



Vieux Carré Commission Architecture Committee Meeting

Tuesday, March 14, 2023



Old Business

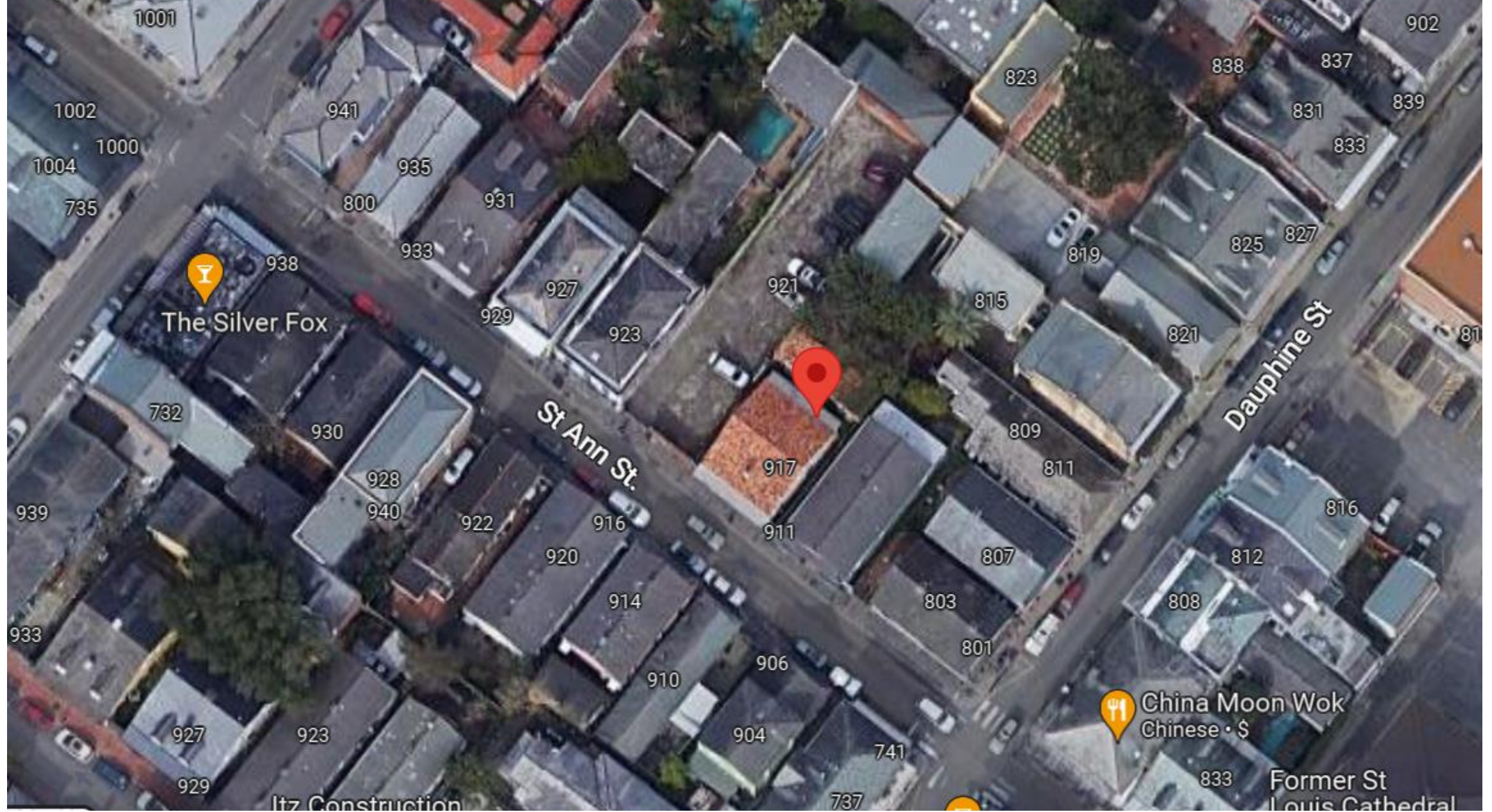


915-17 St Ann



915-17 St. Ann





915-17 St. Ann

VCC Architectural Committee

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915-17 St. Ann – 1950s

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915-17 St. Ann – 1940s-50s?

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915-17 St. Ann – 1950s

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915-17 St. Ann – 1962

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915-17 St. Ann – 1964

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915-17 St. Ann – 1964

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915-17 St. Ann – ca. 1964

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915-17 St. Ann – ca. 1964



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915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

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August 26, 2008



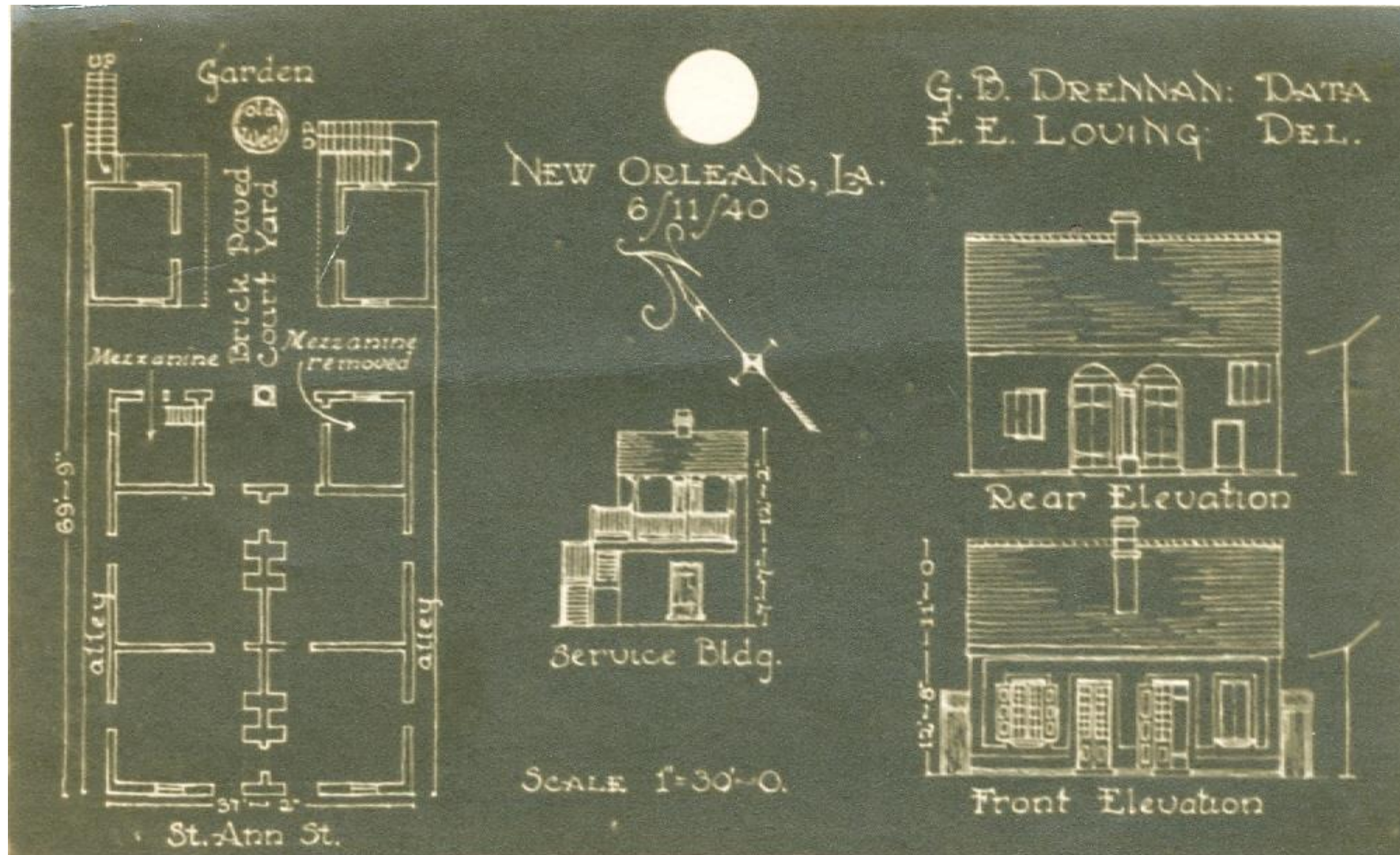


915-17 St. Ann, HABS Survey

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann, HABS Survey

VCC, Architectural Committee

August 26, 2008



STATE Louisiana		COUNTY Orleans	TOWN OR VICINITY New Orleans
INDEX NUMBER		MONUMENT Raymond Gaillard, Jr. Cottage 917 St. Ann street	
REPRESENTED IN NEGATIVE FILE		H.A.B.S. SURVEY NO.	HISTORY: Built circa 1824 by Raymond Gaillard, Jr. Present owner: Harold Schilke.
PUBLISHED PHOTOGRAPHS		DESCRIPTION: One-story. Front brick. Sides and rear stucco on brick. Loggia with mezza- nine in rear. Slate, gable roof. 2 similar 2-story brick service buildings with wood balconies. REFERENCES: Court Records. Map of New Orleans 1808.	
PUBLISHED DRAWINGS			
<small>SP-6 6-8369</small>		<div style="text-align: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">87</div> <p>HISTORIC AMERICAN BUILDINGS SURVEY</p> </div>	





Jan 25, 2023 12:31:23 PM

915-17 St. Ann





915-17 St. Ann





915-17 St. Ann





Jan 25, 2023 12:47:15 PM

915-17 St. Ann





915-17 St. Ann





915-17 St. Ann





Jan 25, 2023 12:49:16 PM

915-17 St. Ann





Jan 25, 2023 12:49:36 PM

915-17 St. Ann





915-17 St. Ann





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915-17 St. Ann





915-17 St. Ann





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915-17 St. Ann





Jan 25, 2023 12:51:30 PM

915-17 St. Ann





915-17 St. Ann





915-17 St. Ann





915-17 St. Ann





915-17 St. Ann

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915-17 St. Ann

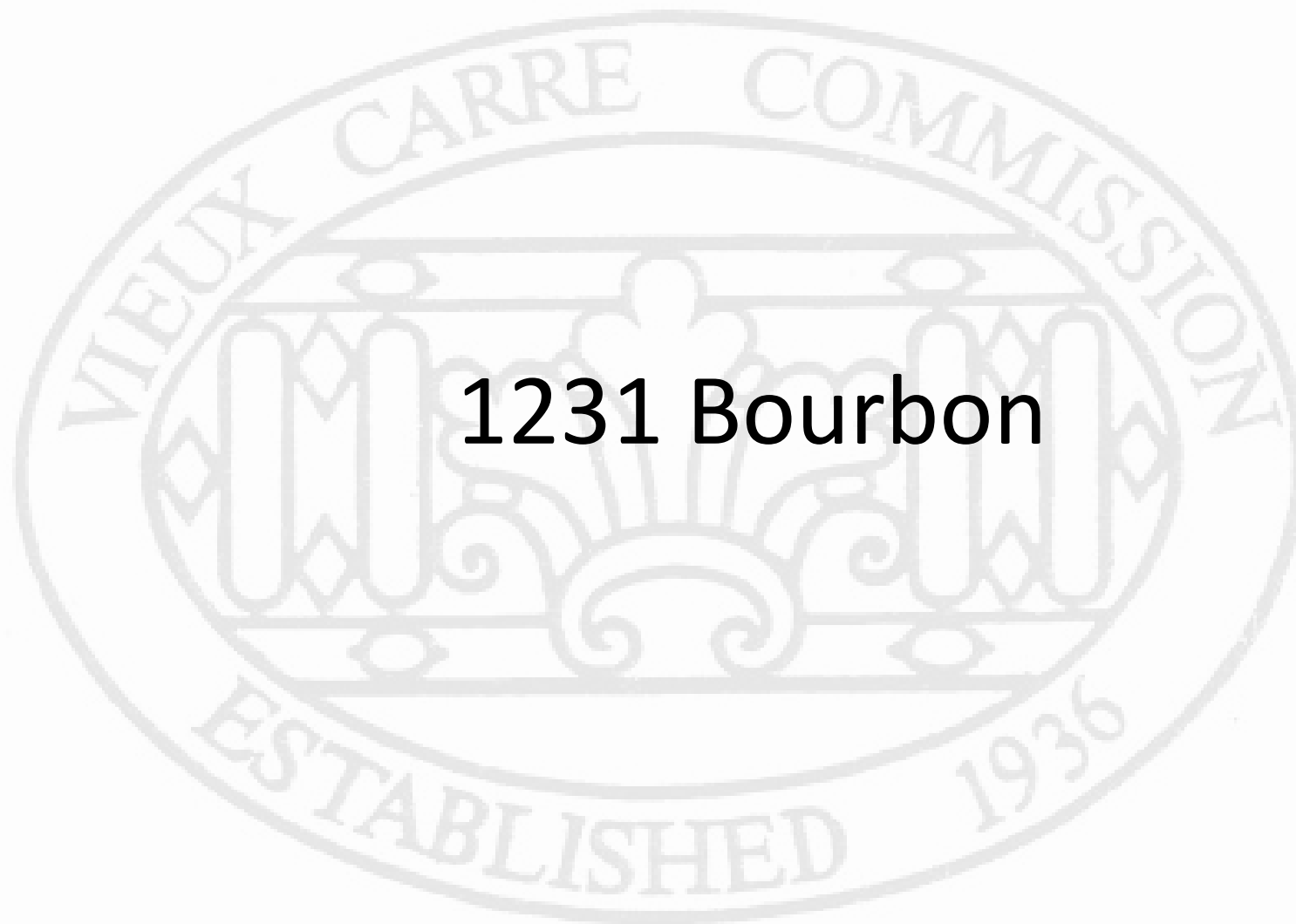
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New Business



1231 Bourbon



1231 Bourbon

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1231 Bourbon – 1943

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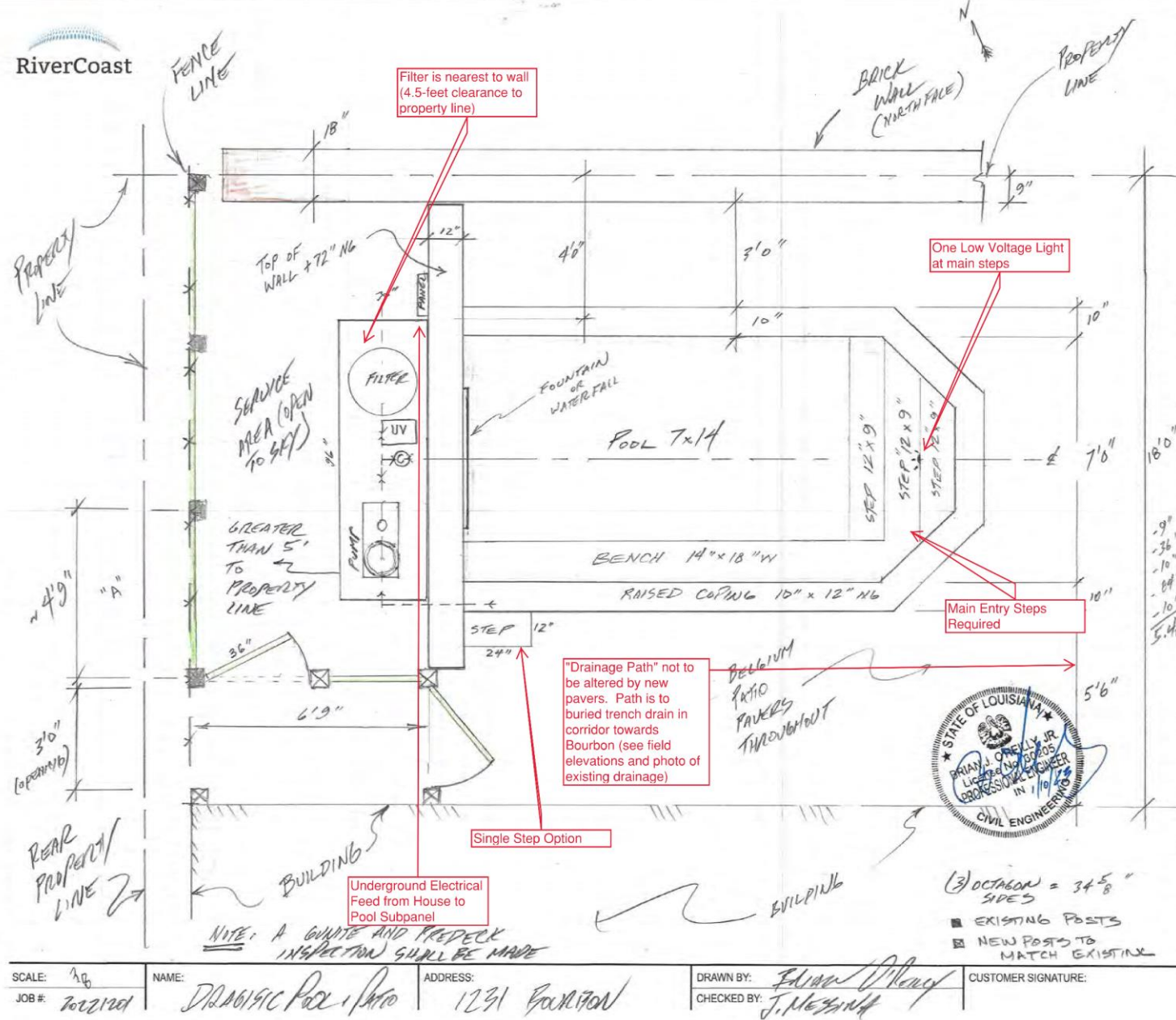


1231 Bourbon

VCC Architectural Committee

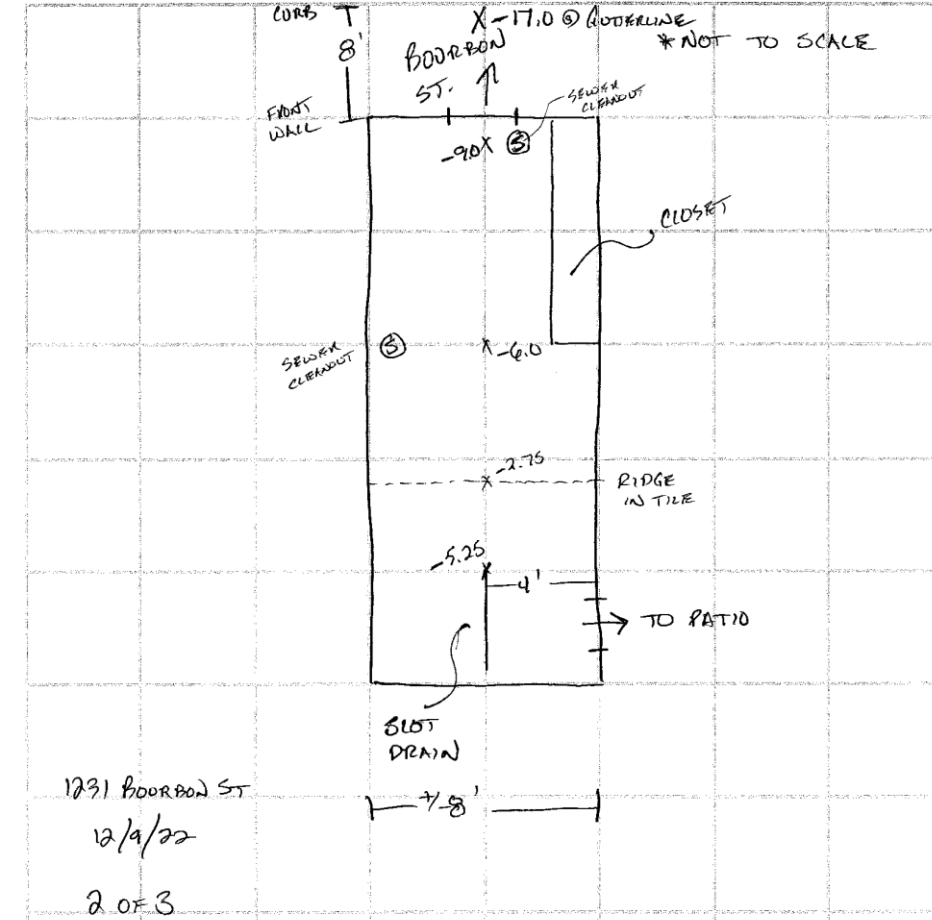
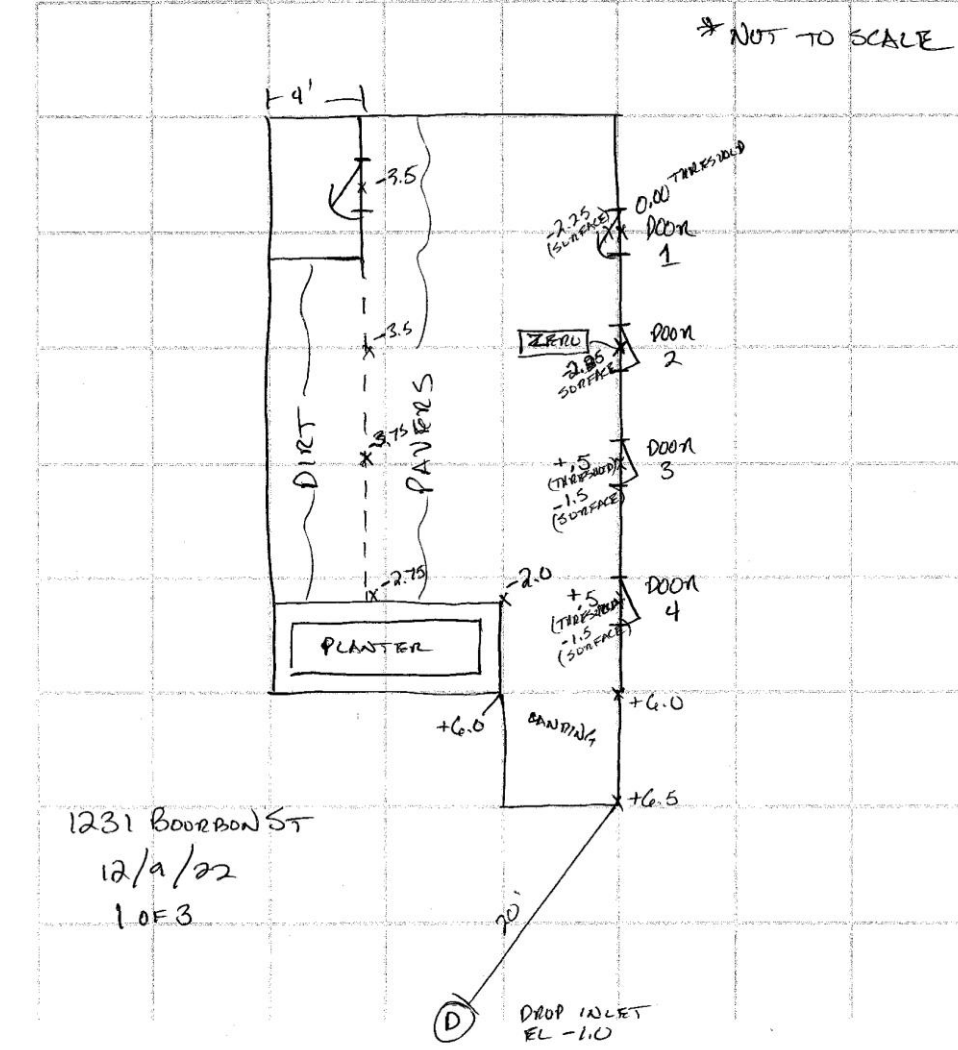
March 14, 2023





POOL		SPA	
WIDTH X LENGTH: 7x14'	SA: 100	WIDTH X LENGTH: Ø	SA: Ø
PERIMETER: 40'		PERIMETER: Ø	
DEPTH: 4.5-5'	VOLUME: 3200	DEPTH: Ø	HEIGHT: Ø
EXCAVATION		PLUMBING	
ACCESS WIDTH: ~ 8'		RETURNS: 3	SKIMMERS: 1
FENCE REMOVAL: ~ 6' ("A")		MAIN DRAIN: 1	CLEANER: 1
WIDTH X LENGTH: 7x14		SPA DRAIN: Ø	SPA VENTS: 1
BEDDING DEPTH: 16"		SPA JETS: Ø	WTR. FALLS: 1
DEPTH OF EXC: 5.5-6.5		BUBBLERS: Ø	DECK JETS: Ø
VOLUME: 72.04		GARDEN JETS: Ø	BLOWER PTS: Ø
REMOVAL: 100%		POOL LIGHTS: 1	SPA LIGHTS: Ø
SPREAD: Ø		GAS LINE (BY OWNER): Ø	
		FILL LINE: MHL	OVERFLOW: Ø
		DRAINAGE (CHECK): YES	
		DRAINAGE (CHECK): YES	
		VANISHING EDGE: Ø	
GUNITING			
BENCH: 14"x18"x12"		SPA SPILLOVER: Ø	
SWIM-OUT: Ø		SPA HEIGHT: Ø	
TANNING LEDGE: Ø		SPA FACING: Ø	
TOP OF WALL: +72"		RAISED STAIR: +12"	
SPA DAM WALL: Ø		BAR TOOLS: Ø	
PLASTER			
TYPE: (TILE IN LIEU OF PLASTER) TBD			
COLOR: TBD			
SPOT-TILE: Ø			
DECK		TILE/COPING	
SURFACE AREA: ~ 800 SF		W/L TILE:	COLOR:
MATERIAL: BELGIUM PVRs.		CERAMIC TBD	
COLOR: ORIGINAL VQ.		POOL COPING:	COLOR:
SIZE: 12"x12" GRCH		BELGIUM PAVERS	
THICKNESS: 1"		SPA COPING:	PAVERS:
LADDER: Ø		Ø	Ø
GRASS: Ø		TOE TILE:	COLOR:
HAND: Ø		Ø	Ø
ELECTRICAL			
TIMER: DUAL CLK. TYPE: INTERMATIC		+ 1 LED	
SERVICE PANEL SIZE: 100 AMP		MULTI-COLOR	
RELAYS: 4		LIGHT (12V)	
PANEL SPARES: 2		+ TRANSFORMER	
FEED / RUN: TBD (~ 20')		+ GFCI (20A)	
EQUIPMENT			
MAIN PUMP SIZE: 2 HP		SANITIZER: SAUT-CEL	
MAIN PUMP SPEED: VARIABLE		ULTRAVIOLET: PARAMOUNT II	
CLEANER: DOLPHIN 5200		HEATER: Ø	
CLEANER PUMP: Ø		HEATER SIZE: Ø	
AUX PUMP: Ø		ACTUATORS: Ø	
BLOWER SIZE: Ø		SOLAR HEATER: Ø	
THESE ARE NO OVERHEAD			
POWER LINE'S, TV, PHONE			
OR CABLE IN PATIO OR			
OVER POOL. THE			
PWR SERVICE DROP			
IS			





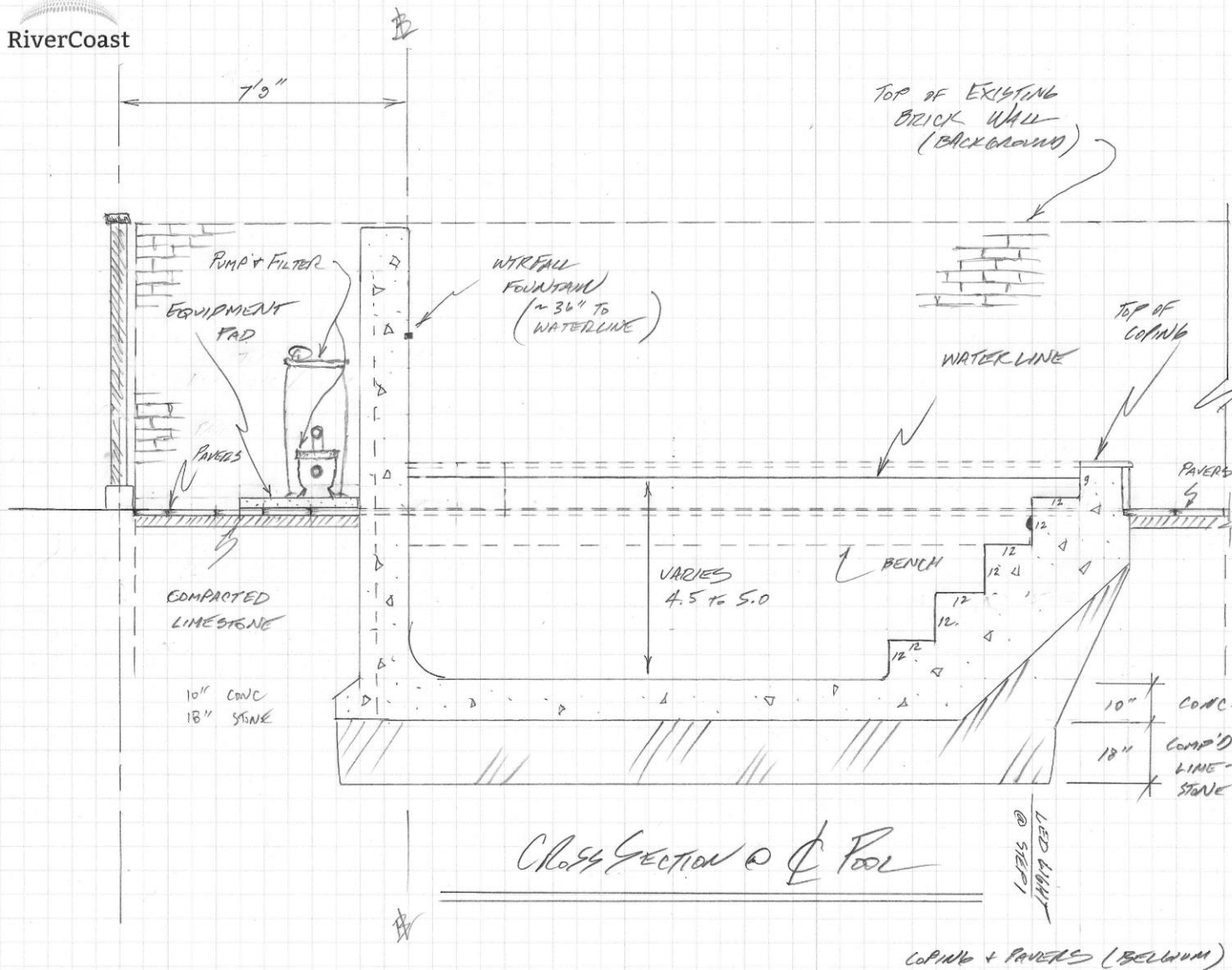
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March 14, 2023



RiverCoast



POOL WIDTH X LENGTH: 7x14 SA: PERIMETER: DEPTH: 25 VOLUME:		SPA WIDTH X LENGTH: SA: PERIMETER: DEPTH: HEIGHT:	
EXCAVATION ACCESS WIDTH: FENCE REMOVAL: WIDTH X LENGTH: BEDDING DEPTH: DEPTH OF EXC: * VOLUME: REMOVAL: SPREAD:		PLUMBING RETURNS: MAIN DRAIN: SPA DRAIN: SPA JETS: BUBBLERS: GARDEN JETS: POOL LIGHTS: GAS LINE (BY OWNER): FILL LINE: DRAINAGE (DECK): DRAINAGE (YARD): VANISHING EDGE:	
GUNITE BENCH: SWIM-OUT: TANNING LEDGE: TOP OF WALL: SPA DAM WALL:		SPA SPILLOVER: SPA HEIGHT: SPA FACING: RAISED WALL: BAR STOOLS:	
PLASTER TYPE: COLOR: SPOT-TITLE:			
DECK SURFACE AREA: MATERIAL: COLOR: SIZE: * THICKNESS: LADDER: GRASS: HAND:		TILE/COPING W/L TILE: COLOR: POOL COPING: COLOR: SPA COPING: COLOR: TOE TILE: COLOR:	
ELECTRICAL TIMER: TYPE: SERVICE PANEL SIZE: RELAYS: * PANEL SPARES: FEED / RUN:			
EQUIPMENT MAIN PUMP SIZE: MAIN PUMP SPEED: CLEANER: CLEANER PUMP: AUX PUMP: BLOWER SIZE: FILTER: FILTER SIZE:			
SANITIZER: ULTRAVIOLET: HEATER: HEATER SIZE: ACTUATORS: SOLAR HEATER:			

SCALE: 1/2" = 1'

