

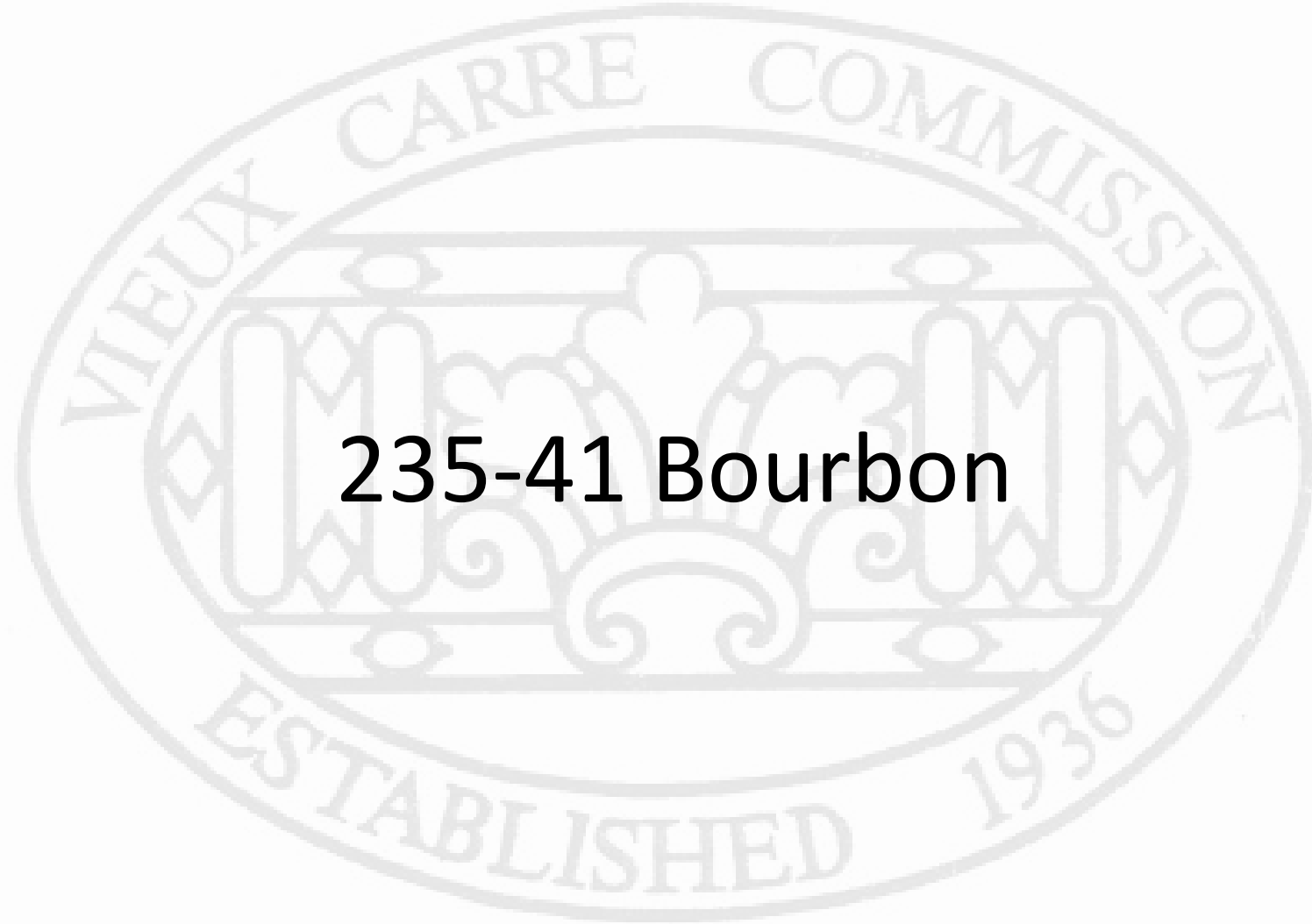


Vieux Carré Commission Architecture Committee Meeting

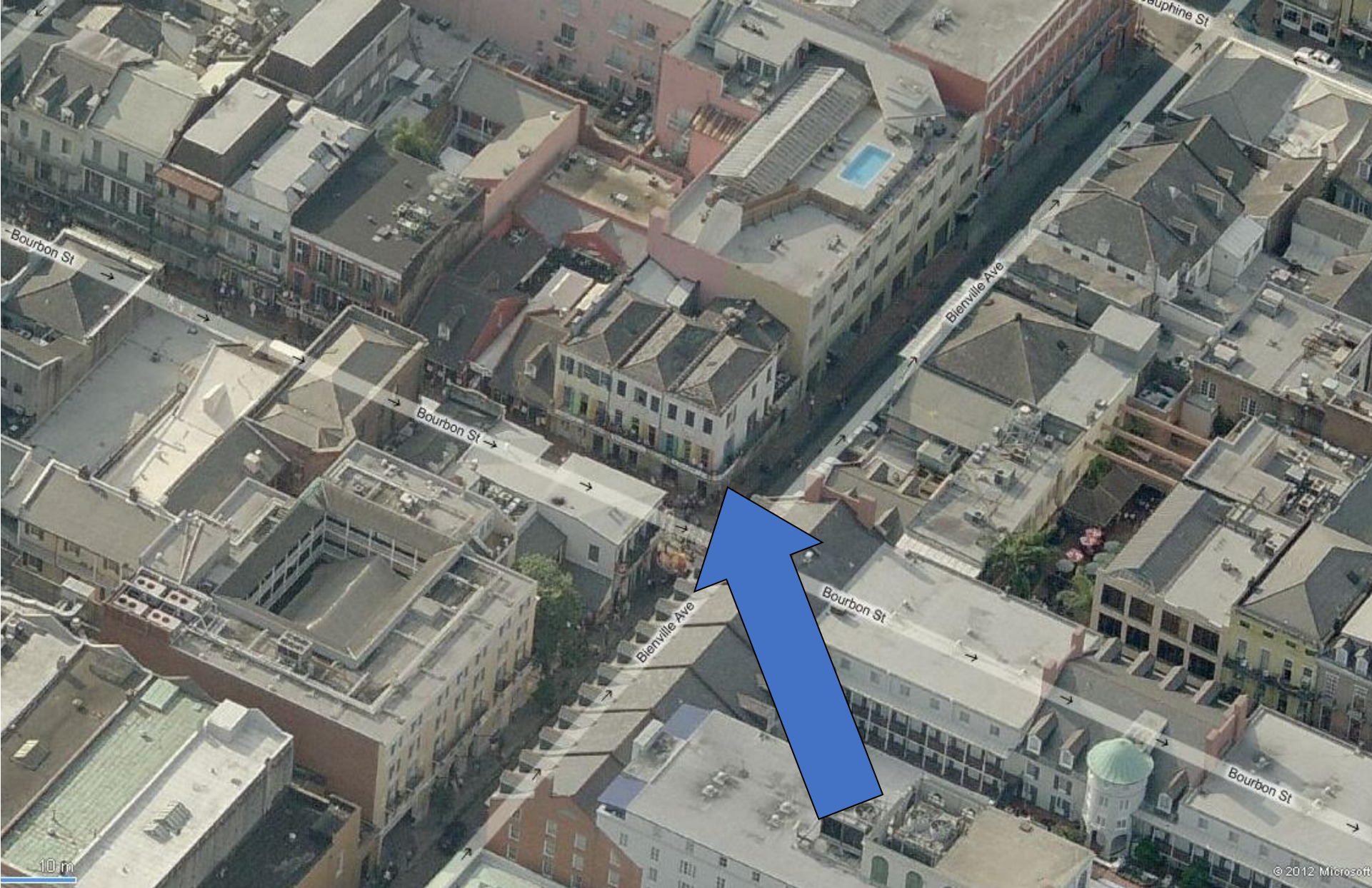
Tuesday, August 22nd, 2023

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 design. The words "VIEUX CARRE COMMISSION" are inscribed along the top arc, and "ESTABLISHED 1936" is inscribed along the bottom arc.

