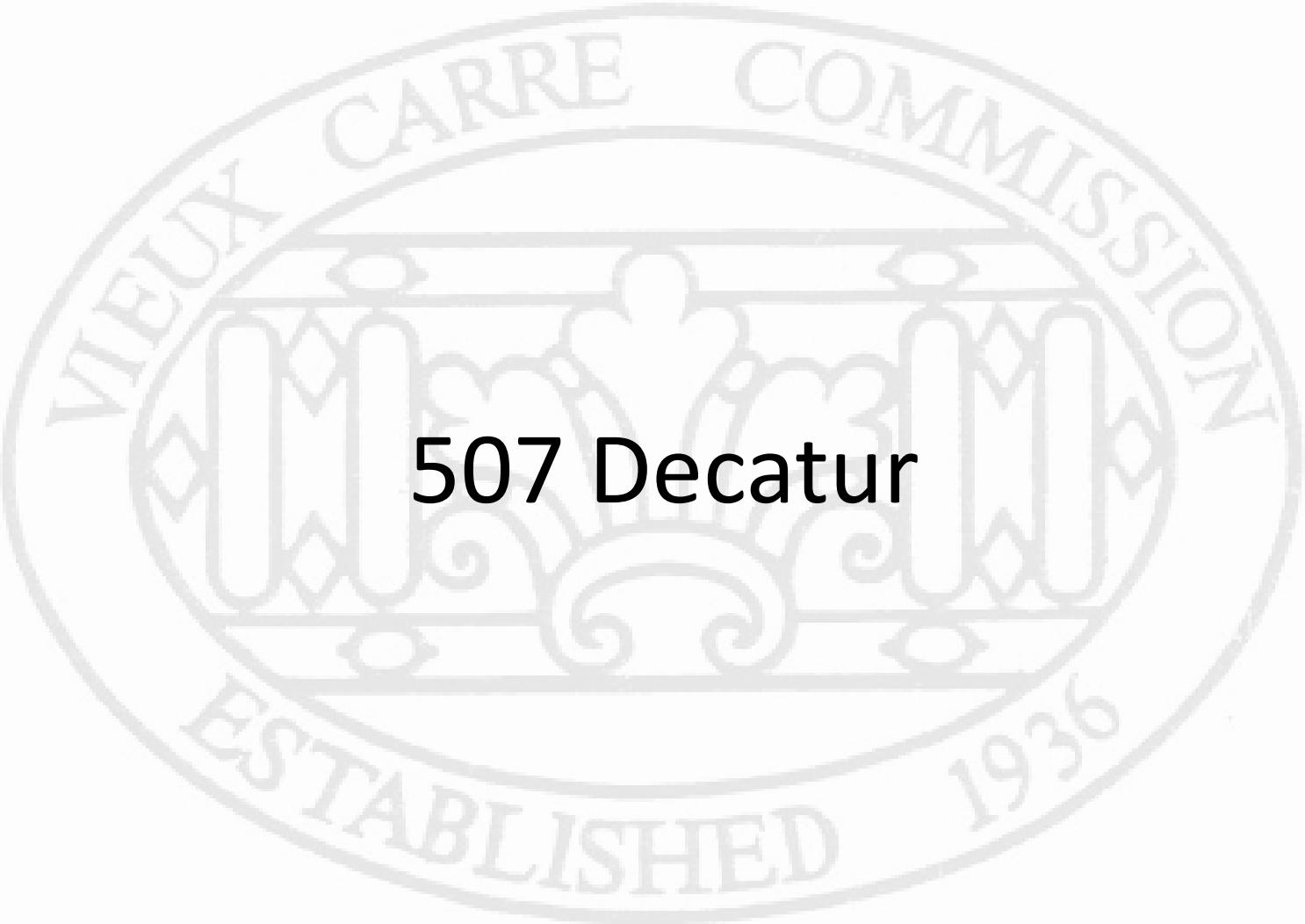
- Cut away roofing on upper roof where Clark locates the new scupper penetration opening in the existing parapet wall.
- Clark Contractors to remove brick for opening and repair any masonry defects.
- Supply and install one new TPO Clad metal through wall scupper based on dimension provided by Clark Contractors
- Properly flash new scupper to existing roof system.
- Supply and install one new 24-ga. Kynar coated steel collector box in front of the scupper on the outside wall.
- Supply and install a 6"x6" 24-ga. Kynar coated steel downspout from the collector box to the lower roof.
- Install a 3'x4' piece of TPO walk pad on the existing lower roof at the downspout discharge location.
- Once a new drain is installed by Clark Contractors on the lower roof, Hagrove will install the proper TPO membrane flashing detail to tie it into the existing roof system.
- One Site trip included in Proposal.

Warranty:

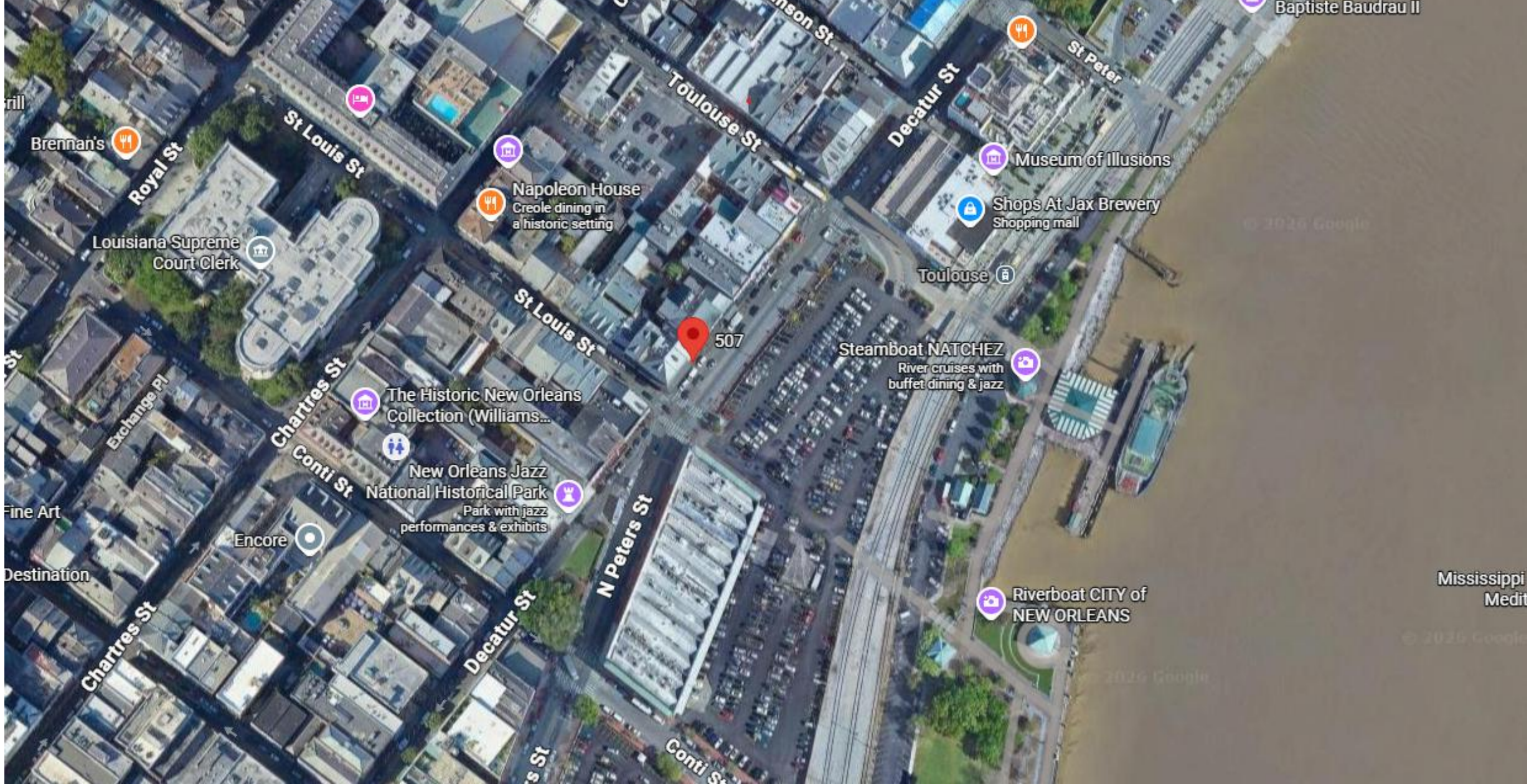
- Provide Customer with **2-Year Hargrove Roofing** labor warranty.

Excludes:

- Any items not specifically set forth in the above scope of work
-
-
-

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork base. The shield is flanked by two vertical bars with diamond-shaped details. The entire shield is set within a circular border. The text "VIEUX CARRE COMMISSION" is written in a serif font along the top arc of the border, and "ESTABLISHED 1936" is written along the bottom arc.

507 Decatur



507 Decatur

VCC Architectural Committee

August 25, 2026

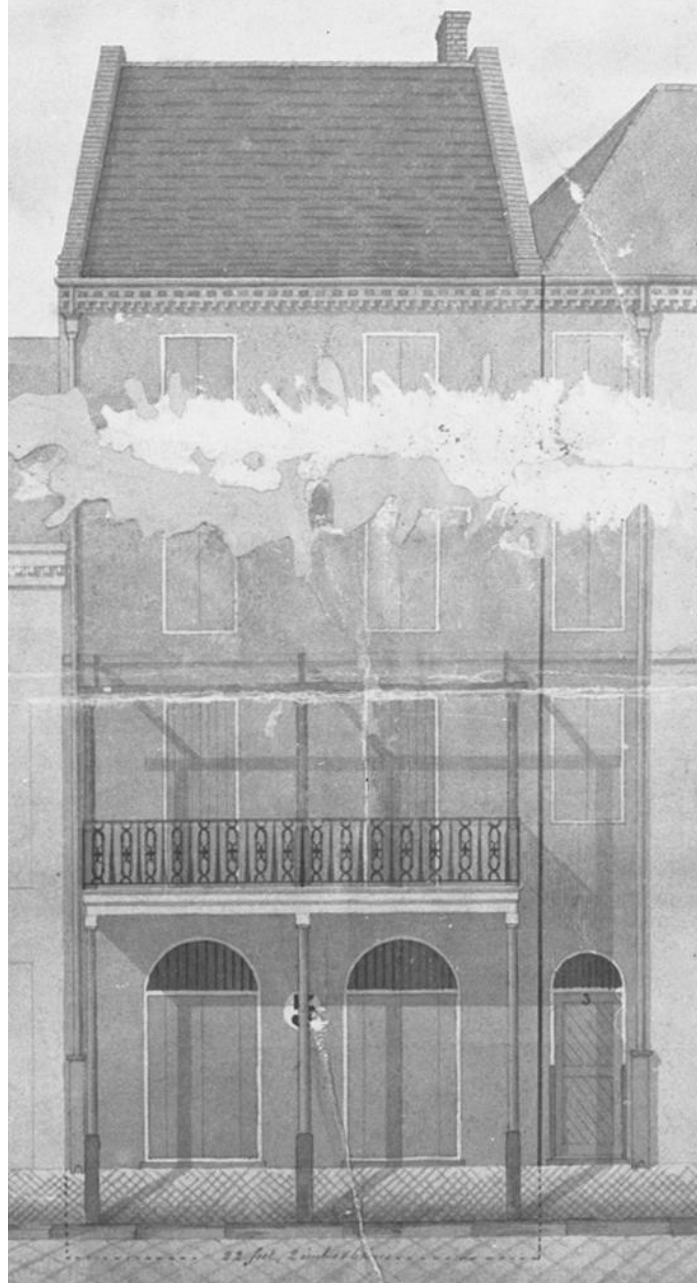




507 Decatur – 2011
VCC Architectural Committee

August 25, 2026





501 Decatur, St. Louis elevation – 1866

VCC Architectural Committee

August 25, 2026





501 Decatur, 503-05 Decatur – 1947

VCC Architectural Committee

August 25, 2026





507 Decatur – 1963

VCC Architectural Committee

August 25, 2026





501 Decatur, 503-05 Decatur – 2018

VCC Architectural Committee

August 25, 2026





501 Decatur, 503-05 Decatur, 507 Decatur – 2018

VCC Architectural Committee

August 25, 2026





501 Decatur, 503-05 Decatur – 2020

VCC Architectural Committee

August 25, 2026





501 Decatur, 503-05 Decatur – 2021

VCC Architectural Committee

August 25, 2026





501 Decatur, 503-05 Decatur – 2021

VCC Architectural Committee

August 25, 2026





501 Decatur, 503-05 Decatur – 2022

VCC Architectural Committee

August 25, 2026



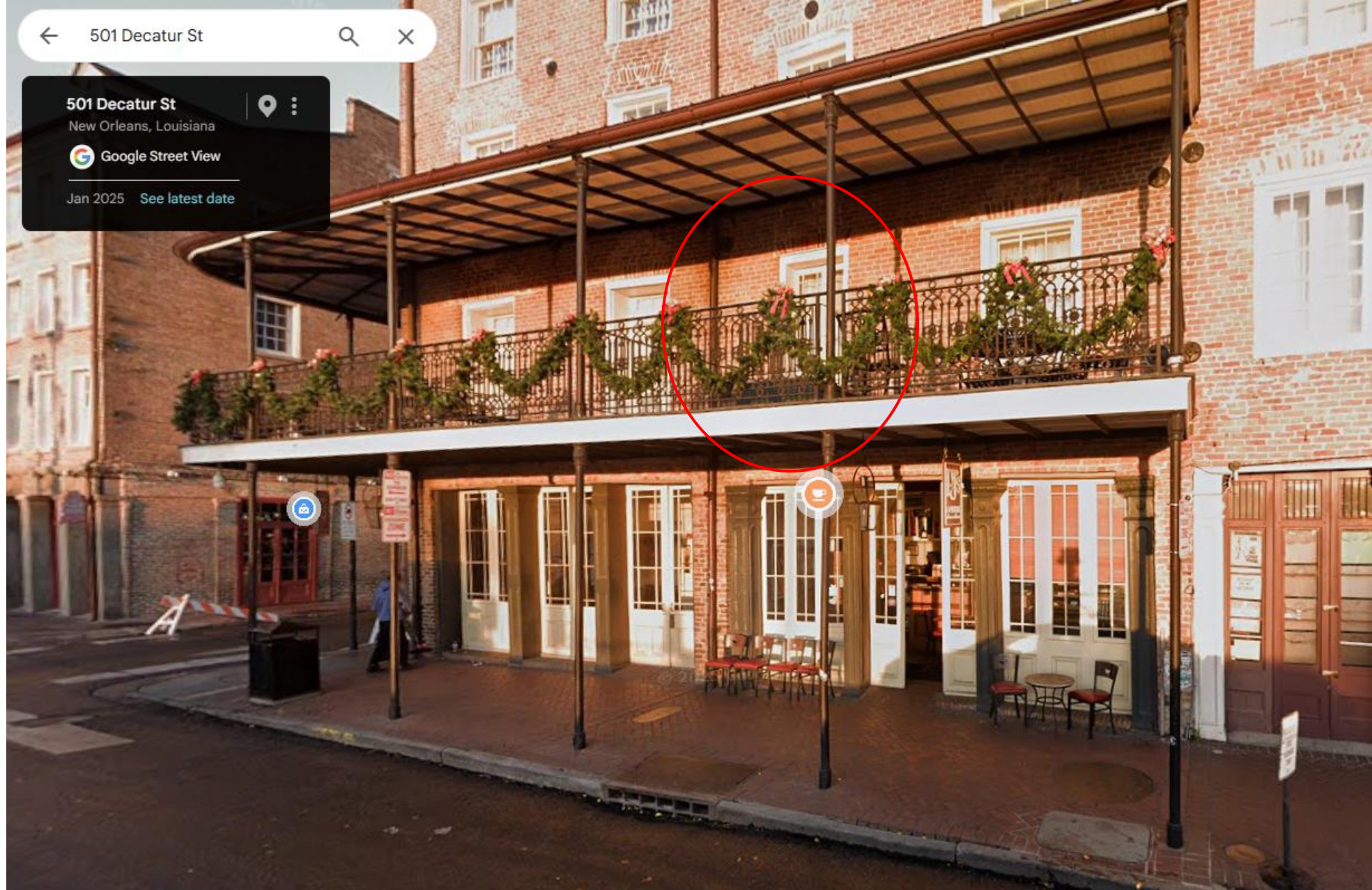


501 Decatur, 503-05 Decatur – 2023

VCC Architectural Committee

August 25, 2026





501 Decatur – January 2025
VCC Architectural Committee

August 25, 2026





501, 503-05 Decatur
VCC Architectural Committee

August 25, 2026





501, 503-05 Decatur
VCC Architectural Committee

August 25, 2026





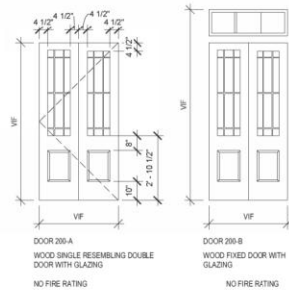
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VCC Architectural Committee