JOB #: 20821109

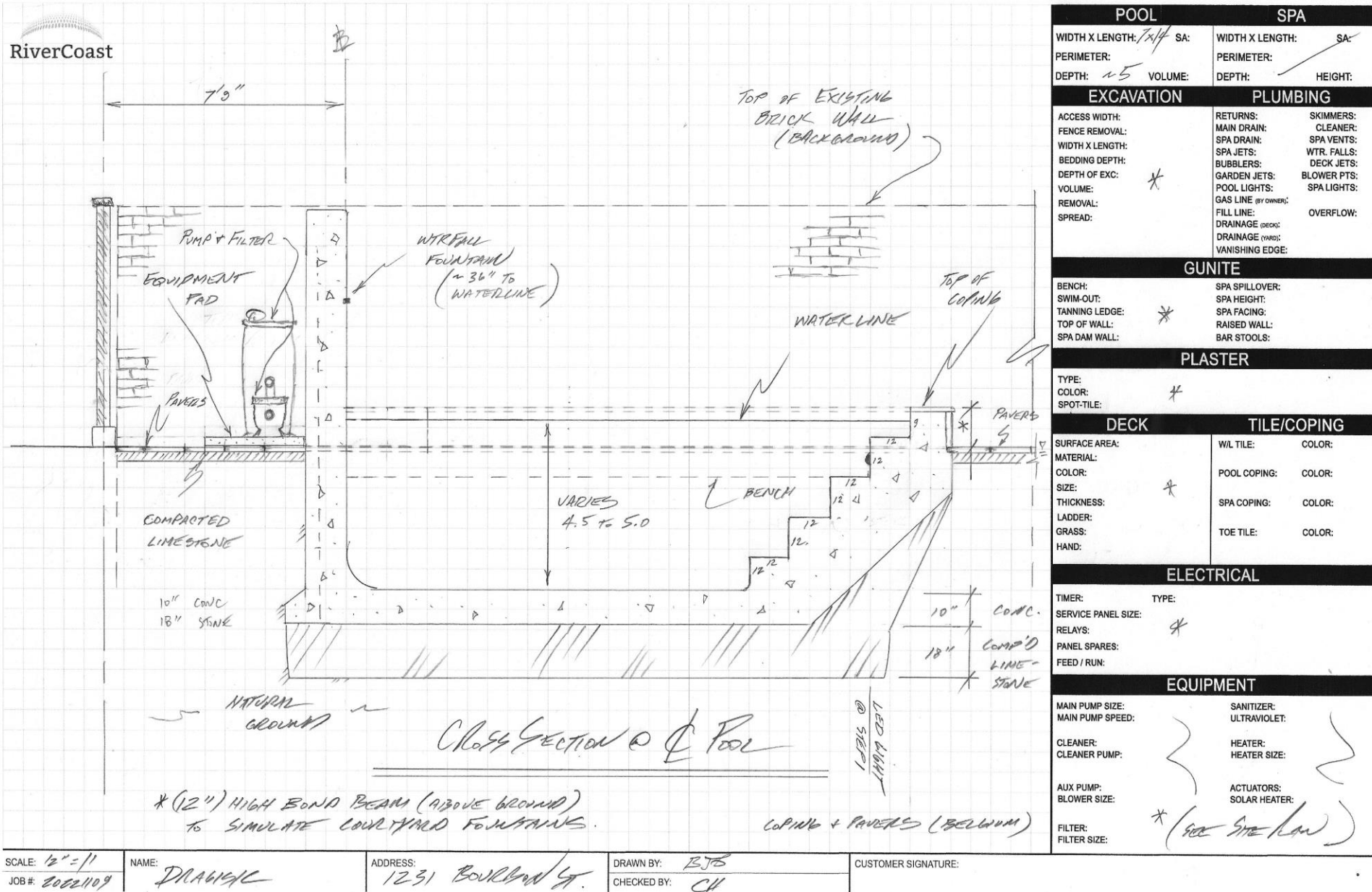
NAME: DRAGNYC

ADDRESS: 1231 Boulevard

DRAWN BY: *BJD*
CHECKED BY: *CH*

CUSTOMER SIGNATURE:



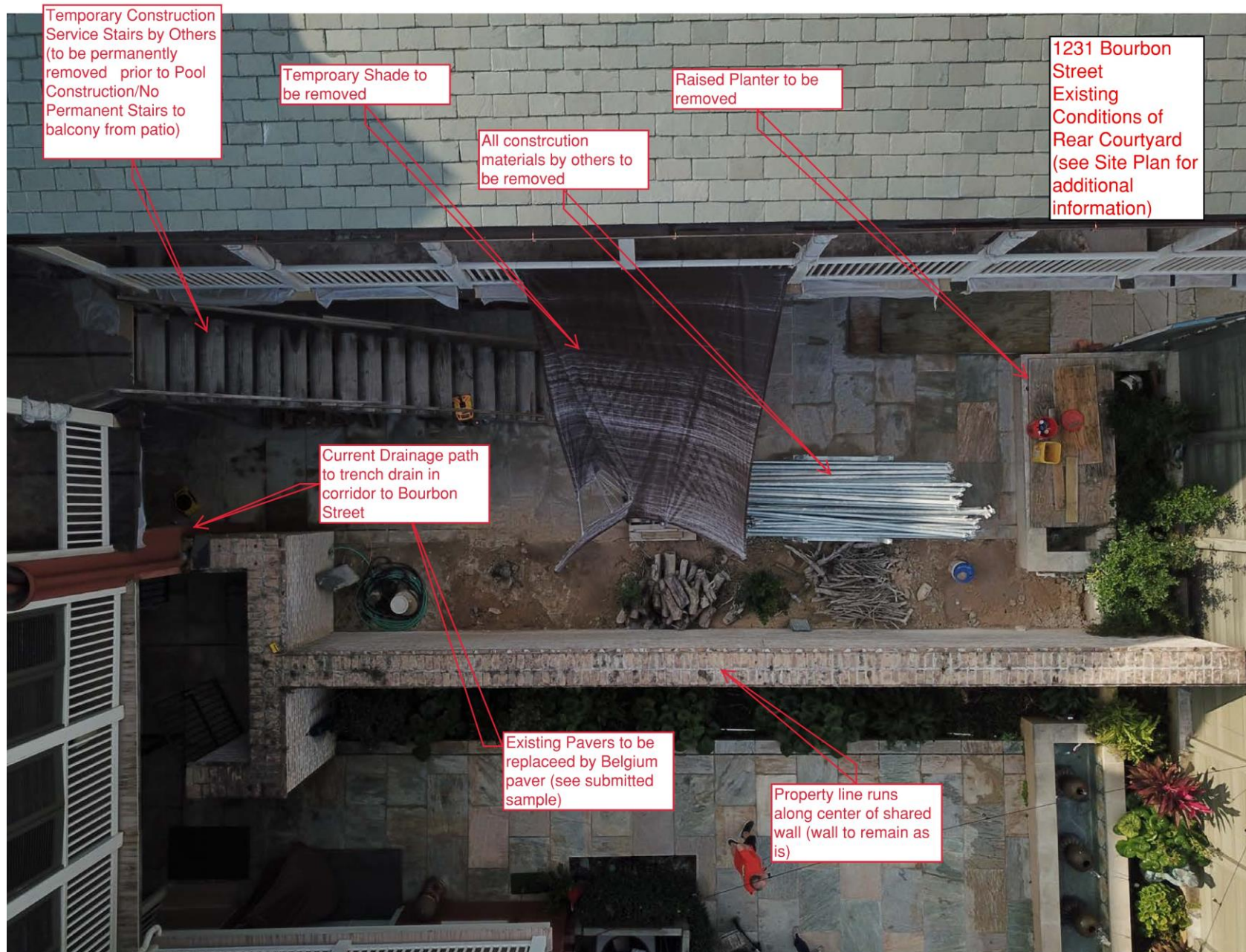


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March 14, 2023





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March 14, 2023



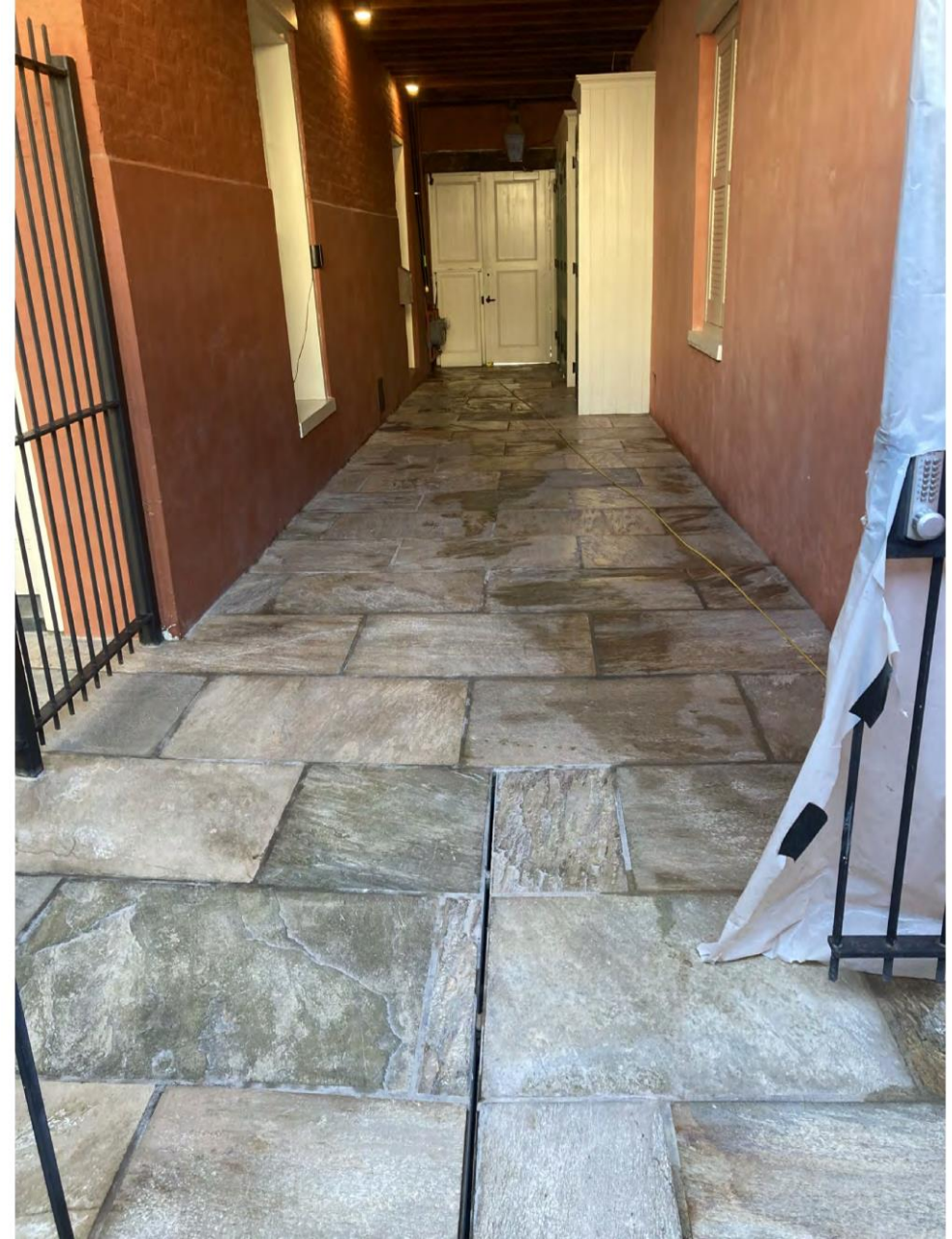


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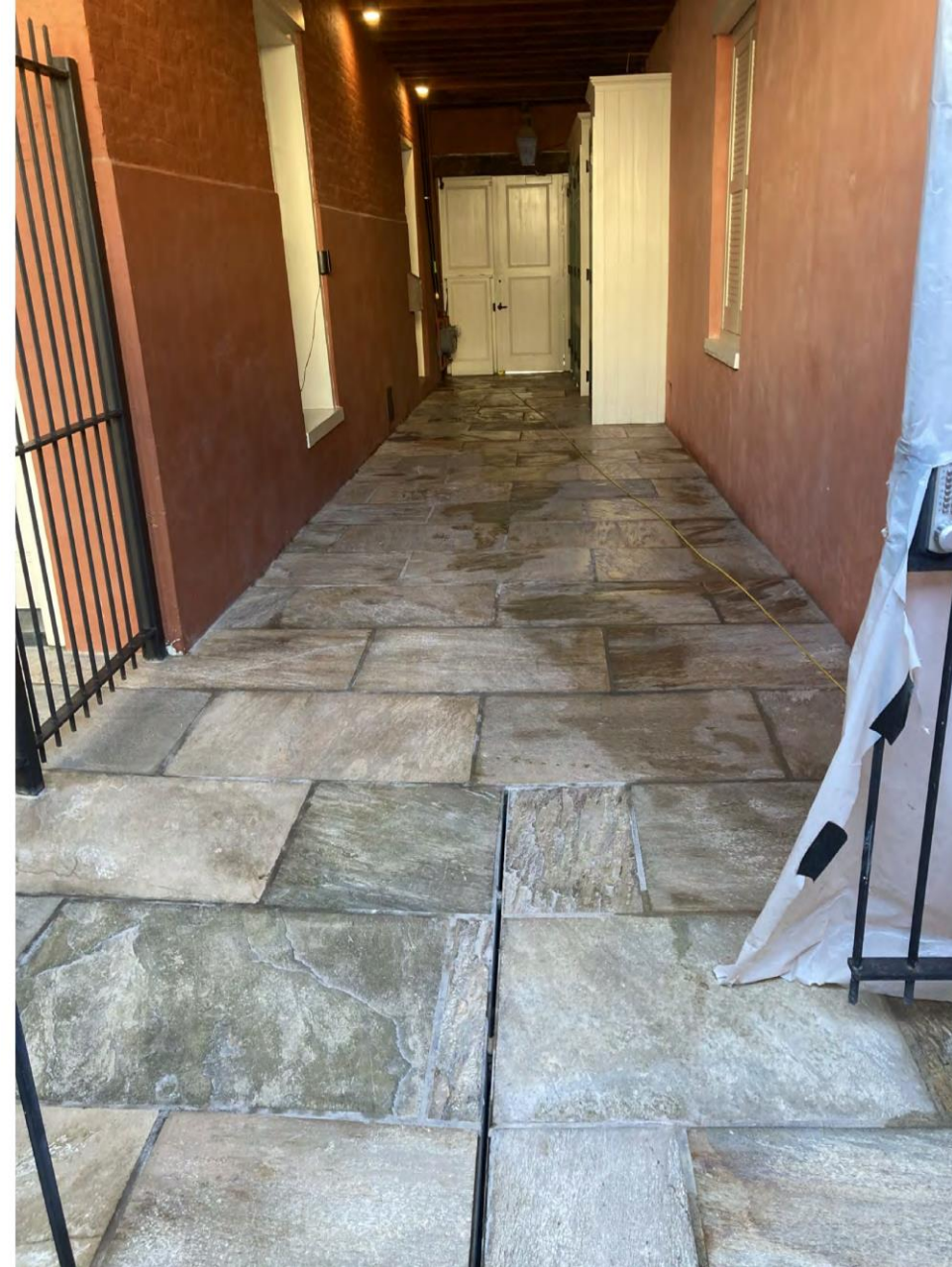


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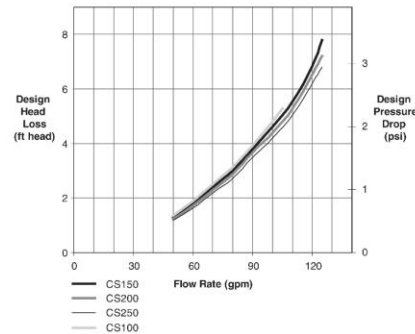
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Part No.	Description	Size
CS100	CS Cartridge Filter	100 Sq. Ft.
CS150	CS Cartridge Filter	150 Sq. Ft.
CS200	CS Cartridge Filter	200 Sq. Ft.
CS250	CS Cartridge Filter	250 Sq. Ft.

CS Filter Head Loss Curves

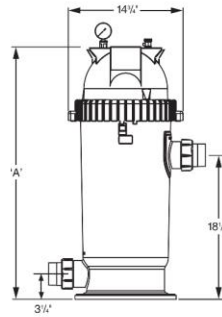


www.ZodiacPoolSystems.com

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Technical Specifications

CS Series Filters



Specifications and Dimensions, CS Series Filters				
Model No.	CS100	CS150	CS200	CS250
Filter Area	100 ft²	150 ft²	200 ft²	250 ft²
Design Flow Rate	1 gpm/ft²	.85 gpm/ft²	.625 gpm/ft²	.5 gpm/ft²
Maximum Flow	100 gpm	125 gpm	125 gpm	125 gpm
Six (6) Hour Capacity	36,000 gallons	45,000 gallons	45,000 gallons	45,000 gallons
Eight (8) Hour Capacity	48,000 gallons	60,000 gallons	60,000 gallons	60,000 gallons
Normal Start Up Pressure	6-15 psi	6-15 psi	6-15 psi	6-15 psi
Max. Working Pressure	50 psi	50 psi	50 psi	50 psi
Cartridges Required	1	1	1	1
Shipping Weight	28 lbs.	28 lbs.	34 lbs.	36 lbs.
Height ('A')	32 3/4"	32 3/4"	42 1/2"	42 1/2"

There's no need to sacrifice your pump's power.

The ideal replacement for high energy-consuming single-speed pumps up to 1.5 HP, the 115v/230v dual voltage VS FloPro™ 1.85 is the *only* variable-speed pump on the market that offers the same performance at both voltages.

- 115v/230v Dual Voltage**
 With the ability to provide the same head pressure and flow rates at both 115v and 230v, the VS FloPro 1.85 eliminates the need for expensive main power rewiring without compromising performance.
- Add iQPUMP01 for Instant Automation**
 Two auxiliary relays can be used to control other pool equipment, such as booster pumps and salt chlorinators, for easier installation and operation. No need for additional timeclocks!



- Lower Electricity Costs**
 Save over \$850¹ per year in energy costs! The variable-speed motor allows for dramatic energy savings and quieter operation.
- Our Quietest Variable-Speed Pump**
 Over 40% quieter² than other Jandy variable-speed pumps, the VS FloPro 1.85 HP features proprietary sound dampening motor technology allowing it to operate with noticeably less noise.
- Choose Your Own Controller**
 Designed to work with the following Jandy® control systems for complete programmability and customization (controller sold separately):
 - Jandy AquaLink® Automation Systems
 - iQPUMP01 with iAquaLink® App Control
 - JEP-R Controller
- Additional Features**
 - Adjustable base for seamless direct replacement of a variety of other pumps in the aftermarket
 - Zero Clearance TEFC Motor for cool, quiet operation in tight spaces
 - 2" unions included or utilize 2" internal threads
 - Easy Controller Setup auto detects connection to an automation system or a traditional controller, eliminating the need to adjust settings manually
 - RS485 Quick Connect Port for faster installation and maintenance
 - Dry Contact Relay Control
 - Tool-free lid for easy debris removal
 - Ergonomic easy-transport handle

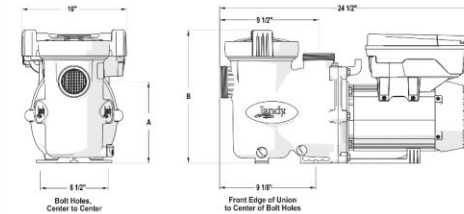
Jandy.com | 1.800.822.7933

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ADJUSTABLE BASE CONFIGURATIONS³

Base	Fits	'X' Dimension	'B' Dimension
No Base	Hayward® Super Pump® Pentair® SuperFlo® Sta-Rite® SuperMax®	7 3/4"	12 3/4"
Small Base	Hayward Super II™ Jandy PlusHP and MaxHP Pumps	8 7/8"	13 7/8"
Small Base w/ Spacers	Pentair WhisperFlo® Sta-Rite Dyna-Glas™	9 1/8"	14 1/8"
Small Base + Large Base	Sta-Rite Max-E-Pro® Sta-Rite Dura-Glas® Sta-Rite Dura-Glas II® Sta-Rite Max-E-Glas®	10 3/4"	15 3/4"

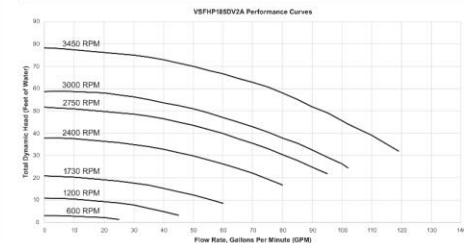
DIMENSIONS



SPECIFICATIONS

Model No.	THP	WEF⁴	Voltage	Max Watts	Amps	Union Size	Rec. Pipe Size⁵	Carton Weight	Overall Length
VSFHP185DV2A	1.85	8.5	230 VAC 115 VAC	1,700W 1,800W	7.5 15.5	2" x 2"	1 1/2" - 2 1/2"	53 lbs.	24 1/2"

PERFORMANCE



¹ Based on a 27,500 gallon pool with two turnovers per day at an energy cost of \$0.195/kWh vs. comparable single speed pumps; when tested in accordance with the applicable requirements of 10 CFR 429.
 ² When compared to the average dB reading of other Jandy variable-speed pumps at 3450 RPM from 6 ft., based on third-party independent lab sound testing.
 ³ Small base with spacers included with all FloPro pumps. Large base is optional part R0544400.
 ⁴ WEF = weighted energy factor in kcal/AWh. WEF is a performance-based metric adopted by the Department of Energy to characterize the energy performance of dedicated-purpose pool pumps. Department of Energy 10 CFR Parts 429 and 431.
 ⁵ Always follow local building and safety codes for pipe sizing and guidelines.



WATERCOLORS WITH HYDROCOOL™
NICHELESS LED LIGHTS

Jandy
Pro Series

Cool by Design

Jandy Pro Series WaterColors Nicheless LED Lights with
HYDROCOOL™
Technology

TRADE SERIES
EXCLUSIVE

Technical Details

INCLUDED ACCESSORIES

Every light includes a construction cover, robust installation tool and white and gray cosmetic trim rings.

Construction Cover

Installation Tool

White Cosmetic Trim Ring

Gray Cosmetic Trim Ring

SMALLER SIZE, MORE FLEXIBILITY

Up to eight inches shorter than our previous models, HydroCool™ lights are only 4½" (6W) or 5½" (12W and 24W) in length to fit even the narrowest walls for ultimate design flexibility.

New HydroCool Light

Previous Models

MULTI-COLOR AND WHITE LIGHT OPTIONS

Color options for use with all major automation systems. In addition to Daylight White (5000K), Warm White (2700K) lights provide incandescent-like lighting and meet Dark Sky Community requirements.

Jandy® WaterColors

P-Series

H-Series

S-Series

Warm White

Daylight White

WATTAGE SELECTOR GUIDE

POOL FINISH	ILLUMINATION DISTANCE		RECOMMENDED POWER (Watts)
	Color Lights	White Lights	
Light	Up to 12 ft	Up to 16 ft	6
	12 – 20 ft	16 – 24 ft	12
	20 ft +	24 ft +	24
Medium	Up to 10 ft	Up to 14 ft	6
	10 – 16 ft	14 – 22 ft	12
	16 ft +	22 ft +	24
Dark	Up to 8 ft	Up to 12 ft	6
	8 – 12 ft	12 – 20 ft	12
	12 ft +	20 ft +	24

Visit Jandy.com for part numbers and full list of available models

USA Jandy.com | 1.800.822.7933
Canada Jandy.ca | 1.888.647.4004

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71

1231 Bourbon

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March 14, 2023



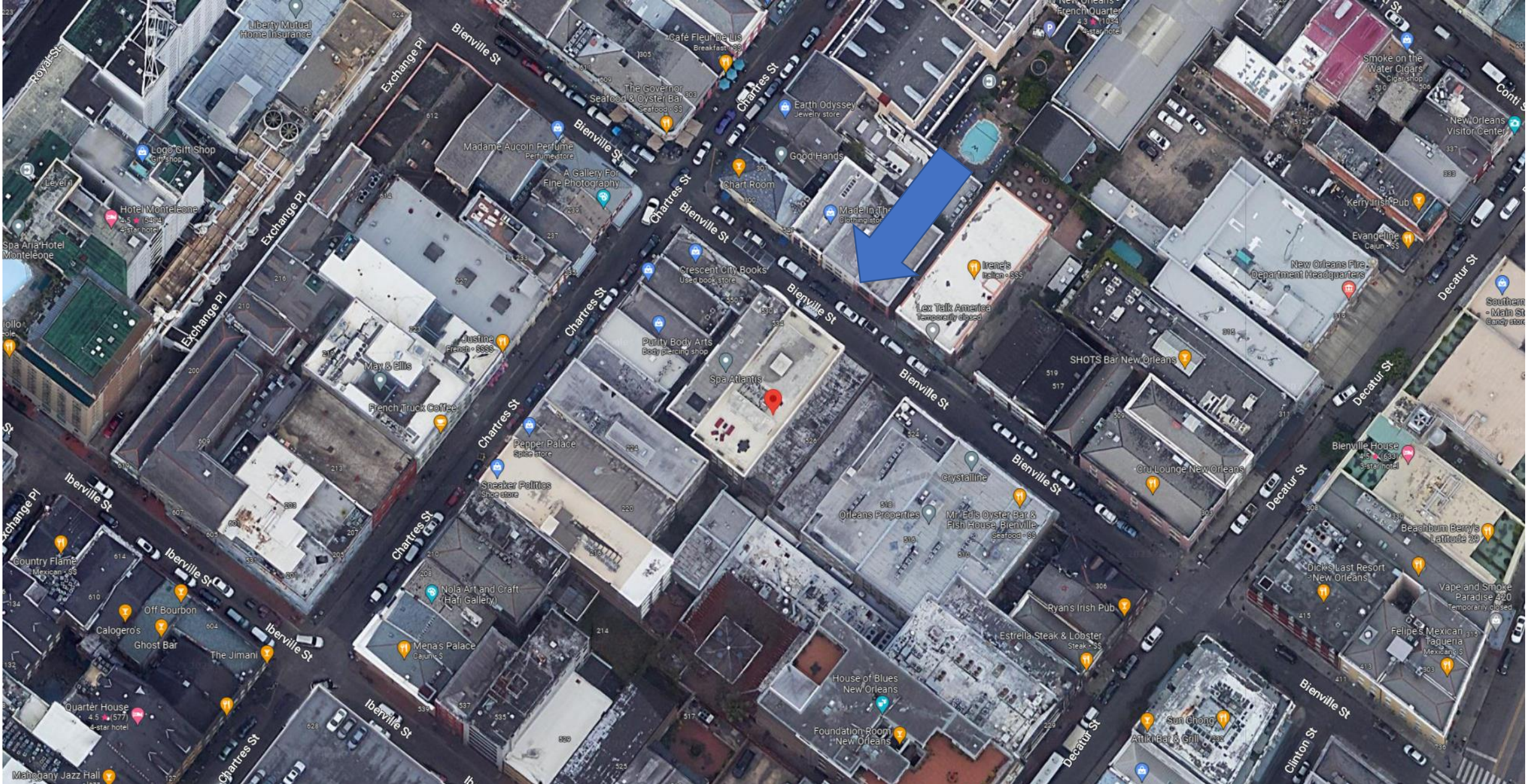


528 Bienville

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March 14, 2023





528 Bienville

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March 14, 2023





528 Bienville – 1965

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March 14, 2023





*Clear Penetrating
Water Repellent
For masonry walls
* Does NOT Alter Appearance*

Siloxane PD

Sure Klean[®] Weather Seal Siloxane PD (predilute) is a ready-to-use, water-based silane/siloxane water repellent for concrete and most masonry and stucco surfaces. Siloxane PD will not impair the natural breathing characteristics of treated surfaces. It helps masonry resist cracking, spalling, staining and other damage related to water intrusion. Low odor and alkaline stable, Siloxane PD is ideal for field and in-plant application.

TYPICAL TECHNICAL DATA

FORM	Cloudy white liquid, odorless
SPECIFIC GRAVITY	0.996
pH	4-5
WT/GAL	8.29 lbs
ACTIVE CONTENT	7%
TOTAL SOLIDS	4% ASTM D 5095
VOC CONTENT	<30 g/L Low Solids Coating
FLASH POINT	>212° F (>100° C) ASTM D 3278
FREEZE POINT	32° F (0° C)
SHELF LIFE	1 year in tightly sealed, unopened container

ADVANTAGES

- Penetrates deeply for long-lasting protection on vertical or horizontal surfaces.
- Service life is estimated at more than 10 years.
- Treated surfaces "breathe" – does not trap moisture.
- Water-based formula minimizes explosion and fire hazards compared to solvent-based water repellents.
- Appropriate for use on manufactured stone surfaces.
- Resists water penetration when applied over existing shrinkage cracks of 0.02 inches or less.
- Easy cleanup with PROSOCO's 2010 All Surface Cleaner.

- Low odor for safer application to occupied buildings.
- Alkaline stable – suitable for new "green" concrete, 14-28 days old.
- Ready-to-use. No on-site dilution required.

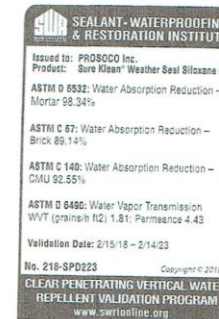
Limitations

- Will not keep water out of cracks, defects or open joints.
- Not appropriate for use on limestone, marble, travertine or other calcareous stones. Always test other natural stone to ensure desired results.
- Not recommended for below-grade application.
- Not suitable for application to synthetic resin paints, gypsum, or other non masonry surfaces.

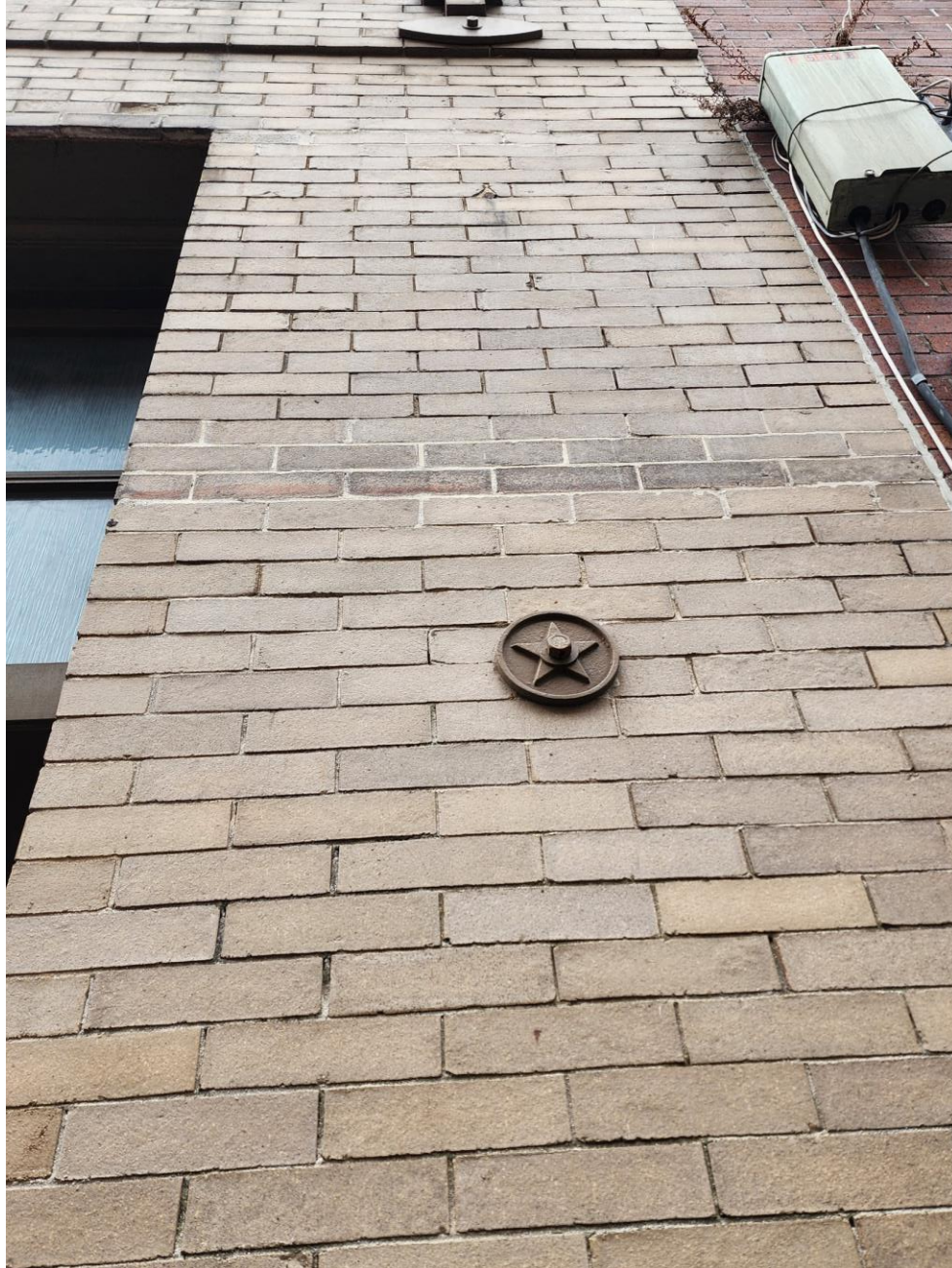
REGULATORY COMPLIANCE

VOC Compliance

Sure Klean[®] Weather Seal Siloxane PD is compliant with the US Environmental Protection Agency's AIM VOC regulations. Visit www.prosoco.com/voccompliance to confirm compliance with individual district or state regulations.



NOTE: The SWR Institute Validation Program uses standardized testing for validation purposes, including testing on CMU. PROSOCO does not recommend the use of Siloxane PD on CMU. Please reference the Substrate Chart on page 2.