Old Business



235-41 Bourbon



235-41 Bourbon

VCC Architecture Committee

February 28, 2023





235-41 Bourbon - 1963

VCC Architecture Committee

February 28, 2023





235-41 Bourbon - 1965

VCC Architecture Committee

February 28, 2023





235-41 Bourbon - 2008
VCC Architecture Committee

February 28, 2023





235-41 Bourbon

VCC Architecture Committee

February 28, 2023





235-41 Bourbon

VCC Architecture Committee

February 28, 2023





235-41 Bourbon

VCC Architecture Committee

February 28, 2023





235-41 Bourbon

VCC Architecture Committee

February 28, 2023





235-41 Bourbon - unknown

VCC Architecture Committee

February 28, 2023





235-41 Bourbon - 2009

VCC Architecture Committee

February 28, 2023





235-41 Bourbon

VCC Architecture Committee

February 28, 2023





235-41 Bourbon

VCC Architecture Committee

February 28, 2023





235-41 Bourbon

VCC Architecture Committee

February 28, 2023





235-41 Bourbon

VCC Architecture Committee

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235-41 Bourbon

VCC Architecture Committee

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235-41 Bourbon

VCC Architecture Committee

February 28, 2023





235-41 Bourbon

VCC Architecture Committee

February 28, 2023





235-41 Bourbon

VCC Architecture Committee

February 28, 2023





235-41 Bourbon

VCC Architecture Committee

February 28, 2023





235-41 Bourbon

VCC Architecture Committee

February 28, 2023





235-41 Bourbon

VCC Architecture Committee

February 28, 2023





235-41 Bourbon

VCC Architecture Committee

February 28, 2023





CURRENT

5. ADDITION OF ELEVATOR SHAFT OVERRIDE. VISIBLE FROM BIENVILLE ST.

REF. A1.25, A7.1



**PROPOSED
BIENVILLE ST**



**PROPOSED
BIENVILLE ST
AND BOURBON**



WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113

504-566-0888
WILLIAMSARCHITECTS.COM

ARCHITECT

WILLIAMS ARCHITECTS
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SAM LEVISON AIA, NCARB, LEED AP BD+C:
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SLEVISON@WILLIAMSARCHITECTS.COM

STRUCTURAL

PACE GROUP, LLC
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MEP

WDG ENGINEERS
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504-754-5272

KENT A. POYSER, P.E.
KAPOYSER@WDGNOLA.COM



PERMIT SET

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

COVER SHEET
JOB No. 522018
DATE 11/01/2022

1.1

235-41 Bourbon

VCC Architecture Committee

February 28, 2023





Aug 2, 2023

241 Bourbon St.

From Nick's notes: [responses in blue](#)

The ramp has been externalized where previously the ramps had been on the interior sides of the doors to both the rentals and the bar. This change would likely need to return to the Committee. [The raised sidewalk has been approved per BBSA, Fire Marshal, and is to be in front of the Encroachments Working Group \(EWG\) 8/9/23.](#)

One of the doors to the bar (100D) was previously in-swinging French doors but is now shown as an out-swinging single leaf door