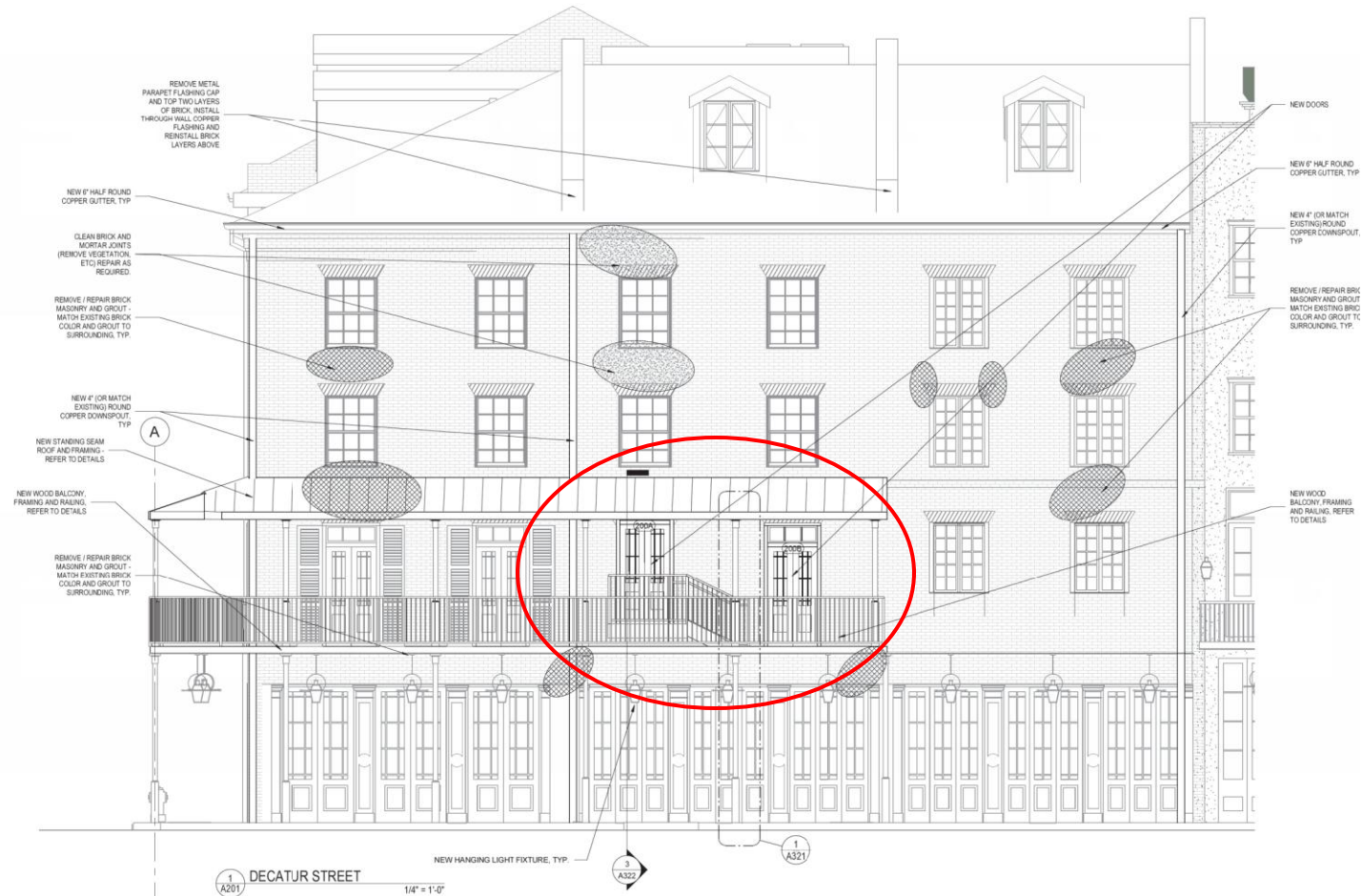
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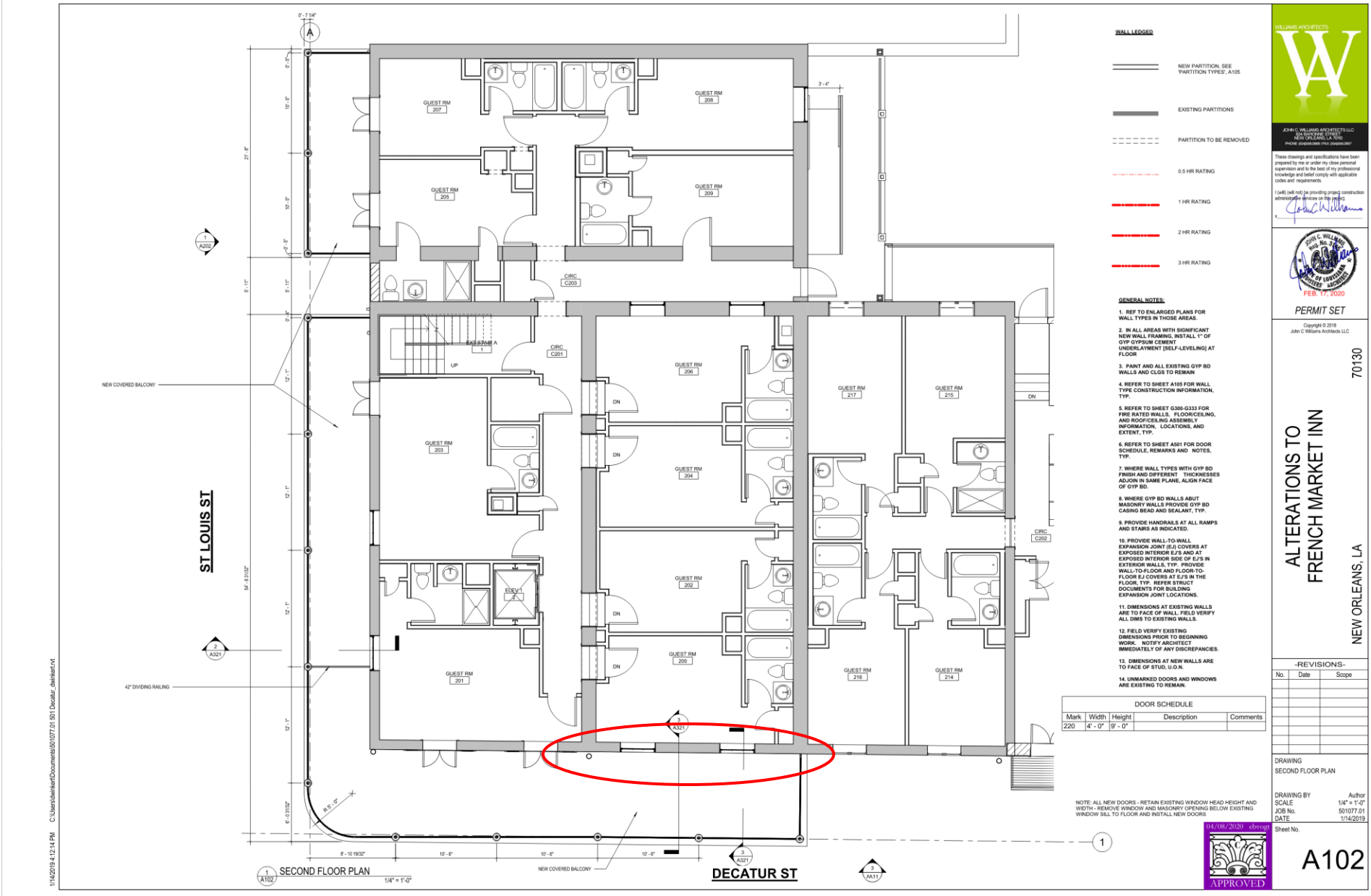


DOOR SCHEDULE				
Mark	Width	Height	Description	Comments
200A	3' - 6"	8' - 6"	SINGLE SWING FRENCH DOOR WITH TRANSOM	
200B	3' - 6"	8' - 6"	SINGLE SWING FRENCH DOOR WITH TRANSOM	SEALED SHUT



DOOR TYPES
3/8" = 1'-0"





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WILLIAMS ARCHITECTS

W

JOHN C. WILLIAMS ARCHITECTS, LLC
1510 PULASKI STREET
NEW ORLEANS, LA 70119
PHONE: 504.581.1111
FAX: 504.581.1112

These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.

I will not be providing project construction administration services on this project.

John C. Williams

JOHN C. WILLIAMS
Reg. No. 1007
Professional Architect

FEB 17 2020

PERMIT SET

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John C. Williams Architects LLC

70130

ALTERATIONS TO
FRENCH MARKET INN
NEW ORLEANS, LA

-REVISIONS-

No.	Date	Scope

DRAWING
EXTERIOR ELEVATIONS

DRAWING BY
SCALE 1/4" = 1'-0"

JOB No. 501077.01

DATE 1/14/2019

Sheet No.

A201

04/18/2020 chwp

APPROVED

SEE NOTES

****VCC: INCONSISTENCIES FOUND BETWEEN
ELEVATIONS AND DETAILS. ALL GALLERY DETAILS TO
BE BUILT PER SHEET A321.**

501 Decatur – permitted drawings

VCC Architectural Committee

August 25, 2026

NEW ORLEANS
Vieux Carré
COMMISSION
ESTABLISHED 1936

Project #: 501077.00
507 DECATUR STREET
NEW ORLEANS, LA 70130

08/11/2026

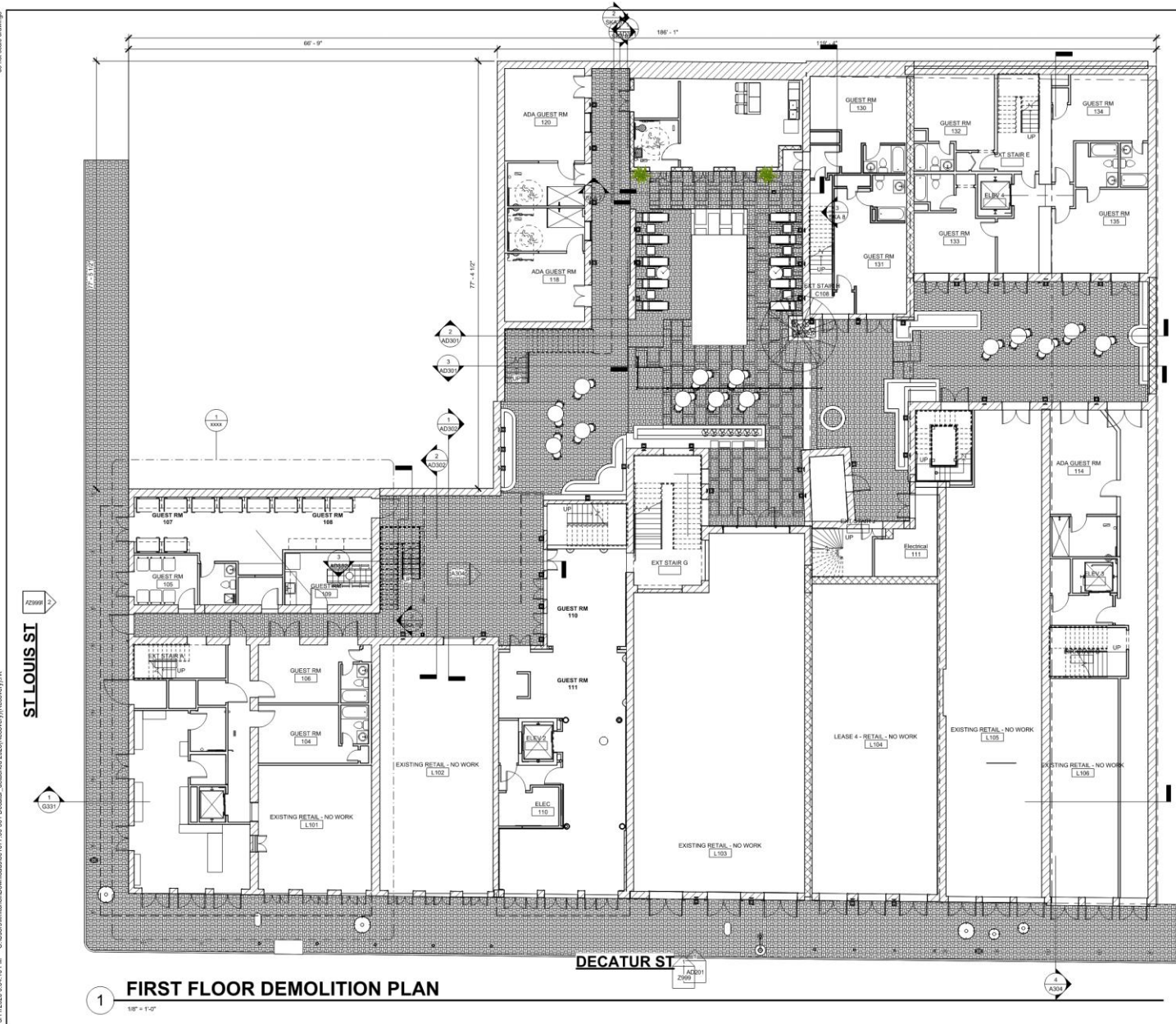
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John C Williams Architects LLC



do not scale drawings

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GENERAL DEMOLITION REQUIREMENTS

STRUCTURAL INTEGRITY

S1 PROVIDE SHORING, BRACING, AND SUPPORTS AS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE PROJECT BEFORE CUTTING OR ALTERING ANY OPENING IN AN EXISTING LOAD BEARING OR NON-LOAD BEARING WALL, FOOTING, OR ROOF DECK.

S2 UNLESS OTHERWISE INDICATED ON THE STRUCTURAL OR ARCHITECTURAL DRAWINGS, PROVIDE TEMPORARY STEEL ANGLE MASONRY SUPPORT AT NEW OPENINGS CUT IN EXISTING MASONRY WALLS, WHETHER BEARING OR NON-BEARING, WITH 101-A105 FOR NEW

DEMOLITION LEGEND

--- REMOVE EXISTING WALLS IN DEMOLITION
--- EXISTING WALLS TO REMAIN
--- REMOVE EXISTING DOORS, FIXTURES, AND MISC. IN DEMOLITION

GENERAL NOTES

G1 VISIT THE SITE TO UNDERSTAND THE SCOPE OF WORK AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING THIS PROJECT. REPORT DISCREPANCIES OR AMBIGUOUS ITEMS TO THE ARCHITECT PRIOR TO BIDDING FOR CLARIFICATION.

G2 FIELD VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION WORK.

G3 COORDINATE DEMOLITION WORK WITH PLAN SHEETS A101-A105.

G4 REFER TO CIVIL, STRUCTURAL, AND MEP DRAWINGS FOR ADDITIONAL DEMOLITION AND ALTERATION REQUIREMENTS.

G5 THE OWNER HAS FIRST RIGHT OF SALVAGE OF ALL FIXTURES, EQUIPMENT AND BUILDING MATERIALS REMOVED AS PART OF THE DEMOLITION AND NOT REQUIRED IN THE NEW CONSTRUCTION. REMOVE ALL OTHER DEBRIS AND WASTE FROM THE SITE AND DISPOSE OF PROPERLY, IN ACCORDANCE WITH ANY APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

G6 PRIOR TO START OF DEMOLITION, SECURE FROM THE OWNER A LIST OF ADDITIONAL EXISTING BUILDING COMPONENTS TO BE SALVAGED AND DELIVERED TO THE OWNER. EXERCISE SUFFICIENT CARE IN SALVAGE OPERATIONS SUCH THAT SALVAGED COMPONENTS ARE DELIVERED TO THE OWNER IN THEIR EXISTING CONDITION.

G7 DEMOLITION WORK IS TO BE DONE IN PHASES. COORDINATE DEMOLITION WORK WITH CONSTRUCTION PHASING PLAN 0100.

G8 REFER TO PLUMBING DRAWINGS FOR AREAS REQUIRING REMOVAL OF EXISTING SLAB FOR INSTALLATION OF NEW PLUMBING.

CUTTING AND PATCHING

C1 PROVIDE MATERIALS FOR CUTTING AND PATCHING WHICH WILL RESULT IN EQUAL OR BETTER WORK THAN THAT BEING CUT OR PATCHED. TO MEET DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

C2 REMOVE EXISTING CONSTRUCTION SO AS NOT TO DAMAGE EXISTING CONSTRUCTION THAT IS TO REMAIN. PATCH FLOORS, WALLS AND CEILINGS IN A RECTANGULAR OR PATTERNS TO MATCH EXISTING CONDITIONS AND MAKE THEM READY TO RECEIVE ANY NEW FINISHES INDICATED.

C3 CAP PLUMBING LINES THAT ARE TO BE REMOVED FLUSH WITH FLOOR OR WALL, OR REMOVE THEM COMPLETELY. PATCH FLOORS AND WALLS TO MATCH EXISTING CONDITIONS. REFER PLUMBING DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

C4 AT AREAS WHERE EXISTING FLOOR MOUNTED TOILET ROOM FIXTURES ARE TO BE REMOVED, ALSO REMOVE APPROXIMATELY 30" OF TILE FROM THE FLOOR AND 48" OF TILE FROM THE WALL. PREPARE THIS AREA TO RECEIVE NEW TILE. THE LAYOUT AND EXACT AMOUNT OF TILE TO BE REMOVED SHALL BE AT THE DIRECTION OF THE ARCHITECT.

C5 WHERE EXISTING FLOORING, CEILINGS OR WALL FINISHES ARE TO BE REMOVED AND REPLACED WITH NEW FINISHES, SURFACES TO REMAIN SHALL BE STRIPPED CLEAN OF ALL EXISTING FINISHES AND MADE READY TO RECEIVE NEW FINISHES.

C6 INSPECT FLOORS TO RECEIVE NEW FINISHES PRIOR TO BID COMPLETELY REMOVE FLOOR FINISHES TO BE REPLACED. CLEAN AND PROPERLY PREPARE THE EXISTING SUBSTRATE PRIOR TO INSTALLATION OF NEW FINISH MATERIAL. STRIP, PATCH, AND FILL TO PROVIDE A SMOOTH, DURABLE SURFACE FREE OF BURRS AND ADHESIVE AND SUITABLE FOR APPLICATION OF NEW FINISH MATERIAL. UNDER CUT OF DOORS TO ACCOMMODATE NEW FLOOR FINISH WHERE NEW FINISH IS THICKER THAN ORIGINAL FINISH.

C7 WHERE NEW CONCRETE TOPPING IS TO BE PLACED OVER EXISTING CONCRETE SLAB, ABRADE EXISTING CONCRETE FINISH FOR BETTER BOND.

C8 TOOTH EXISTING MASONRY WHERE EXISTING MASONRY MEETS NEW MASONRY IN THE SAME WALL PLANE. NEW MASONRY SHALL MATCH EXISTING COURSE AND BOND PATTERN.

C9 PROVIDE A FINISHED EDGE BY TOOTHING IN NEW MASONRY TO MATCH EXISTING WHERE A PORTION OF AN EXISTING MASONRY WALL IS TO BE REMOVED (UON).

C10 REMOVE EXISTING WINDOWS AND SILLS COMPLETELY PRIOR TO SEALING OPENINGS (UON).

C11 REMOVE FRAME AND PATCH WALL WITH SAME ADJACENT MATERIAL AND FINISH AS EXISTING WHERE EXISTING DOOR OPENINGS ARE TO BE SEALED. ALIGN NEW AND EXISTING WALLS (UON).

C12 EXISTING DOORS, FRAMES, AND HARDWARE THAT ARE REMOVED MAY BE REUSED, WHERE INDICATED ON PLANS, IF IN GOOD CONDITION IN THE OPINION OF THE ARCHITECT AND OWNER.

C13 REMOVE EXPANSION JOINT COVERS (FLOOR, WALL, AND CEILING) PRIOR TO DEMOLITION OF ROOF AREAS, WITH NEW (AS DETAILED, WHERE INDICATED).

C14 COORDINATE WITH ROOF PLAN SHEET A101 AND DETAILS FOR SELECTED DEMOLITION OF ROOF AREAS, WITH NEW (AS DETAILED, WHERE INDICATED).

C15 REMOVE ALL EXISTING WINDOW FRAMES, GLAZING, GYP BOARD AND INSULATED PANELS OVER WINDOWS.



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I warrant/represent providing project construction administration services on this project.

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FRENCH MARKET INN GALLERY
EXTENSION
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NEW ORLEANS, LA 70130

-REVISIONS-

No.	Date	Scope
2	07.11.11	Pre - Fire Marshal
3	07.25.11	City Planning
4	09.06.11	VCC
5	09.15.11	VCC
6	Date 6	VCC
7	12.23.11	Permit Set
8	01.23.12	Construction Set
9	03.23.12	Revision 2

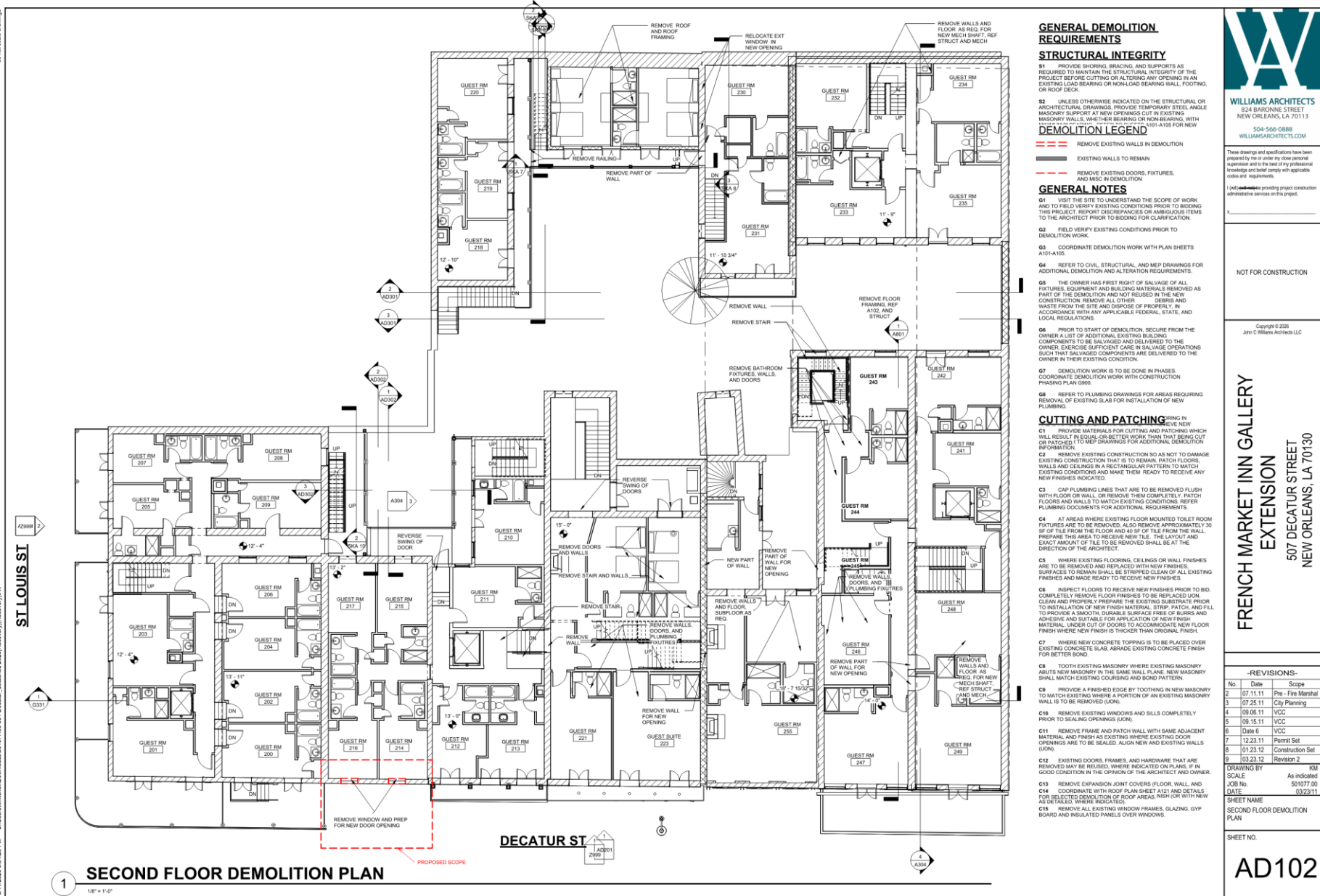
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JOB No. 501077.00
DATE 03/23/11