528 Bienville

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March 14, 2023





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March 14, 2023





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March 14, 2023



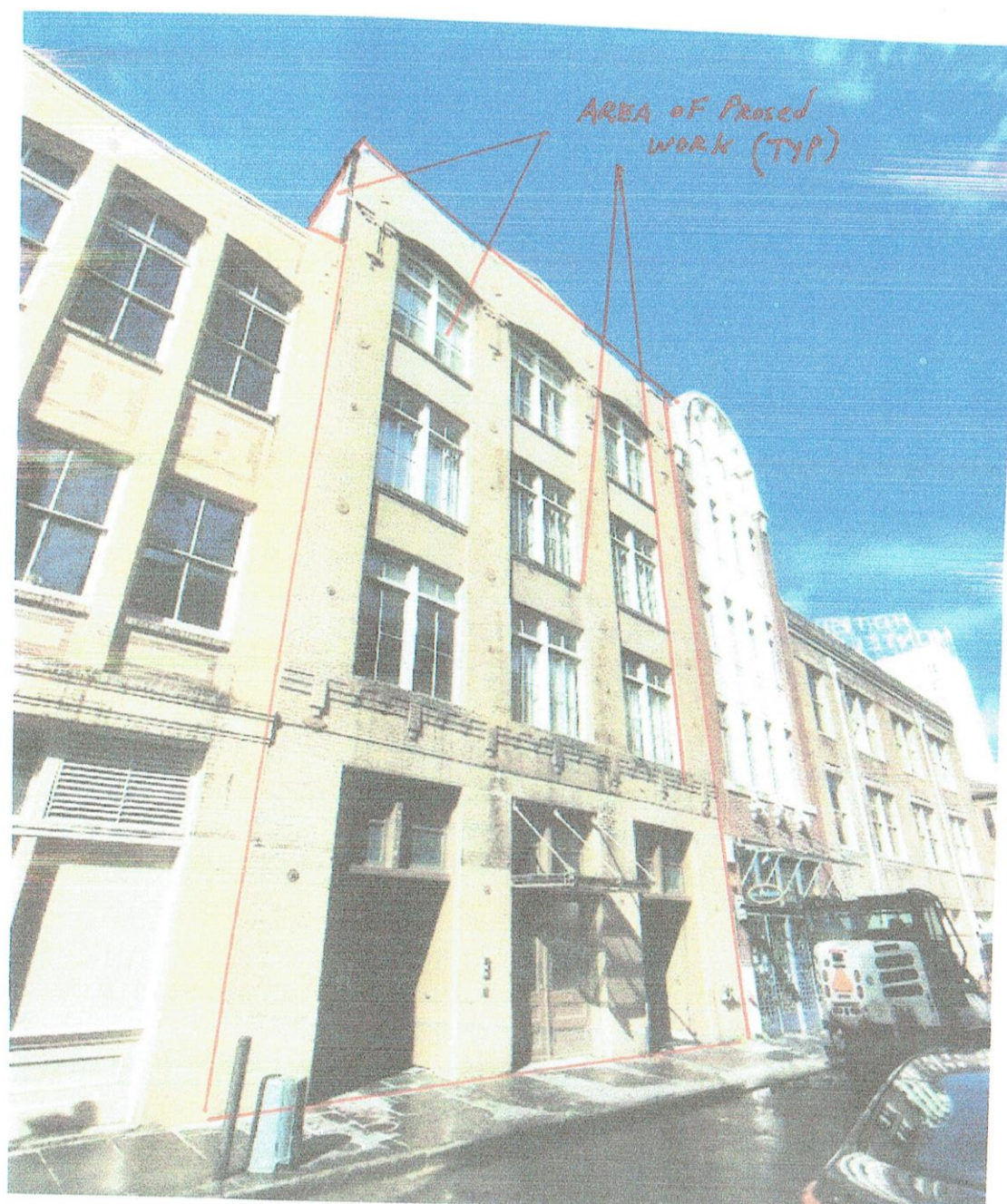


528 Bienville

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March 14, 2023





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March 14, 2023





229 Royal

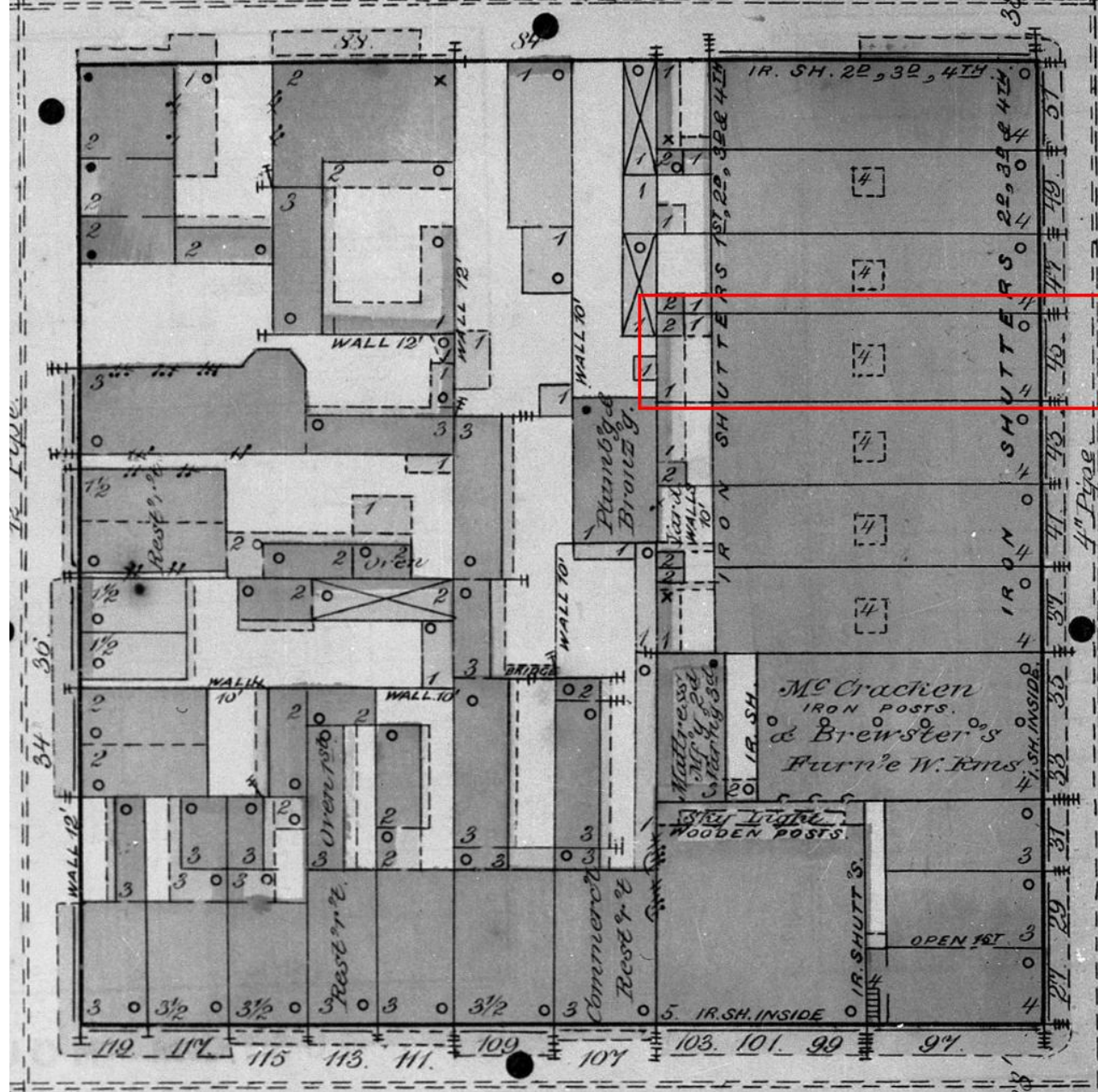


229 Royal

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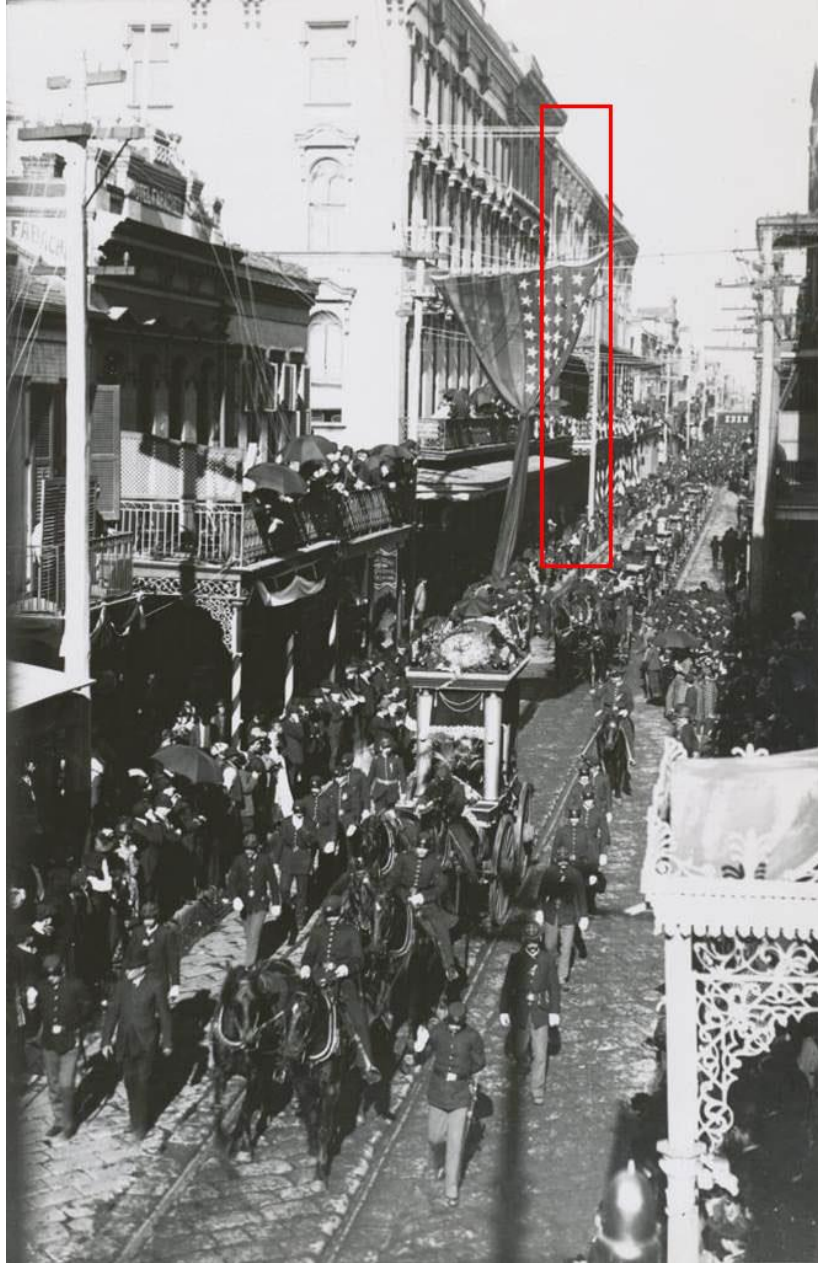


229 Royal- 1876

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March 14, 2023



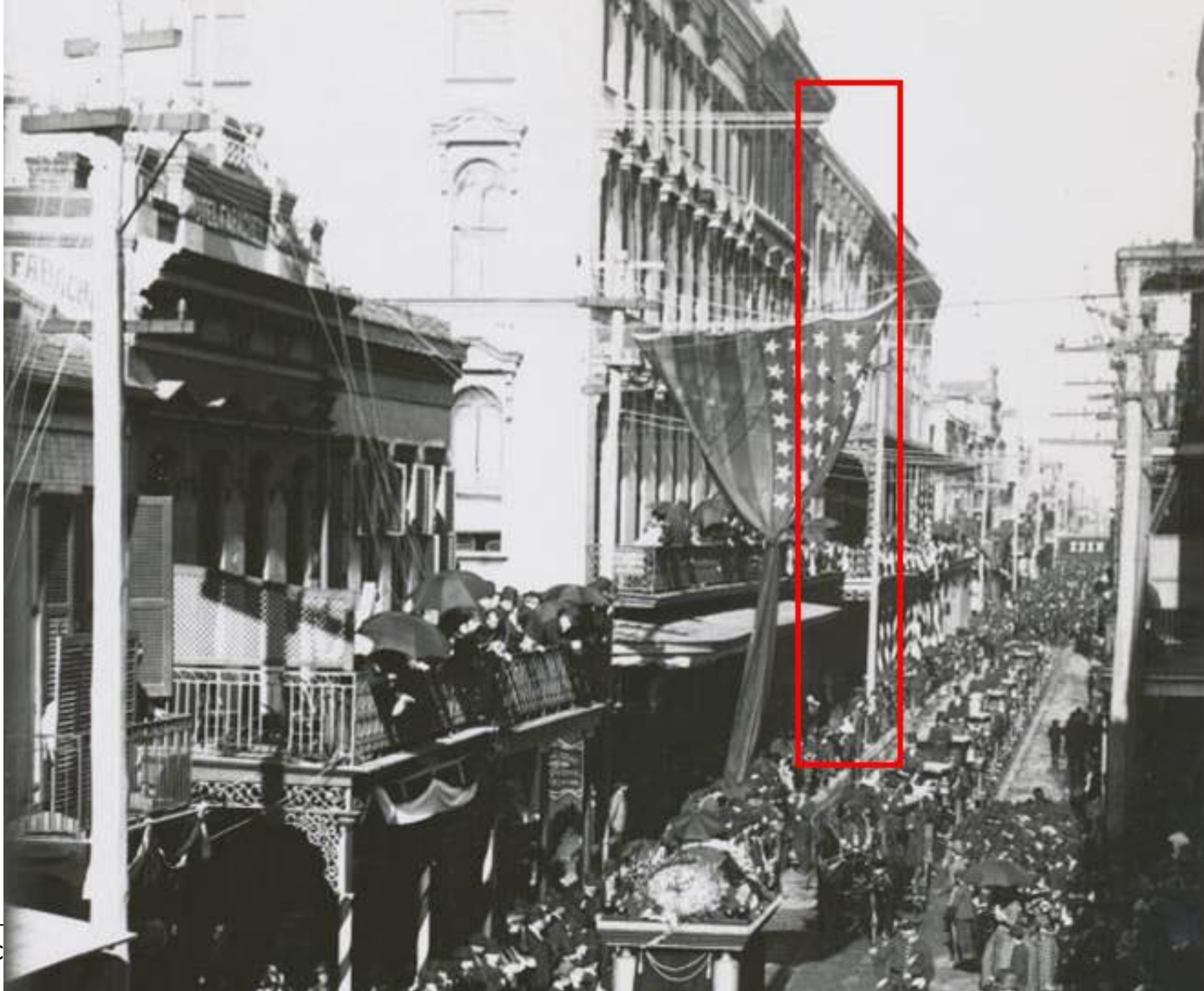


229 Royal, 1889

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March 14, 2023







229 Royal 1963

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March 14, 2023





229 Royal, 1975

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March 14, 2023





229 Royal

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March 14, 2023





229 Royal

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March 14, 2023





229 Royal – 2014 Proposal

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March 14, 2023





229 Royal – 2014 Proposal

VCC Architectural Committee

March 14, 2023



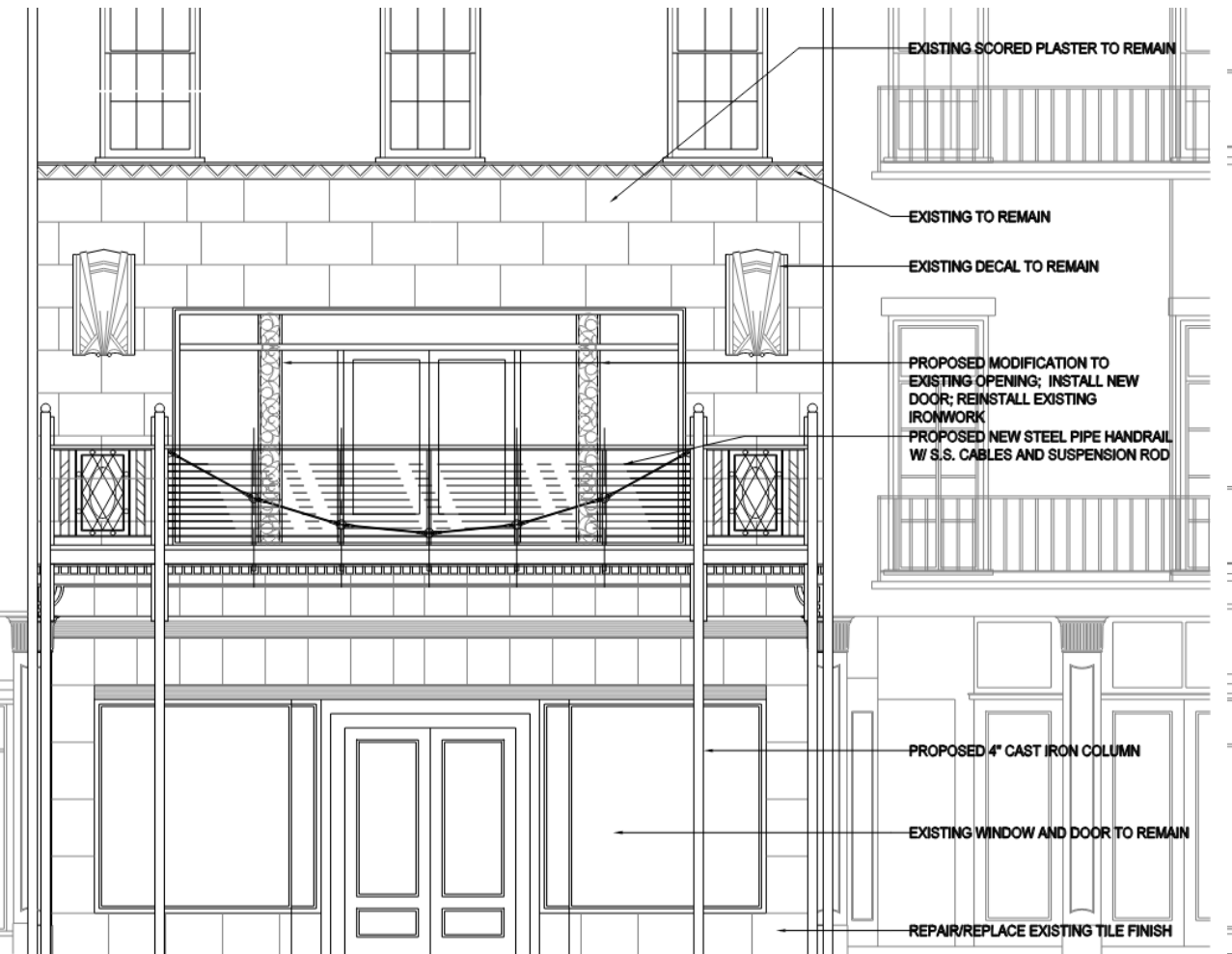


229 Royal – Current Proposal

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March 14, 2023





229 ROYAL ST. PROPOSED

233 ROYAL ST.

2014



229 ROYAL ST. PROPOSED

233 ROYAL ST.

Current

ALTERATIONS TO 229 ROYAL ST.

229 ROYAL STREET




NEW ORLEANS, LOUISIANA

SHEET INDEX

ARCHITECTURAL

T000	COVER SHEET
A201	REFLECTED CEILING, PROPOSED & DEMOLITION FIRST FLOOR PLANS
A202	REFLECTED CEILING, PROPOSED & DEMOLITION SECOND FLOOR PLANS
A301	EXISTING & PROPOSED ROYAL ST ELEVATIONS
A301.1	EXISTING & PROPOSED ROYAL ST ELEVATIONS

SYMBOL LEGEND

	ELEVATION TAG
	SECTION TAG
	ROOM TAG
	EXTERIOR DOOR / WINDOW TAG
	DOOR TAG

GENERAL NOTES:

PROJECT ADDRESS

229 ROYAL STREET
NEW ORLEANS, LA 70130

PROJECT DESCRIPTION

THE SCOPE OF THE PROJECT IS TO RENOVATE AN EXISTING FOUR STORY STRUCTURE LOCATED IN THE FRENCH QUARTER. THE SCOPE OF WORK INCLUDES THE ENTIRE STRUCTURE. THE WORK TO BE PERFORMED INCLUDES INTERIOR LAYOUT MODIFICATIONS, NEW KITCHEN EQUIPMENT AND NEW INTERIOR FINISHES. PLUMBING, HVAC AND ELECTRICAL WORK SHALL BE PERFORMED. NEW SPRINKLER SYSTEM AND FIRE ALARM TO BE INSTALLED WITH NO STRUCTURAL WORK BEING DONE.

ZONING

RS.2 CITY OF NEW ORLEANS, VCC-2

BUILDING AREA

FIRST FLOOR:	3,190 GROSS SQ. FT.
SECOND FLOOR:	2,937 GROSS SQ. FT.
THIRD FLOOR:	2,832 GROSS SQ. FT.
FOURTH FLOOR:	2,832 GROSS SQ. FT.
FIFTH FLOOR/ROOF TERRACE	2,294 GROSS SQ. FT.

OCCUPANCY

A. CLASSIFICATION

FIRST & SECOND FLOORS:
THIRD FLOOR:
FOURTH FLOOR:
ROOF :

ASSEMBLY GROUP A-2
BUSINESS
FUTURE LEASE SPACE
BUSINESS

B. LOAD

FIRST FLOOR:
SECOND FLOOR:
THIRD FLOOR:
FOURTH FLOOR:
FIFTH FLOOR/ROOF TERRACE

120
115
17
21
48

CONSTRUCTION TYPE

IBC CLASSIFICATION
NFPA

TYPE IIIA
III (211)

ARCHITECTURAL APPLICABLE CODES

INTERNATIONAL BUILDING CODE (IBC) - 2023 EDITION
LIFE SAFETY CODE (NFPA 101) - 2015 EDITION
SPRINKLER NFPA 13

EXIT REQUIREMENTS

COMMON PATH SHALL NOT EXCEED	20 FT
ALLOWABLE DEAD END DISTANCE	20 FT
ALLOWABLE TRAVEL DISTANCE	250 FT

VCC RATING

GREEN

PROJECT DIRECTORY:

OWNER

MCC REAL ESTATE
3330 N CAUSEWAY BLVD., SUITE 400
METAIRIE, LA 70002
504.833.2805
RYAN JAEGER
rjaeger@mccgroup.com
CHRISTIN WILLIE (INTERIORS)
cwillie@mccgroup.com

ARCHITECT

JOHN C. WILLIAMS ARCHITECTS, LLC
824 BARONNE STREET
NEW ORLEANS, LA 70113
504.566.0888
JOHN C. WILLIAMS
jwilliams@williamsarchitects.com
SARA BEAMAN
sbeaman@williamsarchitects.com

STRUCTURAL ENGINEER

WALTER ZEHNER & ASSOCIATES INC
4702 TOULOUSE STREET
NEW ORLEANS, LA 70119
504.488.1442
504.488.1448 FAX
WALTER ZEHNER
walterzehner@msn.com

MECHANICAL ENGINEER

ALL-TEMP REFRIGERATION SERVICES
271 HIGHWAY 1085
MADISONVILLE, LA 70447
LOUIS P. VERGES
lverges@alltempexperts.com

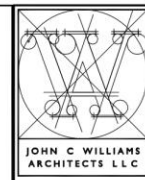
ELECTRICAL ENGINEER

MCC
3330 NORTH CAUSEWAY BOULEVARD
METAIRIE, LA 70002
504.830.4210
HERB SCHAEFFER
herb@mccgroup.com

VICINITY MAP



PROJECT LOCATION
229 ROYAL STREET



JOHN C WILLIAMS
ARCHITECTS LLC

824 BARONNE STREET
NEW ORLEANS, LA 70113
504.566.0888 PHONE
504.566.0897 FAX

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I do not intend to provide any professional services in this project.

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ALTERATIONS TO
229 ROYAL ST.

New Orleans, Louisiana

- REVISIONS -

No.	Date	Scope
1	6-4-2019	SPR REVISIONS
2	02-13-2023	DESIGN REVISIONS

DRAWING TITLE:

TITLE PAGE

DRAWN BY:

SCALE:

JOB No.: 513039.00

DATE: 02-13-2023

DRAWING No.:

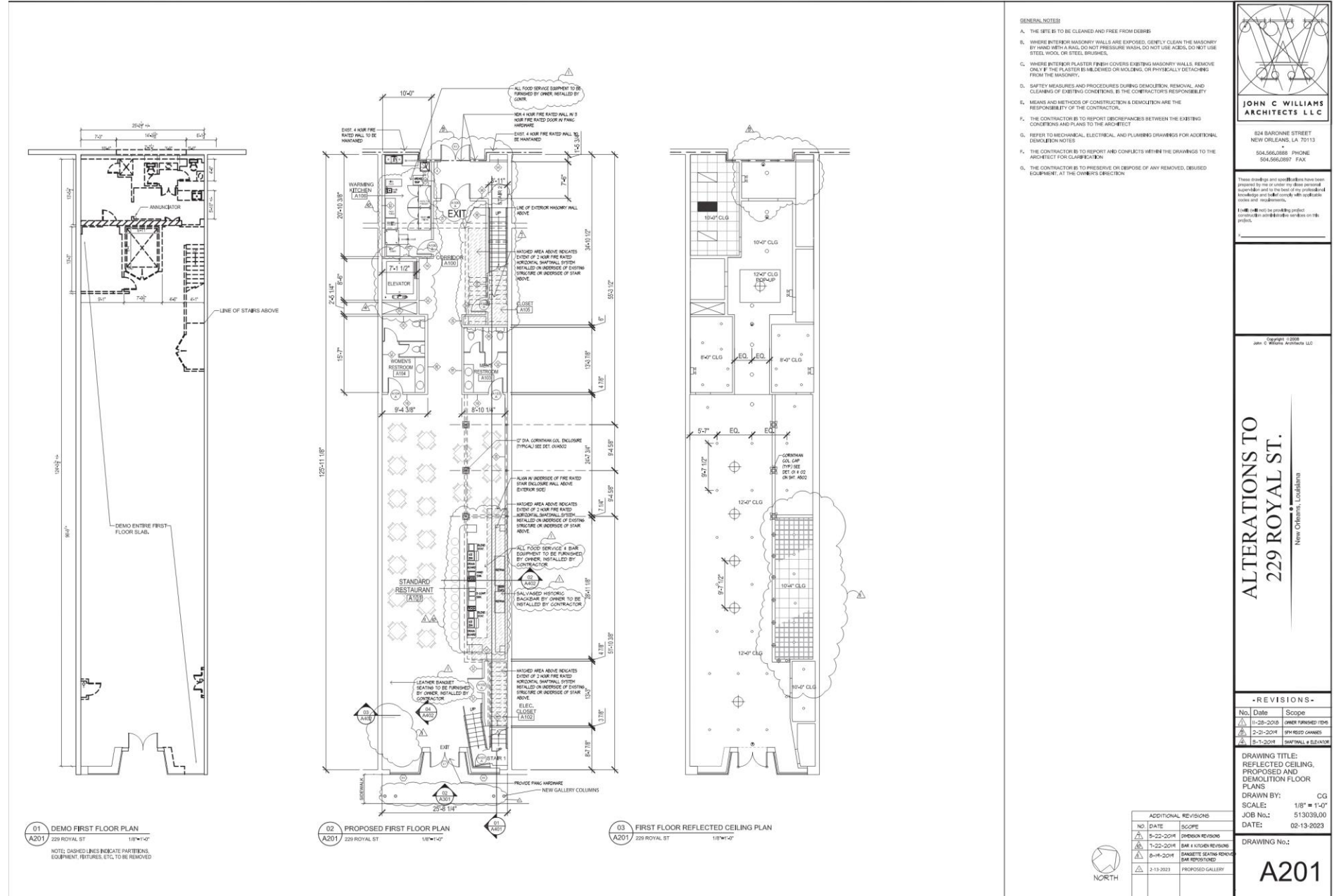
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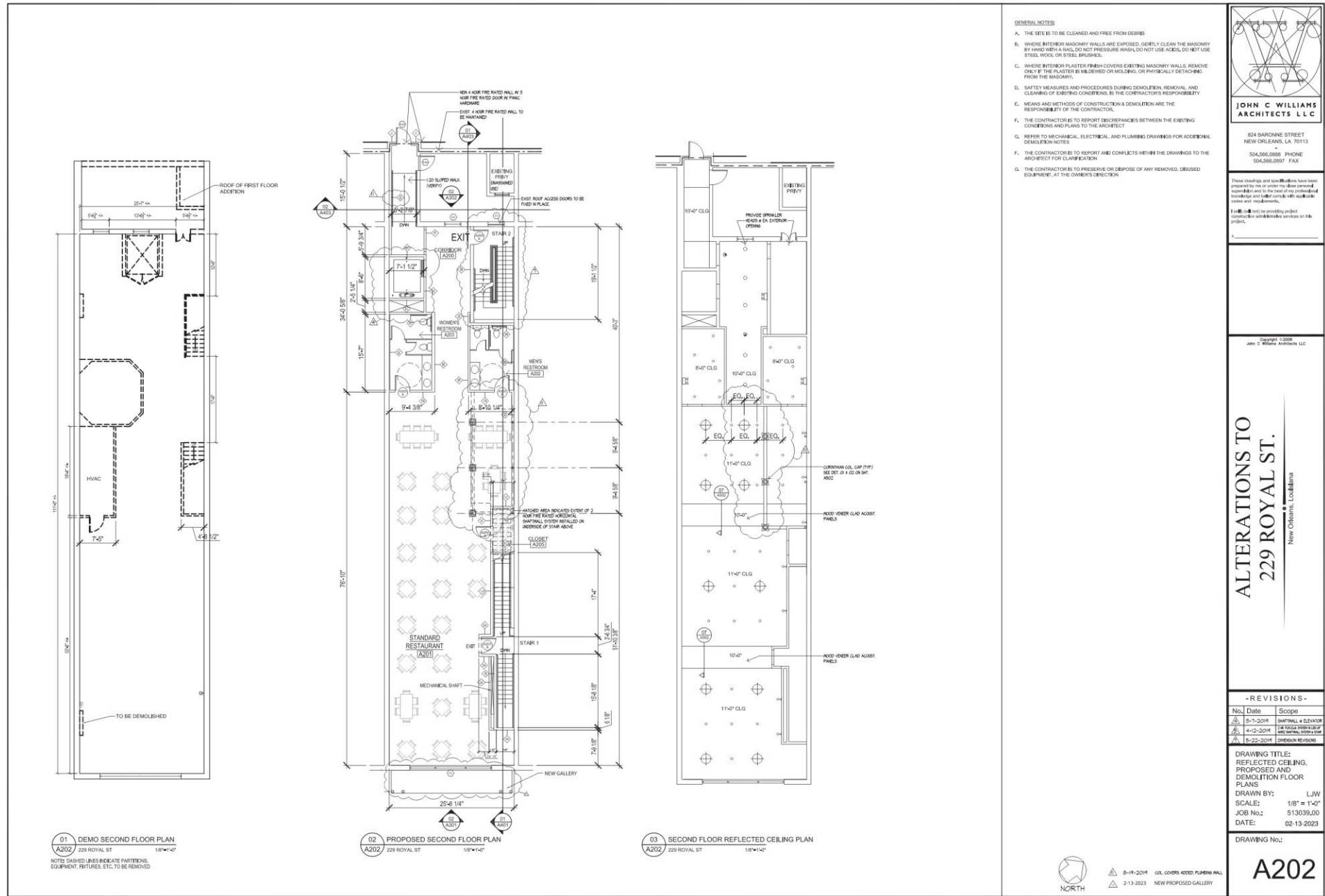


229 Royal – Current Proposal

VCC Architectural Committee

March 14, 2023



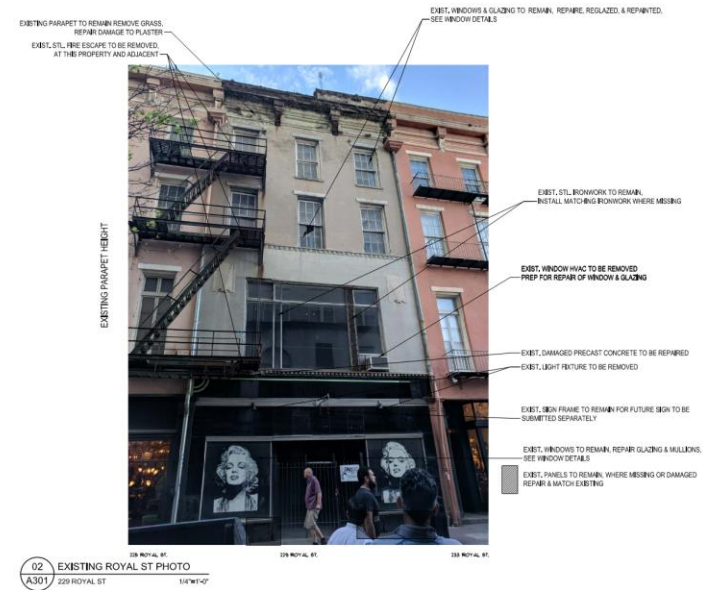


229 Royal – Current Proposal

VCC Architectural Committee

March 14, 2023





JOHN C. WILLIAMS ARCHITECTS LLC

824 BARONNE STREET
NEW ORLEANS, LA 70113
504.566.0886 PHONE
504.566.0887 FAX

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**ALTERATIONS TO
229 ROYAL ST.**