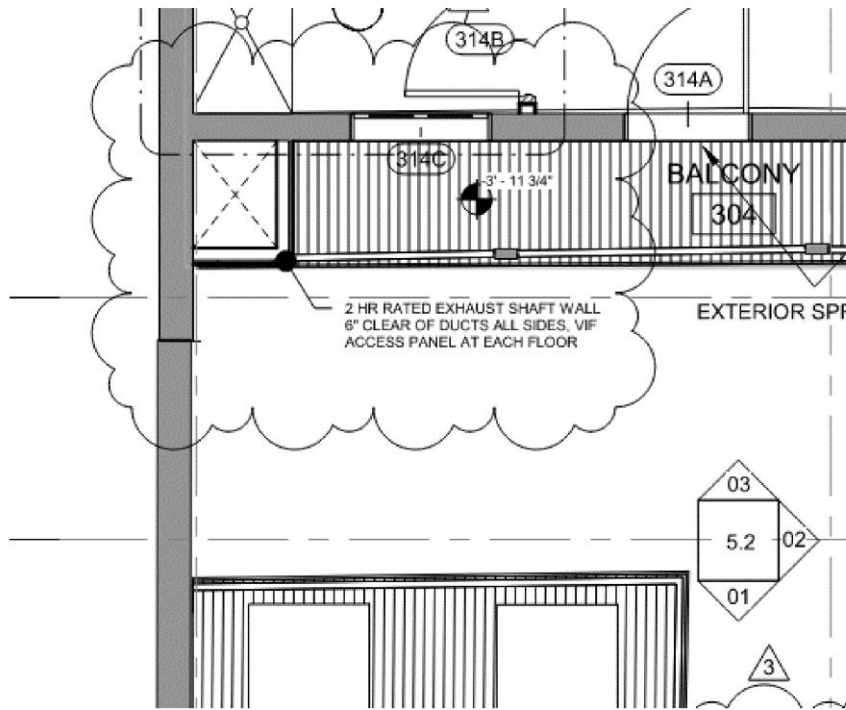
[The door is an egress door per Fire Marshal and BBSA.](#)

Exterior sprinklers are now shown at the second and third floor on the Bienville side of the building. Likely need some more details on these

[These would be dry pipe sprinklers with a cut sheet to be given to VCC and Fire Marshal prior to installation. They will likely be a version of Viking exterior sprinkler heads.](#)

The 2hr rated exhaust shaft running up from the ground floor kitchen – looks like this was previously included but not sure it was noticed or discussed. Would it be possible to shift it over so it is not shortening the balcony at the third floor level? [No, there are three different ducts running vertical that would need to be enclosed within the shaft so to not be exposed to the interior courtyard.](#)





We previously wanted to see some revisions to the 104A door and am seeing those and agree it looks more appropriate as now proposed.