SHEET NAME
FIRST FLOOR DEMOLITION PLAN

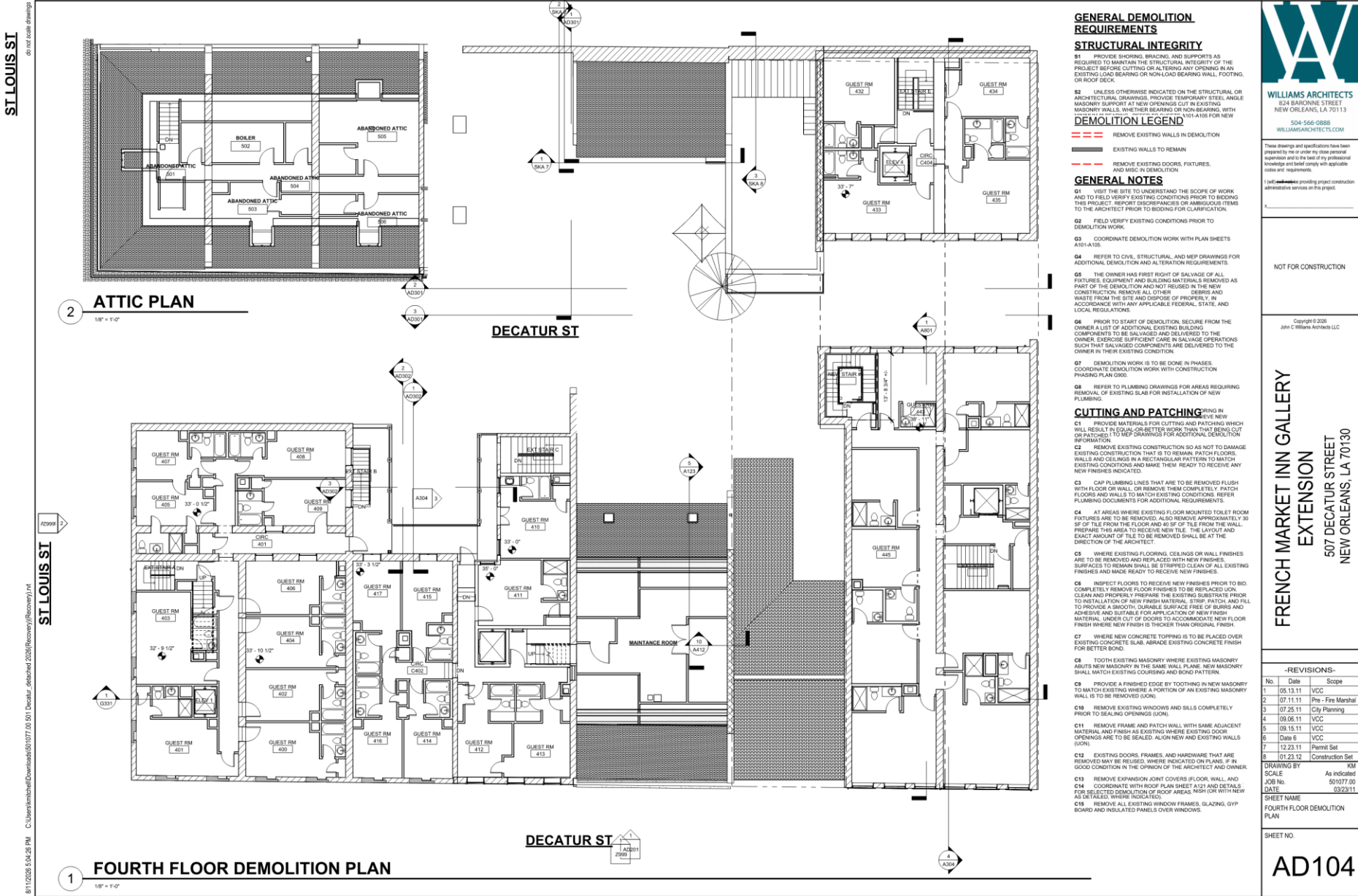
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AD101









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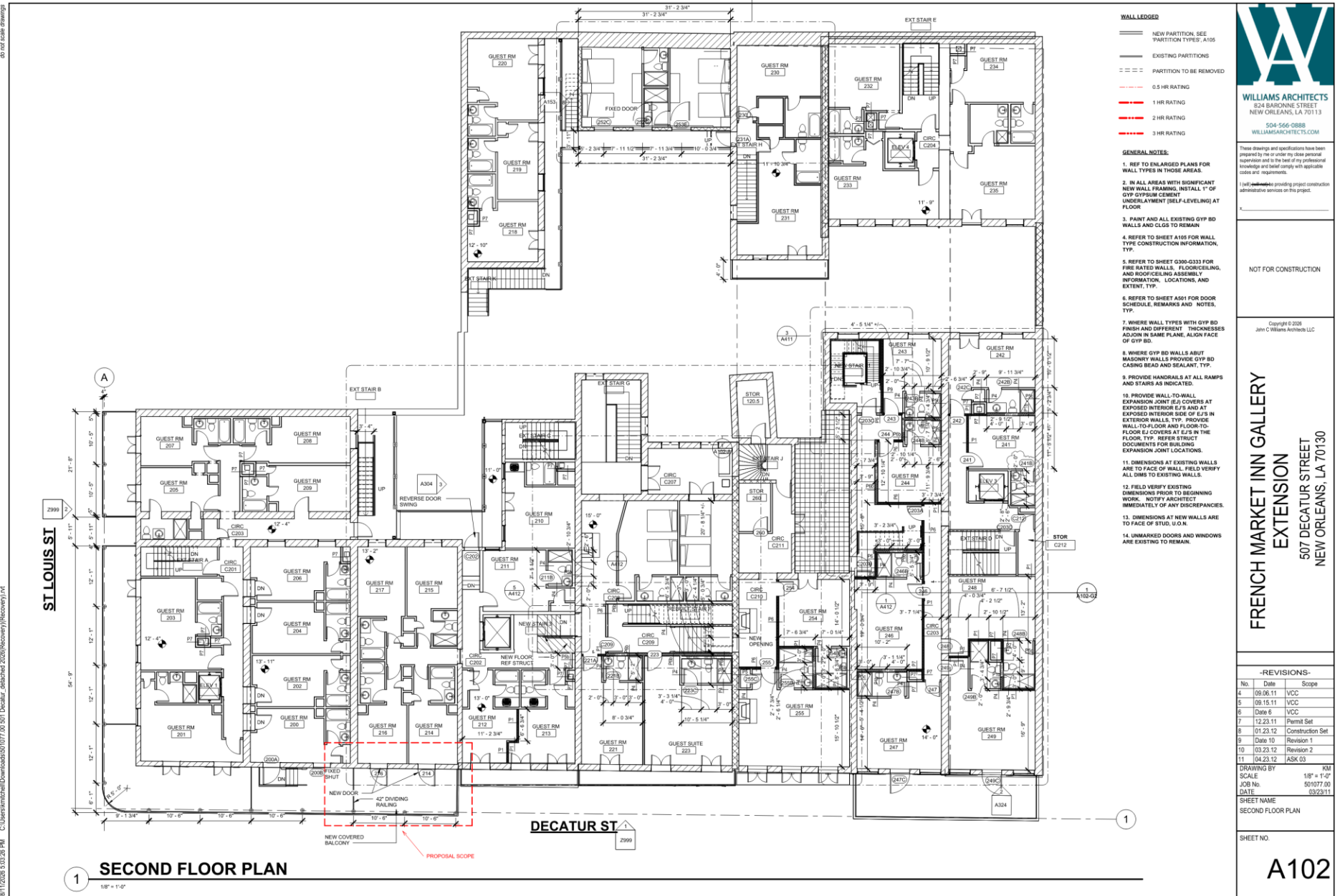
507 Decatur – current proposal
VCC Architectural Committee

August 25, 2026



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August 25, 2026



DECATUR ST

Z999

PROPOSAL SCOPE

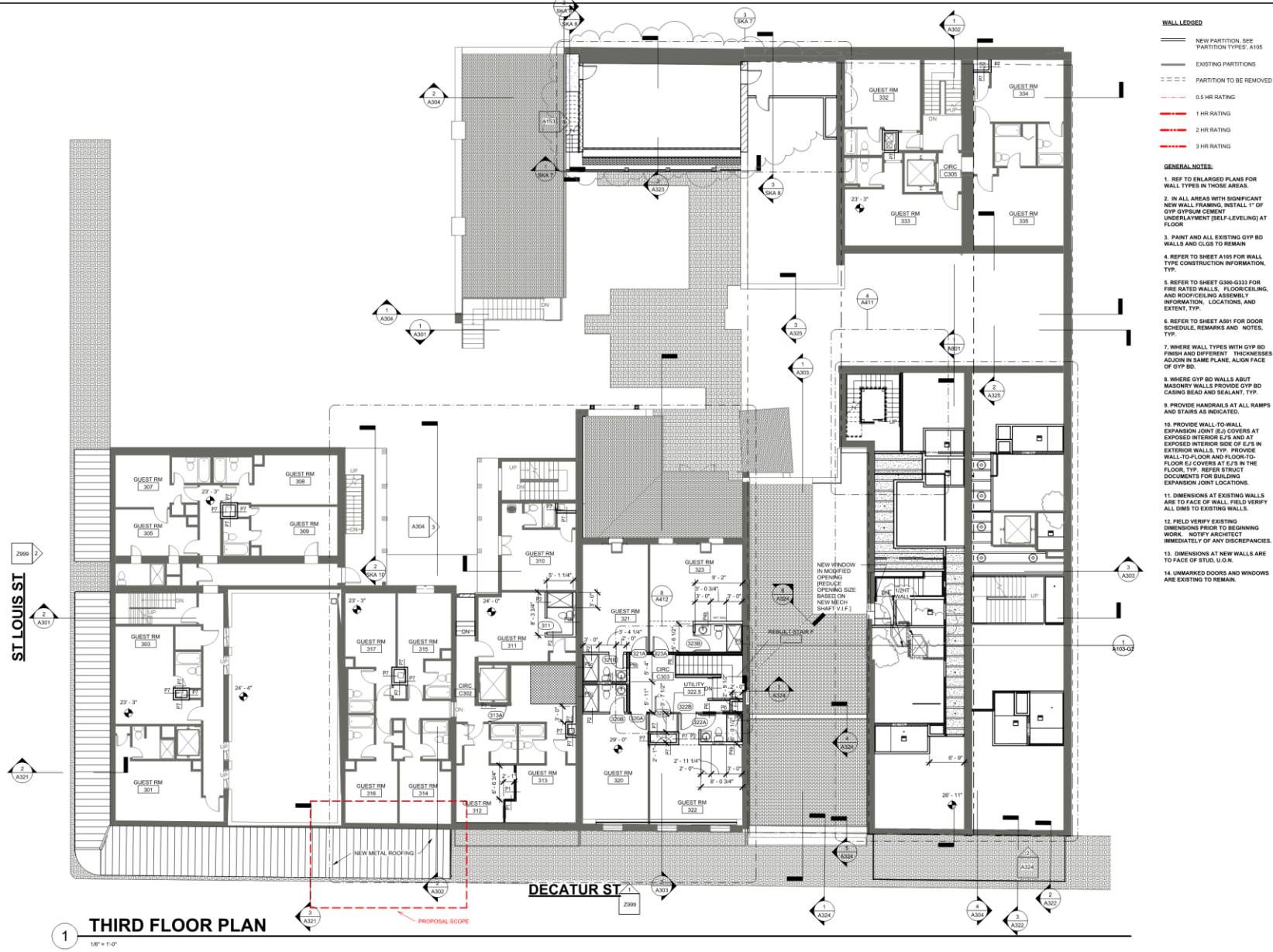
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507 Decatur – current proposal

August 25, 2026



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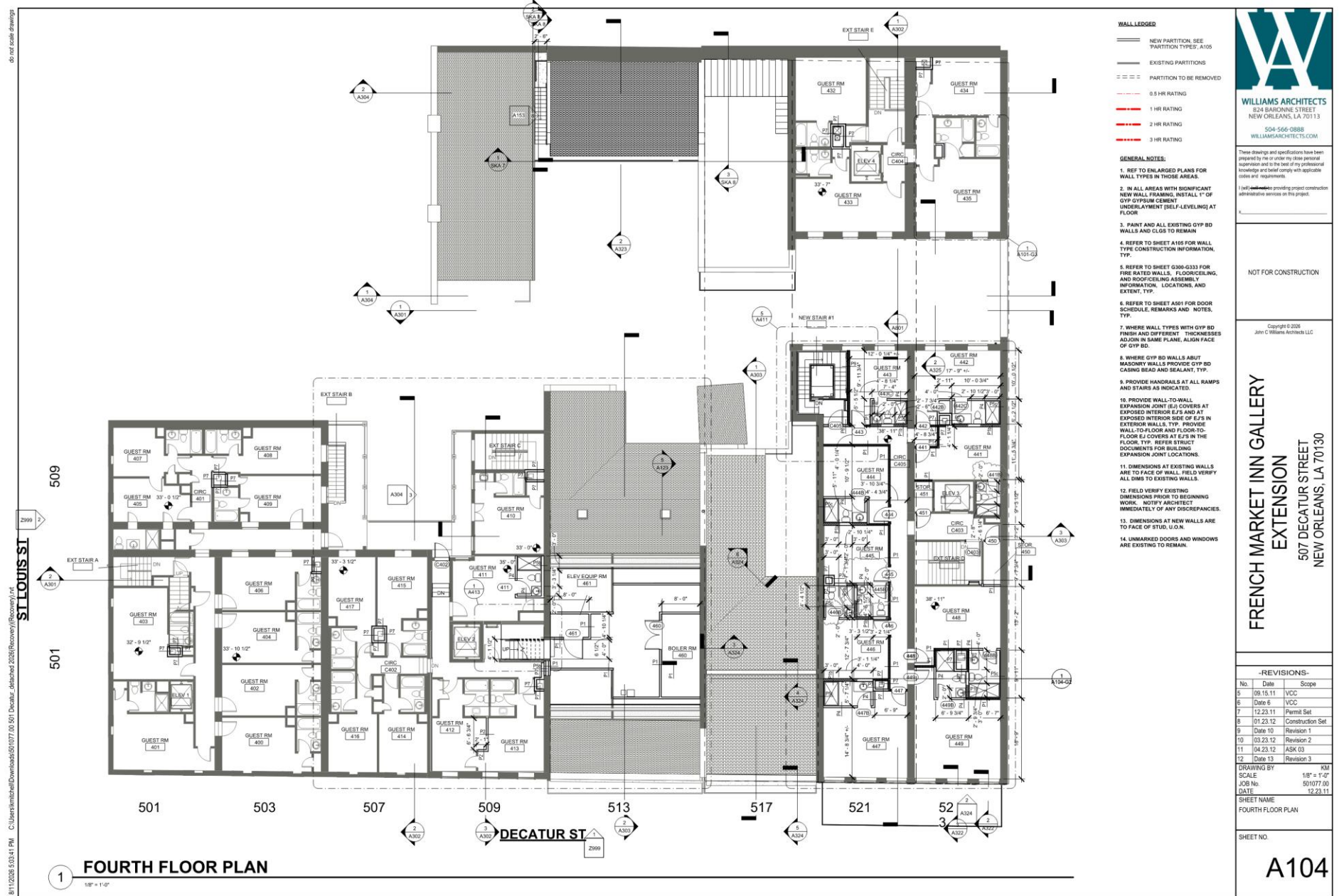
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6	Date 6	VCC	
7	12.23.11	Permit Set	
8	01.23.12	Construction Set	
9	Date 10	Revision 1	
10	03.23.12	Revision 2	
11	04.23.12	ASK 03	
12	Date 13	Revision 3	

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SCALE: 1/8" = 1'-0"
JOB No.: 501077.00
DATE: 03/23/11

SHEET NAME:
THIRD FLOOR PLAN

SHEET NO.:
A103





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VCC Architectural Committee

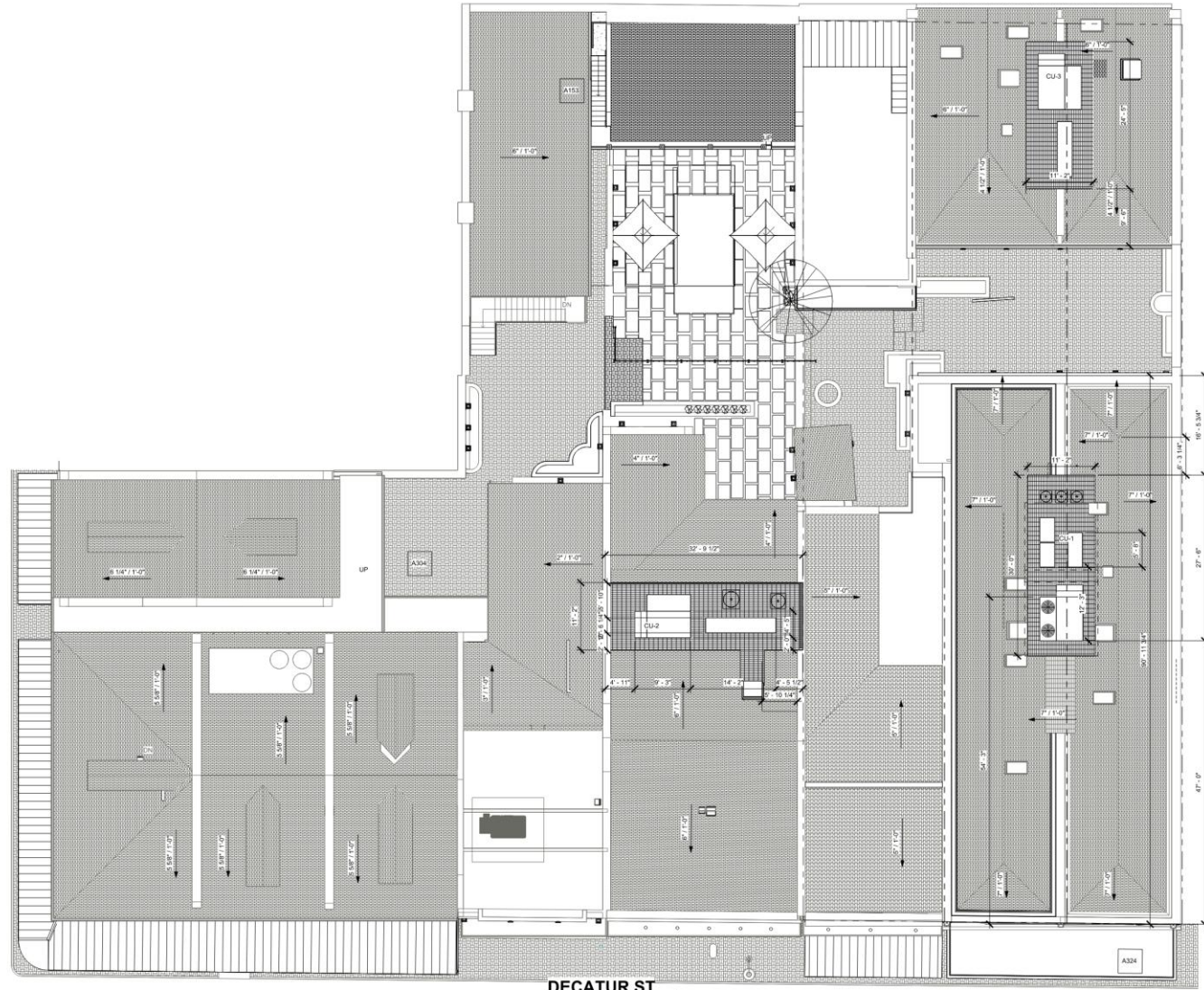
August 25, 2026



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ST LOUIS ST

2599



DECATUR ST

1 ROOF PLAN
1/8" = 1'-0"

W
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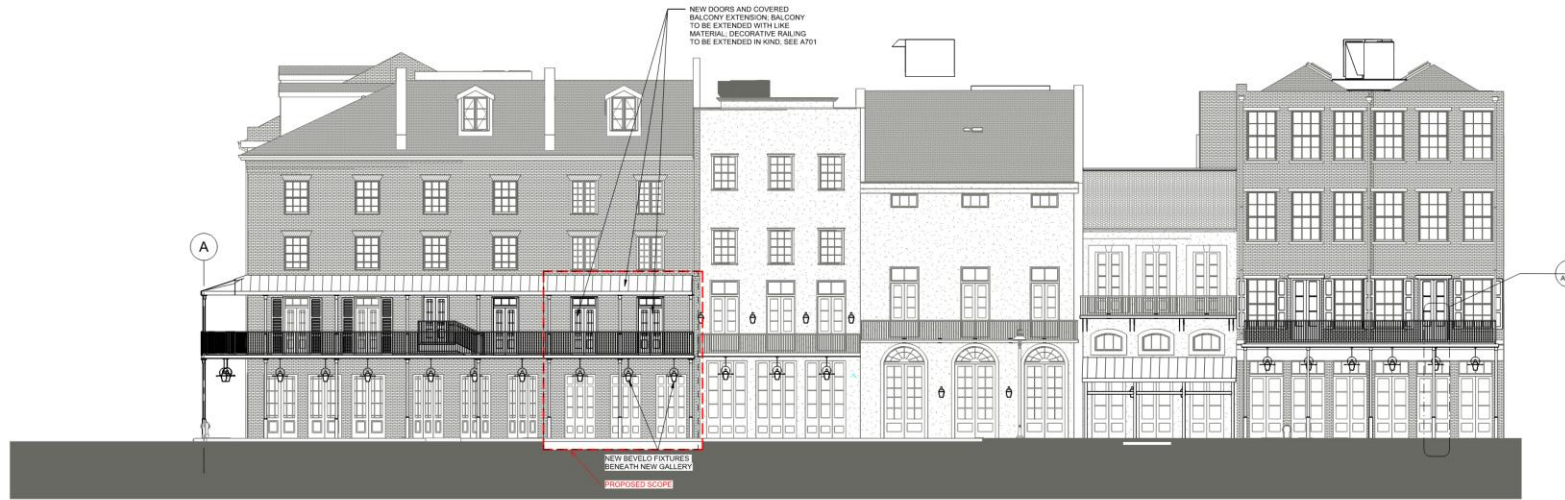
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EXTENSION**
507 DECATUR STREET
NEW ORLEANS, LA 70130

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3	09.06.11	VCC	
4	09.15.11	VCC	
5	Date 6	VCC	
6	12.23.11	Permit Set	
7	12.26.11	VCC	
8	01.23.12	Construction Set	
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SHEET NO.			