New Orleans, Louisiana

- REVISIONS -

No.	Date	Scope
1	02-13-2023	DESIGN REVISIONS

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EXISTING & PROPOSED
ROYAL ST ELEVATIONS

DRAWN BY: L/JW
SCALE: 1/8" = 1'-0"
JOB NO.: 513039.00
DATE: 02-13-2023

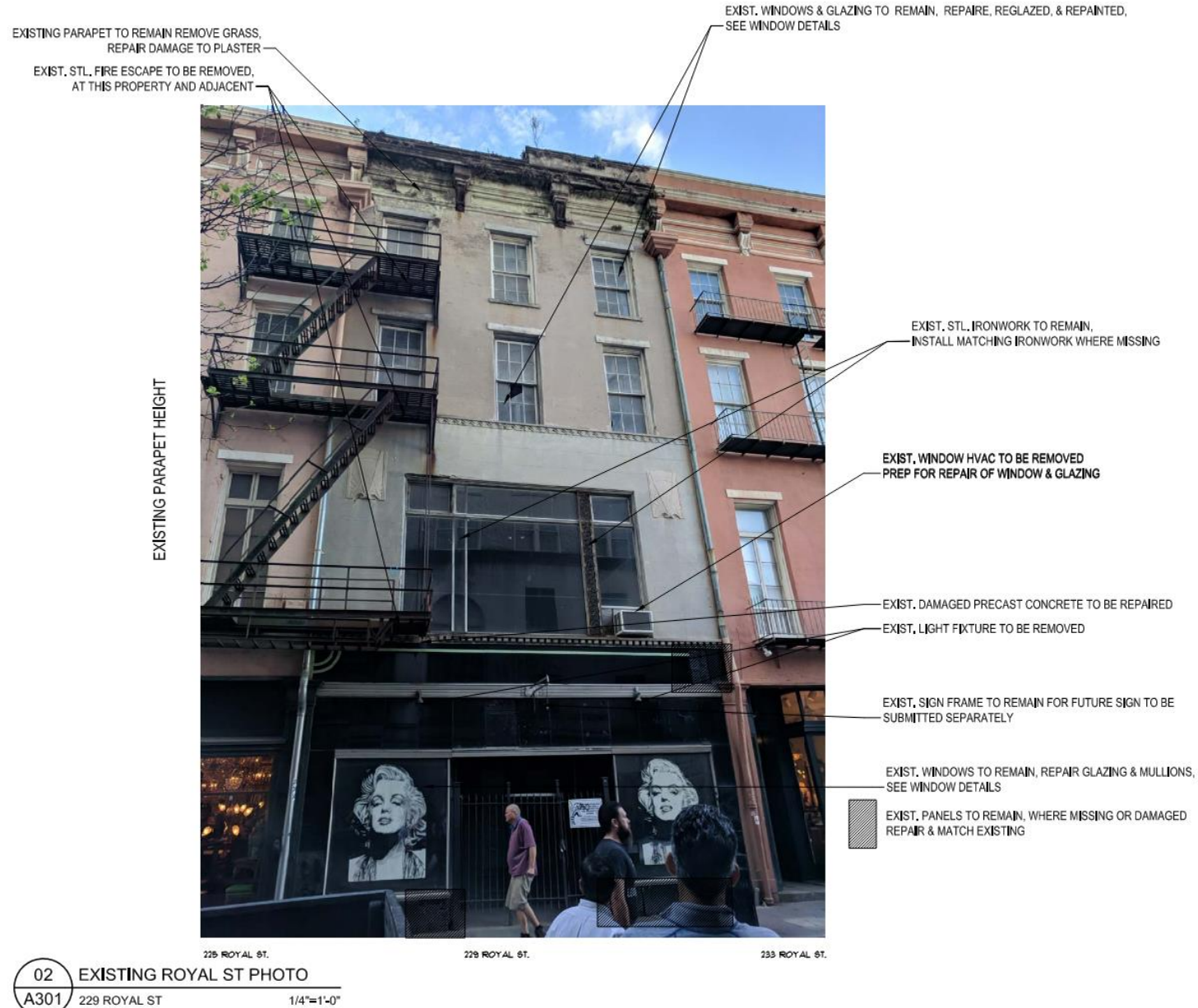
DRAWING No.:
A301

229 Royal – Current Proposal

VCC Architectural Committee

March 14, 2023



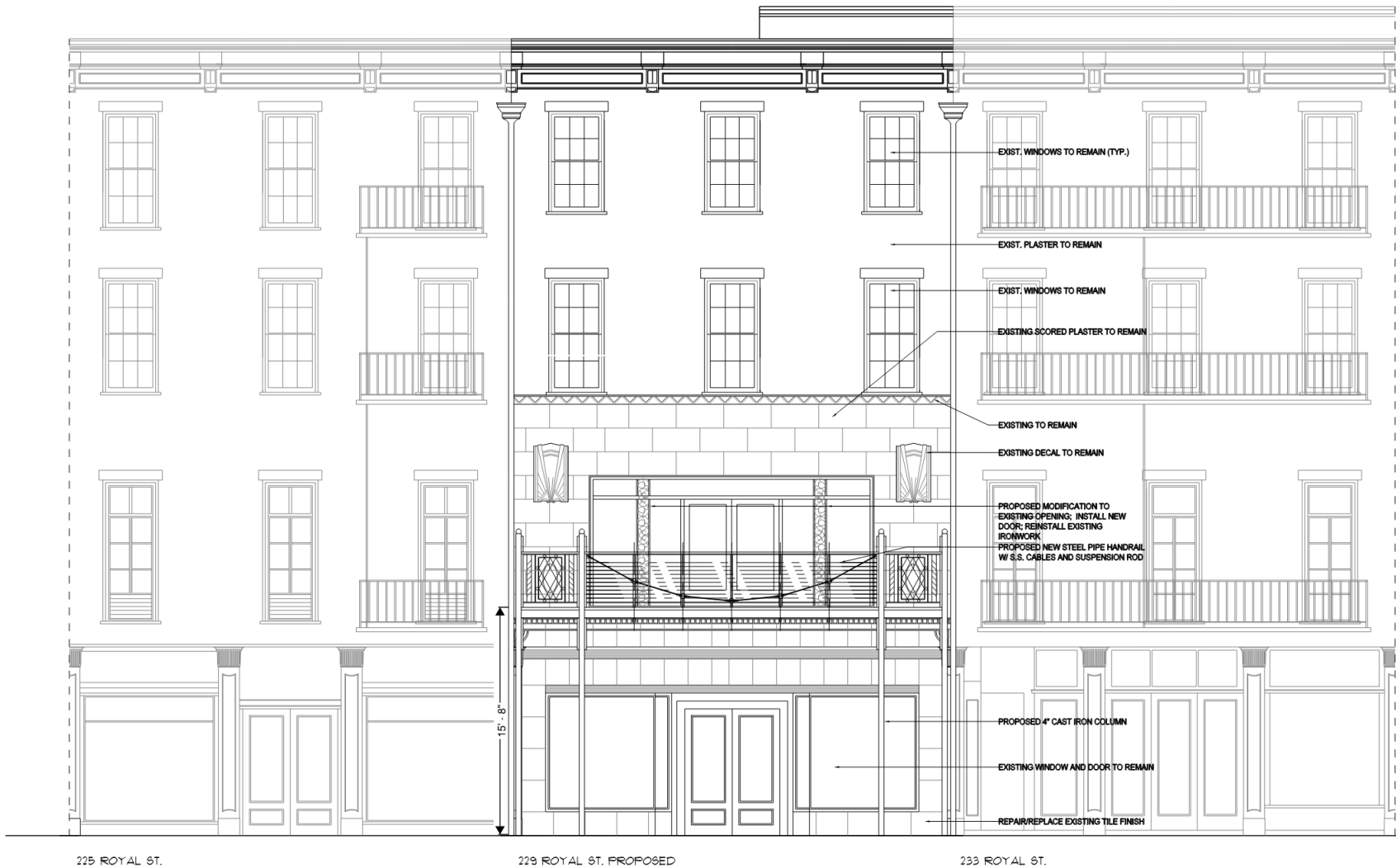


229 Royal – Current Proposal

VCC Architectural Committee

March 14, 2023





1 PROPOSED EXTERIOR ELEVATION
A301 SCALE: 1/4"=1'-0"

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ALTERATIONS TO
229 ROYAL ST.
New Orleans, Louisiana

- REVISIONS -

No.	Date	Scope
1	4-12-2018	TIME SAVED FILM ADDED TO PRODUCE A REAR ELEVATION

DRAWING TITLE:
EXISTING & PROPOSED
ROYAL ST ELEVATIONS

DRAWN BY: LJW
SCALE: 1/8" = 1'-0"
JOB No.: 513039.00
DATE: 02-13-2023

DRAWING No.:

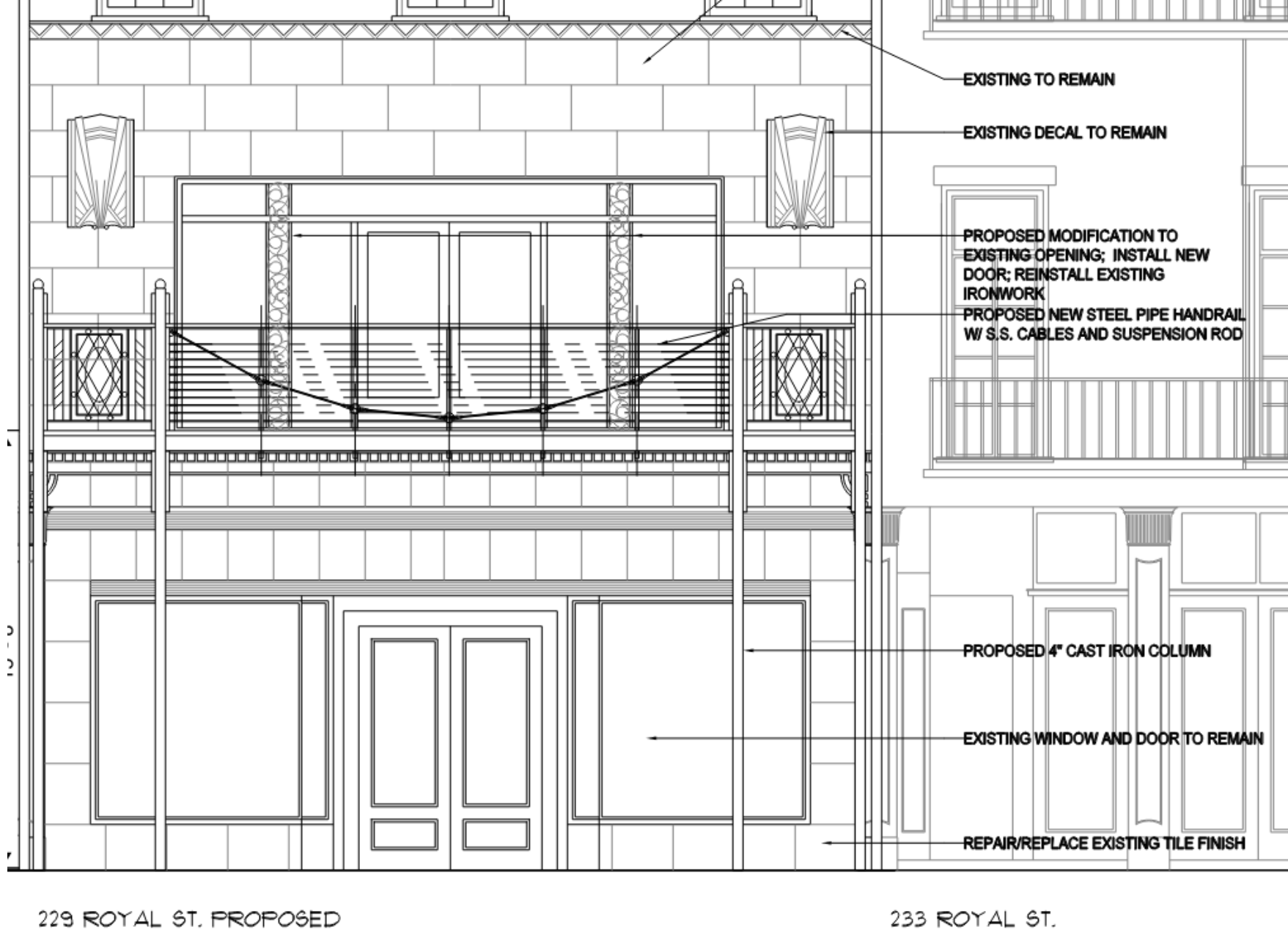
A301.1

229 Royal – Current Proposal

VCC Architectural Committee

March 14, 2023



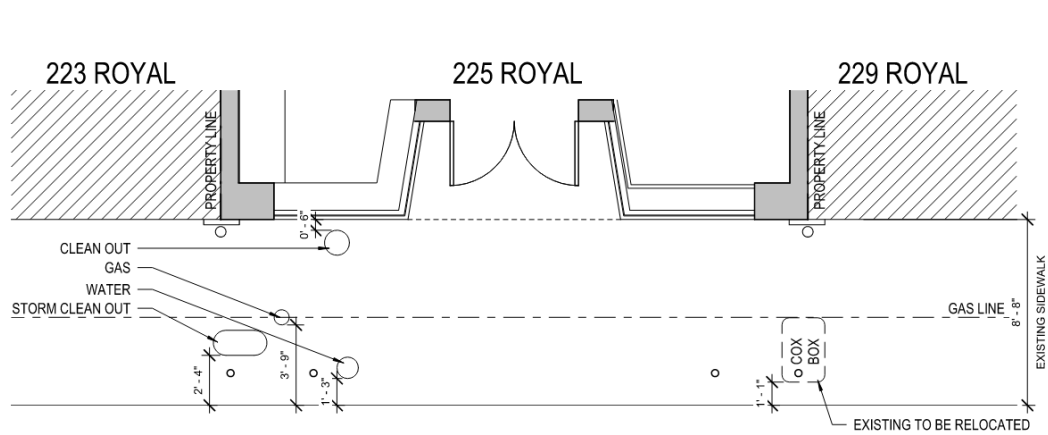


229 Royal – Current Proposal

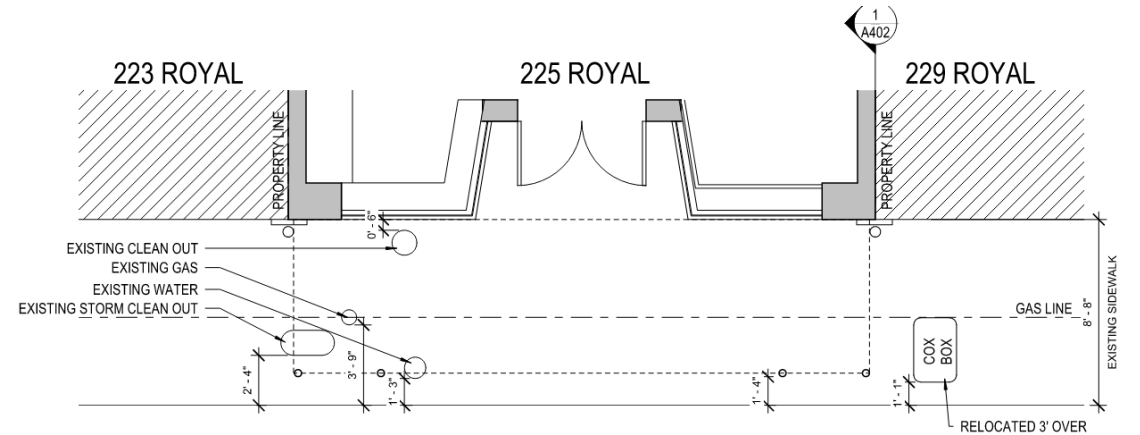
VCC Architectural Committee

March 14, 2023





1 LEVEL 1 - EXISTING
A401 1/ A201 1/4" = 1'-0"



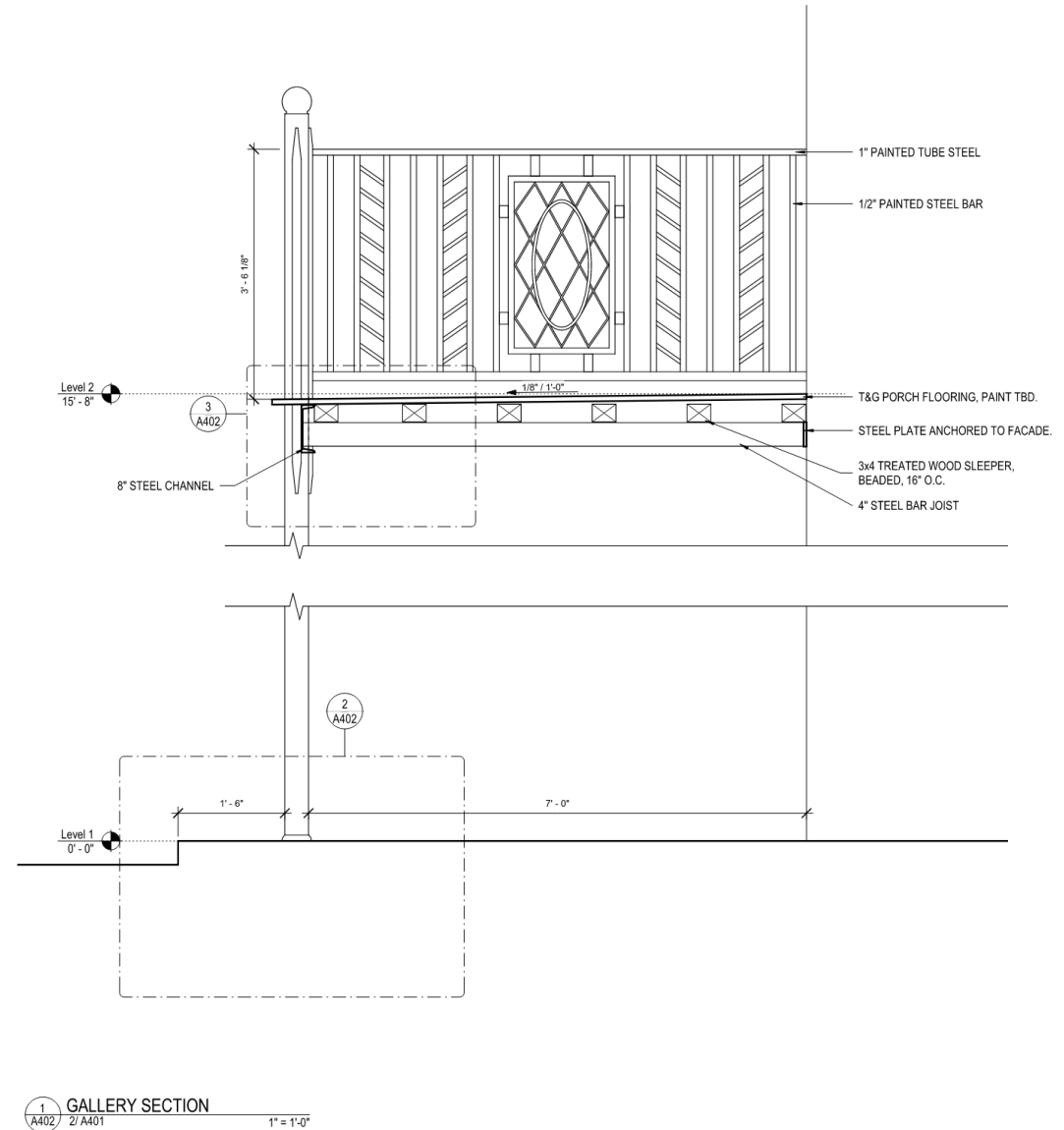
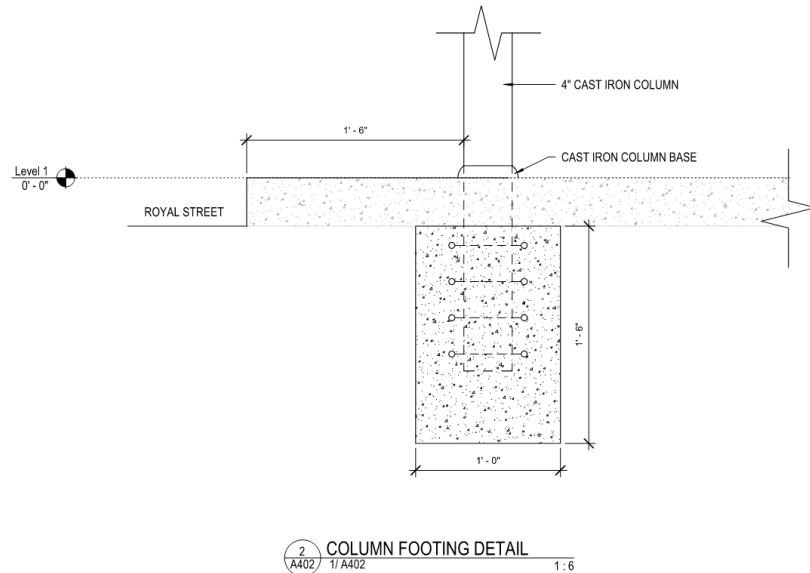
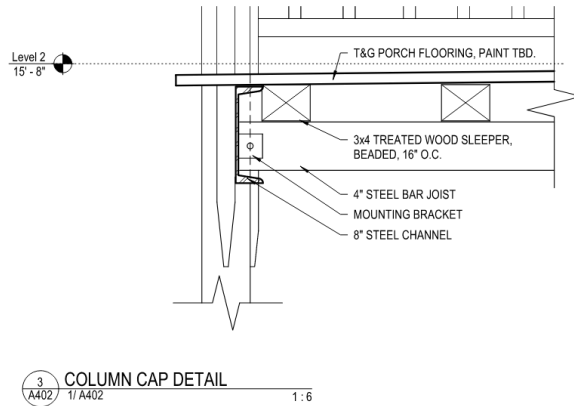
2 LEVEL 1 - PROPOSED
A401 1/ A201 1/4" = 1'-0"

229 Royal – Current Proposal

VCC Architectural Committee

March 14, 2023





GALLERY ADDITION
229 ROYAL ST

Project Status

-REVISIONS-

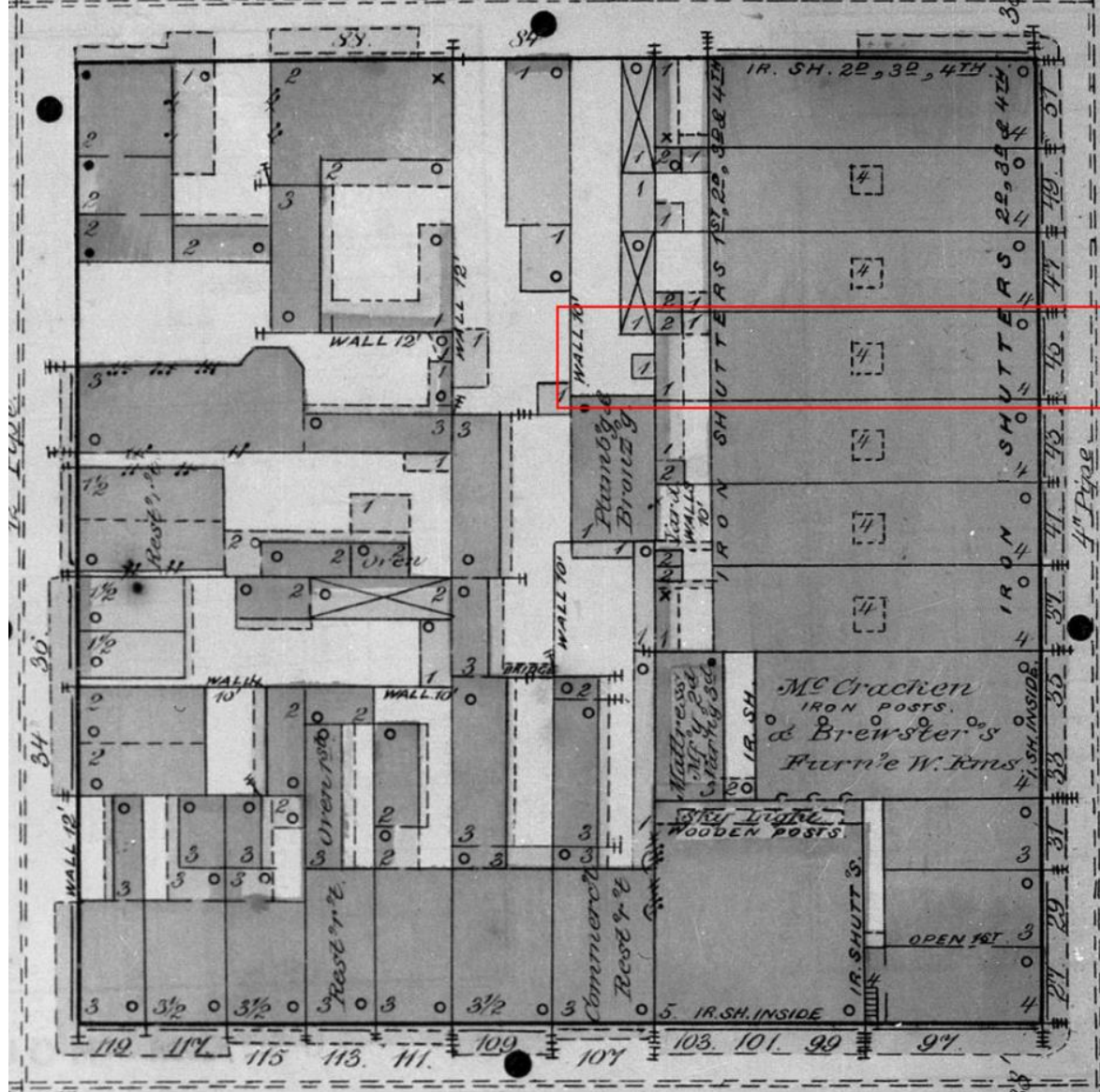
No.	Date	Scope

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SCALE As indicated
JOB No. 500001
DATE 02/28/23
SHEET NAME
GALLERY DETAILS

SHEET NO.