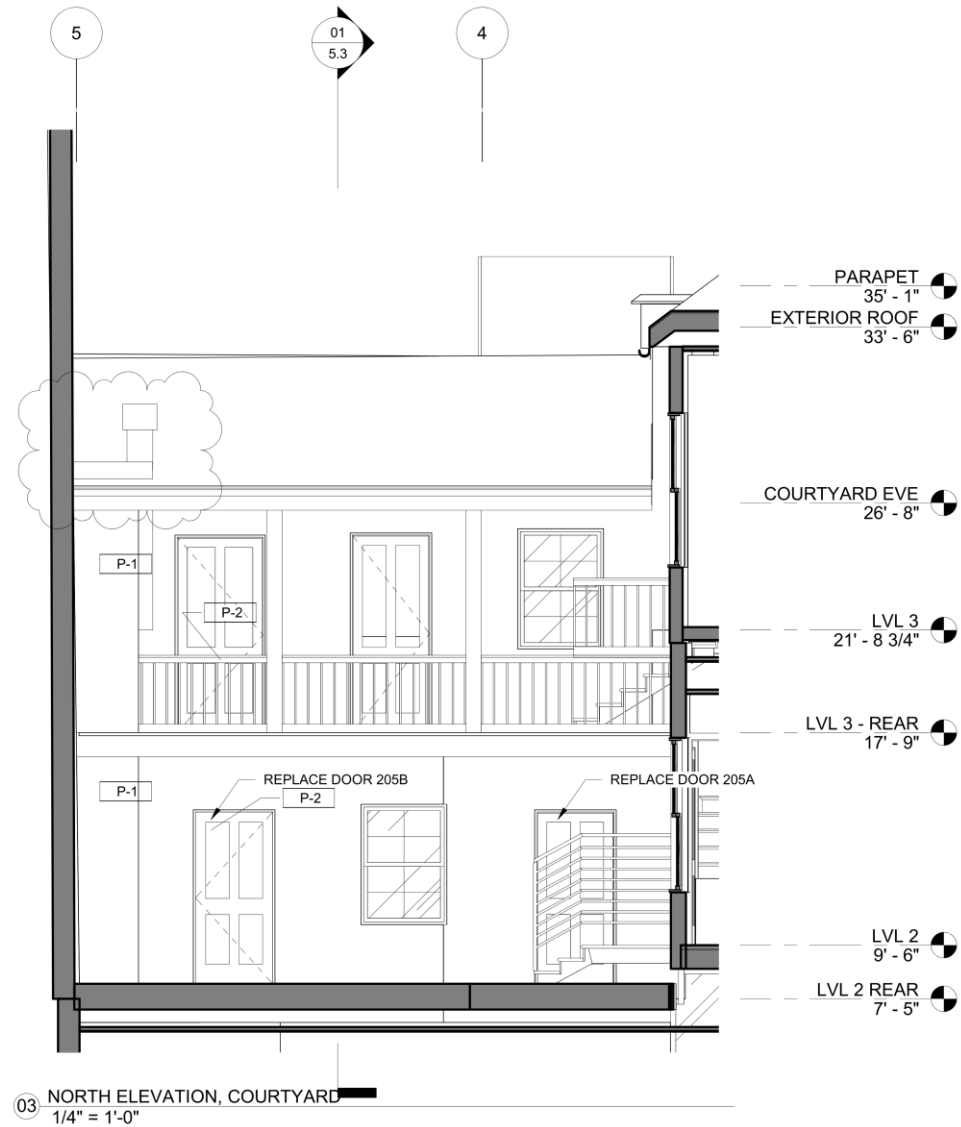
The railing extension seen on 5.3. Is that just the existing one redrawn or is that some kind of new/modified extension? [N/A existing guardrail per code guardrail height 42\"](#)

There were some questions regarding the previously submitted structural work. Here is the section from my last report:

Structural Plans

On sheet S201 (page 47), there is a detail showing a typical balcony support. The detail shows the addition of a new L shaped metal brace at each existing balcony support. It appears that the new metal brace is proposed to be welded to every outrigger of the balcony. Staff finds that this proposed work would make a major impact on the appearance of the underside of the balcony and would be highly inappropriate. Staff seeks clarity on this proposed detail and recommends that more traditional methods be used to reinforce the balcony if needed. [Instead of an 'L' plate, new flat plate balcony support plates will be added to existing balcony supports, needed for 100 PSI per weight/usage.](#)

Two tie back details are also seen on this same sheet. One detail appears to be completely on the interior of the building while the other shows an exterior 10" x 10" plate. These tie back plates are not shown on the elevation and it is unclear how many are being proposed and their exact location. If exterior tie backs are proposed, staff notes that the Committee has established a preference for circular, rather than square tie back plates." [There will be 4 circular 10\"](#) plates seen on S102/S103.