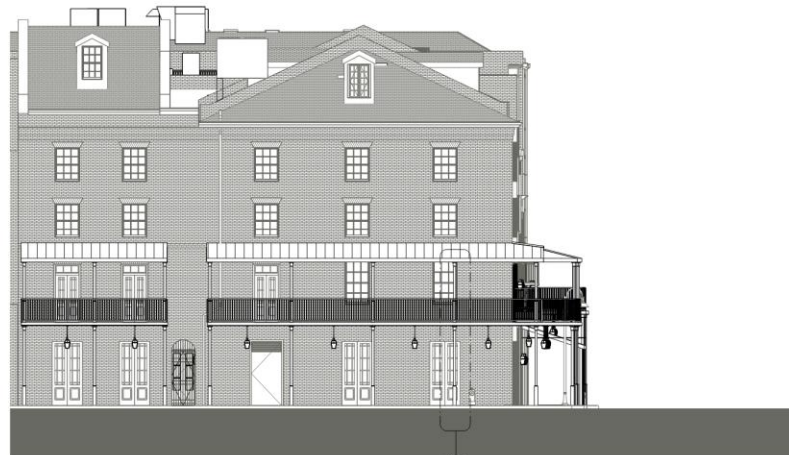
A121



do not scale drawings



1
1/8" = 1'-0"



2
1/8" = 1'-0"



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No.	Date	Scope
1	05.13.11	VCC
2	07.11.11	Pre - Fire Marshal
3	07.25.11	City Planning
4	09.06.11	VCC
5	09.15.11	VCC
6	Date 6	VCC
7	12.23.11	Permit Set
8	01.23.12	Construction Set

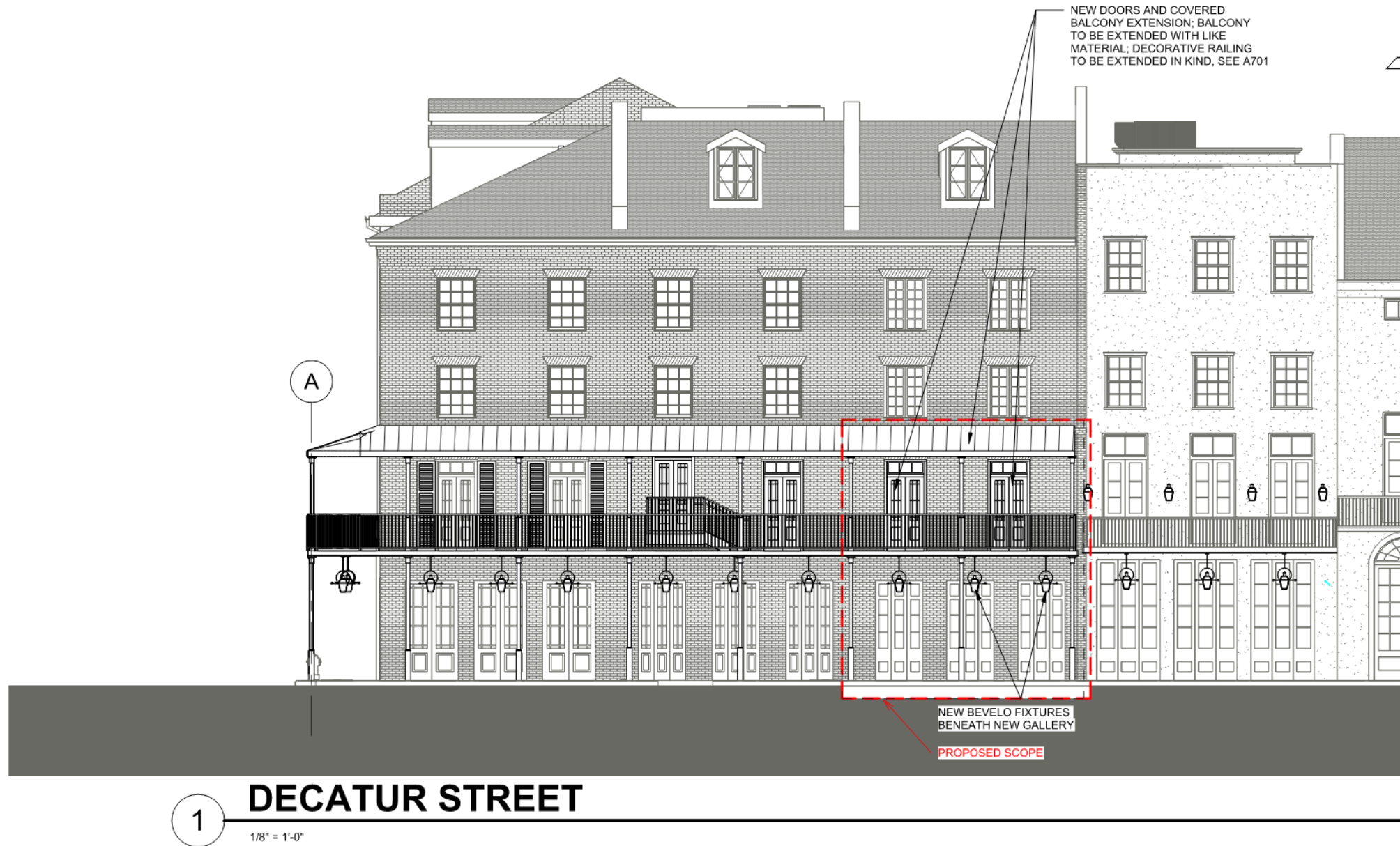
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DATE: 03/3/11

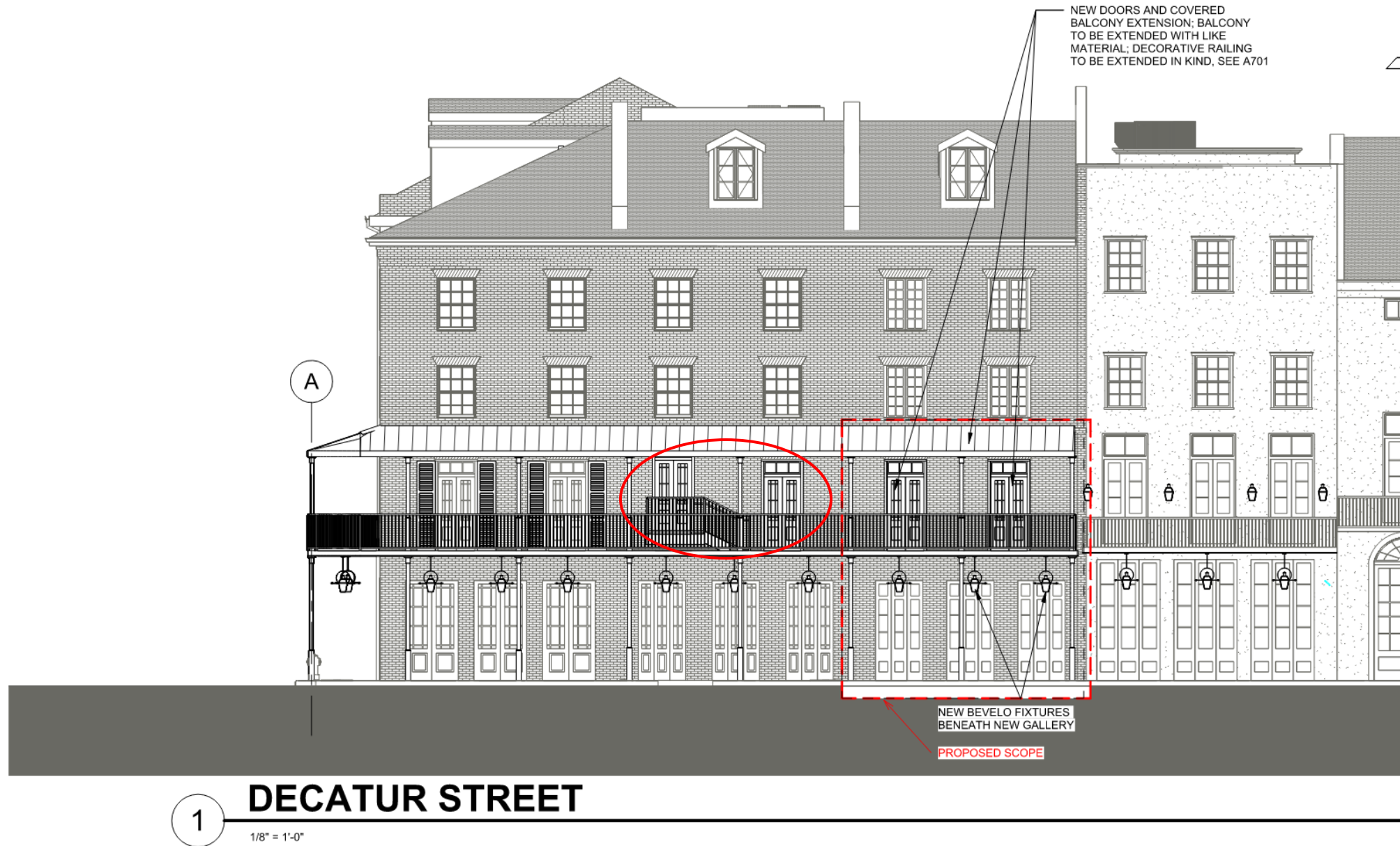
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EXTERIOR ELEVATIONS

SHEET NO.

A201





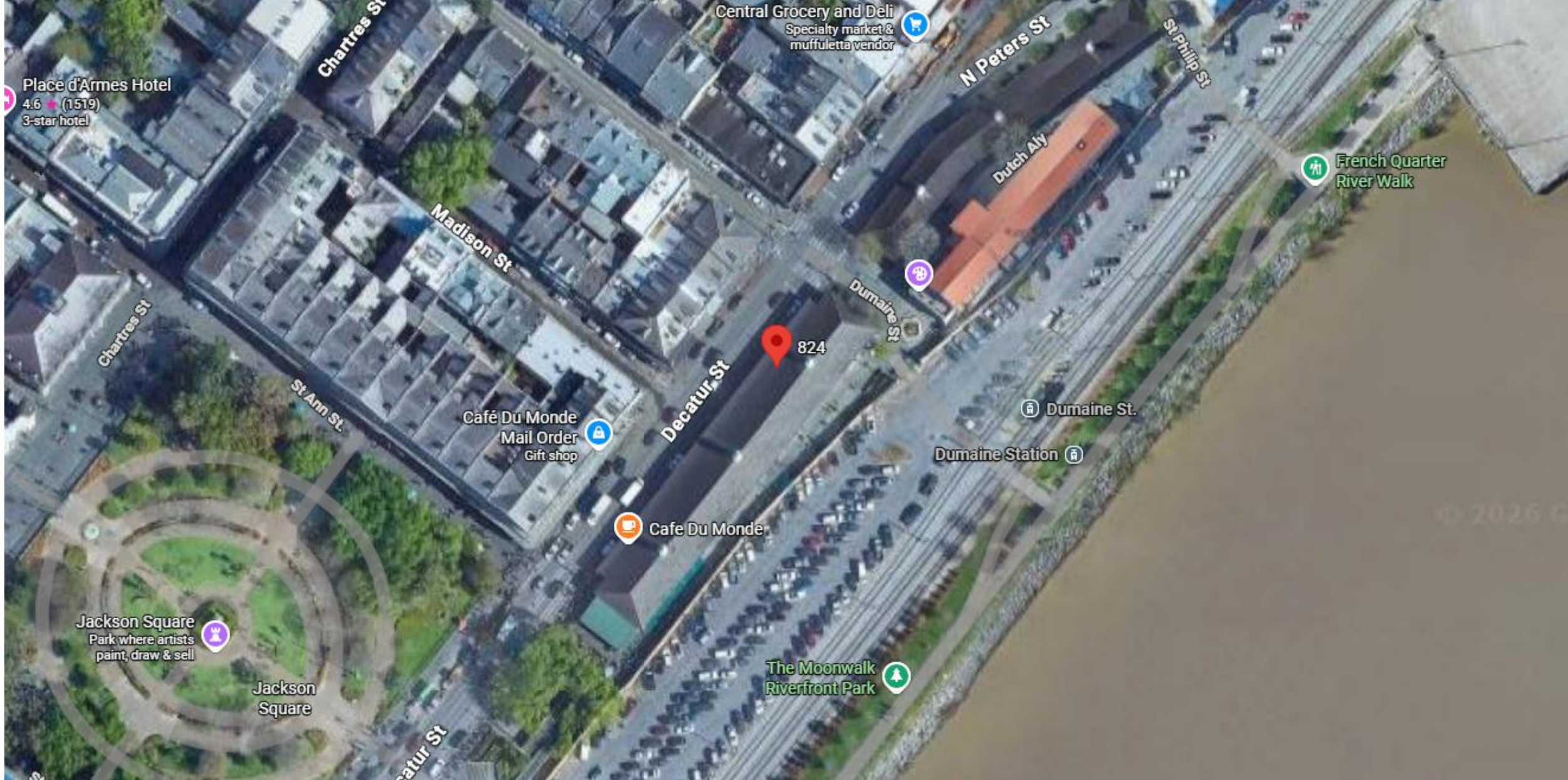


The background of the slide features a large, faint, light-gray oval seal. The seal contains the text "VIEUX CARRE COMMISSION" along the top arc and "ESTABLISHED 1936" along the bottom arc. In the center of the seal is a heraldic crest with a central shield, a crown on top, and decorative flourishes on the sides.

Appeals and Violations

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork base. The shield is flanked by two vertical bars with diamond-shaped details. The entire shield is set within a circular border. The text "VIEUX CARRE COMMISSION" is written along the top arc of the border, and "ESTABLISHED 1936" is written along the bottom arc.

824 Decatur



824 Decatur

VCC Architectural Committee

August 25, 2026





824 Decatur – ca. 1900
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824 Decatur – ca. 1900
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824 Decatur – ca. 1934

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824 Decatur – ca. 1938

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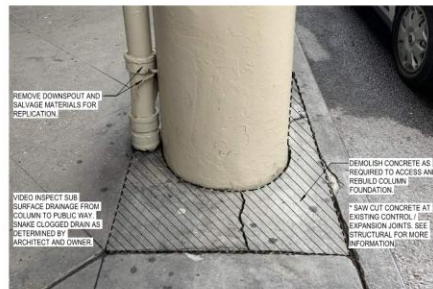


824 Decatur

VCC Architectural Committee

August 25, 2026





1 COLUMN A - EXISTING CONDITIONS / DEMOLITION NOTES
AD1.01 SCALE: 1/4" = 1'-0"



2 COLUMN B - EXISTING CONDITIONS / DEMOLITION NOTES
AD1.01 SCALE: 1/4" = 1'-0"

FMC BLDG A+B CLMN REPAIR COLUMN REPAIRS 824 + 940 DECATUR ST. NEW ORLEANS, LA 70116

OWNER
FRENCH MARKET CORPORATION
819 S. PETERS ST.
NEW ORLEANS, LA 70116
504.636.6400

ARCHITECT
TRAPOLIN-PEER
850 TCHOUPTOULAS ST.
NEW ORLEANS, LA 70130
(504) 523-2772
www.trapolinpeer.com