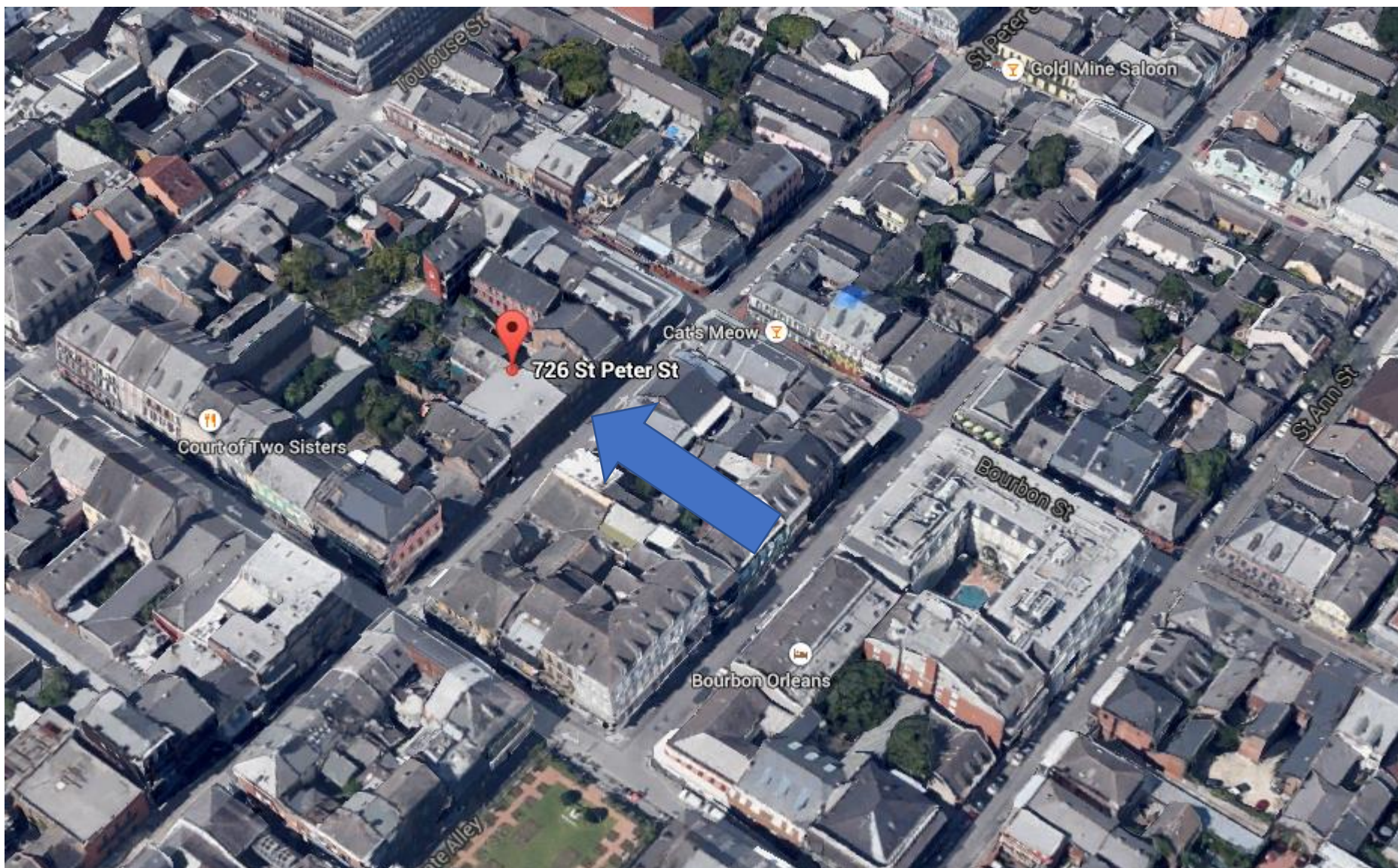
A402





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

726 St Peter

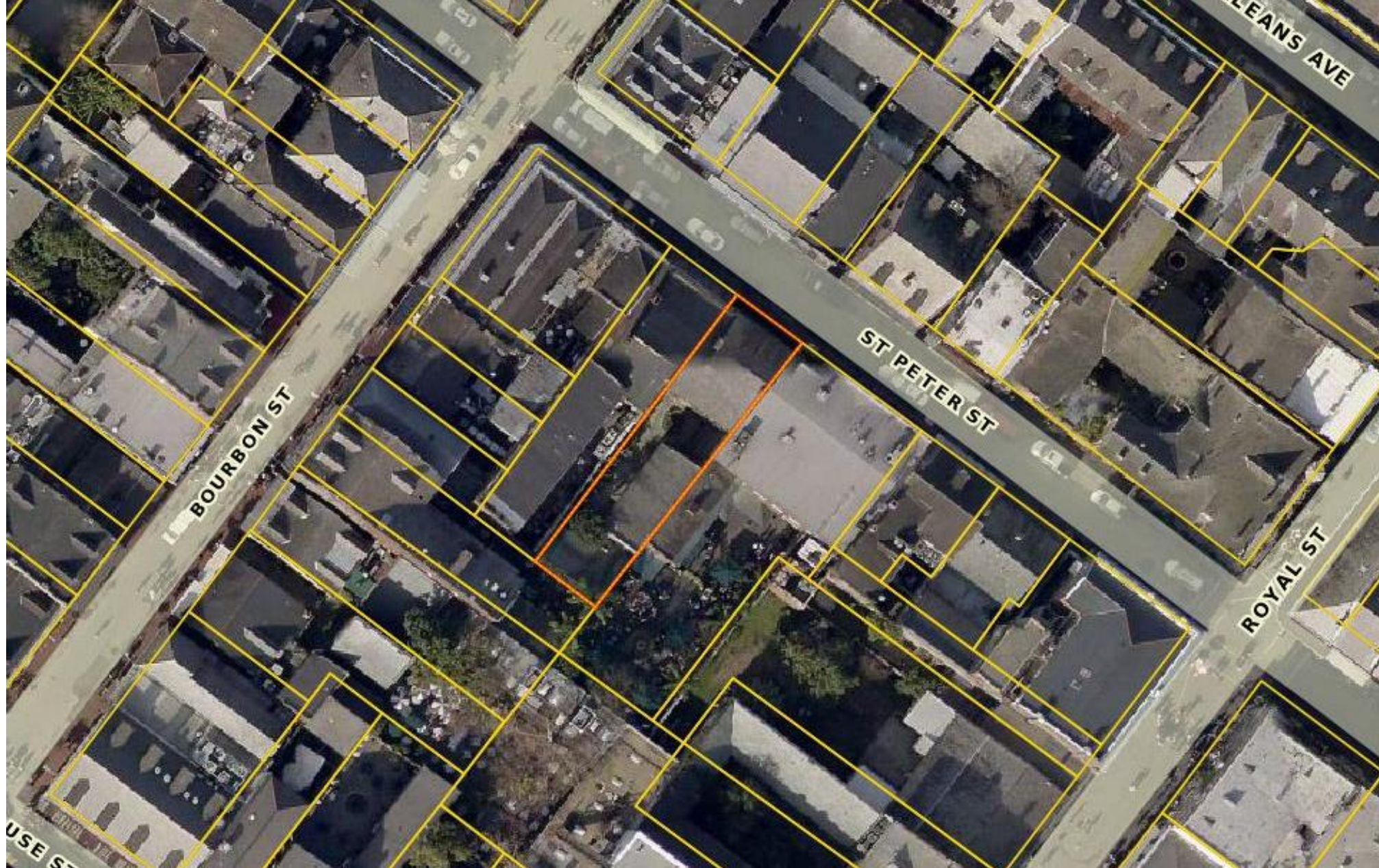


726 St. Peter

VCC Architectural Committee

March 14, 2023



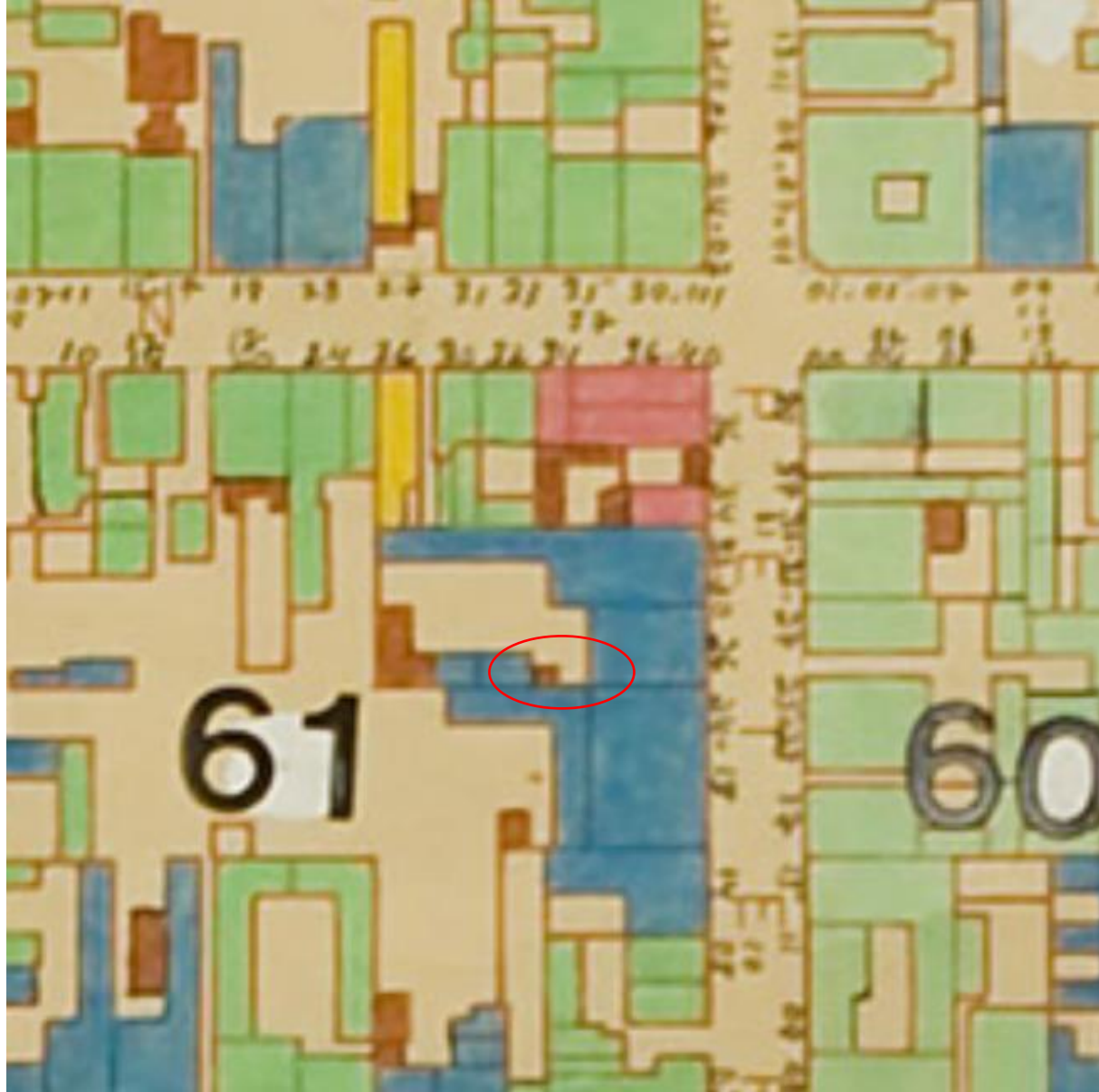


726 St. Peter

VCC Architectural Committee

March 14, 2023





726 St. Peter

VCC Architectural Committee

March 14, 2023





726 St. Peter (1866)

VCC Architectural Committee

March 14, 2023





726 St. Peter (1872)

VCC Architectural Committee

March 14, 2023





726 St. Peter (c. 1900)

VCC Architectural Committee

March 14, 2023





726 St. Peter (courtyard - 1972)

VCC Architectural Committee

March 14, 2023





726 St. Peter (1963)

VCC Architectural Committee

March 14, 2023





726 St. Peter (2010)



726 St. Peter

VCC Architectural Committee

March 14, 2023





Feb 16, 2023 11:24:50 AM

726 St. Peter

VCC Architectural Committee

March 14, 2023





726 St. Peter

VCC Architectural Committee

March 14, 2023





726 St. Peter

VCC Architectural Committee

March 14, 2023





726 St. Peter

VCC Architectural Committee

March 14, 2023





726 St. Peter

VCC Architectural Committee

March 14, 2023





726 St. Peter

VCC Architectural Committee

March 14, 2023





726 St. Peter

VCC Architectural Committee

March 14, 2023





726 St. Peter

VCC Architectural Committee

March 14, 2023





726 St. Peter

VCC Architectural Committee

March 14, 2023





Feb 16, 2023 12:10:34 PM

726 St. Peter

VCC Architectural Committee

March 14, 2023





726 St. Peter

VCC Architectural Committee

March 14, 2023





726 St. Peter

VCC Architectural Committee

March 14, 2023





726 St. Peter

VCC Architectural Committee

March 14, 2023





726 St. Peter

VCC Architectural Committee

March 14, 2023





WILLIAMS ARCHITECTS
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504-566-0888
WILLIAMSARCHITECTS.COM

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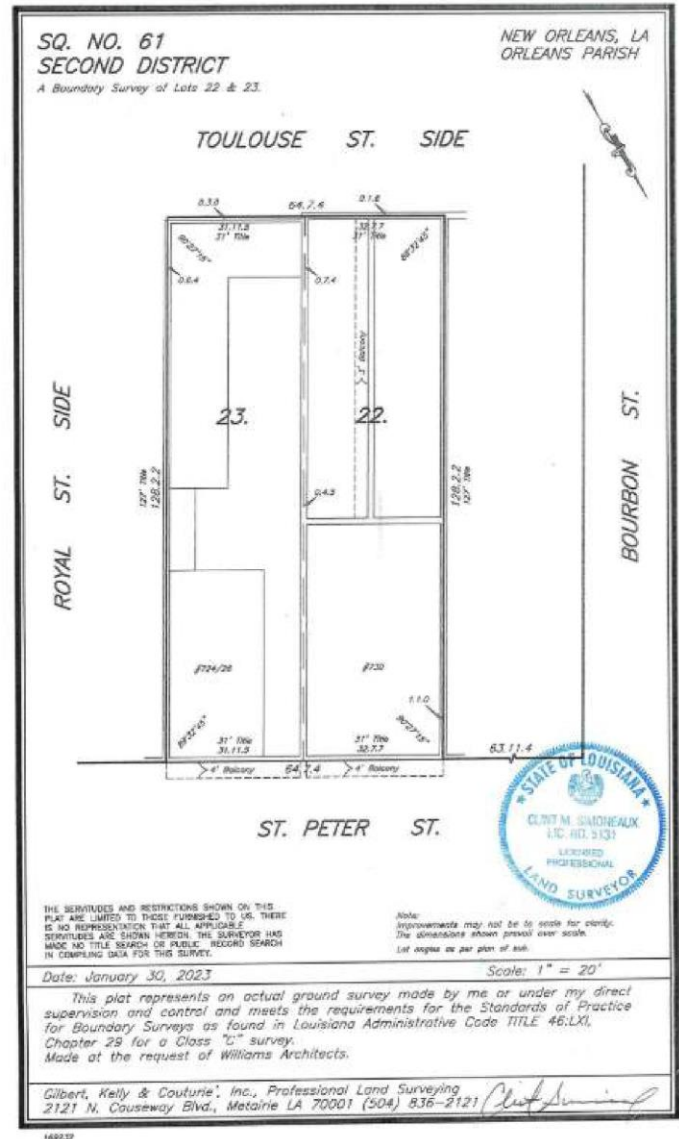
I hereby certify the foregoing is a true and correct representation of the actual survey conducted on the above described property.

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PRESERVATION HALL
726 ST PETER STREET NEW ORLEANS, LA
70112

REVISIONS:		
No.	Date	Issue

DRAWING BY: _____
SCALE: _____
DATE: 01/01/23
Sheet No. G001





W
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David J. Williams, AIA, President, Preservation Hall, LLC

PRESERVATION HALL
726 ST PETER STREET NEW ORLEANS, LA 70112

REVISIONS		
No.	Date	Scope

DRAWING
PROPOSED
ARCHITECTURAL SITE PLAN

DRAWING BY: JWA
SCALE: 3/16" = 1'-0"
JOB NO.: 01001.01
DATE: 03/08/2023
Sheet No.

A100

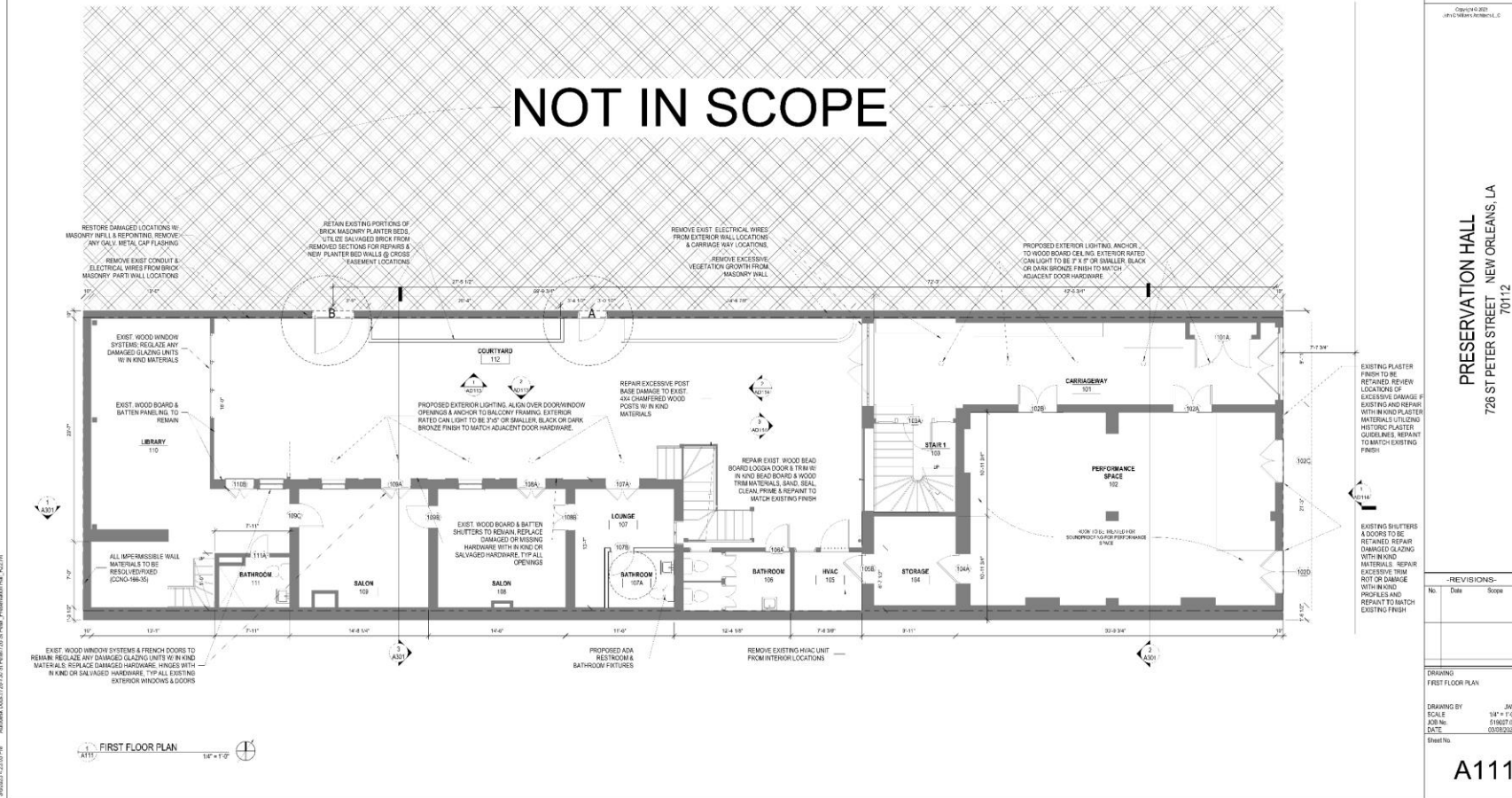


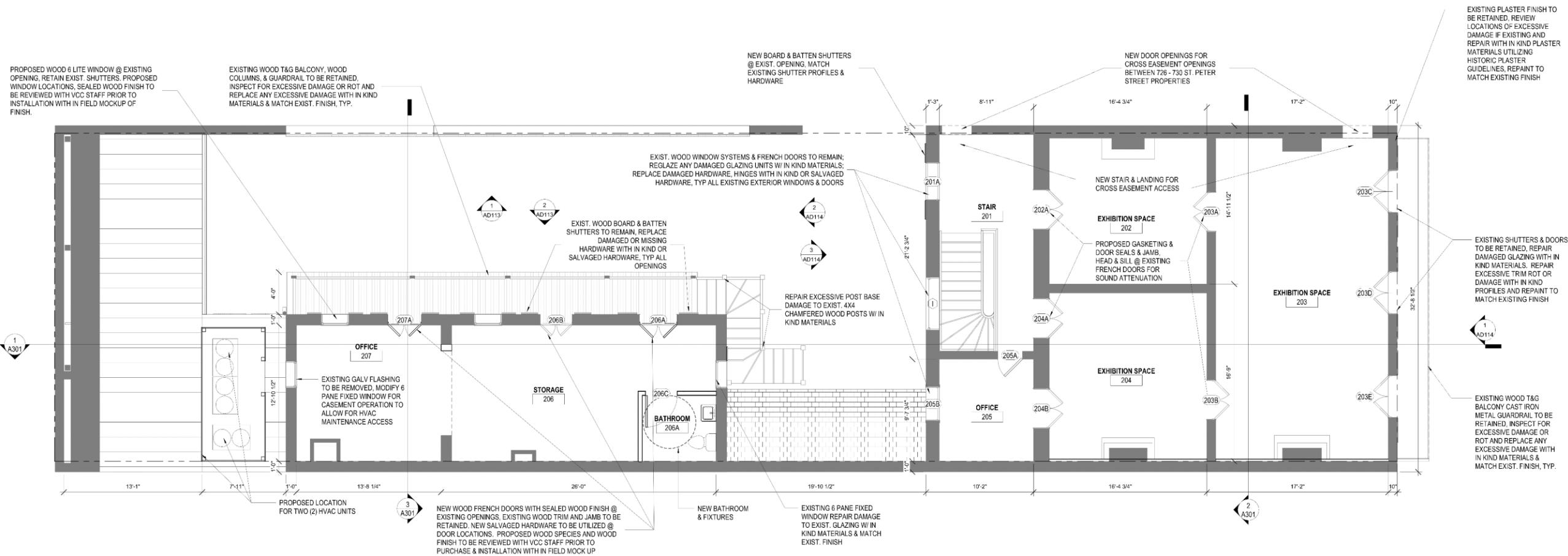


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NOTE:
126 ST PETER LOT 29 OF BLOCK 61 ZONED VCC-2 WHICH MEASURES 31' x 127' PROPOSES TO ALLOW A CROSS EASEMENT THROUGH 126 ST PETER LOT 22 OF BLOCK 61 ZONED VCC-2 WHICH MEASURES 31' x 127' BOUND BY ST PETER, BOURBON ST, TOULOUSE ST, AND ROYAL ST. THE CROSS EASEMENT WILL CONSIST OF 2 EXISTING OPENINGS LOCATED IN THE 3 WHITE BRICK PARTY WALL IN THE COURTYARD THAT WERE PREVIOUSLY CLOSED IN.
OPENINGS ARE MARKED "X" & "B" ON SITE PLAN.
OPENING "X" IS ARCHED AND HAS A CLEAR WIDTH OF 37' x 7'5" HIGH.
OPENING "B" IS LOCATED 17' FROM THE ST PETER ST CWT.
OPENING "B" HAS A CLEAR WIDTH OF 4'5" x 8'5" HIGH.
OPENING "B" IS LOCATED 101' FROM THE ST PETER ST CWT.
WE ALSO PROPOSED 2 INTERIOR CROSS EASEMENTS ON THE 2ND FLOOR IN THE FRONT BUILDINGS ABUTTING ST PETER ST.





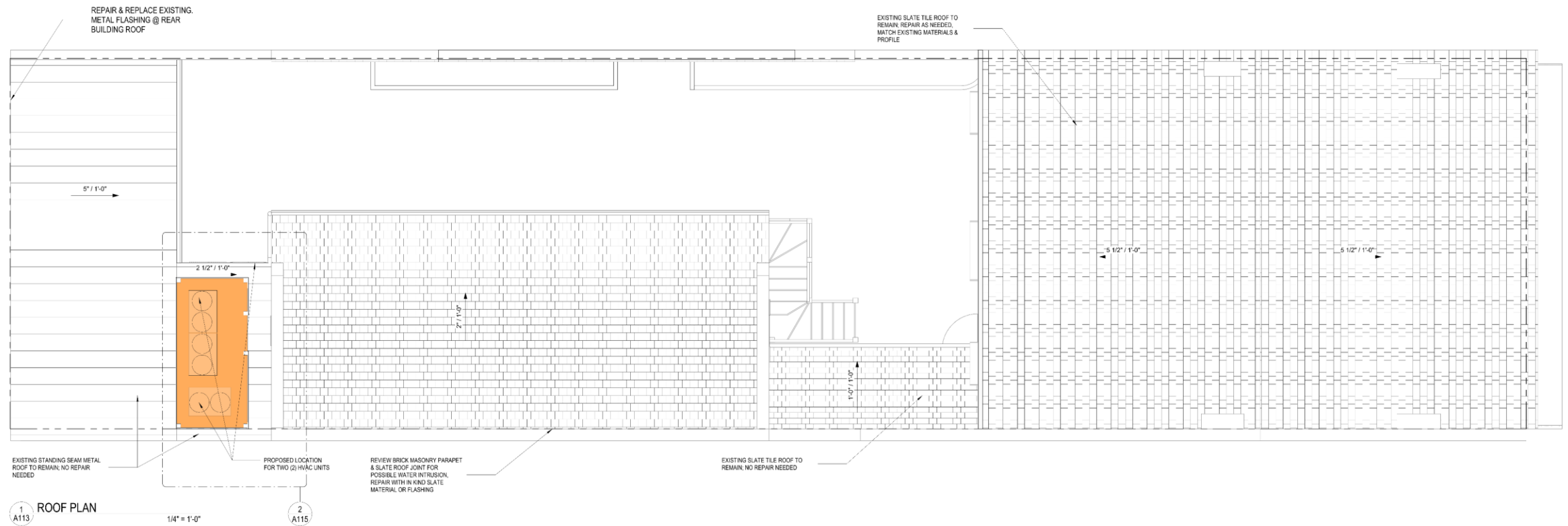
1 SECOND FLOOR PLAN
A112 1/4" = 1'-0"

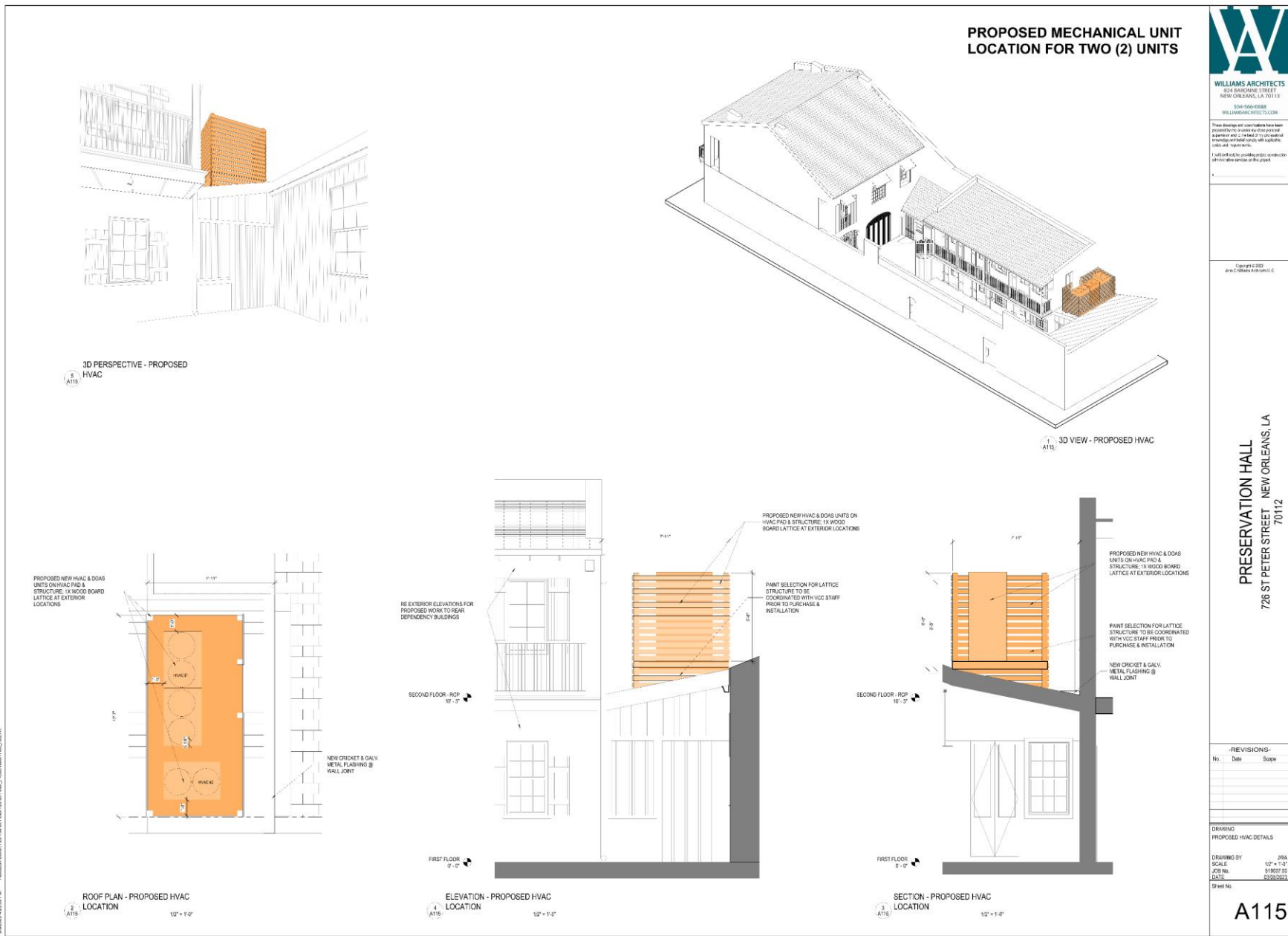
726 St. Peter

VCC Architectural Committee

March 14, 2023







-REVISIONS-		
No.	Date	Scope

DRAWING	
EXTERIOR ELEVATIONS	
DRAWING BY	JWA
SCALE	1/4" = 1'-0"
JOB No.	519007.00
DATE	03/08/2023
Sheet No.	

A201



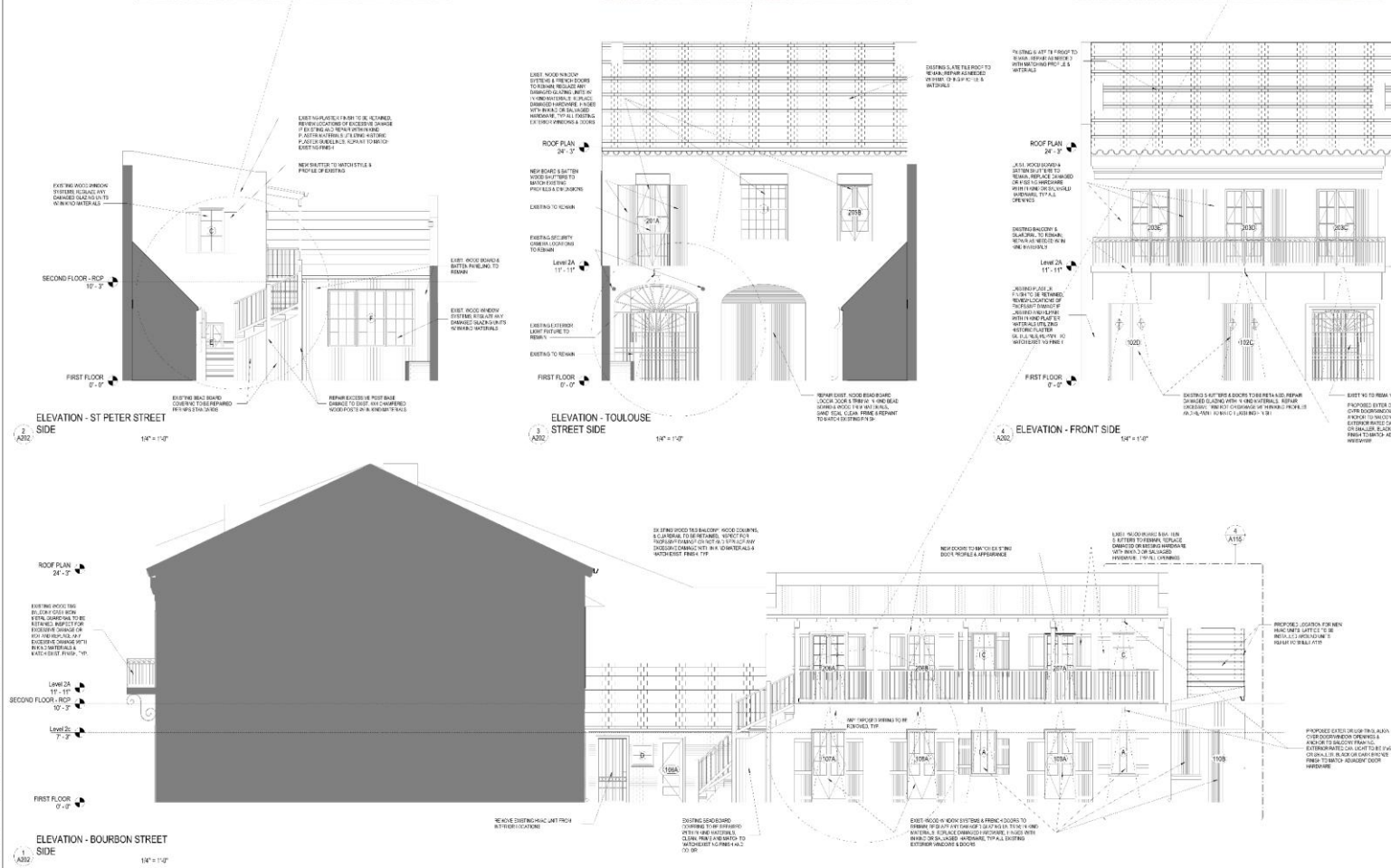
EXISTING CONDITION - CROSS
EASEMENT OPENING B



EXISTING CONDITION - CROSS EASEMENT OPENING A



EXISTING CONDITION - COURTYARD



-REVISIONS-		
No.	Date	Scope
DRAWING EXTERIOR ELEVATIONS		
DRAWING BY		JWA
SCALE		1/4" = 1'-0"
JOB No.		619097.00
DATE		03/06/2022
Sheet No.		

A202





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814 RAFAELINE STREET
NEW ORLEANS, LA 70113
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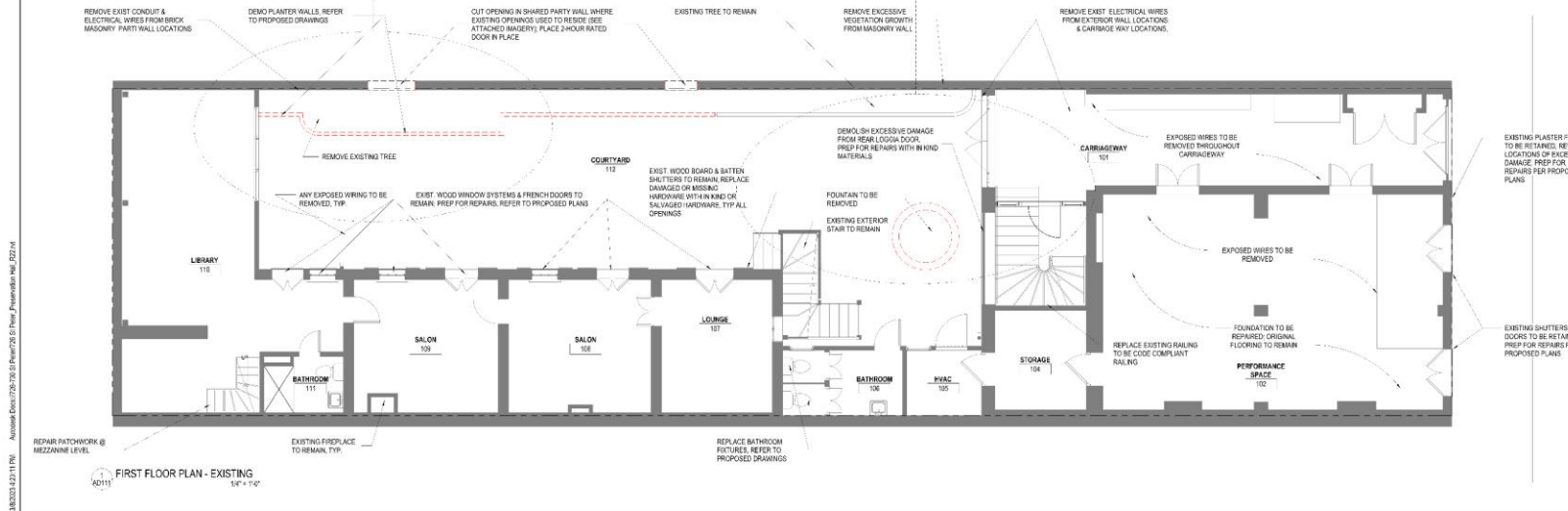
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PRESERVATION HALL
726 ST PETER STREET NEW ORLEANS, LA
70112

REVISIONS:
No. Date Scope

DRAWING
FIRST FLOOR PLAN -
EXISTING
DRAWING BY: JWA
SCALE: 1/4" = 1'-0"
JOB NO.: 191807.01
DATE: 03/06/2023
Sheet No.

AD111







WILLIAMS ARCHITECTS
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 NEW ORLEANS, LA 70113
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Drawing No. 003
 Date 03/08/2023

PRESERVATION HALL
 726 ST PETER STREET NEW ORLEANS, LA
 70112

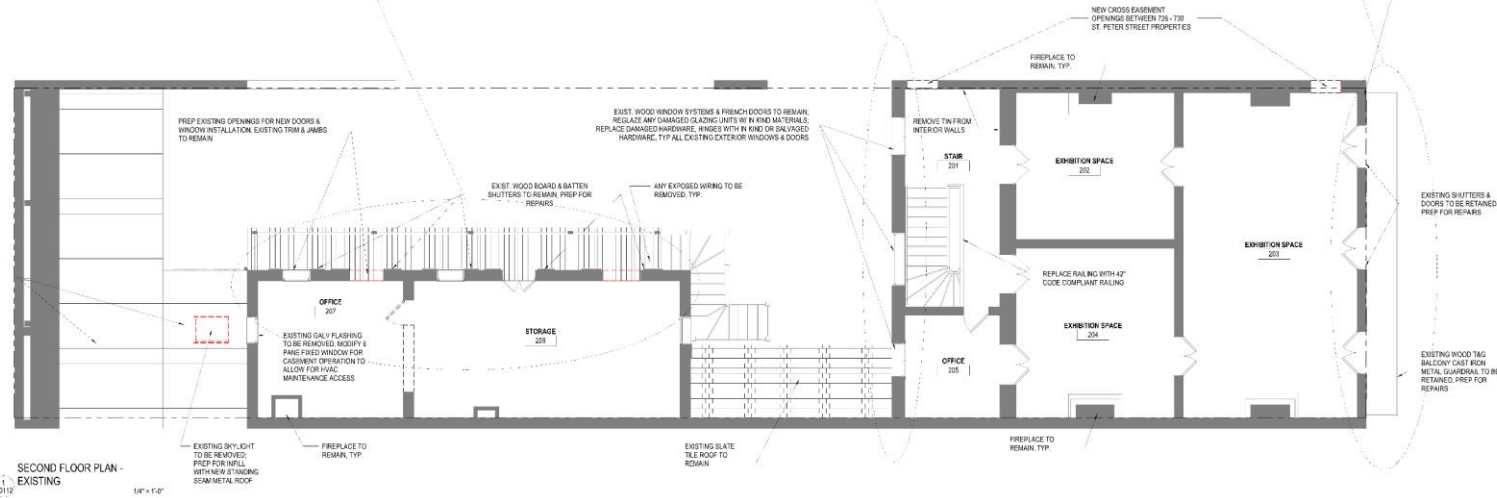
REVISIONS		
No.	Date	Scope

DRAWING
 SECOND FLOOR PLAN -
 EXISTING

DRAWING BY: JWA
 SCALE: 1/8" = 1'-0"
 JOB No. 01007.01
 DATE: 03/08/2023

Sheet No.