CONTRACTOR
Company Name
Street Address
City, State
Phone Number



REVISION # | DESCRIPTION | DATE

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PROJECT NUMBER
CN23197-03

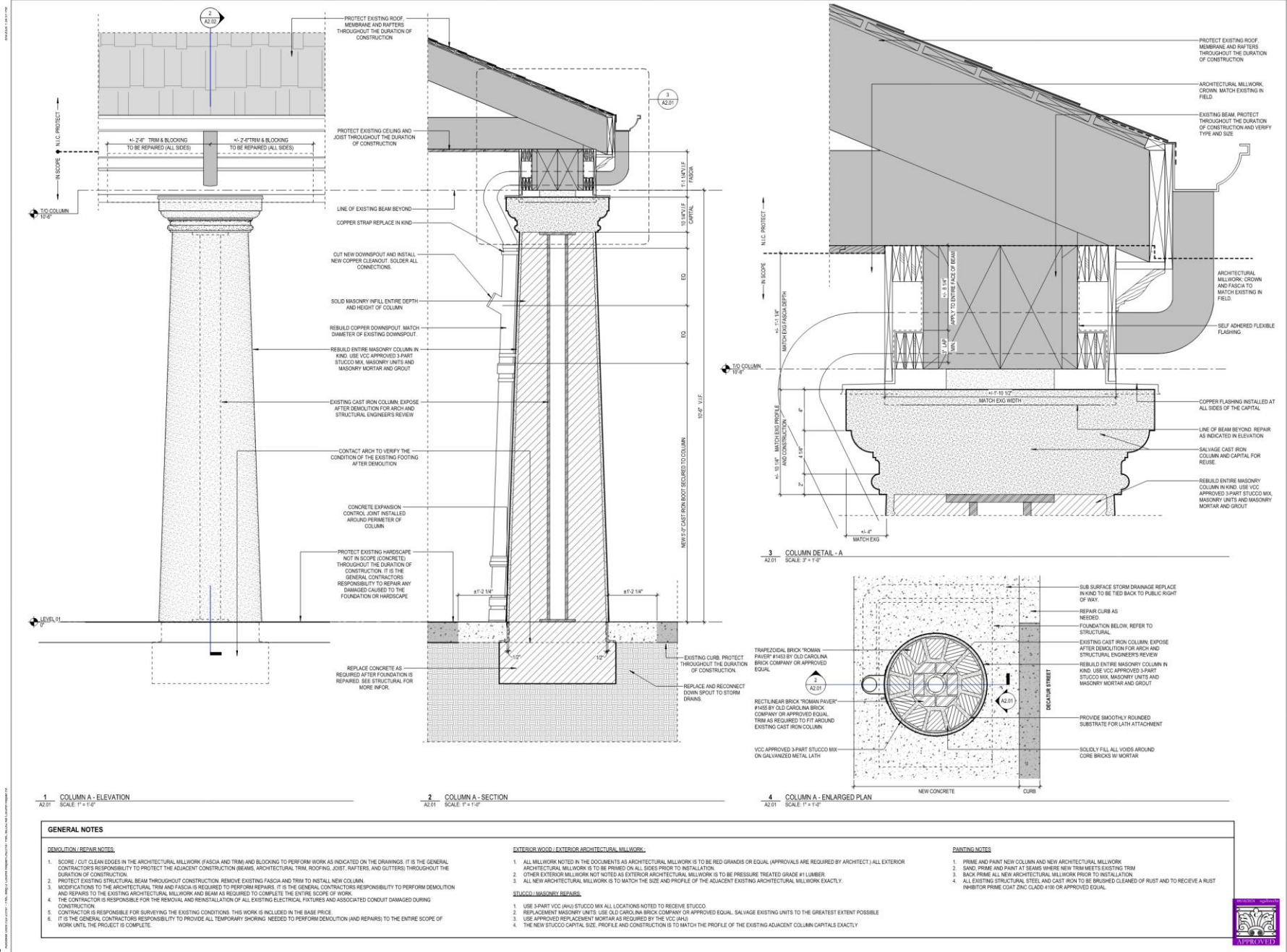
ISSUE DATE
08/02/24

DEMOLITION
PLAN +
ELEVATIONS



AD1.01





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ARCHITECT:
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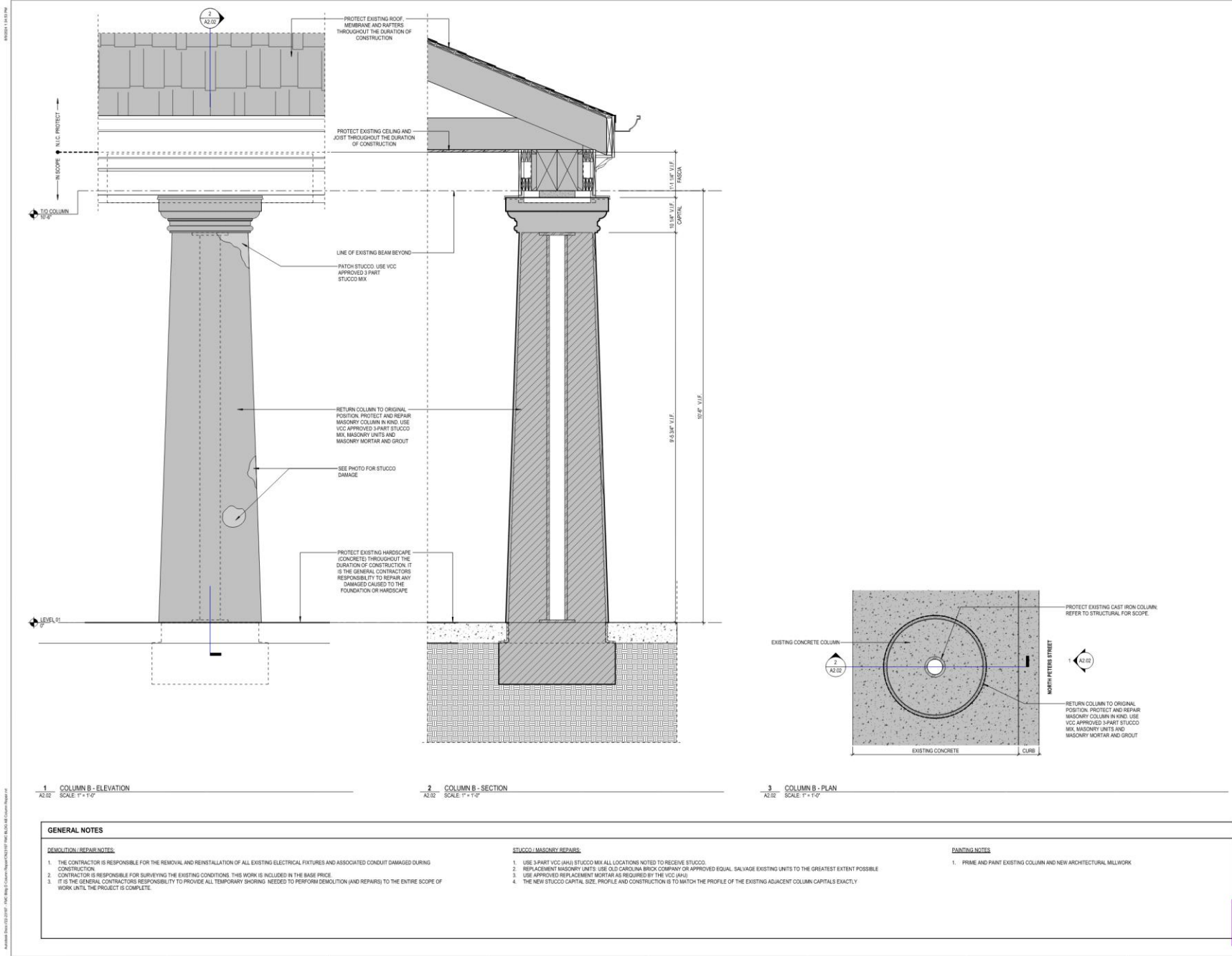
REVISION 4: DESCRIPTION DATE

COLUMN A ELEVATIONS & DETAILS

A2.01

August 25, 2026





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504.538.6400

ARCHITECT:
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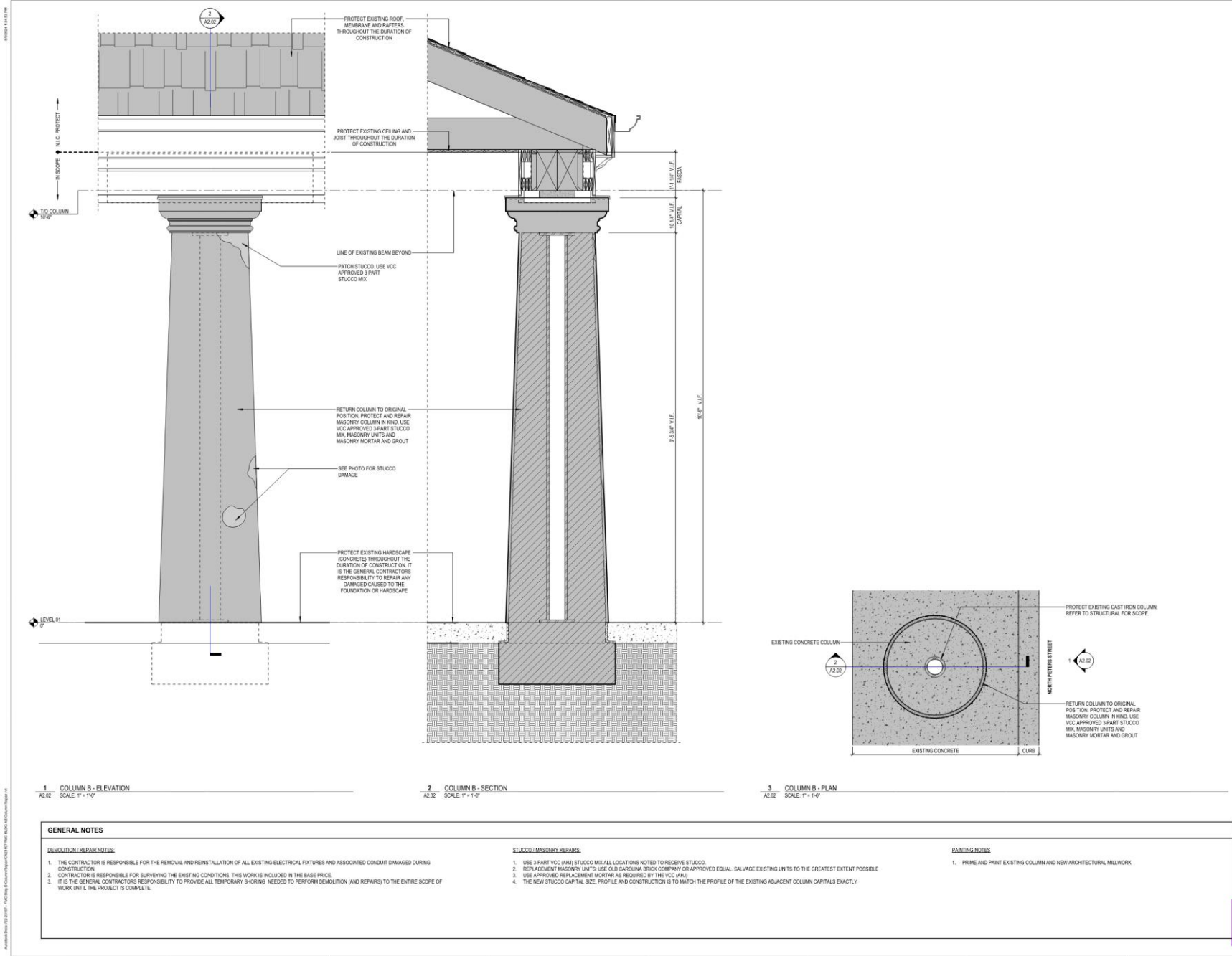
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CN23197-03
ISSUE DATE:
08/02/24

**COLUMN B
ELEVATIONS &
DETAILS**

A2.02

August 25, 2026





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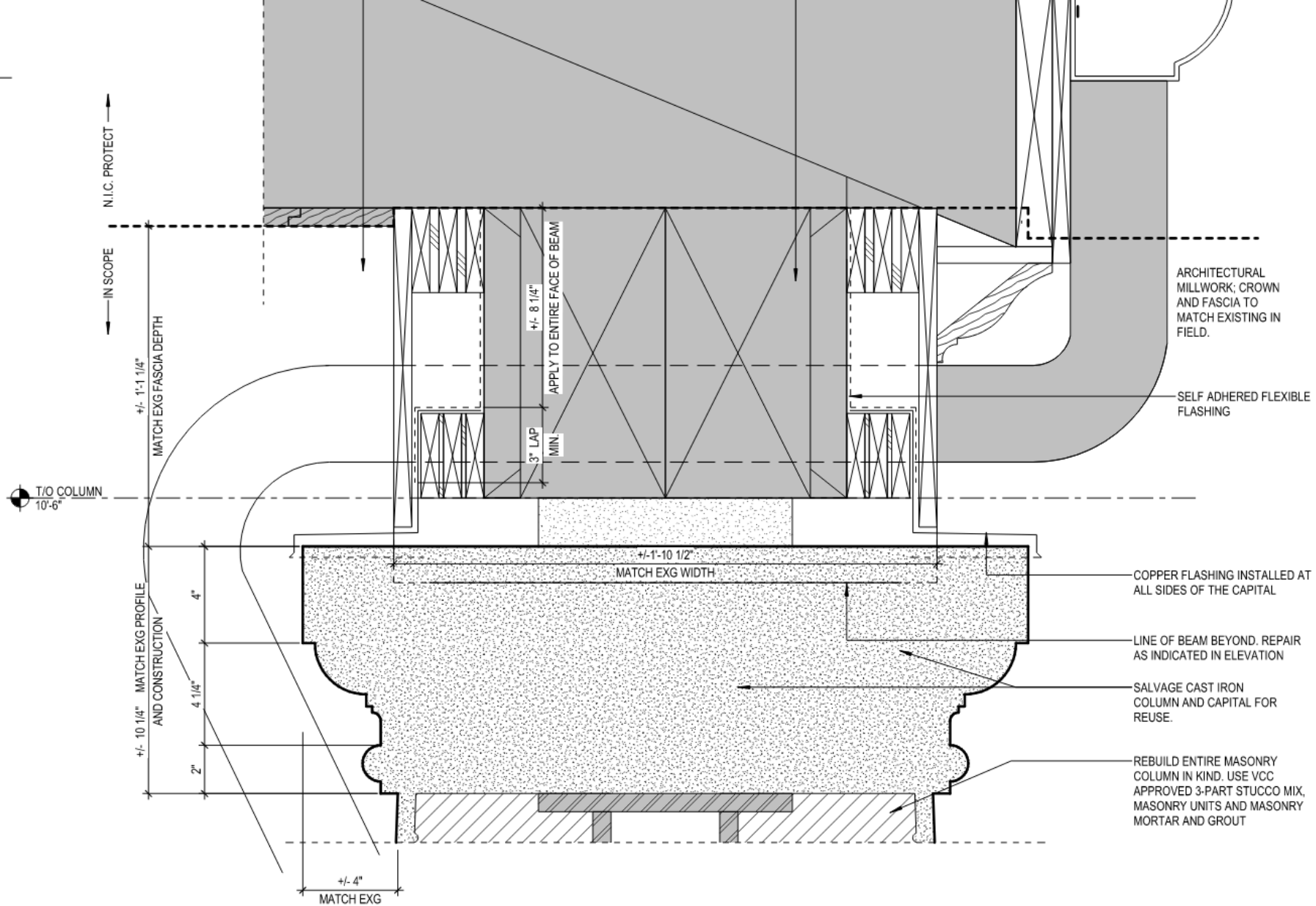
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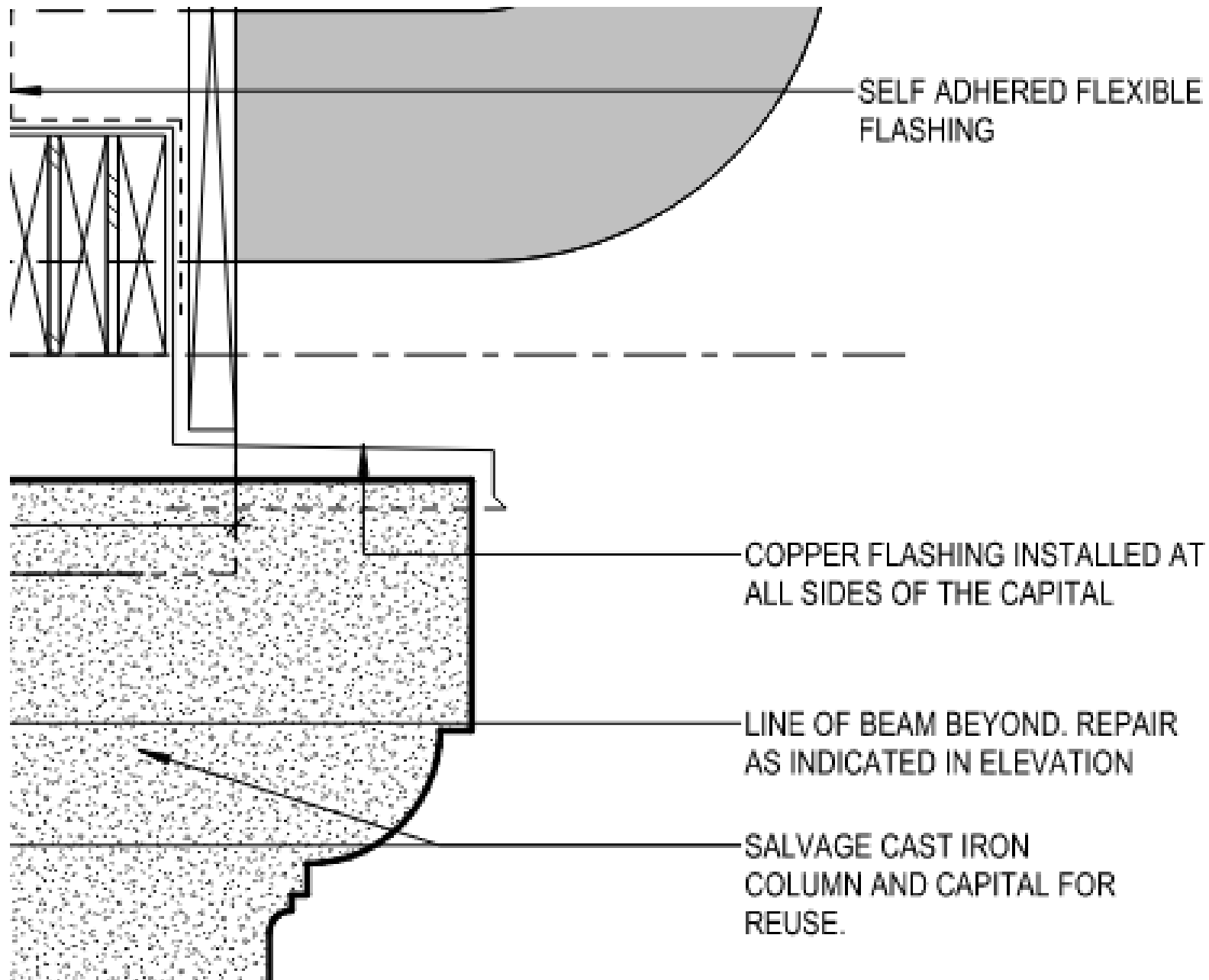


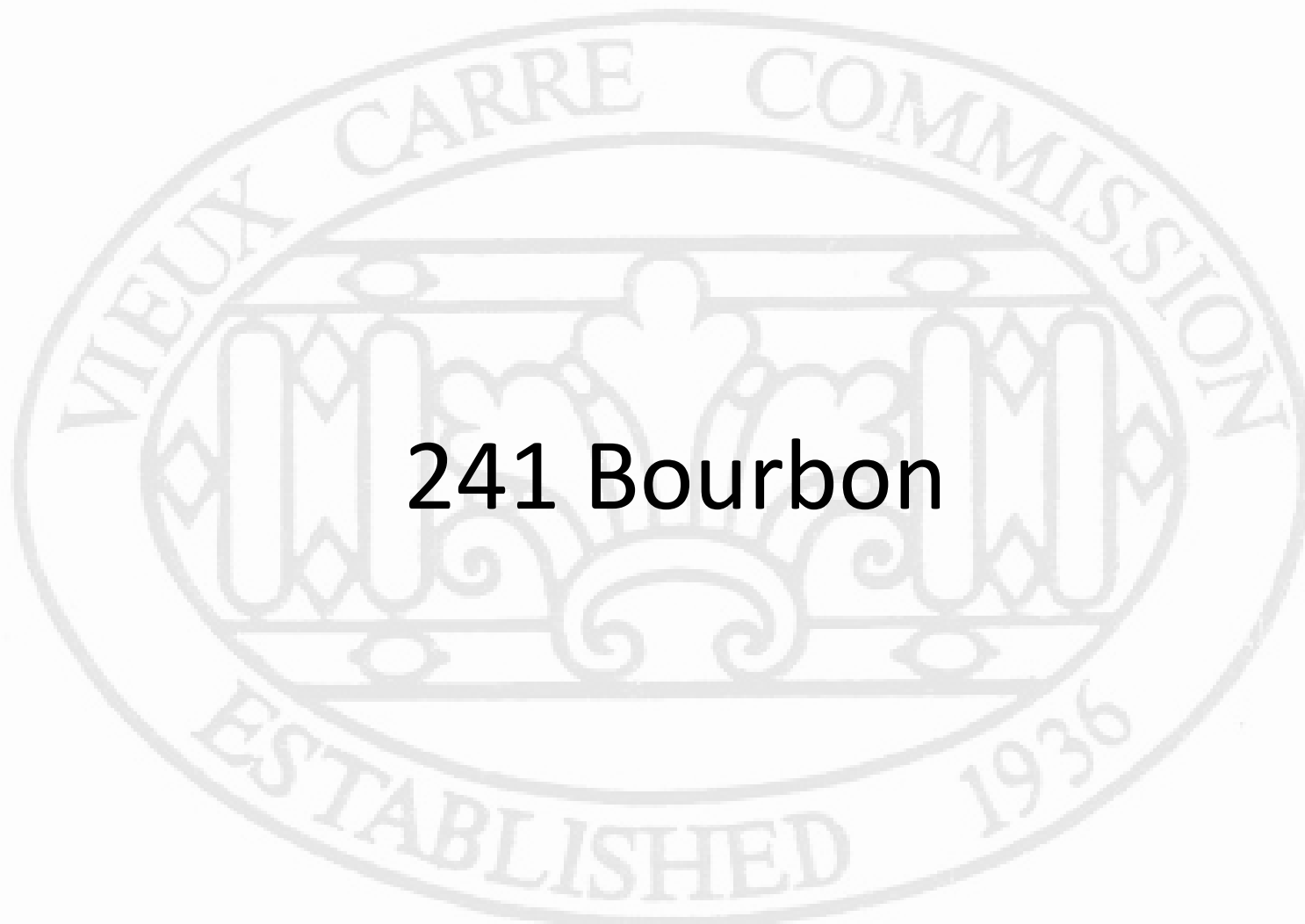
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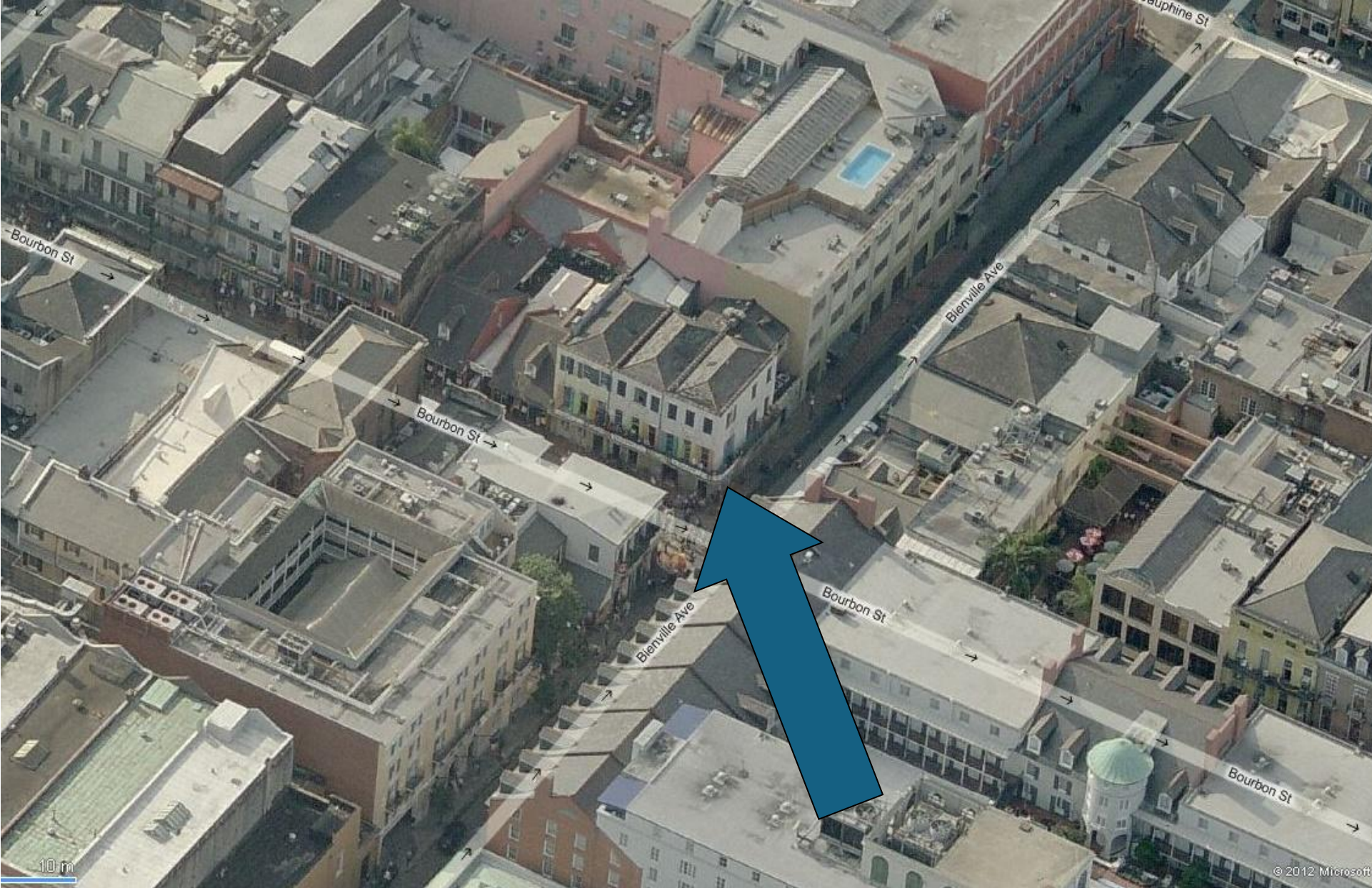


3 COLUMN DETAIL - A
A2.01 SCALE: 3" = 1'-0"





241 Bourbon



235-41 Bourbon
VCC Architectural Committee

August 25, 2026





235-41 Bourbon - 1963
VCC Architectural Committee

August 25, 2026





235-41 Bourbon - 1965
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235-41 Bourbon - 2008
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235-41 Bourbon

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235-41 Bourbon - 2009
VCC Architectural Committee

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235-41 Bourbon - 2010

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235-41 Bourbon – 2010 Repairs in Progress

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235-41 Bourbon – 2011

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235-41 Bourbon – 2013

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Original

Unpermitted
Replacement

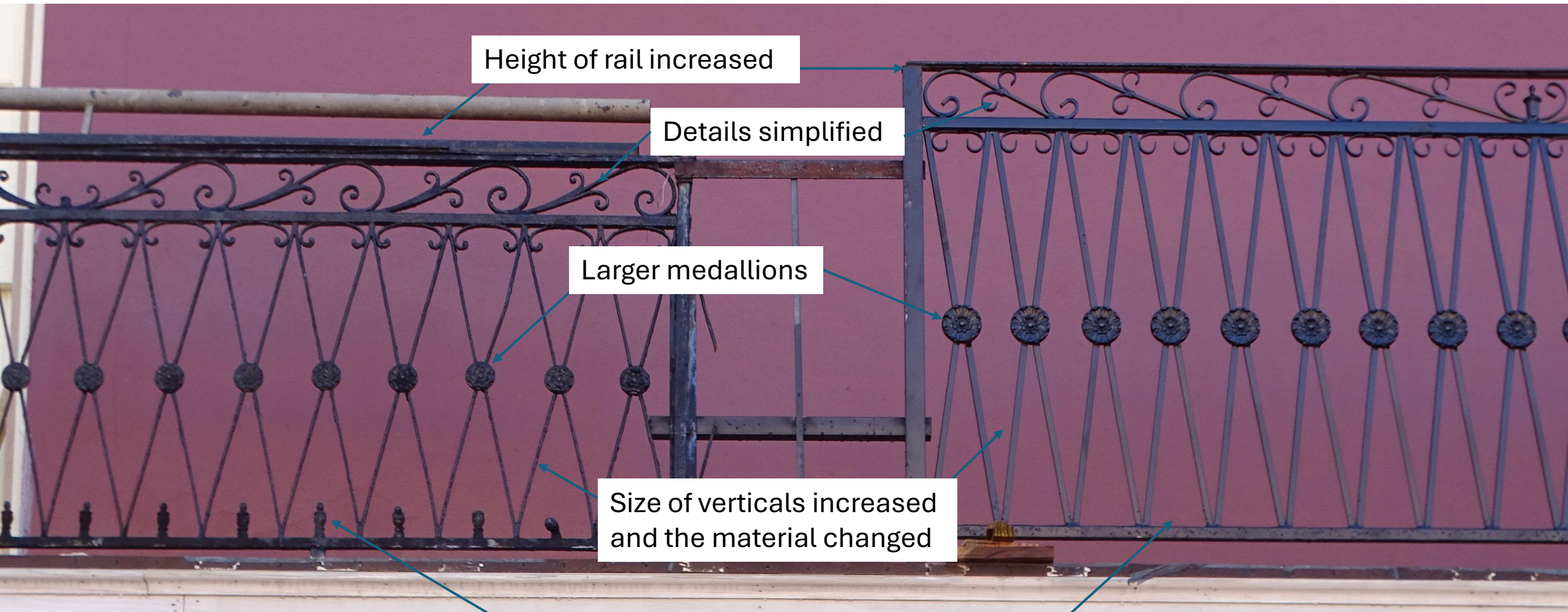
03 31 2026

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Height of rail increased

Details simplified

Larger medallions

Size of verticals increased
and the material changed

Decorative detail eliminated

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04 01 2026

August 25, 2026



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August 25, 2026



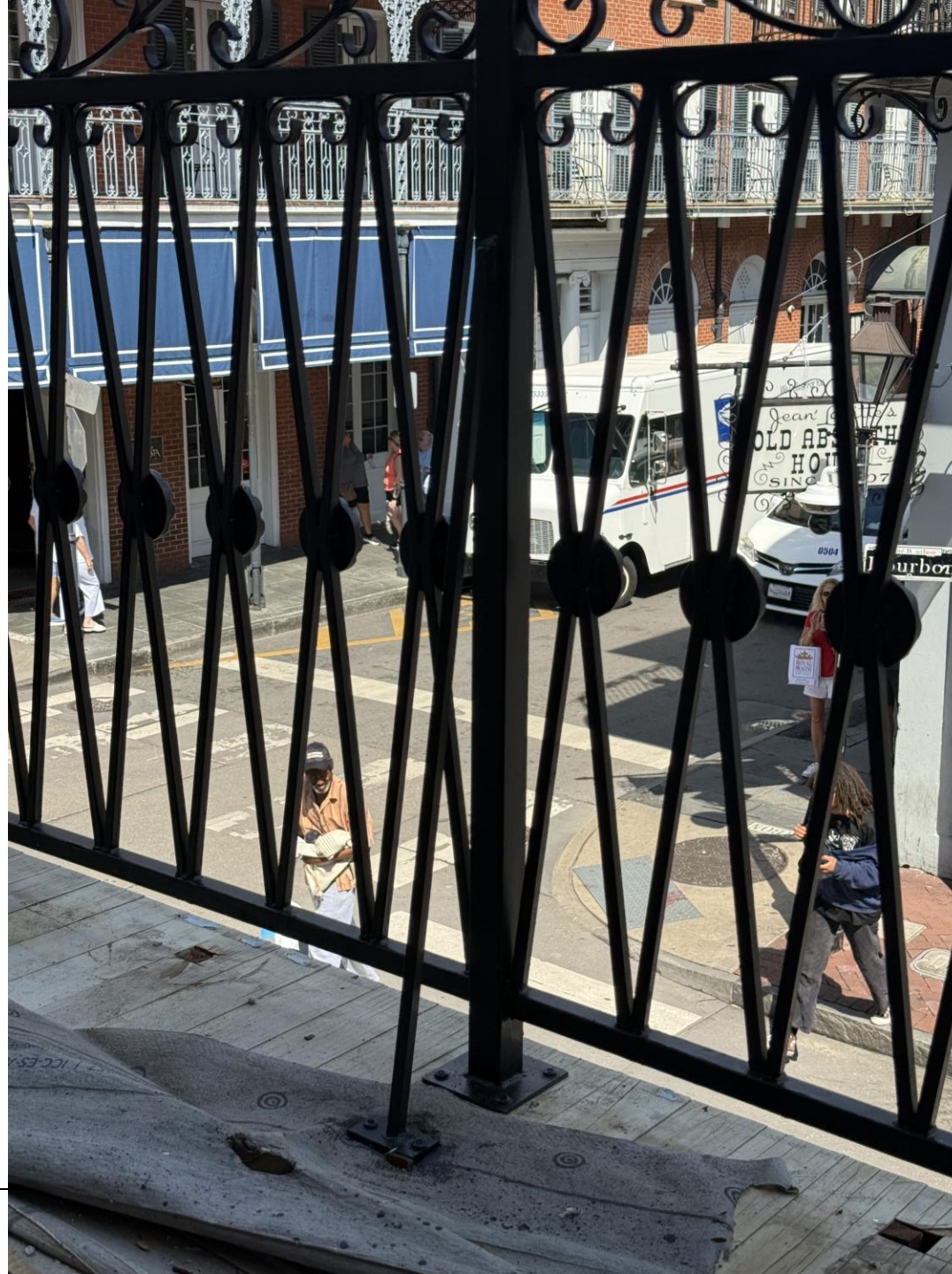


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August 25, 2026





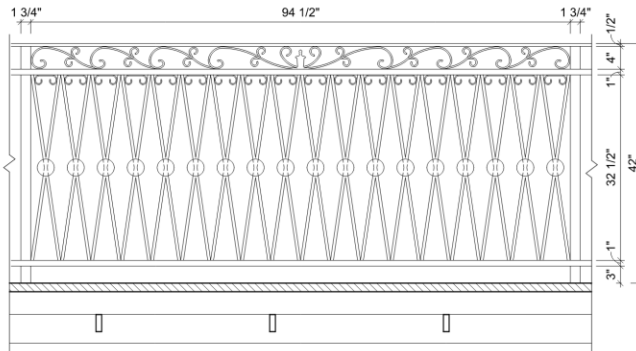
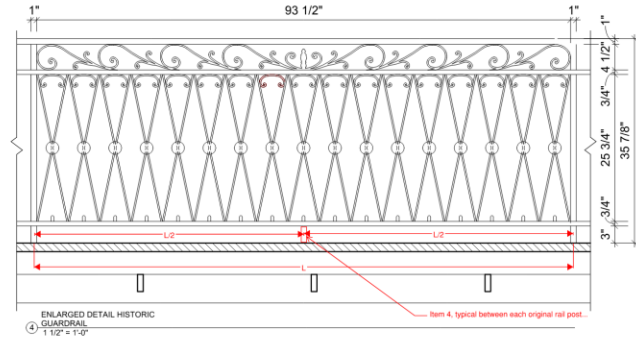
235-41 Bourbon

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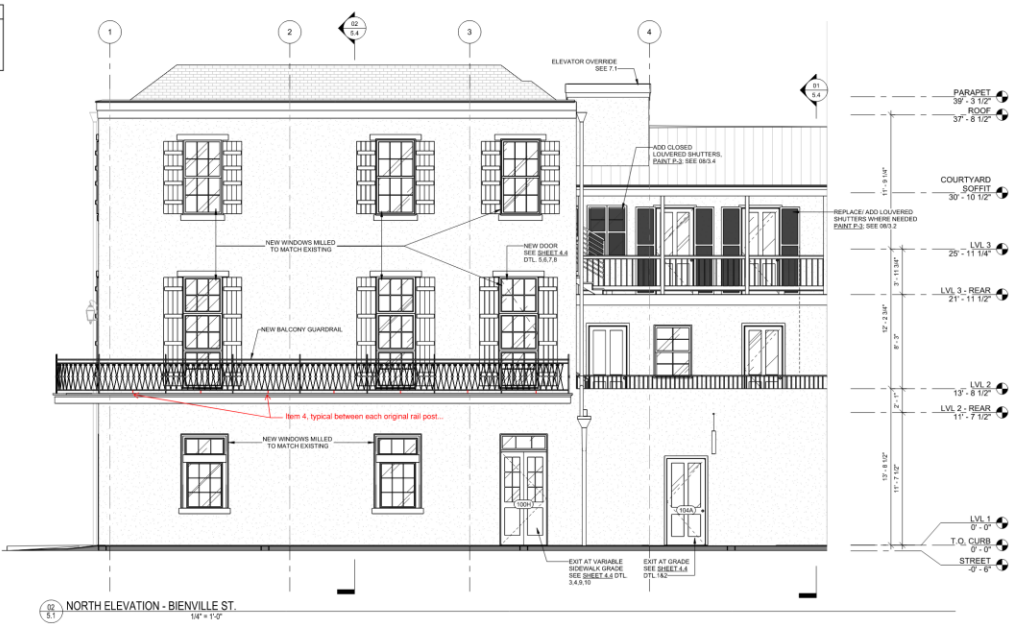
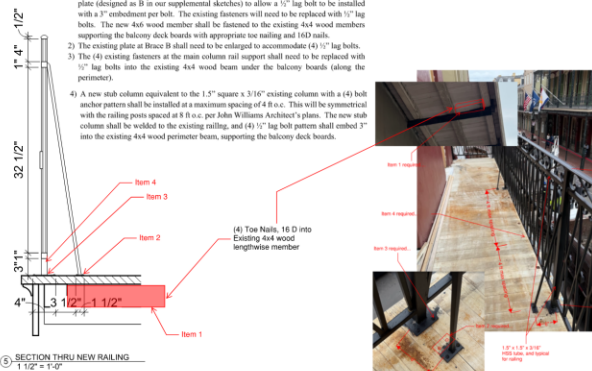
August 25, 2026



TAG	MATERIAL	PRODUCT	STYLE NAME	NUMBER	NOTES	FINISH
P-1	PAINT	BENJAMIN MOORE	BRICK RED	2084-10	MAIN	SATIN
P-2	PAINT	BENJAMIN MOORE	MAN ON THE MOON	OC-106	DOORS/TRIM	SEMI-GLOSS
P-3	PAINT	BENJAMIN MOORE	ESSEX GREEN	HC-188	SHUTTERS	SEMI-GLOSS



- 1) We recommend that a treated and/or painted 4x4 wood member be installed under the brace plate (designed as B in our supplemental sketches) to allow a 1/2" lag bolt to be installed with a 3" embedment per bolt. The existing fasteners will need to be replaced with 1/2" lag bolts. The new 4x6 wood member shall be fastened to the existing 4x4 wood members supporting the balcony deck boards with appropriate tie railing and 16D nails.
- 2) The existing plate at Brace B shall need to be enlarged to accommodate (4) 1/2" lag bolts.
- 3) The (4) existing fasteners at the main column rail support shall need to be replaced with 1/2" lag bolts into the existing 4x4 wood beam under the balcony boards (along the perimeter).
- 4) A new stub column equivalent to the 1.5" square x 3/16" existing column with a (4) bolt anchor pattern shall be installed at a maximum spacing of 4 ft o.c. This will be symmetrical with the railing posts spaced at 8 ft o.c. per John Williams Architects' plans. The new stub column shall be welded to the existing railing, and (4) 1/2" lag bolt pattern shall embed 3" into the existing 4x4 wood perimeter beam, supporting the balcony deck boards.



WILLIAMS ARCHITECTS
824 BACCHUS STREET
NEW ORLEANS, LA 70113
504-566-0885
WILLIAMSARCHITECTS.COM

These drawings and specifications have been prepared to the best of my knowledge and skill, and I warrant that they comply with applicable laws and regulations.
I (we) will not be providing project construction administration services on this project.

08/10/2026
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John C. Williams Architects LLC

PACE GROUP LLC
1801 Poydras Street
New Orleans, LA 70112

CONSTRUCTION DOCUMENTS - REVISED

235, 237, 239, 241 Bourbon St. New Orleans, LA 70112

-REVISIONS-

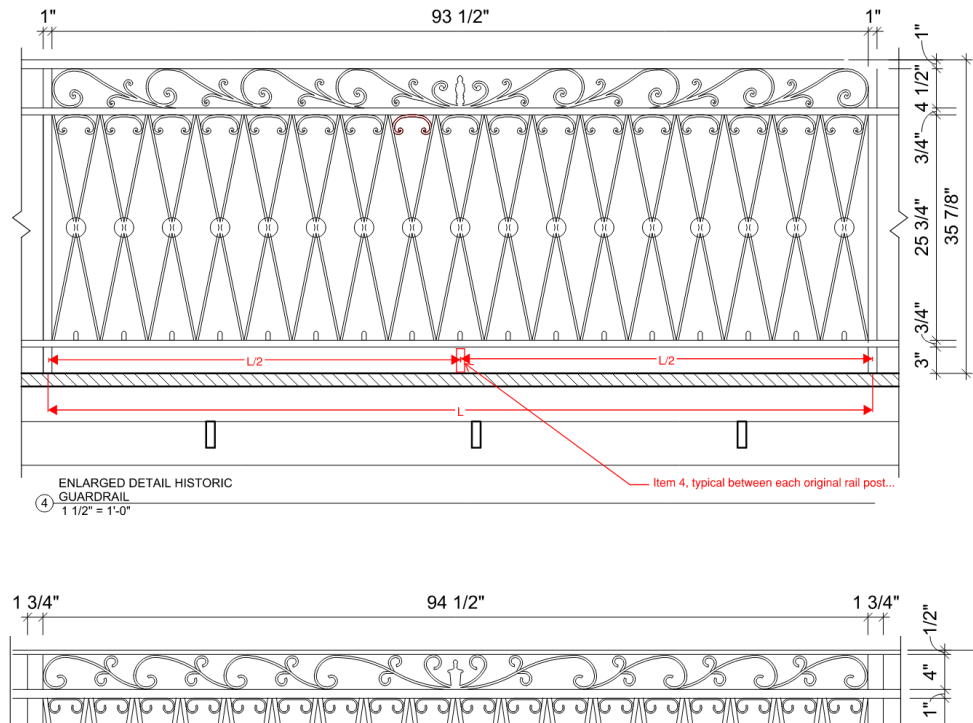
No.	Date	Scope

DRAWING
EXTERIOR ELEVATIONS

DRAWING BY
SCALE
JOB No.
DATE
Sheet No.

MLL
As Indicated
522018
3/10/2025

5.1





235-41 Bourbon

VCC Architectural Committee

August 25, 2026





August 10, 2026

John C. Williams
Williams Architects
824 Baronne St.
New Orleans, LA 70113

Re: Railing Structural Report for 241 Bourbon St., New Orleans, LA

To Whom It May Concern,

This letter is to provide structural recommendations for fastening the original railing at the 2nd floor balcony of 241 Bourbon St., New Orleans, LA.

The building is an existing steel framed and masonry load bearing wall with heavy timber construction and flooring. The building was observed by the undersigned professional engineer on numerous occasions onsite and concluded that the existing building is structurally sound and capable of supporting the anticipated loading conditions of the renovation project.

We also validated that the existing steel plates and angles currently supporting the balcony structure was previously evaluated to be code compliant by our firm.