AD112





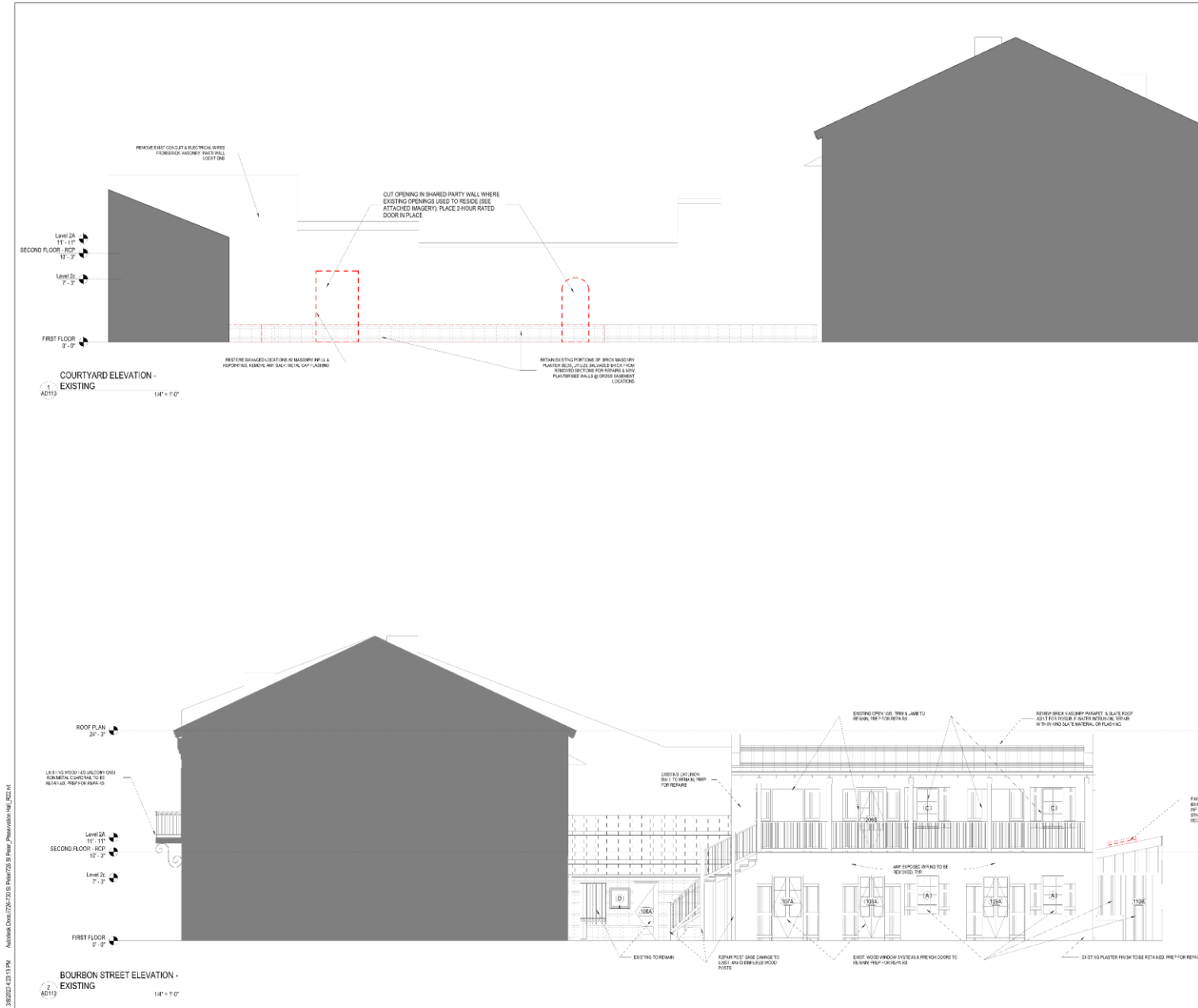
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70112

REVISIONS		
No.	Date	Scope
DRAWING EXTERIOR ELEVATIONS - EXISTING		
DRAWING BY: JBA		
SCALE: 1/4" = 1'-0"		
JOB No. 21000720		
DATE: 03/08/2023		
Sheet No.		

AD113



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 crown on top, a shield with a fleur-de-lis, and a banner below it.

Appeals and Violations



533 Toulouse



533 Toulouse

VCC Architectural Committee

March 14, 2023



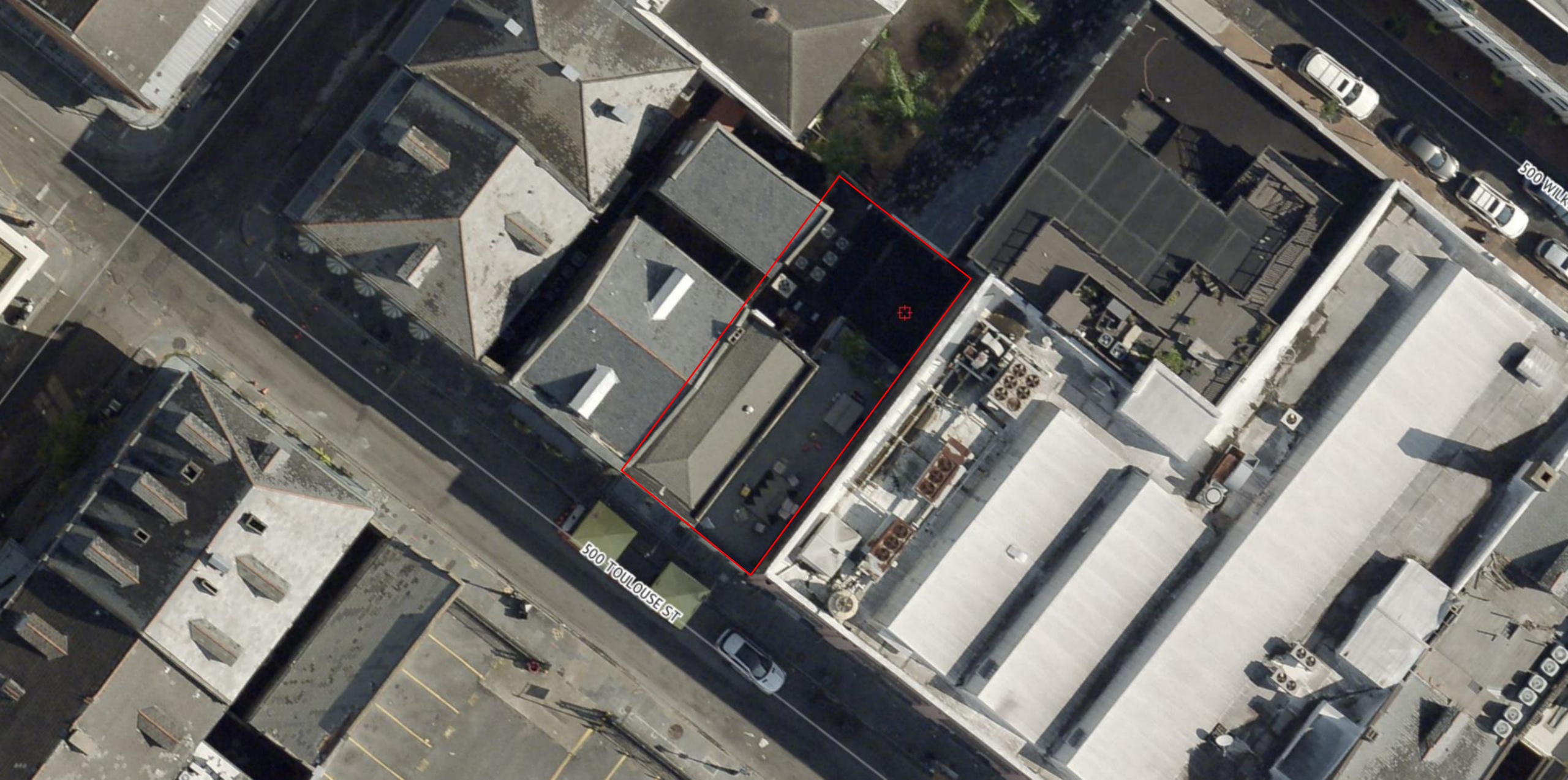


533 Toulouse

VCC Architectural Committee

March 14, 2023



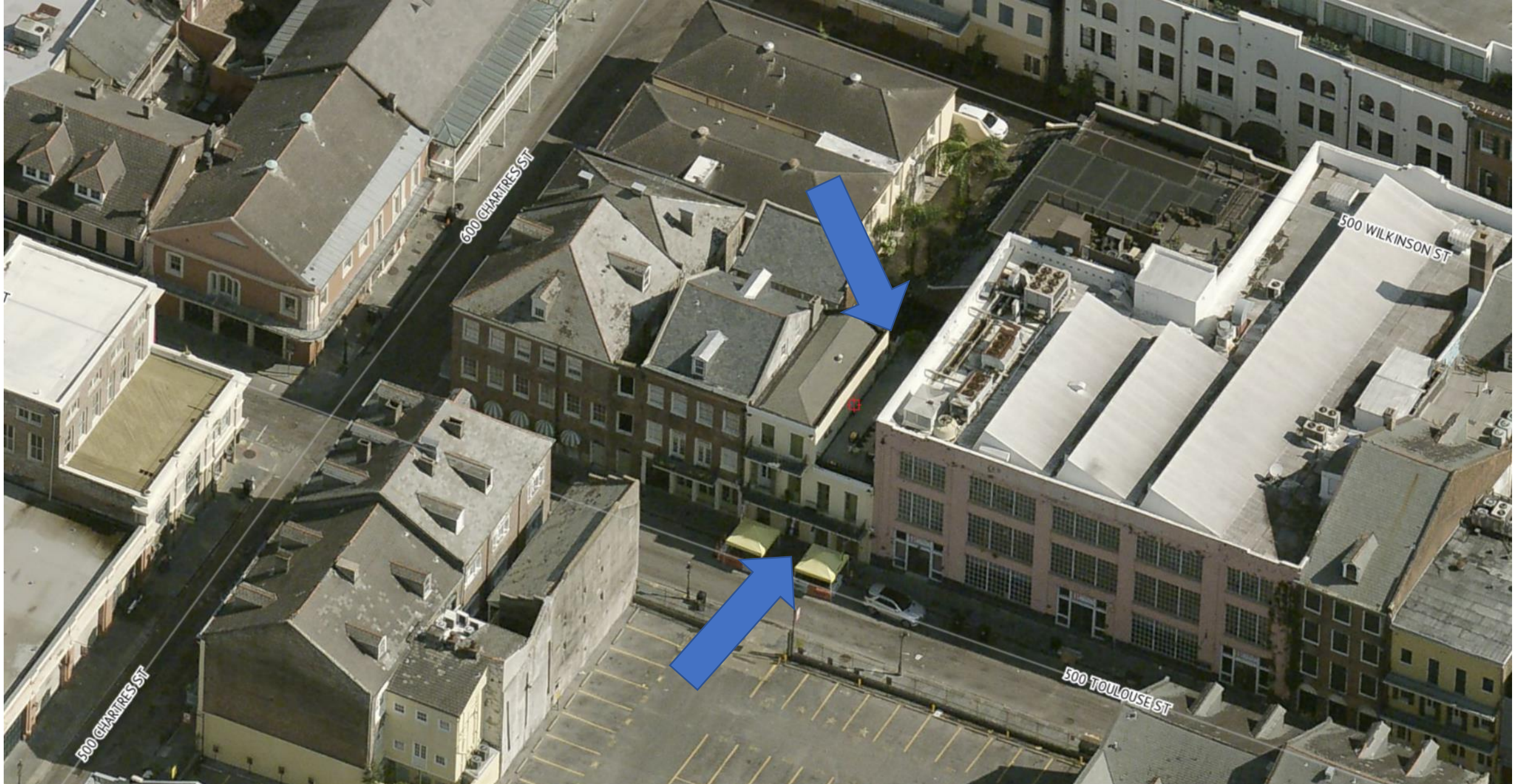


533 Toulouse

VCC Architectural Committee

March 14, 2023



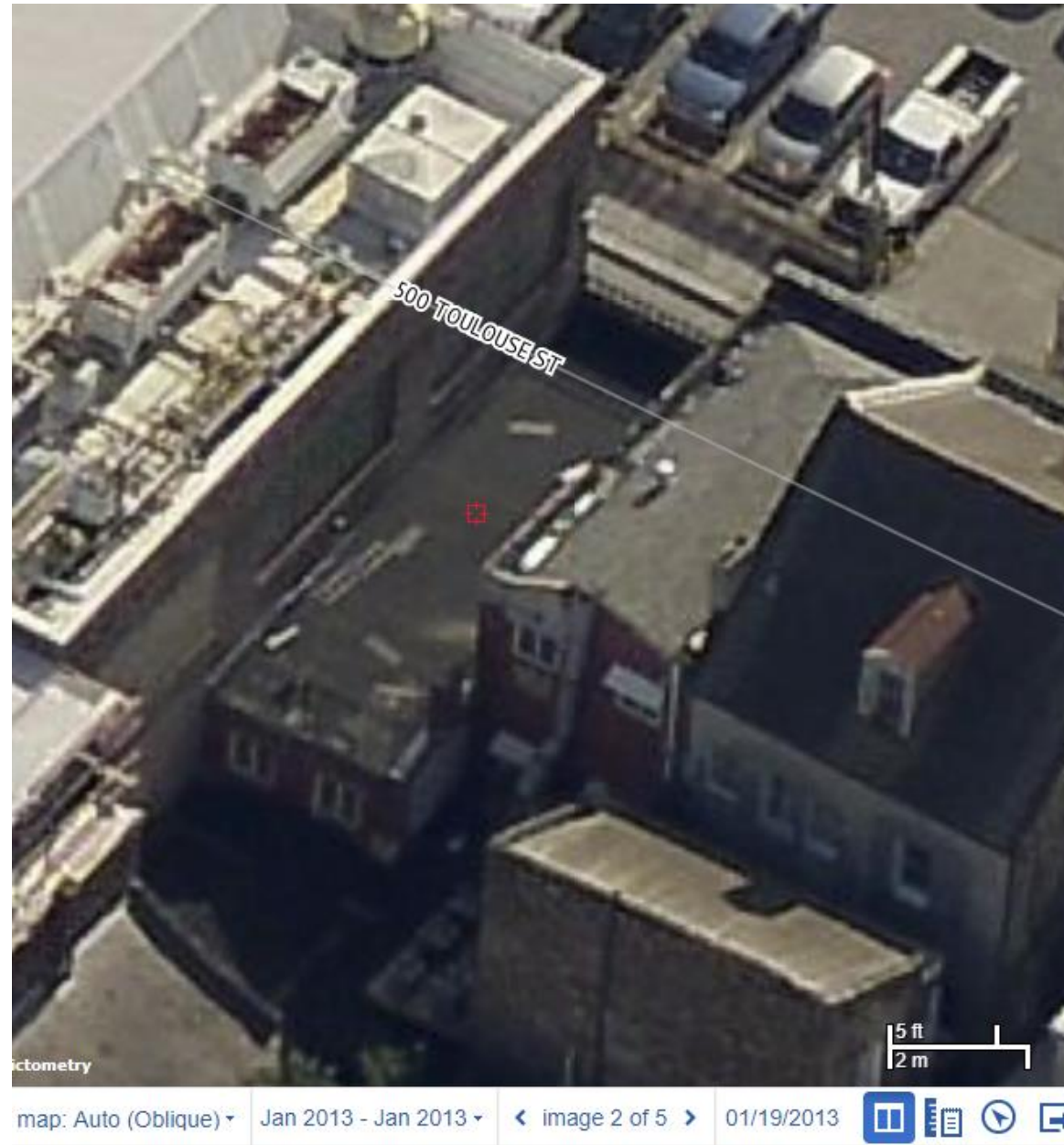


533 Toulouse

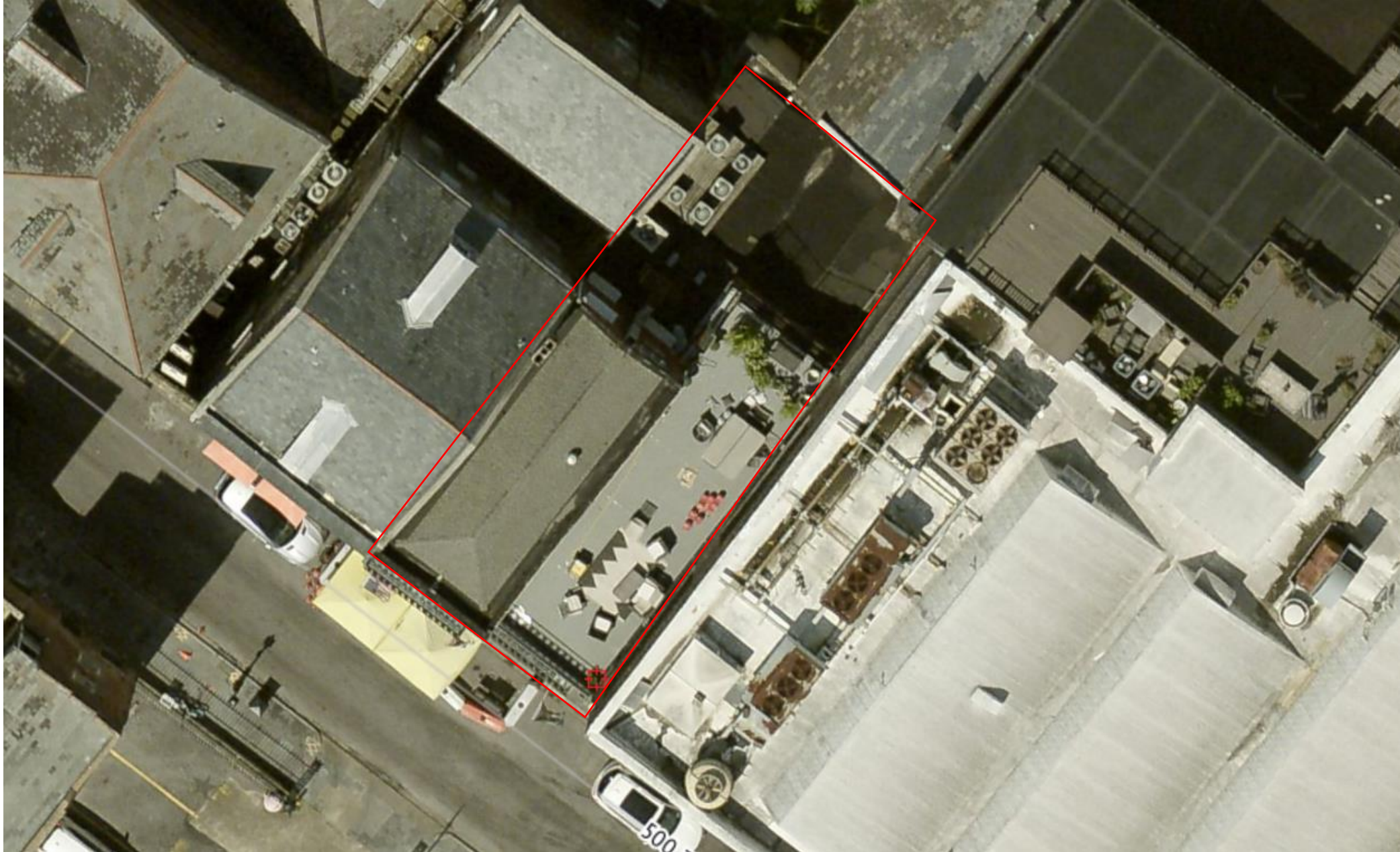
VCC Architectural Committee

March 14, 2023





533 Toulouse – 2013 prior to deck installation



533 Toulouse – September 2021

VCC Architectural Committee

March 14, 2023





533 Toulouse

VCC Architectural Committee

March 14, 2023





533 Toulouse

VCC Architectural Committee

March 14, 2023





533 Toulouse

VCC Architectural Committee

March 14, 2023





533 Toulouse

VCC Architectural Committee

March 14, 2023





533 Toulouse

VCC Architectural Committee

March 14, 2023





533 Toulouse

VCC Architectural Committee

March 14, 2023





533 Toulouse

VCC Architectural Committee

March 14, 2023





533 Toulouse

VCC Architectural Committee

March 14, 2023

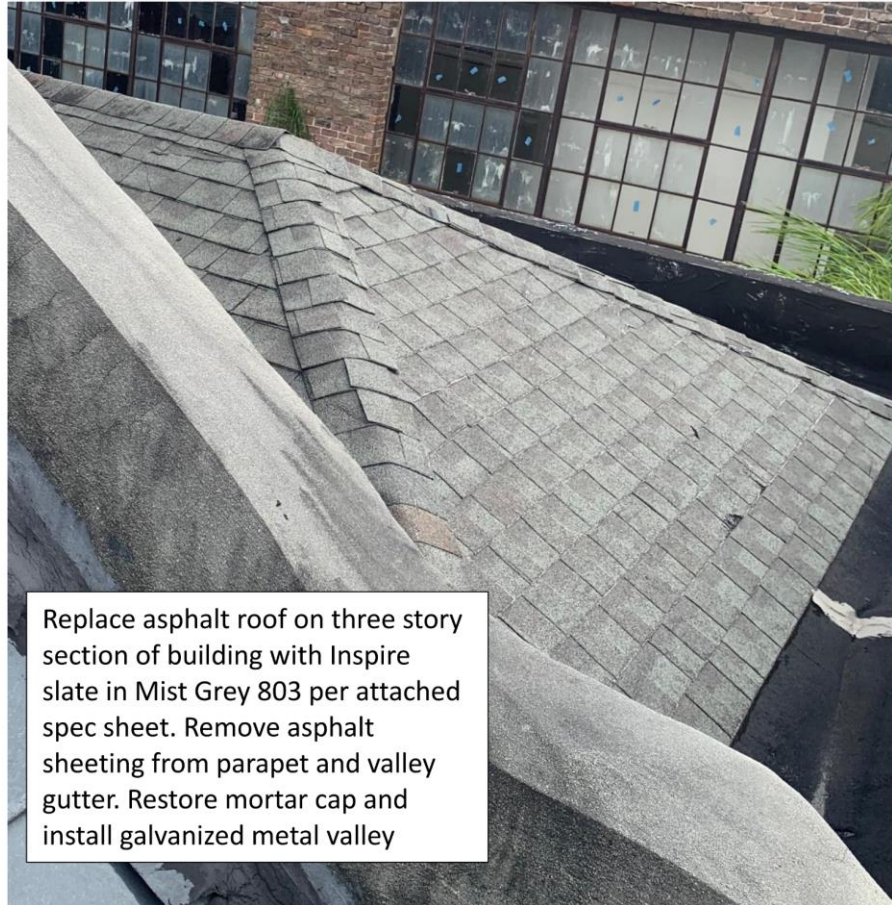


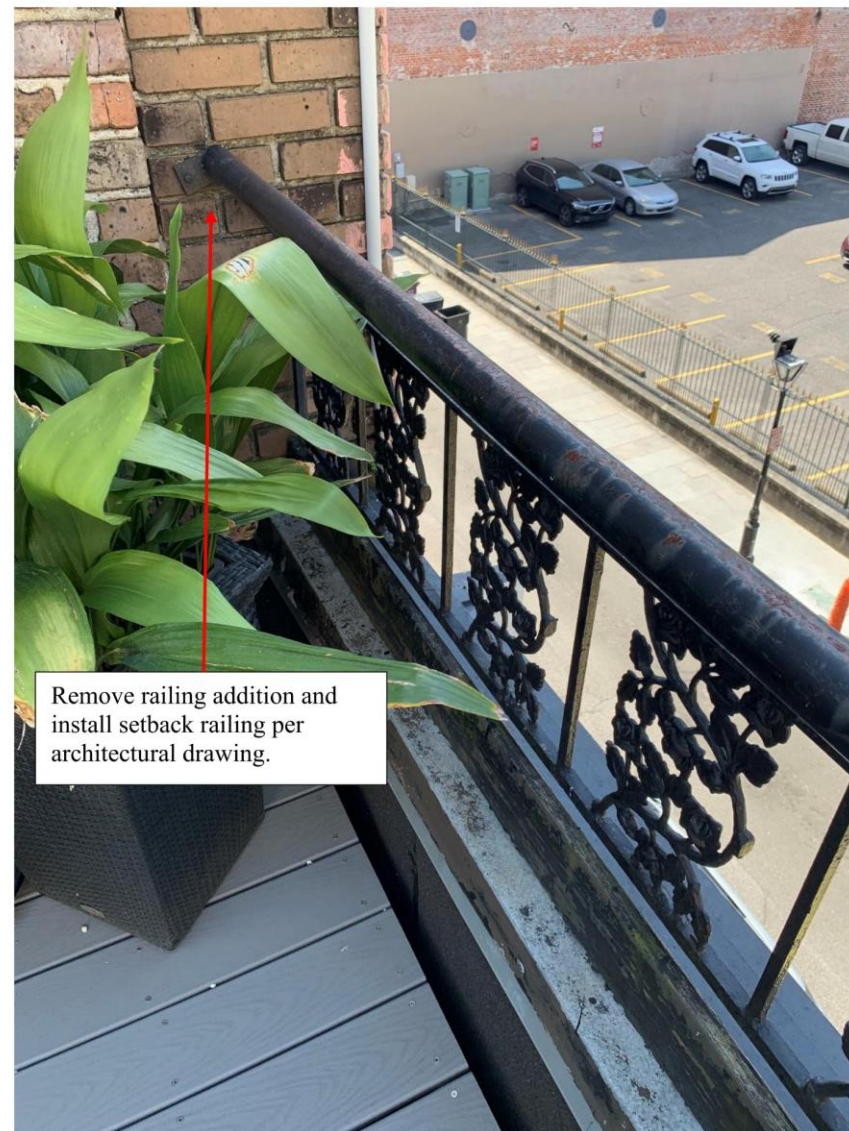
Working Without Approval	Description of Violation	Method of Abatement
New Construction	Roof deck constructed without approval	Retain deck per architectural drawing remove hot tub.
Roof	Impermissible roof material installed/constructed without benefit of VCC review or approval, or in deviation from permit.	Replace roll down roofing on hip roof rear section with galvanized standing seam metal roof. Replace asphalt roof on three story section of building with Inspire slate in Mist Grey 803 per attached spec sheet.
Railings	Impermissible removal/alteration/installation/construction of the balcony/gallery without benefit of VCC review or approval, or in deviation from permit.	Remove unpermitted railing extension on parapet of 2 story section, per architectural drawing.
Security Cameras	Security camera(s) installed without benefit of VCC review or approval. Permit approval with the VCC is required before installing security cameras.	Retain security cameras on balcony fascia of front façade. Remove dome security camera on arm and replace with cylindrical style camera to match cameras installed on front façade. Relocate camera on outside of balcony fascia to underside of balcony.
Lighting	Impermissible light fixtures installed.	Remove all impermissible neon and string lights.
HVAC/Mechanical/Vents	HVAC/mechanical equipment/vents/racks installed without benefit of VCC review or approval or in deviation from permit.	Per City records AC condenser units, and hood vent were permitted in 2012. Application to retain mechanical systems in place. Paint venting yellow to match building color. See architectural drawings.
Metal Cap Parapet Flashing	Impermissible alteration/installation/construction of flashing without benefit of VCC review or approval, or in deviation from permit.	Remove cap flashing from parapet wall. Inspect mortar cap and repair if needed per VCC guidelines on parapet mortar caps.

Demolition by Neglect	Description of Violation	Method of Abatement
Stucco	Stucco damage/deterioration/deformation present on the building(s)/property.	Repair cracked stucco on 3-story section rear, Wilkinson facing wall, using VVC stucco mix paint to match front façade yellow.
Windows	Window/window trim missing or damage/deterioration/deformation present on the building	Clean, repair and paint wood window to match existing on front and rear façade.
Trim	Trim/wooden trim damage/deterioration/deformation present on the building(s)/property.	Clean, repair and paint wood trim to match existing on front and rear façade.
Shutters	Damaged, deteriorated shutters	Repair shutters and louvers on front facade to match existing and paint to match.
Balconies	Balcony damage, deterioration present	Inspect balcony for damaged/rotten wood elements, replaced wood tung and groove decking as needed, replace fascia and trim as needed, to match is material



		profile and shape, paint to match existing.
Paint	Paint deterioration present on the building(s)/property.	Paint rear wall of 3-story section yellow to match front façade. Remove vegetation. Paint all other walls, trim, windows, and shutters as needed to match existing.
Sign	Business sign installed without approval	Sign permit application to be made separately by tenant.









Retain hood vent installed in 2012. Paint yellow to match building. See attached drawing.

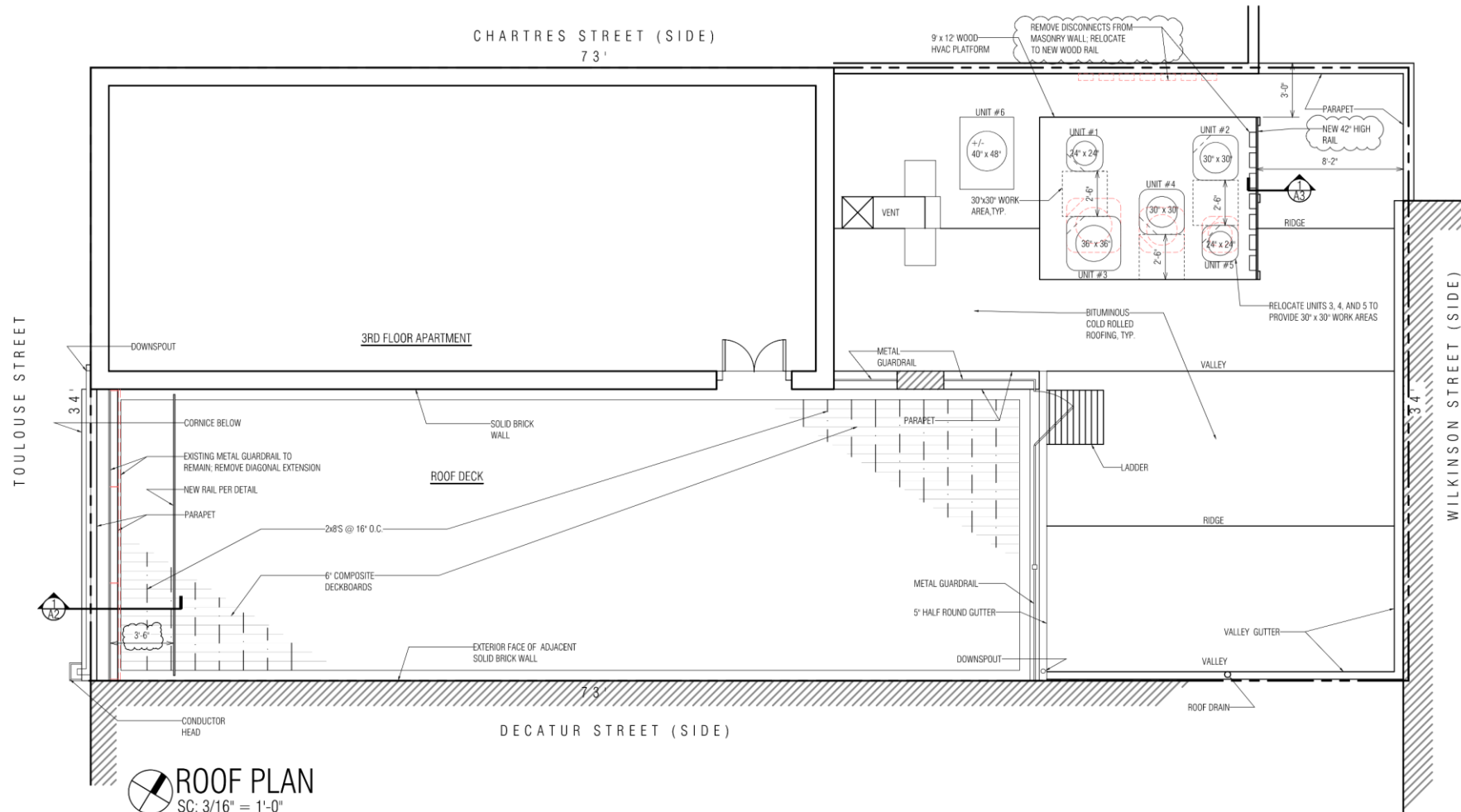


Repair stucco using VCC mortar mix and paint yellow to match front façade.