Based on our structural analysis, we recommend the following remedies to ensure the original balcony railings and its connections to be code compliant:

- 1) We recommend that a treated and/or painted 4x6 wood member be installed under the brace plate (designed as B in our supplemental sketches) to allow a ½” lag bolt to be installed with a 3” embedment per bolt. The existing fasteners will need to be replaced with ½” lag bolts. The new 4x6 wood member shall be fastened to the existing 4x4 wood members supporting the balcony deck boards with appropriate toe nailing and 16D nails.
- 2) The existing plate at Brace B shall need to be enlarged to accommodate (4) ½” lag bolts.
- 3) The (4) existing fasteners at the main column rail support shall need to be replaced with ½” lag bolts into the existing 4x4 wood beam under the balcony boards (along the perimeter).

235-41 Bourbon

VCC Architectural Committee

August 25, 2026



Project: 241 Bourbon St. Renovations
Client: John C. Williams Architects



- 4) A new stub column equivalent to the 1.5" square x 3/16" existing column with a (4) bolt anchor pattern shall be installed at a maximum spacing of 4 ft o.c. This will be symmetrical with the railing posts spaced at 8 ft o.c. per John Williams Architect's plans. The new stub column shall be welded to the existing railing, and (4) 1/2" lag bolt pattern shall embed 3" into the existing 4x4 wood perimeter beam, supporting the balcony deck boards.

Our structural analysis is based on the 50 lb per linear foot and 200 lb point loading requirements of railing per IBC 2021. Our calculations also checked for tension and shear requirements, which our recommendations above have taken into account.

If you have any questions about our findings, please contact our office.

Thank you,

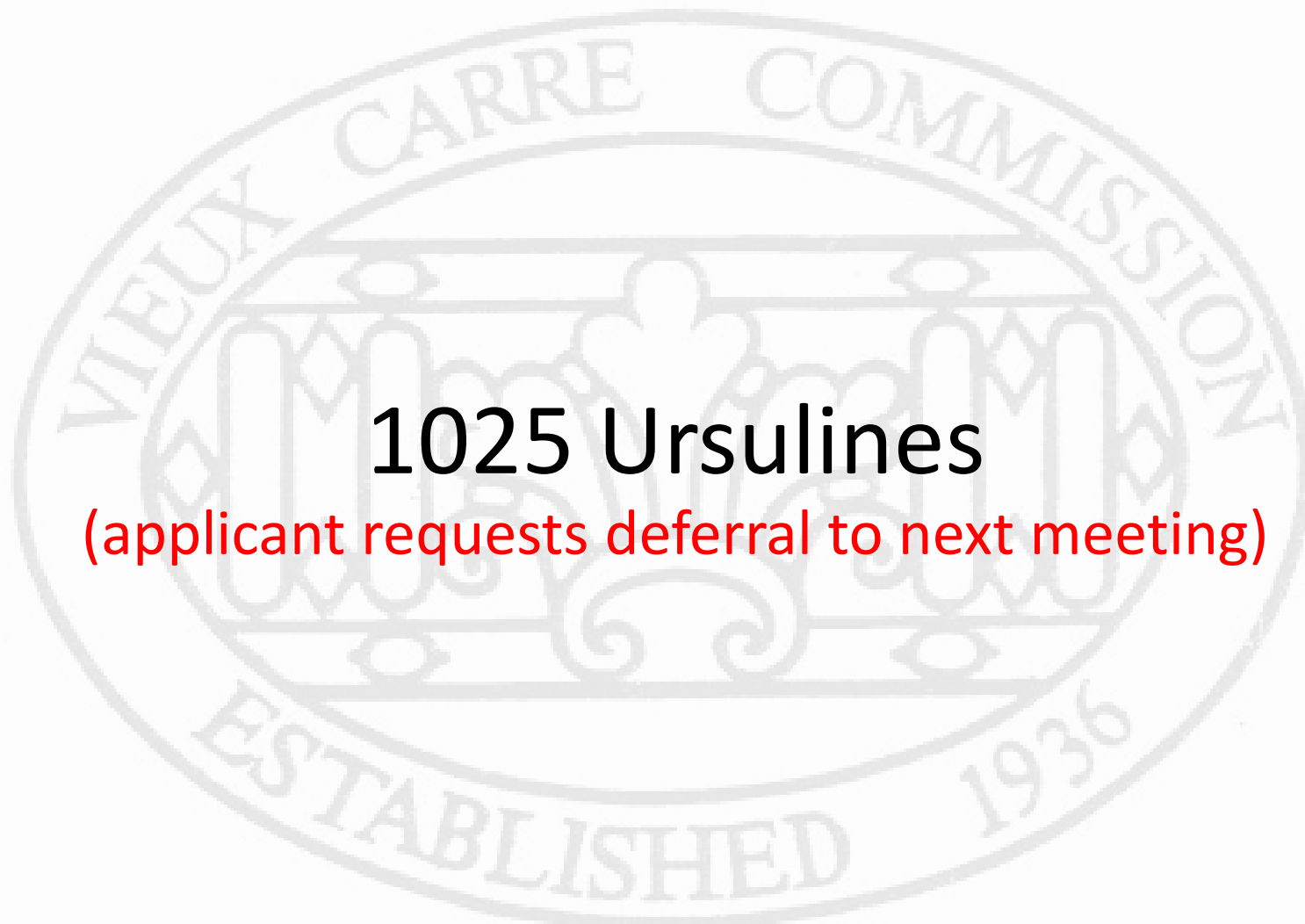
A handwritten signature in black ink, appearing to read "Johann Palacios".

Johann Palacios, PE, SECB, LEED AP
President / CEO



08/10/2026





1025 Ursulines

(applicant requests deferral to next meeting)

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scroll. The shield is flanked by two vertical bars with diamond shapes at the top and bottom. The entire shield is enclosed within a circular border. The text "VIEUX CARRE COMMISSION" is written along the top arc of the border, and "ESTABLISHED 1936" is written along the bottom arc.

720 St Louis





720 St Louis

VCC Architectural Committee

August 25, 2026



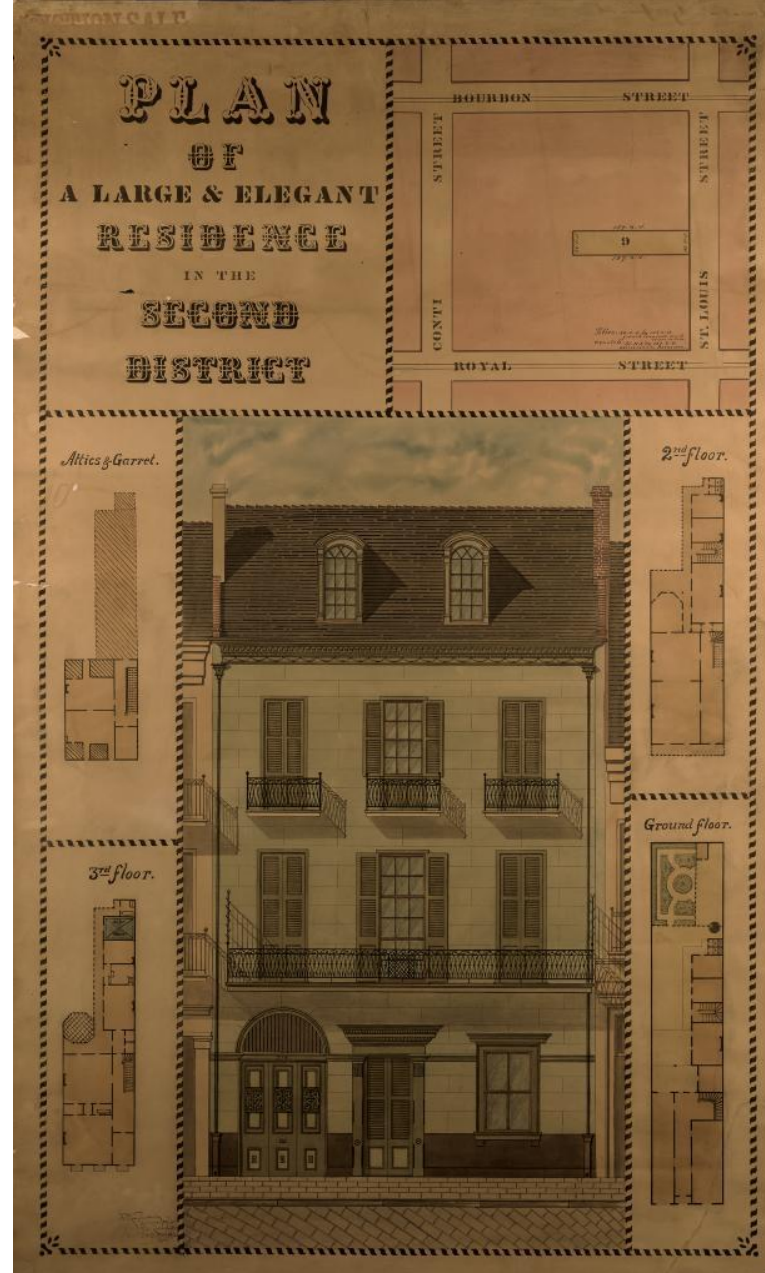


720 St Louis

VCC Architectural Committee

August 25, 2026



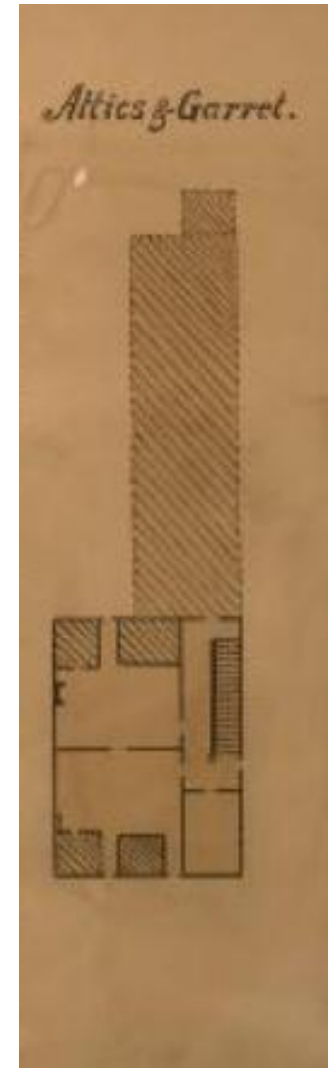
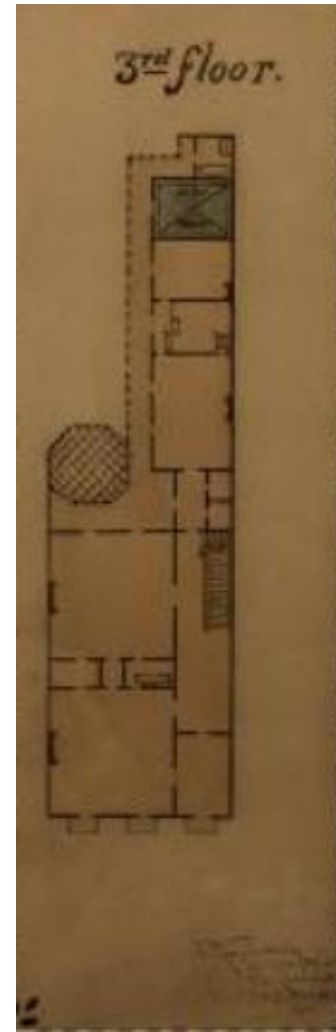
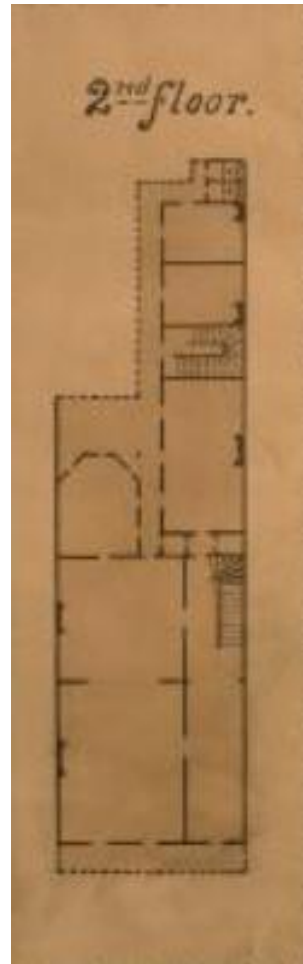


720 St Louis

VCC Architectural Committee

August 25, 2026







720 St Louis – c. 1900
VCC Architectural Committee

August 25, 2026





720 St Louis – 1951
VCC Architectural Committee

August 25, 2026





720 St Louis – 1951
VCC Architectural Committee

August 25, 2026





720 St Louis – 1951

VCC Architectural Committee

August 25, 2026





720 St Louis – 1951
VCC Architectural Committee

August 25, 2026





720 St Louis – 1951

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720 St Louis – 1976
VCC Architectural Committee

August 25, 2026





720 St Louis – 2001
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August 25, 2026





720 St Louis

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August 25, 2026





720 St Louis

VCC Architectural Committee

August 25, 2026





720 St Louis

VCC Architectural Committee

August 25, 2026





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August 25, 2026





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August 25, 2026





720 St Louis

VCC Architectural Committee

August 25, 2026





720 St Louis

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720 St Louis

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August 25, 2026





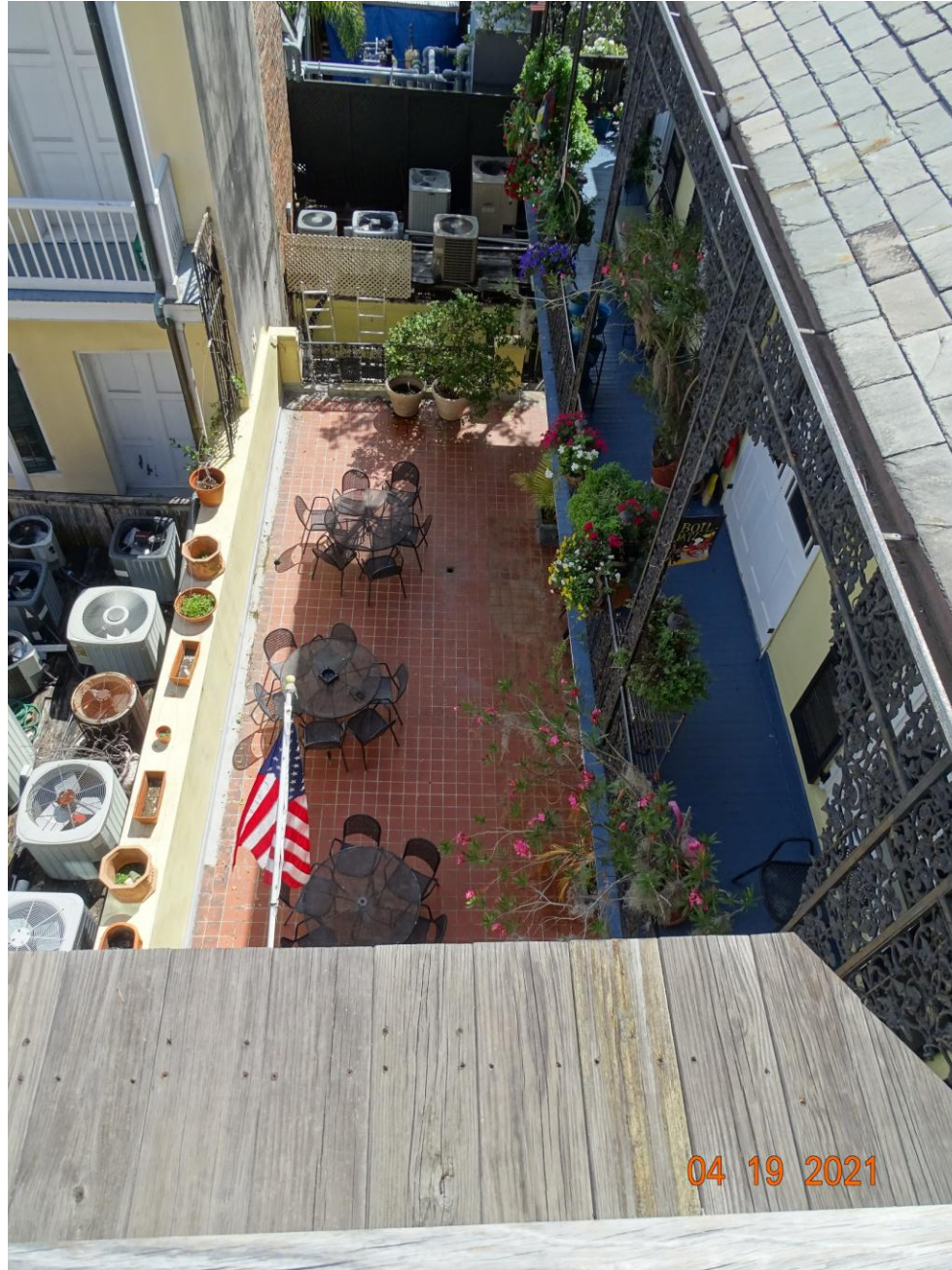


720 St Louis

VCC Architectural Committee

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720 St Louis

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August 25, 2026





720 St Louis
VCC Architectural Committee

August 25, 2026



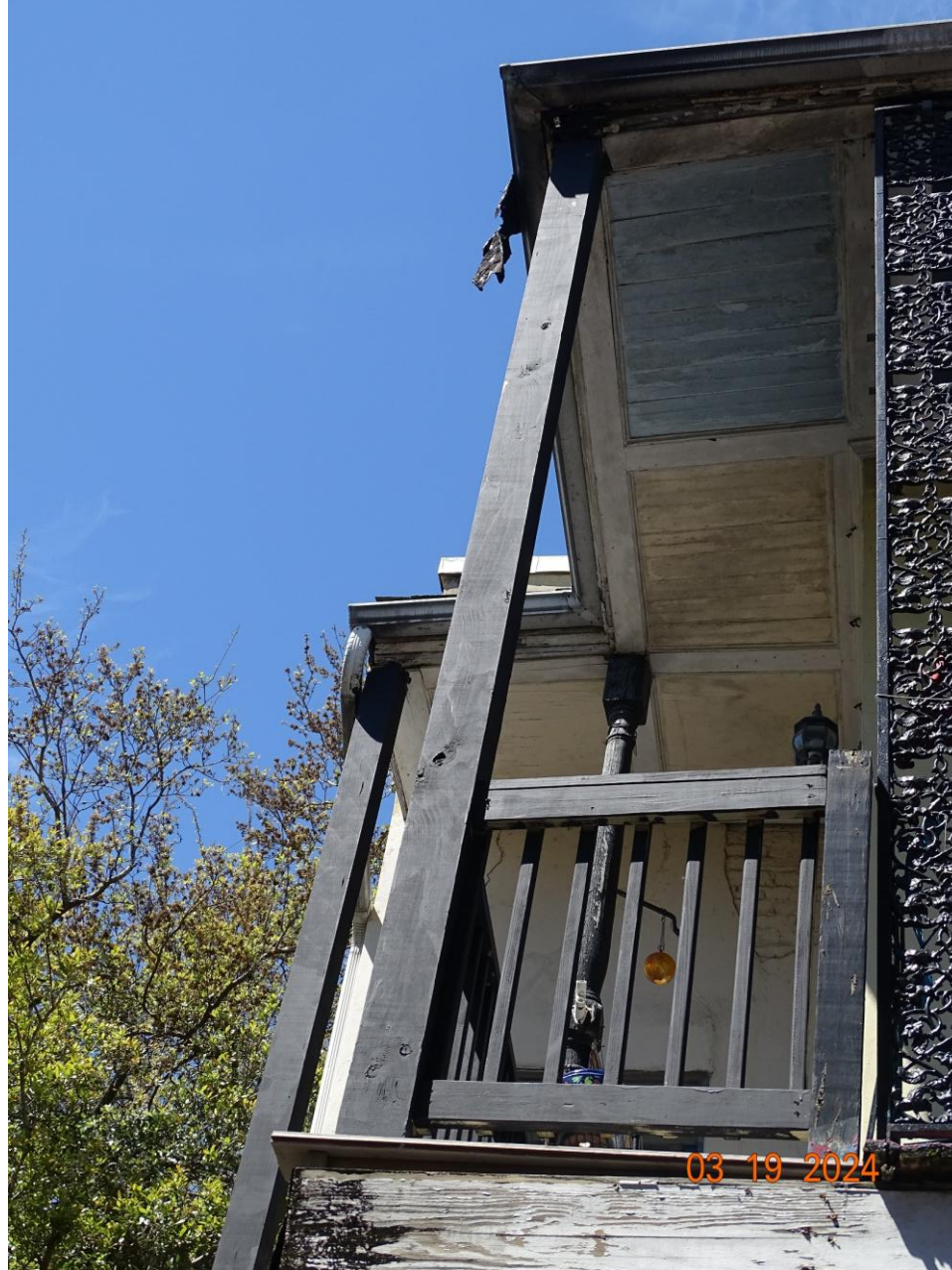


720 St Louis

VCC Architectural Committee

August 25, 2026





720 St Louis

VCC Architectural Committee

August 25, 2026







720 St Louis

VCC Architectural Committee

August 25, 2026





720 St Louis
VCC Architectural Committee

August 25, 2026





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VCC Architectural Committee

August 25, 2026







720 St Louis

VCC Architectural Committee

August 25, 2026





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VCC Architectural Committee

August 25, 2026





720 St Louis

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August 25, 2026





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VCC Architectural Committee

August 25, 2026





720 St Louis

VCC Architectural Committee

August 25, 2026







720 St Louis

VCC Architectural Committee

August 25, 2026





720 St Louis

VCC Architectural Committee

August 25, 2026



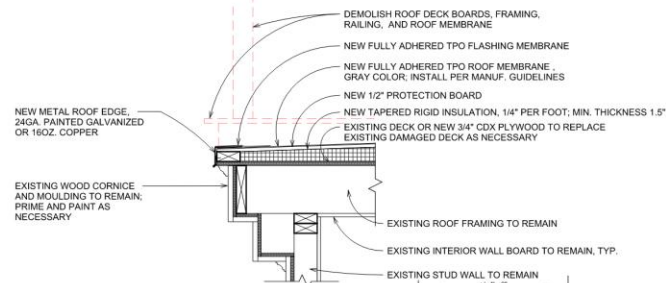
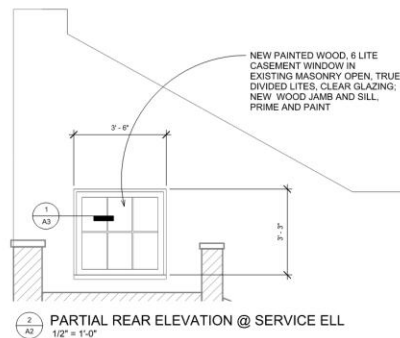
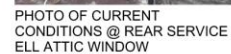


PHOTO OF CURRENT
CONDITIONS @ REAR MAIN
BUILDING



HISTORIC PHOTOS

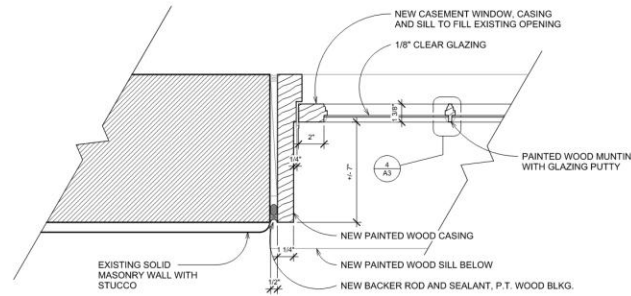
EXTERIOR V.C.C. MODIFICATIONS at
720 ST. LOUIS STREET
NEW ORLEANS, LA 70130



LKHarmon Architects
A Professional Architectural Corporation
6238 Argonne Boulevard
New Orleans Louisiana 70124
504.485.5070 harmon@lkharmonarchitects.com

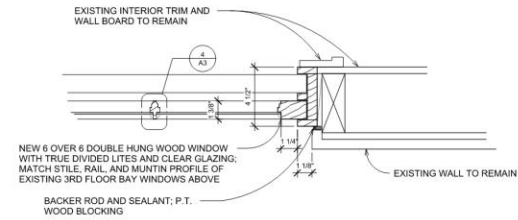
6.10.2025 V.C.C. APPL.	A2
	LKH #502





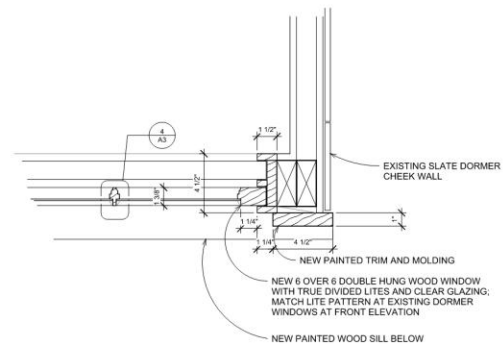
1
A3

SERVICE ELL CASEMENT WINDOW JAMB DETAIL
3" = 1'-0"

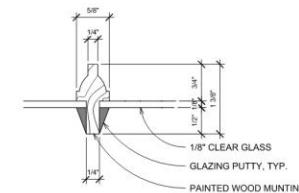


2
A3

BAY WINDOW DOUBLE HUNG WINDOW JAMB DETAIL
3" = 1'-0"



 DORMER WINDOW JAMB DETAIL
3" = 1'-0"



 **MUNTIN DETAIL**
12" = 1'-0"

EXTERIOR V.C.C. MODIFICATIONS at
720 ST. LOUIS STREET
NEW ORLEANS, LA 70130



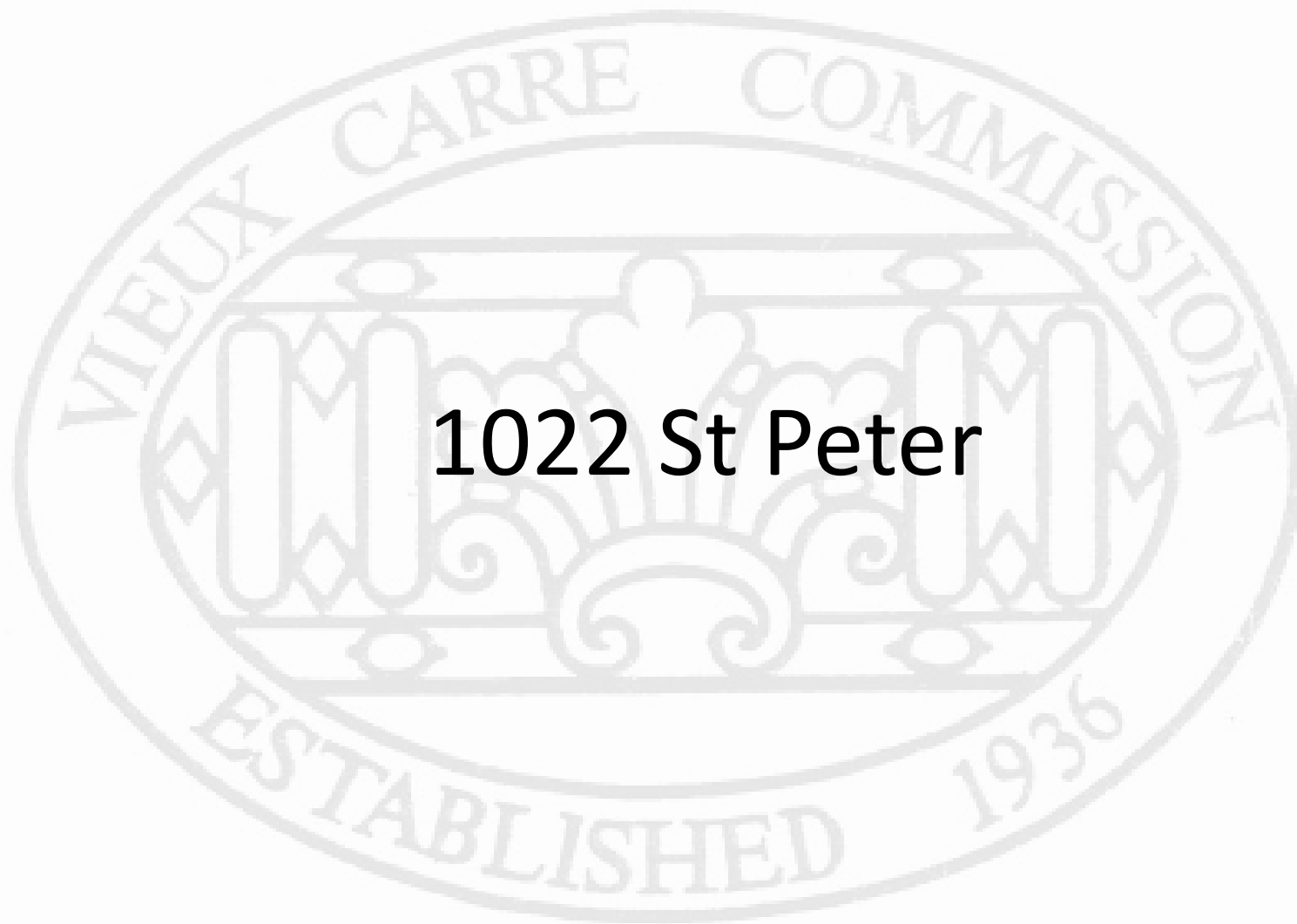
LKHarmon Architects
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6.10.2026 V.C.C. APPL

A3

LKH #5025





1022 St Peter

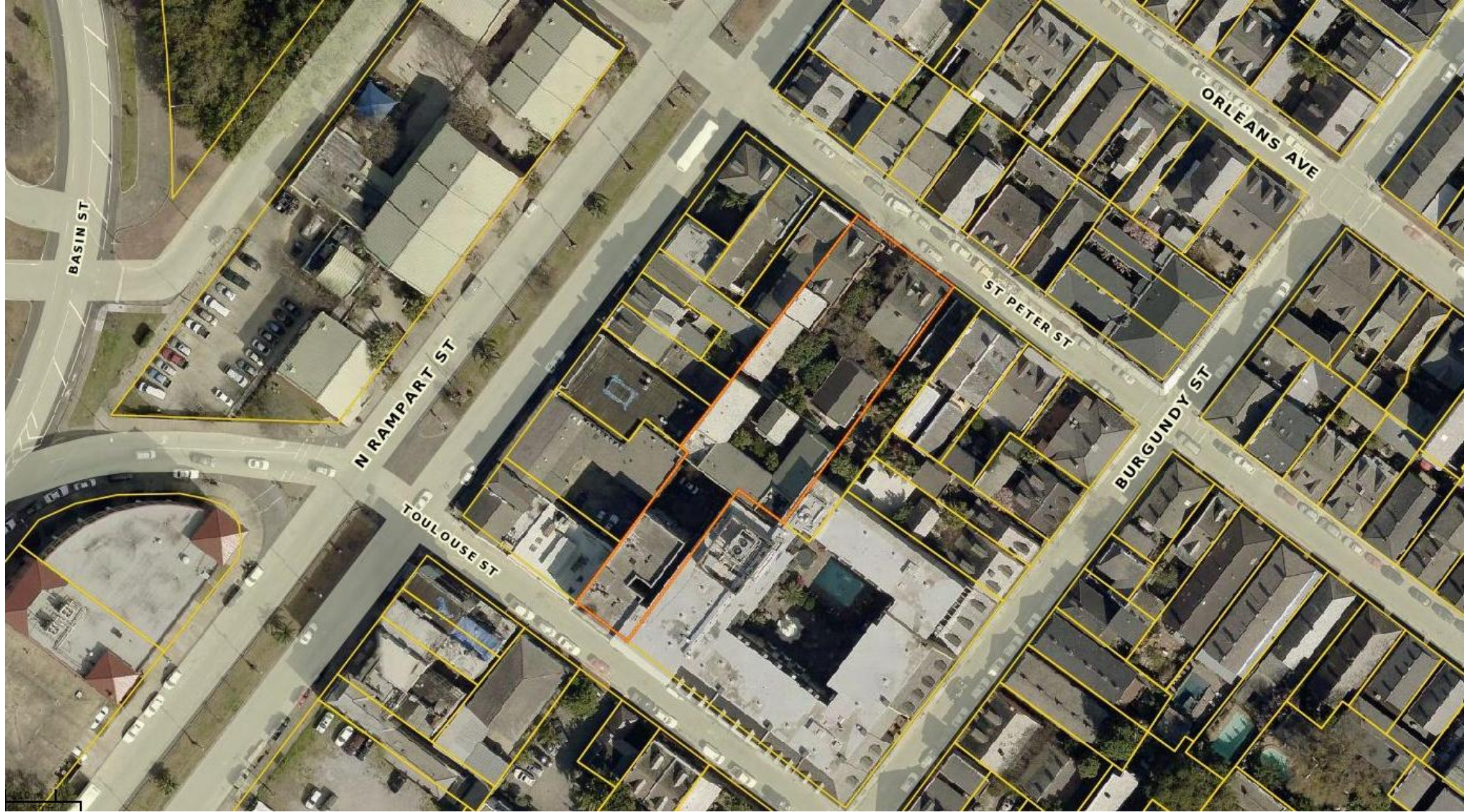


1022 St. Peter

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August 25, 2026





1022 St. Peter
VCC Architectural Committee

August 25, 2026





1022 St. Peter, 1964

VCC Architectural Committee

August 25, 2026





1022 St. Peter - 1975

VCC Architectural Committee

August 25, 2026





1022 St. Peter - 1985

VCC Architectural Committee

August 25, 2026





1022 St. Peter

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August 25, 2026





1022 St. Peter

VCC Architectural Committee

August 25, 2026





1022 St. Peter

VCC Architectural Committee

August 25, 2026





1022 St. Peter – Previously Existing Intercom

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August 25, 2026





1022 St. Peter
VCC Architectural Committee

August 25, 2026





1022 St. Peter

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August 25, 2026





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1022 St. Peter

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August 25, 2026



12" Recessed Intercom

Product Specifications



Display

- Brightness: 1500 nit (cd/m2)
- Diagonal length: 12.1"
- Resolution: 1280 × 800
- Contrast ratio: 1000 (typical)
- Capacitive touch with multi-touch capability
- Anti-reflection and anti-fingerprint coated (anti-UV for the blacked-out portion around the screen)
- Chemical resistant: 26H (hardness)

Features

- Credential reader (RFID, compatible with ButterflyMX Access Control System)
- Wide-angle camera for optimized field of view
- Audio noise cancellation
- Security light
- ADA-compliant help button on bottom of intercom
- Intuitive mounting system design
- Robust aluminum housing and back box with silver powder coating
- Temperature: -40°C ~ +60°C (-40°F ~ +140°F); 5-95% humidity non-condensing

Dimensions

- 15.5" H x 15.8" W x 2.6" D (maximum)
- Weight (with back box): 14.5 lbs

Power Requirements

- Intercom input voltage: 9-24VDC (powered by AC power brick)
- DC Output: DC +24V @ 2.08A
- Standby Power Consumption: 16.8W
- Max Power Consumption: 38W
- Relay Max Switching Current: 2A (Max Switching Power 62.5VA)
- UPS required, not provided

Network Requirements

- Wired connectivity: Ethernet (Cat 5e/Cat6, minimum bandwidth of 2 Mb/s)
- Wireless: WiFi (802.11ac, 5GHz)
- Alternative connectivity methods: Point-to-point, Cellular router

Certifications

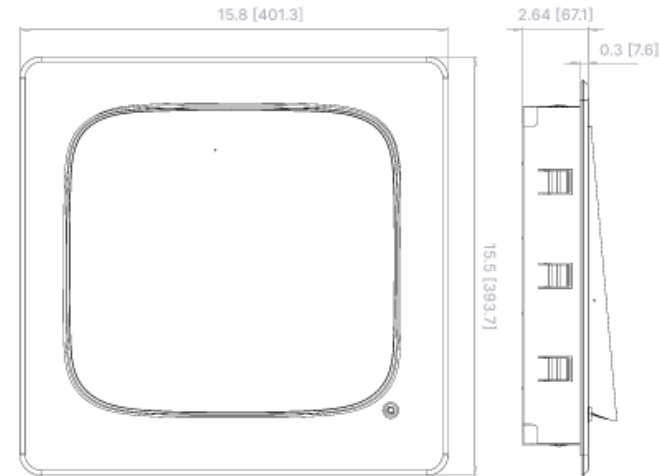
- IP65 dust and water resistance
- FCC Part 15
- IC (Canada)
- CE (EU)
- UL 62368, 50E, 294
- CP65
- TSCA
- IFETEL and NOM
- Materials: REACH, WEEE 3R, and ROHS

12" Recessed Intercom

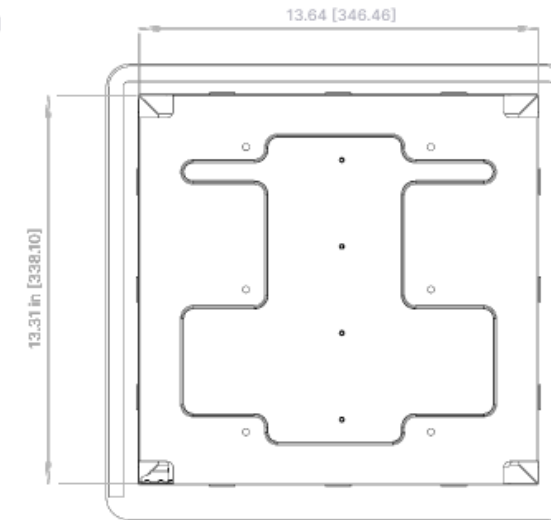
Product Cutsheet

 Images are not to scale.

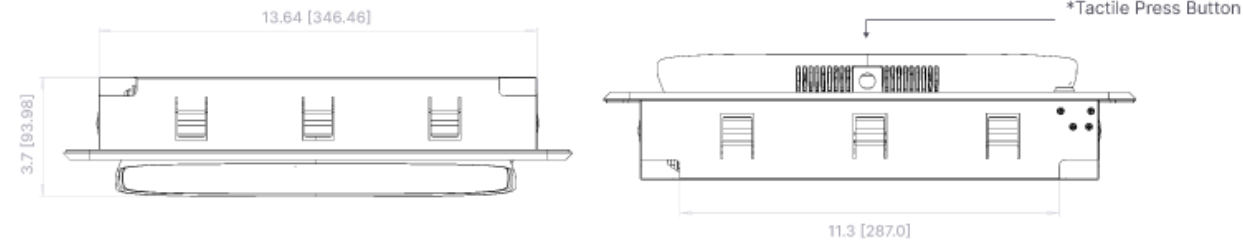
Front and Side of Intercom and Back Box



Rear Side of Intercom and Back Box



Top and Bottom Side of Intercom and Back Box





8" recessed

15.3"H x 8.7"W x 2.4"D

[LEARN MORE »](#)



12" recessed

13.3"H x 13.6"W x 2.4"D

[LEARN MORE »](#)



1022 St. Peter – From Manufacturer's Website – QR Code Intercome

VCC Architectural Committee

August 25, 2026



Smart, simple & affordable

A smartphone-based visitor access solution for any property, regardless of size, location, or budget.



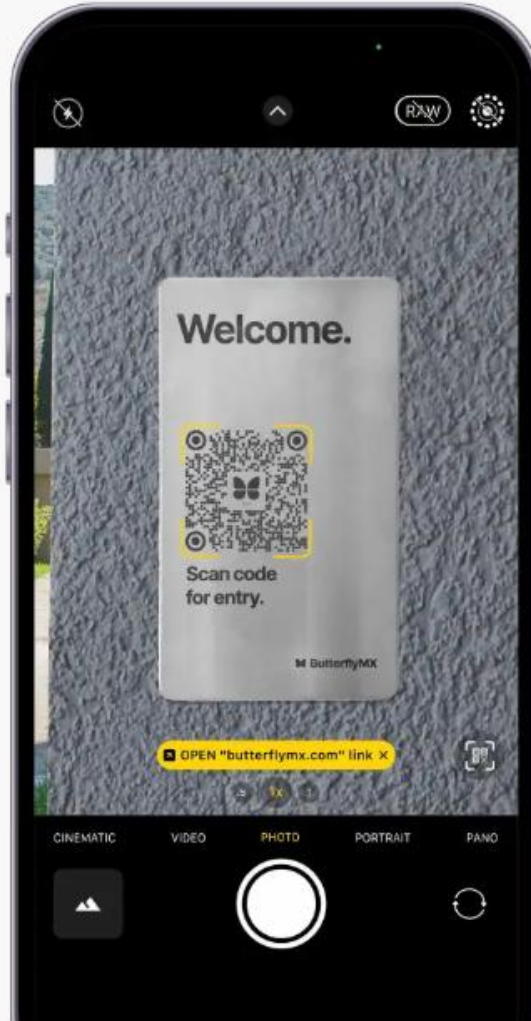
Smartphone access

Visitors scan the QR code to launch a web-based intercom; no mobile app required.



Property directory

Search by name, unit number, or by simply scrolling. It's never been easier for your visitors.



Video calling

Residents and staff can see who's at the door, gate, or garage before granting property access.



Swipe-to-open

Residents and staff can use the ButterflyMX mobile app to access the property.



1022 St. Peter – From Manufacturer’s Website – QR Code Intercom

VCC Architectural Committee

August 25, 2026