Paint hood vent yellow to match building.

Remove dome security camera and replace with cylinder camera. Paint to match

Clean, repair and paint wood trim and window to match existing.



ALL ITEMS ARE EXISTING
UNLESS NOTED AS "NEW"

533 TOULOUSE STREET
V.C.C. APPLICATION
New Orleans, LA 70130



LKHarmen Architects
A Professional Architectural Corporation
6238 Argonne Boulevard
New Orleans Louisiana 70124
504.485.6870 harmen@lkharmenarchitects.com

NOTE: DRAWING SCALES INDICATED ARE VALID ONLY IF PRINTED ON 11"x17" SHEETS

9.28.2021
11.3.2021
7.7.2022
1.13.2023
2.16.2023

A1

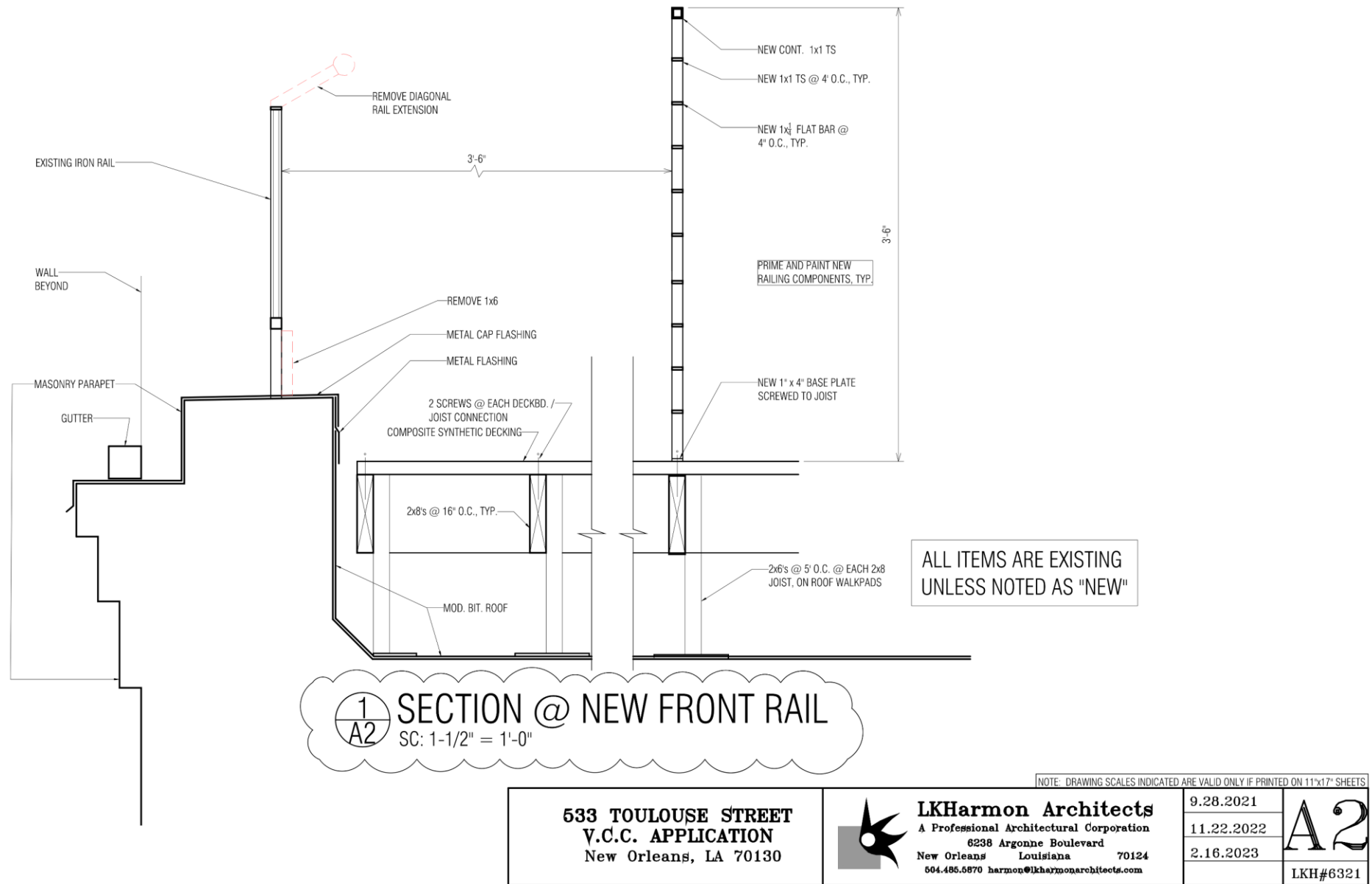
LKH#6321

533 Toulouse

VCC Architectural Committee

March 14, 2023



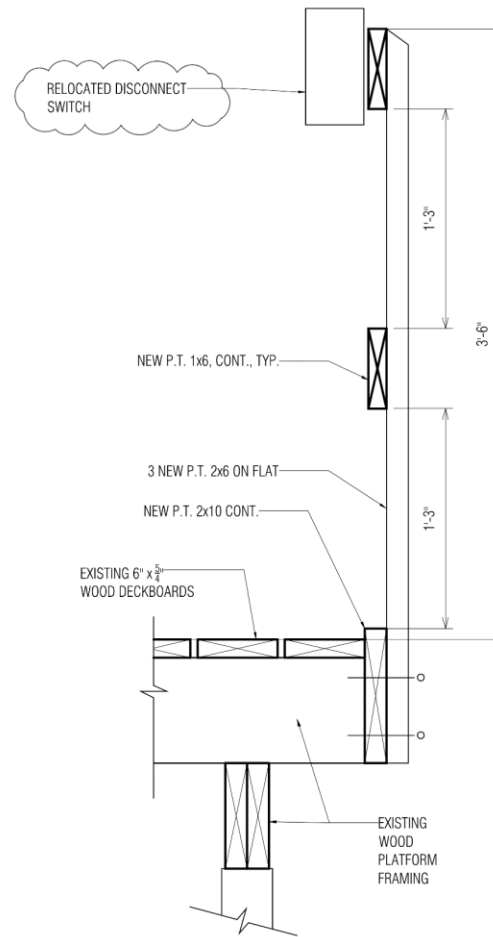


533 Toulouse

VCC Architectural Committee

March 14, 2023





1
A3 SECTION @ NEW HVAC PLATFORM RAIL
SC: 1-1/2" = 1'-0"

NOTE: DRAWING SCALES INDICATED ARE VALID ONLY IF PRINTED ON 11"x17" SHEETS

533 TOULOUSE STREET
V.C.C. APPLICATION
New Orleans, LA 70130



LKHarmen Architects
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6238 Argonne Boulevard
New Orleans Louisiana 70124
504.485.6870 harmon@lkharmenarchitects.com

7.7.2022

1.13.2023

A3

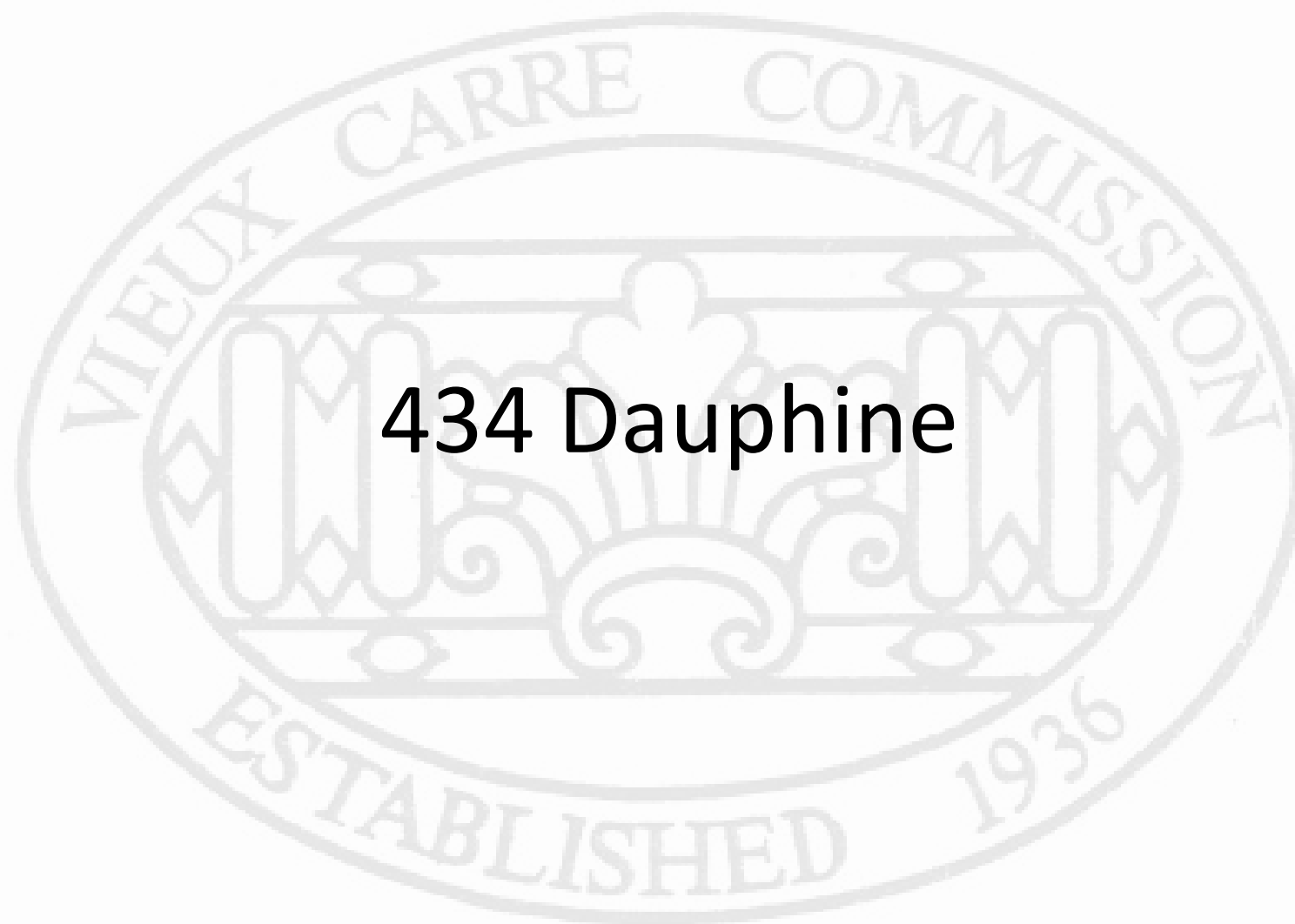
LKH#6321

533 Toulouse

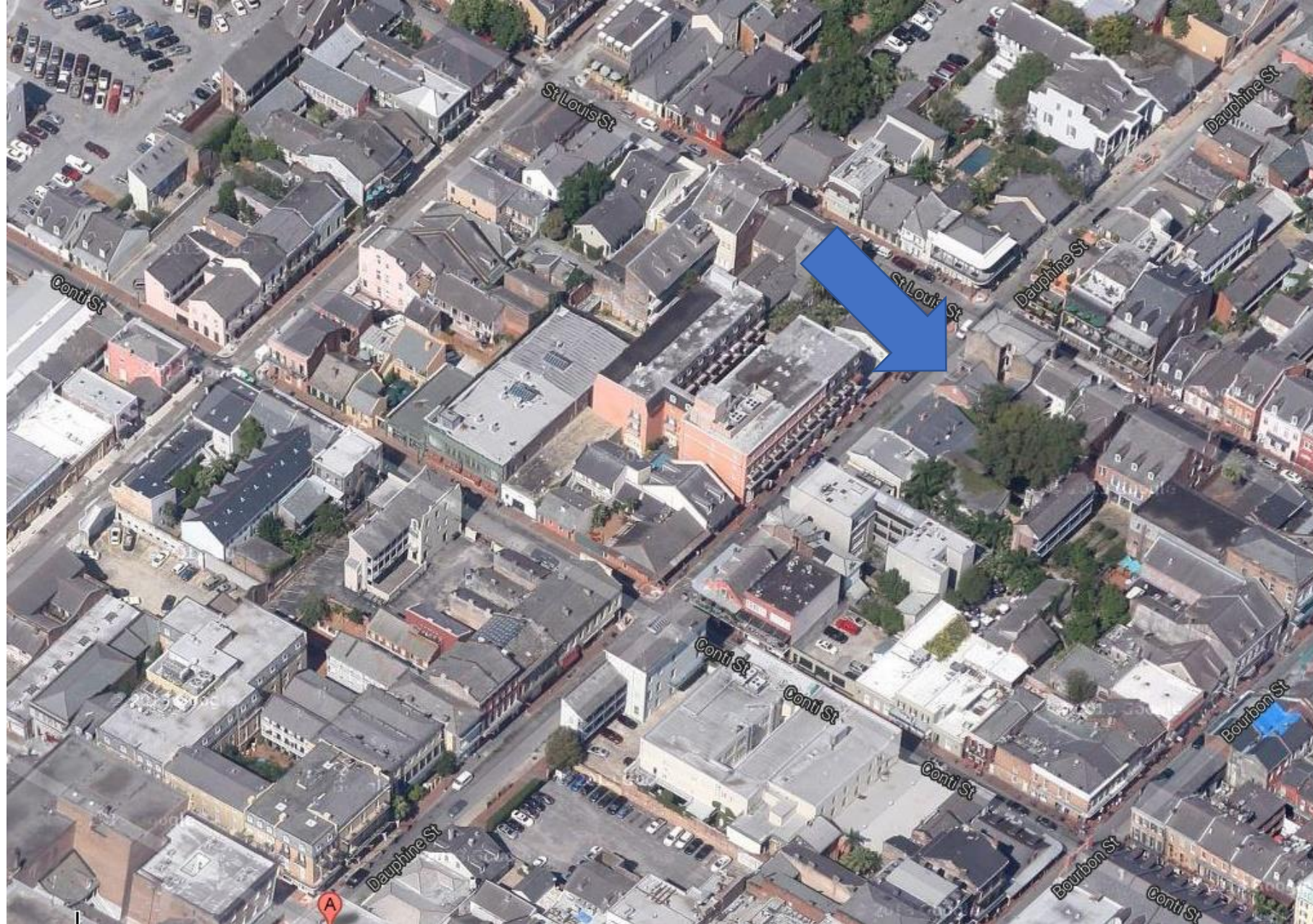
VCC Architectural Committee

March 14, 2023





434 Dauphine



434-36 Dauphine

VCC Architectural Committee

March 14, 2023





434-36 Dauphine- 1934

VCC Architectural Committee

March 14, 2023





434-36 Dauphine

VCC Architectural Committee

March 14, 2023





434-36 Dauphine

VCC Architectural Committee

March 14, 2023





434-36 Dauphine

VCC Architectural Committee

March 14, 2023





434-36 Dauphine

VCC Architectural Committee

March 14, 2023





434-36 Dauphine

VCC Architectural Committee

08 26 2022

March 14, 2023





434-36 Dauphine

VCC Architectural Committee

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March 14, 2023





434-36 Dauphine
VCC Architectural Committee

March 14, 2023





434-36 Dauphine

VCC Architectural Committee

March 14, 2023





434-36 Dauphine

VCC Architectural Committee

01 25 2023

March 14, 2023





434-36 Dauphine

VCC Architectural Committee

March 14, 2023



Assure Lock®

Collection Specifications

Smart
Keypad
Deadbolts



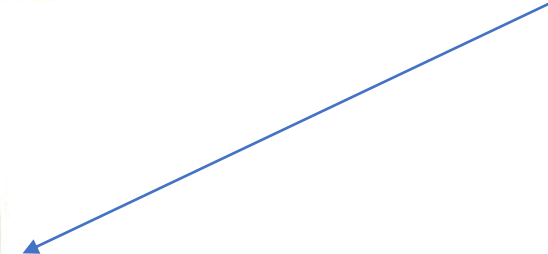
YRD216



YRD226



YRD256



Upgrade with a Yale Smart Module

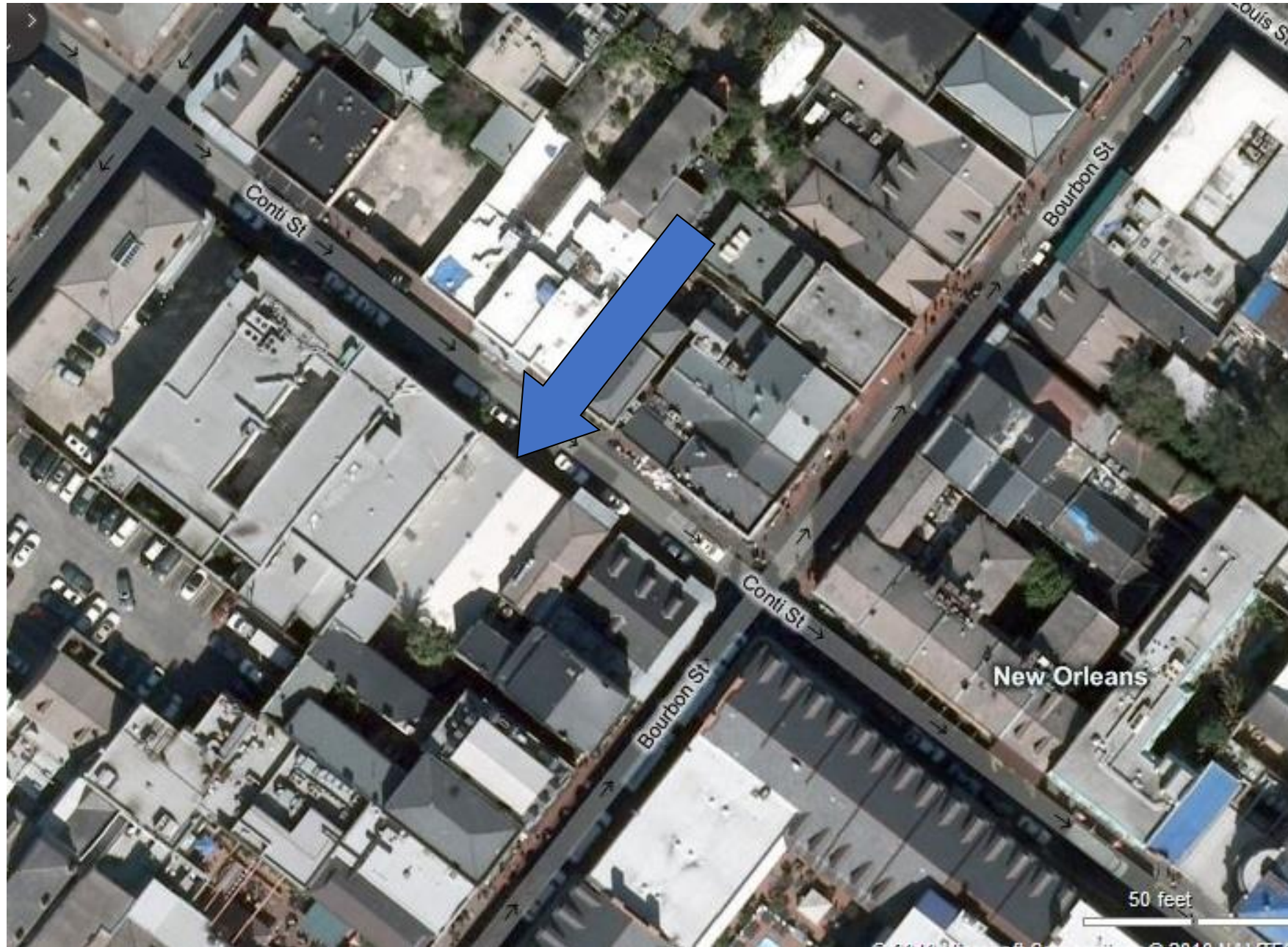


Available through Control4 or Crestron and certified dealers.





810 Conti



810 Conti

VCC Architectural Committee

March 14, 2023





810 Conti

VCC Architectural Committee

March 14, 2023





810 Conti

VCC Architectural Committee

March 14, 2023





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VCC Architectural Committee

March 14, 2023

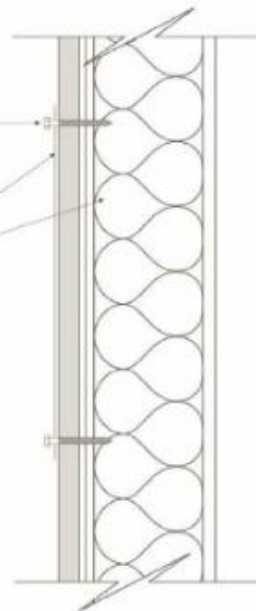


FLAT SIGN ON CONCRETE WALL

Screw 3/8-in x 3-in
Ceramic Hex-Head Exterior
Lag Screws

Flat Sign

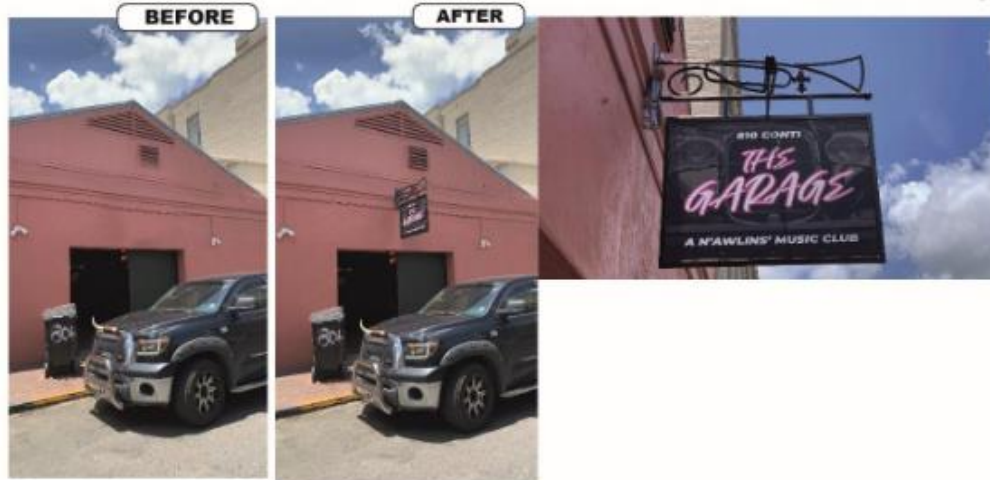
Concrete



MATERIAL , FABRICATION & INSTALLATION LIGHTS INCLUDED
SIGN TO WITH STAND 140 MPH WINDLOAD
All electrical components will be UL Approved

Quattro Signs & Graphics	
THE GARAGE A N'AWLINS MUSIC CLUB	
Material, Fabrication & Installation Lights Included	08/04/2022
Drawn By: Martin Cespedes	
Date:	Issue/Revision No.
Sign Material, Fabrication & Installation Lights Included (30" H X 48" W) TOP AREA 52" W	
Customer's Approval:	
Date:	08/18/2021
Location:	
810 Conti Old New Orleans, LA 70112	

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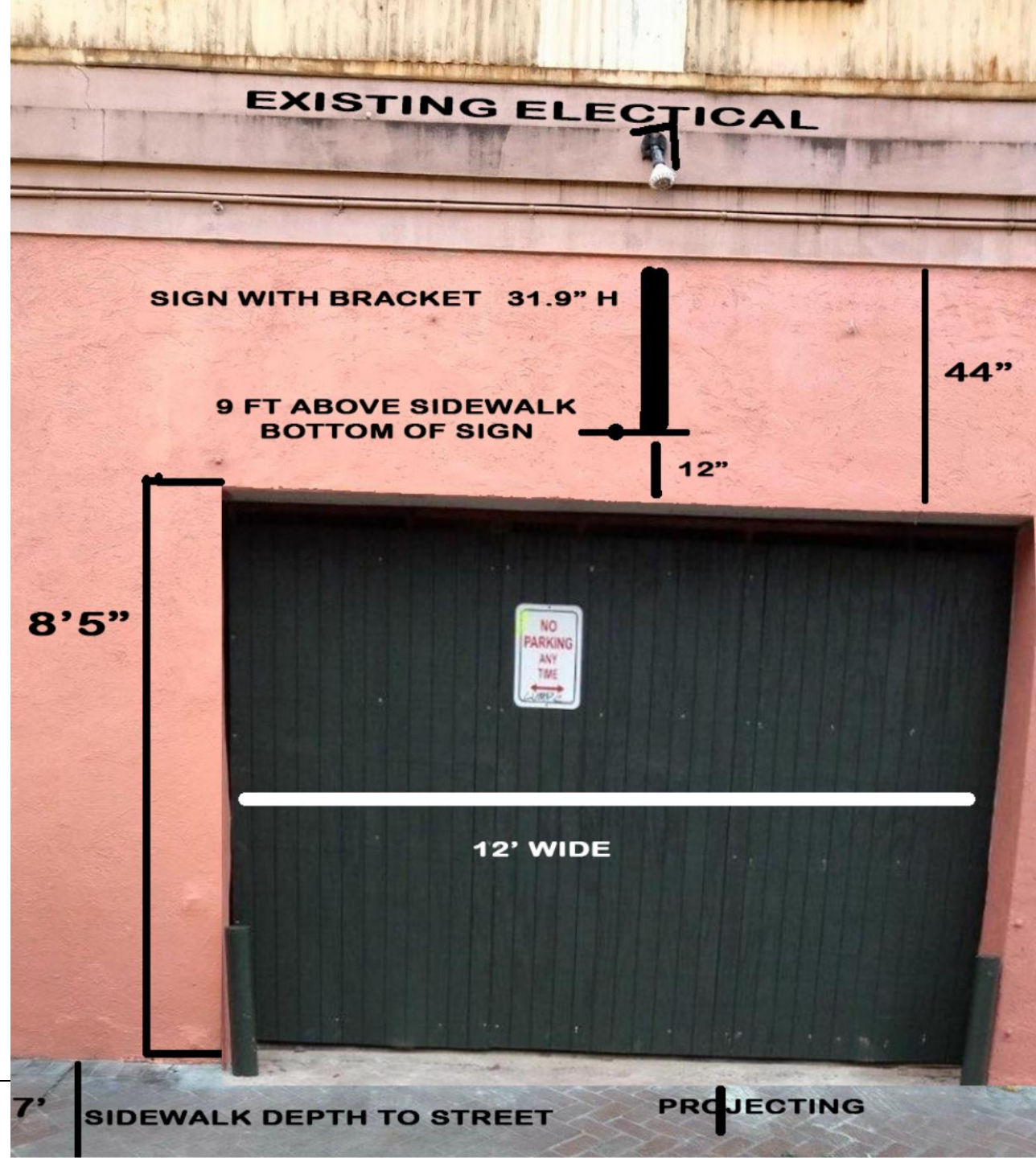


810 Conti

VCC Architectural Committee

March 14, 2023







810 Conti

VCC Architect

10 11 2022





810 Conti

VCC Architectural Committee

March 14, 2023





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07 29 2022





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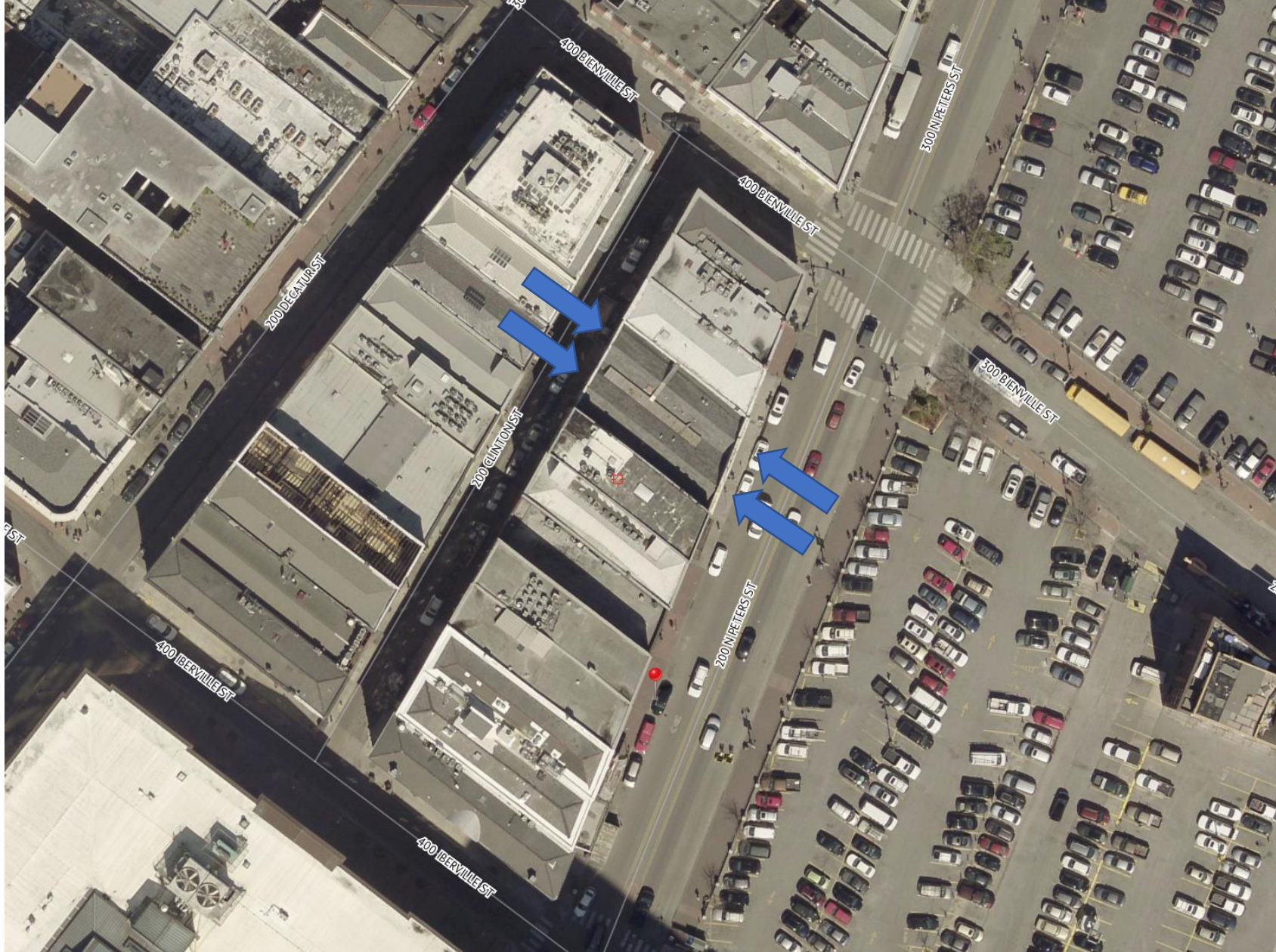
VCC Architectural Committee

March 14, 2023

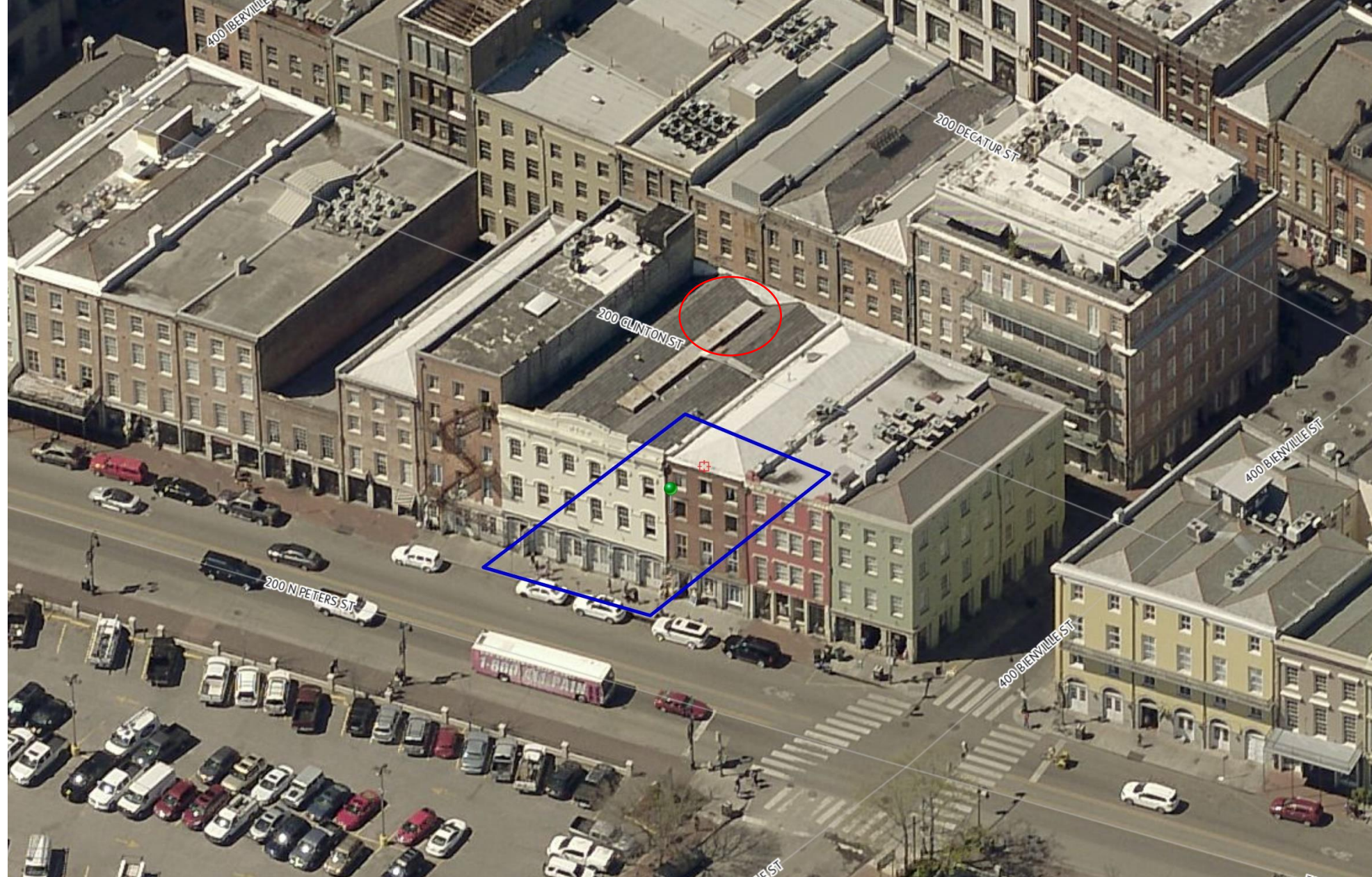


The seal of the Vieux Carre Commission is an oval emblem. The outer ring contains the text "VIEUX CARRE COMMISSION" at the top and "ESTABLISHED 1936" at the bottom. The center features a stylized architectural design with vertical columns, decorative scrolls, and a central fleur-de-lis-like element.

227 N Peters



233 N Peters



233 N Peters

VCC Architectural Committee

March 14, 2023





233 N Peters



233 N Peters – prior to 1895



233 N Peters – 1962



233 N Peters



233 N Peters



233 N Peters – Clinton elevation

VCC Architectural Committee



March 14, 2023





227-33 N Peters



227-33 N Peters

VCC Architectural Committee

March 14, 2023





227-33 N Peters



Engineering and Inspections

622 City Park Avenue
New Orleans, LA 70119

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

www.gurtlerbros.com
inspections@gurtlerbros.com

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

October 5, 2022

22-1459.02

Hancock Whitney Corp.
c/o Ms. Lourdes Burke
Via email to Lourdes.burke@hancockwhitney.com

Copy to Mr. Steve Rapier
Via email to Steve.rapier@hancockwhitney.com

Subject: 227-233 North Peters Street
New Orleans, Louisiana

Dear Ms. Burke:

We had conducted a visual structural inspection of the subject property on August 2, 2022, to address concerns expressed by the Vieux Carré Commission with respect to the condition of the exterior walls at this property. We rendered our report 22-1459.02 dated August 15, 2022, in connection with that inspection.

In our report we documented conditions we noted during that inspection. Based on our observations, we indicated that no remedial structural repairs were deemed to be necessary. We had noted cracking at the stucco on the front wall and at various areas on the interior of the building that we indicated are not structurally detrimental and can be repaired cosmetically as desired.

Subsequent to that inspection, Mr. Anthony Whitfield of the VCC expressed concern about a bowing column and deteriorated masonry and provided with two photographs of the area in question. We revisited the site on September 8, 2022, and inspected the area of concern raised by Mr. Whitfield and offer the following further observations.

227-33 N Peters

VCC Architectural Committee

March 14, 2023





This is a view of the area of concern, which is at the left front corner of the subject property.



This is a limited view inside the wall cavity showing separation between the stucco cladding and the masonry wall.

227-33 N Peters

VCC Architectural Committee

March 14, 2023





This limited view of the interior of the wall cavity provides another view of the separation between the stucco and the underlying masonry wall.

Based on our reinspection, the bowing at the exterior stucco cladding at this corner of the building does not appear to reflect bowing of the underlying masonry but rather separations between the stucco and masonry due to moisture intrusion between the cladding. To reduce further separations at this stucco cladding, we recommend that the stucco be removed and replaced and that the underlying joints in the masonry wall be repointed. The vertical joint between the stucco and the adjacent wood trim also should be caulked and sealed as required to reduce the potential for further moisture intrusion.

Yours very truly,

GURTLE BROS. CONSULTANTS, INC.



Friedrich W. L. Gurtler, P. E.
Vice-President
Louisiana Professional Engineer License #25374

227-33 N Peters

VCC Architectural Committee

March 14, 2023



Hancock Whitney
Attn: Lourdes Burke
PO Box 61964
New Orleans, LA 70161

Re: 227 – 233 N. Peters St. - Repairs to Left and Right Side of Two Door Openings

- I. SCOPE: These specifications pertain to the closure on the open joints on the left-side and right-side of (2) two door openings on the front elevation. *Please see pictures attached in email which show defined scope area.*
- Masonry surfaces will be cleaned with Prosoco 2010 All Purpose Neutral Cleaner in conjunction with high-volume low-pressure hot water regulated to (800 psi).
 - Vegetation growth will be removed from area prior to repair. Area where root ball was removed will be treated with an herbicide prior to repair.
 - Loose masonry on left-side and right-side of door opening will be removed. Vertical joint on left-side will be opened up slightly to provide a more uniform joint profile to perform repairs on. Vertical joint on both sides will be tuckpointed then filled to create an expansion joint that can be caulked. Prepared joints will be brushed clean and dampened. Tuckpointing procedure and composition of mortar conforms to the methods outlined by the VCC for maintenance of historical structures. Tuckpointing mortar color will be matched as close as possible to original but may vary slightly given age of existing joint and colored mortar availability.
 - Once mortar has cured closed cell foam backer rod will be utilized to ensure proper joint depth. Prepared joint will be caulked with MasterSeal NP-1, a non-sag urethane sealant and tooled to a smooth uniform consistency.
- II. ACCESS TO SITE, PROVISION REQUIRED, GENERAL NOTES:
- The project will be worked during normal work hours Monday-Friday 8:00-4:00. Crew size will vary depending on work requirements. Materials and tools will be delivered daily or as needed by VolkerWP. Trash and work debris will be bagged and hauled as needed by VolkerWP. We will need access to 120volt electric and water near work area.





813-15 Toulouse

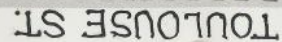


813-15 Toulouse

VCC Architectural Committee

March 14, 2023





VCC Architectural Committee



813-15 Toulouse, 1938

VCC Architectural Committee

March 14, 2023





813-15 Toulouse, ca. 1940s

VCC Architectural Committee

March 14, 2023





813-15 Toulouse

VCC Architectural Committee

March 14, 2023





813-15 Toulouse

VCC Architectural Committee

March 14, 2023



813-15 Toulouse

VCC Architectural Committee



08 23 2021

March 14, 2023





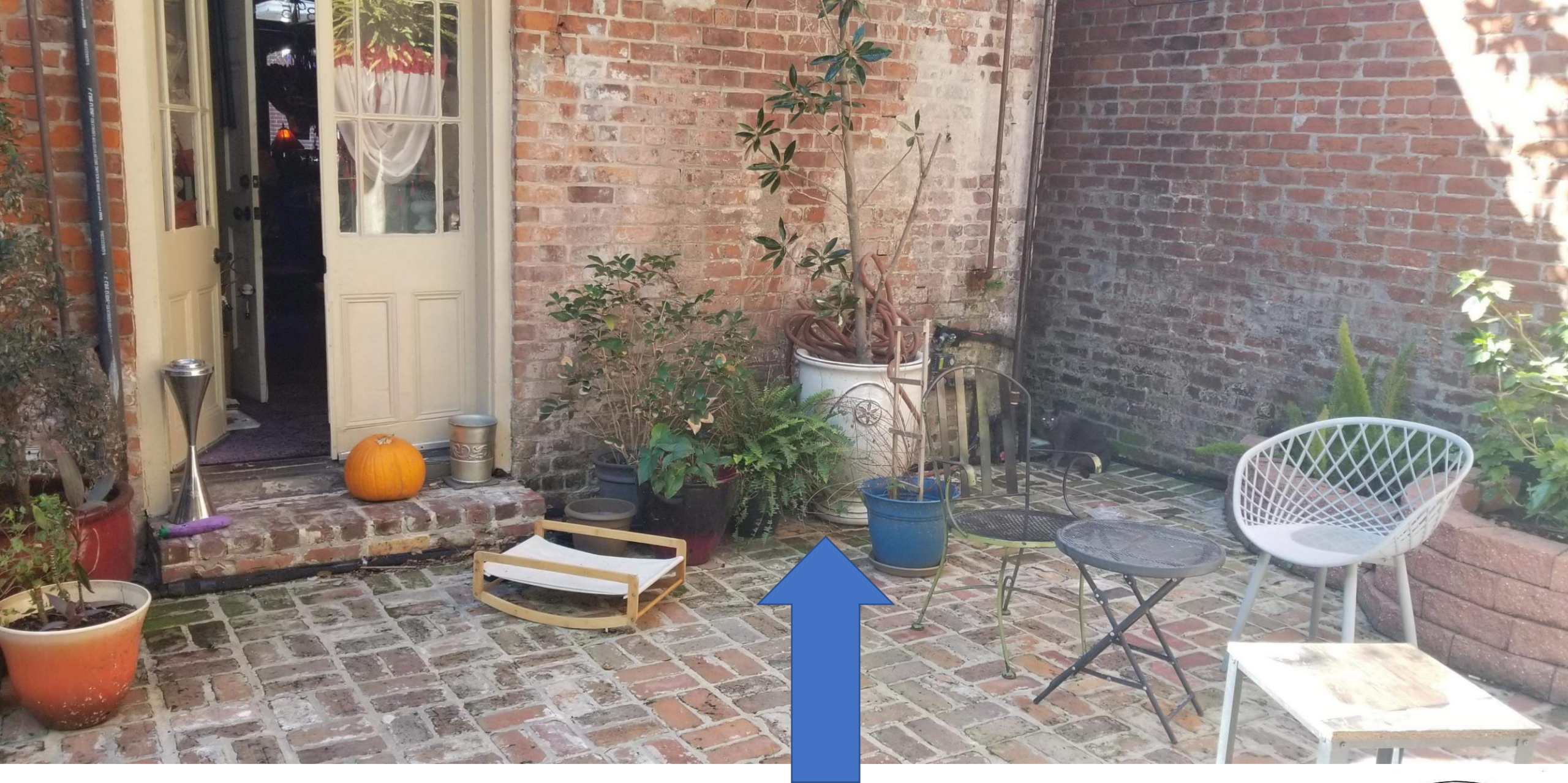
813-15 Toulouse

VCC Architectural Committee

08 23 2021

March 14, 2023





813-15 Toulouse, Proposed Location

VCC Architectural Committee

March 14, 2023



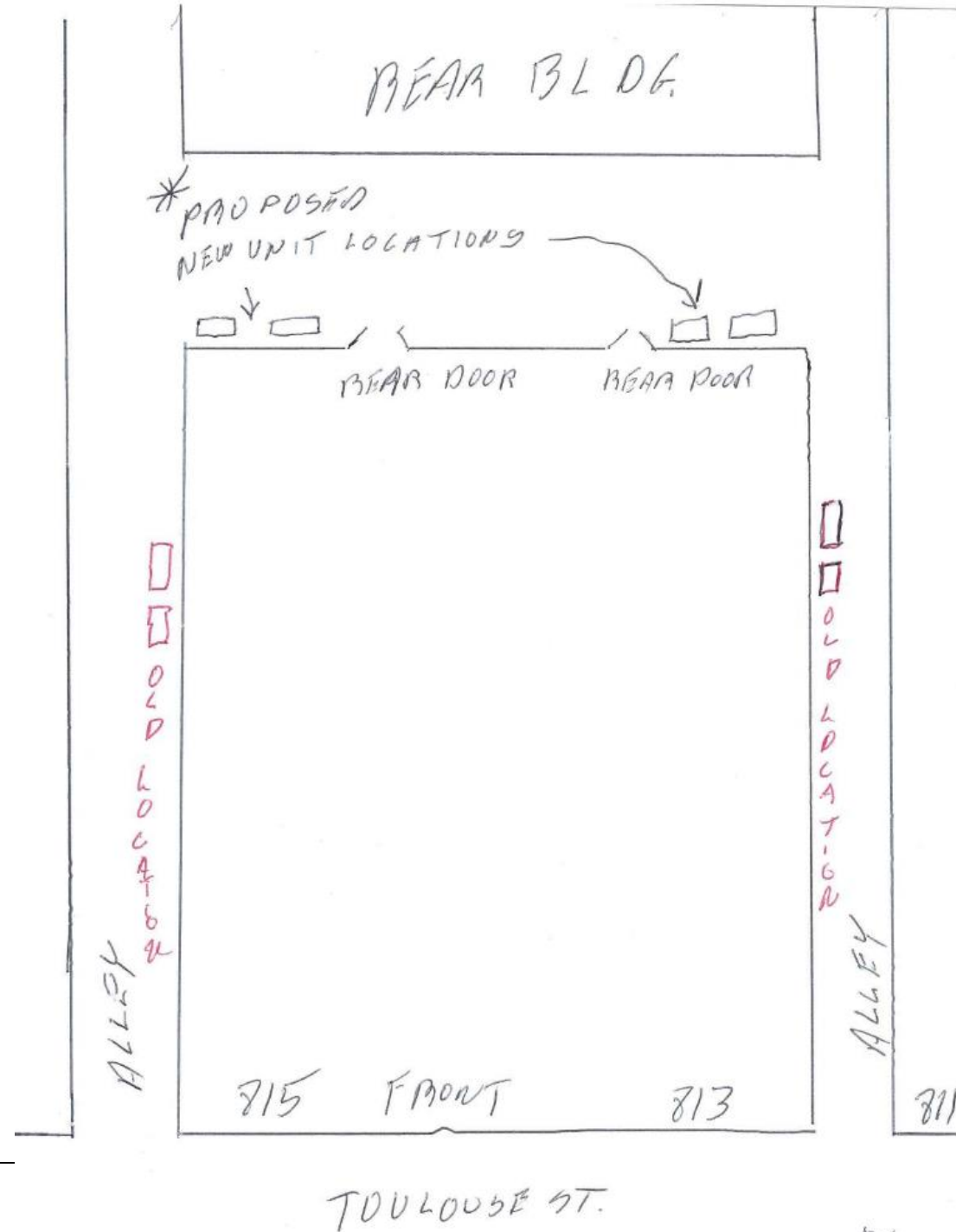


813-15 Toulouse, Proposed Location

VCC Architectural Committee

March 14, 2023





813-15 Toulouse

VCC Architectural Committee

March 14, 2023





622 Conti

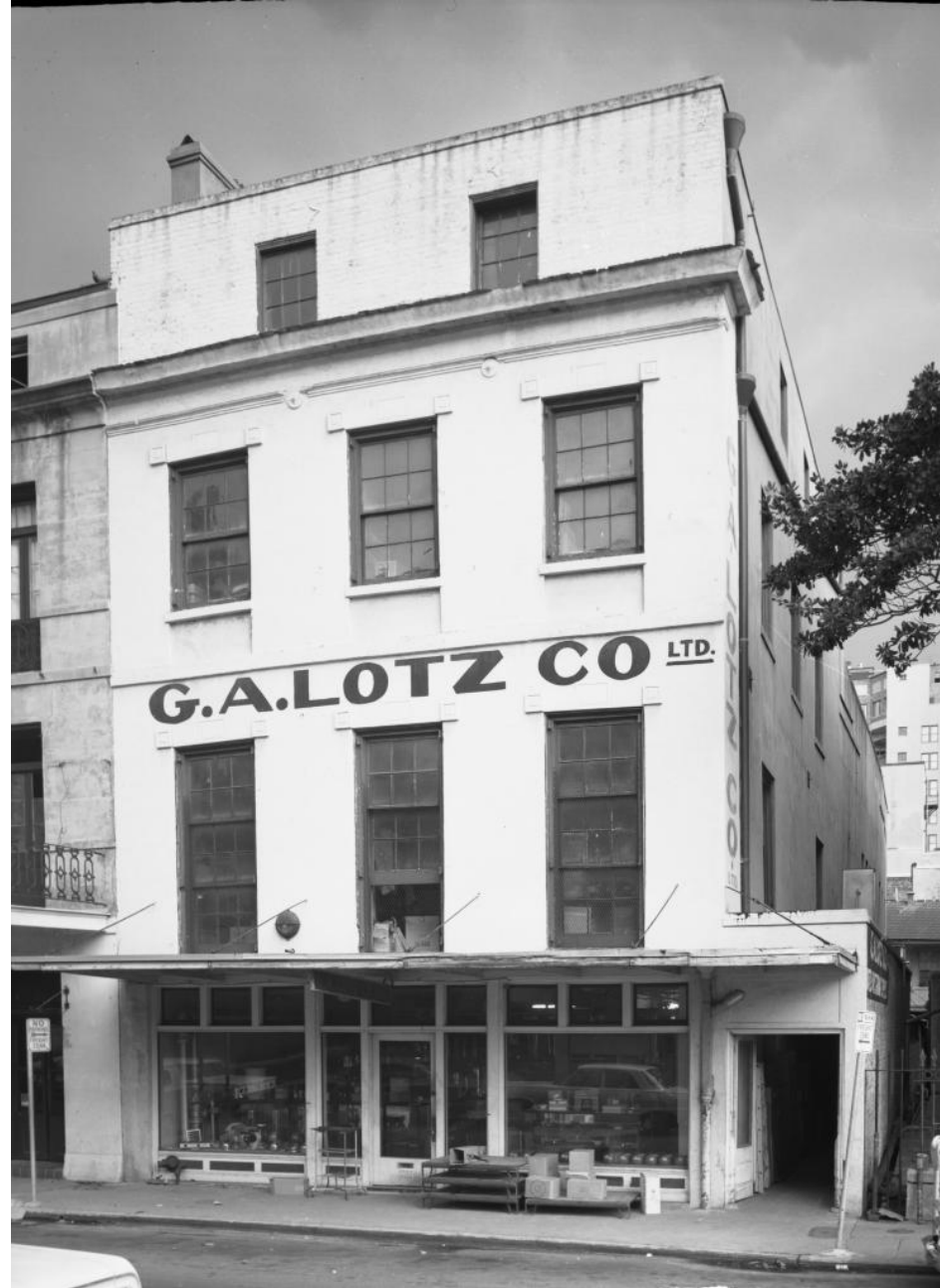


622 Conti

VCC Architectural Committee

March 14, 2023





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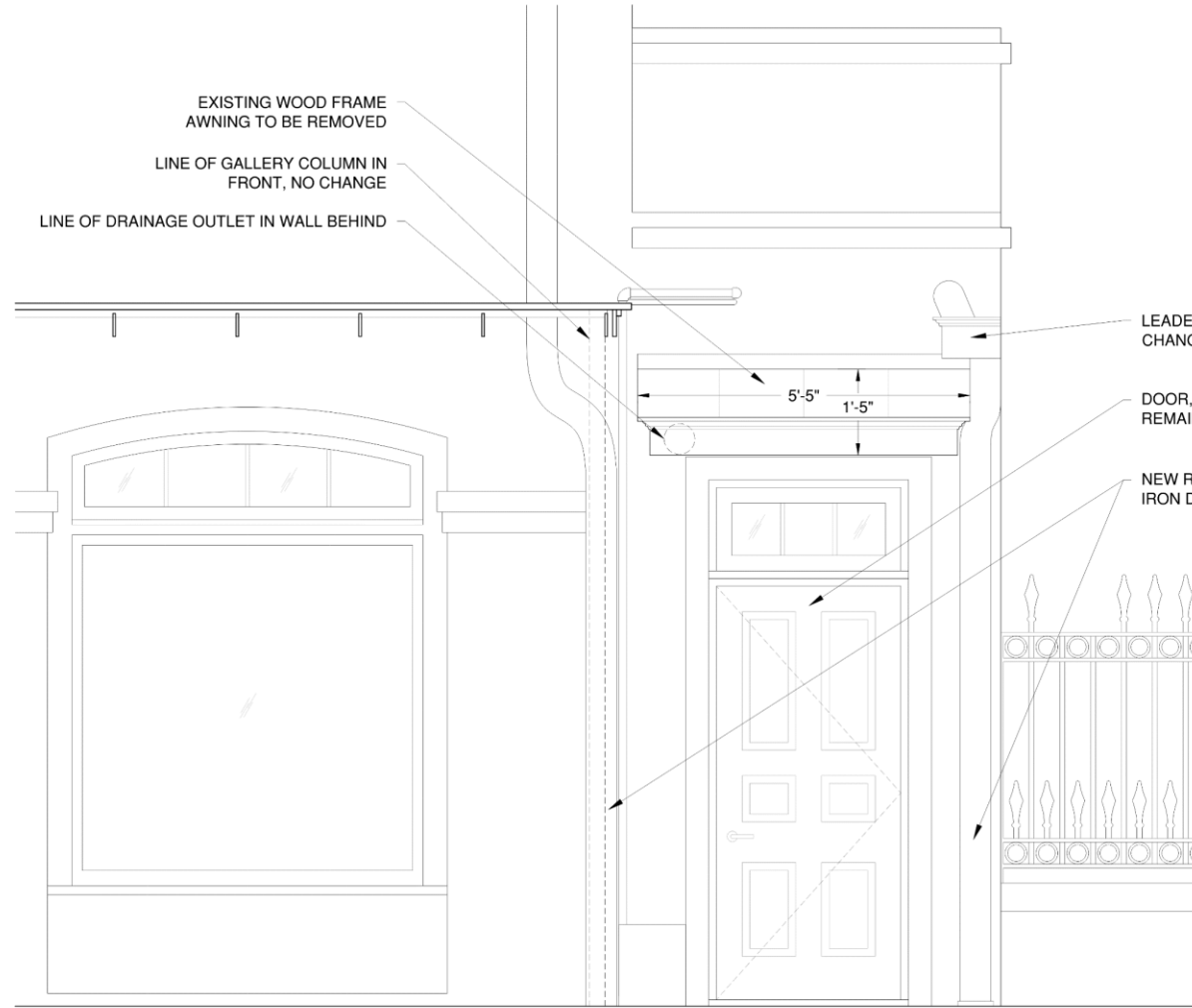
VCC Architectural Committee

March 14, 2023





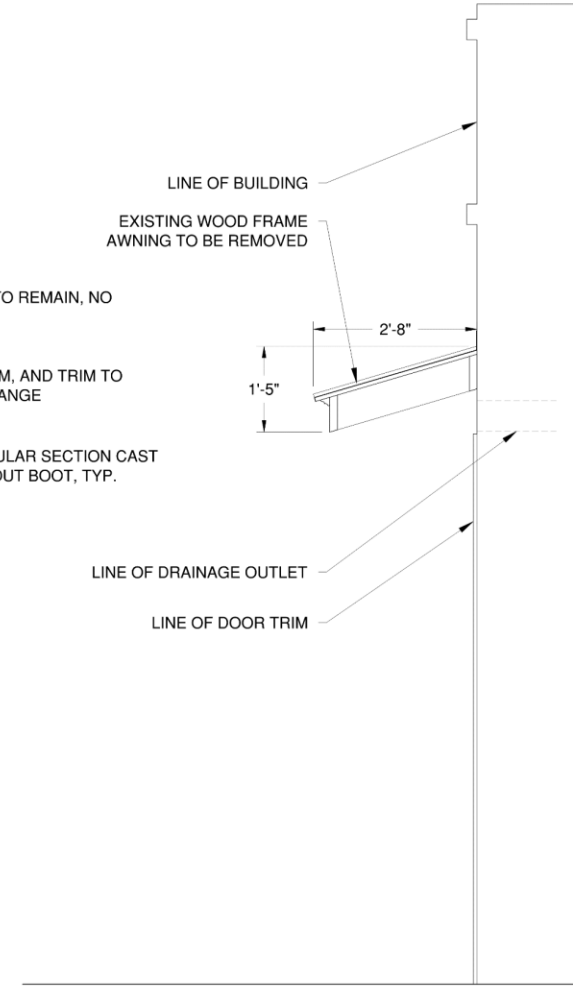




1 EXISTING CONTI STREET SECONDARY ENTRANCE ELEVATION

1/2" = 1'

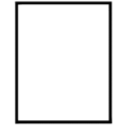
0" 6" 12" 24"



2 EXISTING AWNING SECTION

1/2" = 1'

0" 6" 12" 24"



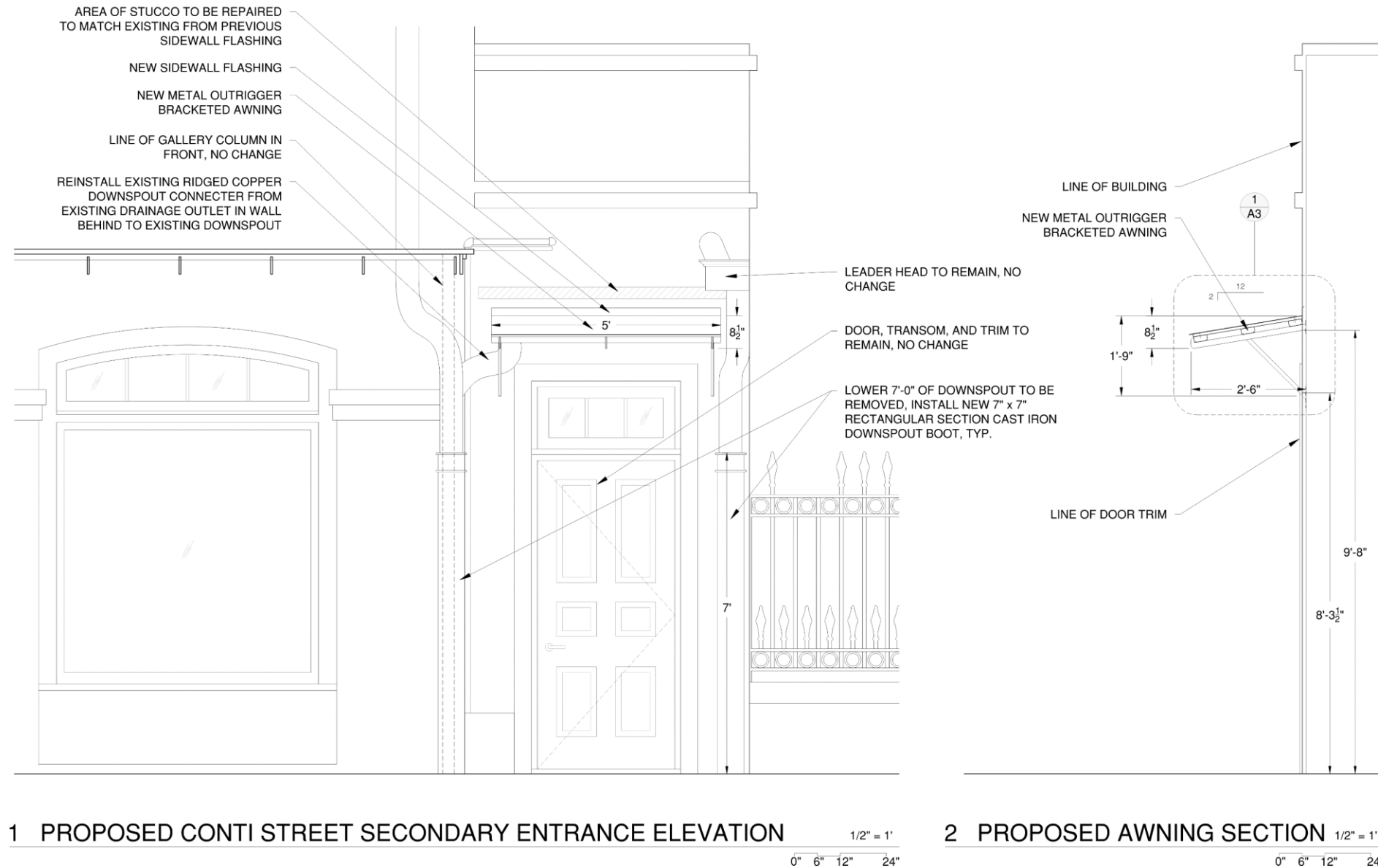
RICK FFIELD, ARCHITECT
600 ST. ROCH AVENUE / NOLA, 70117
NEW ORLEANS, LA 70117
RODERICK A. FFIELD, ARCHITECT, LLC
A PROFESSIONAL ARCHITECTURE COMPANY
D.B.A. RICK FFIELD, ARCHITECT

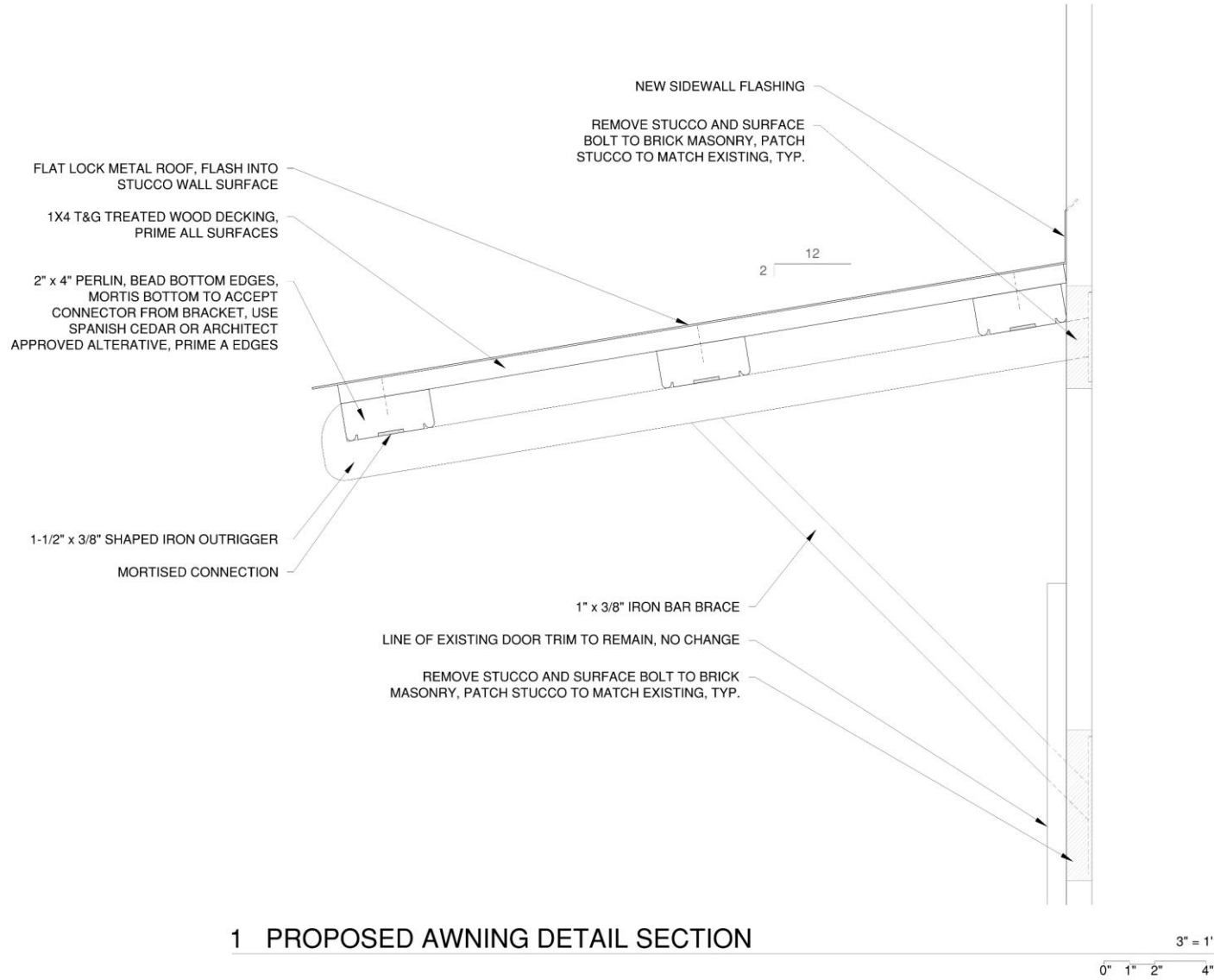
622 CONTI STREET
NEW ORLEANS, LA 70130

DATE: 2/28/2023
REVISED:
FILE: 622 Conti_1C.dwg

SHEET 1 OF 3
A-1







RICK FIFE, ARCHITECT
600 ST. ROCH AVE. NEW ORLEANS, LA 70130
PHONE: 504.581.1111
FAX: 504.581.1112
A PROFESSIONAL ARCHITECT
STATE OF LOUISIANA

622 CONTI STREET
NEW ORLEANS, LA 70130

DATE: 2/28/2023
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SHEET 3 OF 3
A-3