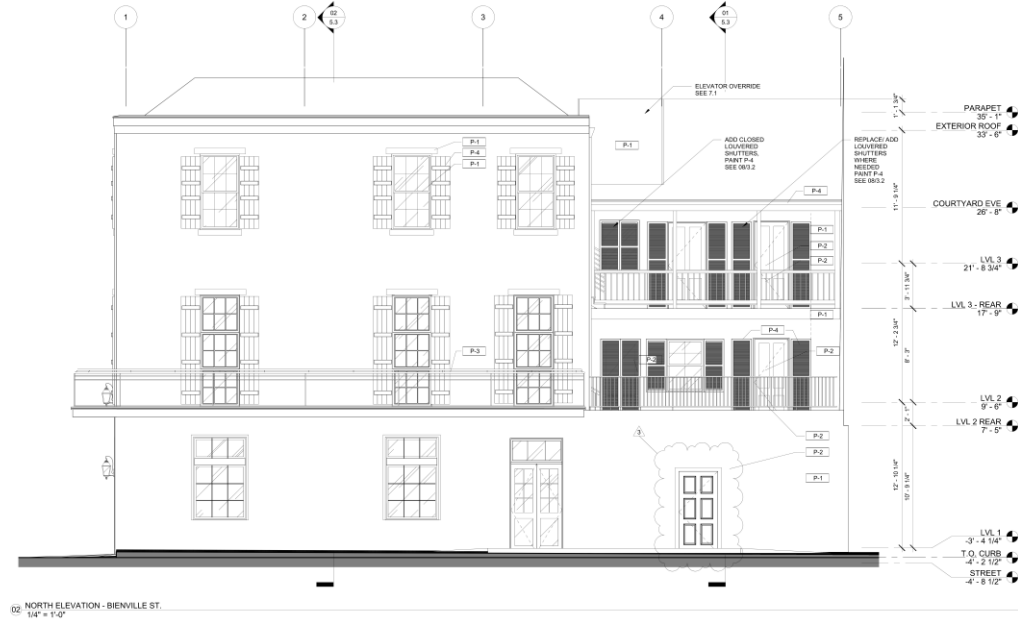


235-41 Bourbon

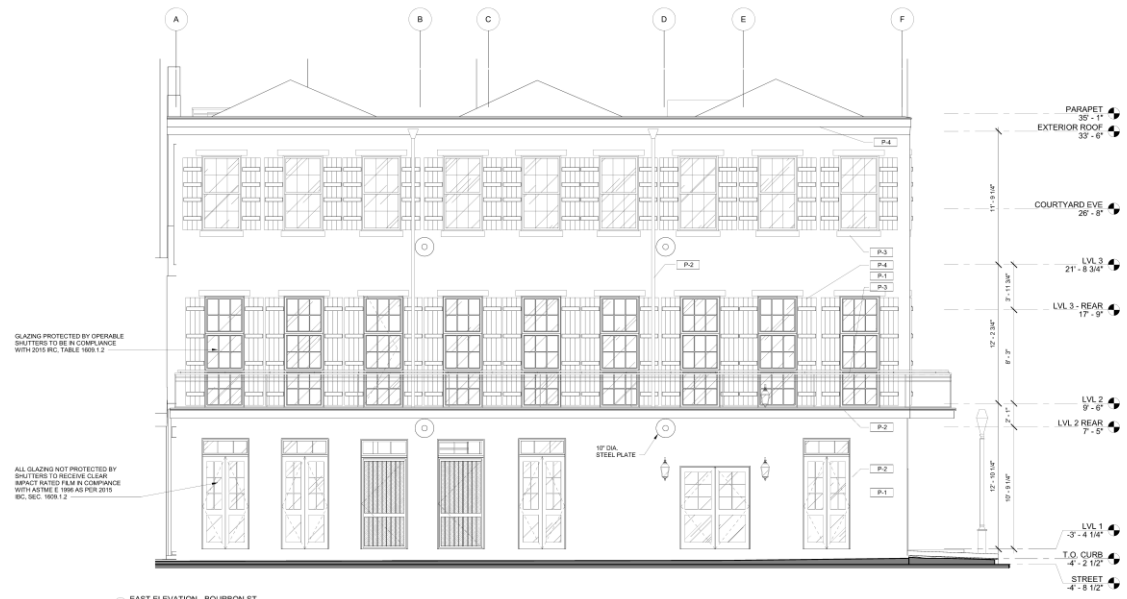
VCC Architecture Committee

February 28, 2023



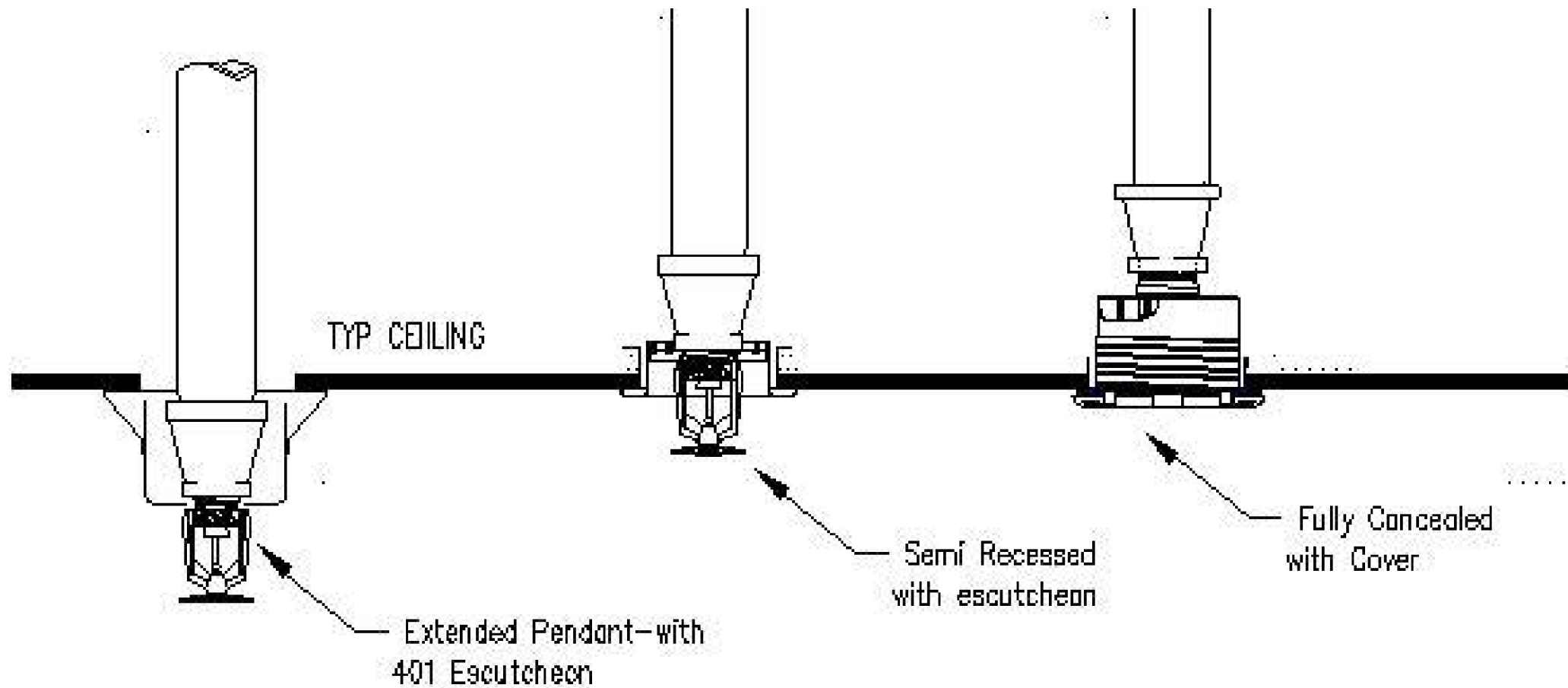


02 NORTH ELEVATION - BIENVILLE ST.
1/4" = 1'-0"



03 EAST ELEVATION - BOURBON ST.
1/4" = 1'-0"





RELATIVE ORIENTATION & NAMES OF BASIC FIRE SPRINKLERS WITH REQUIRED ESCUTCHEONS

EXHAUST FAN INFORMATION – JOB#5457208													
FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA
1		1	EADU240H	ECON-AIR	5162	2.250	1099	ODP,PREMIUM	5.000	3.8270	3	208	15.8
												1173 FPM	307
													25

MUA FAN INFORMATION – JOB#5457208

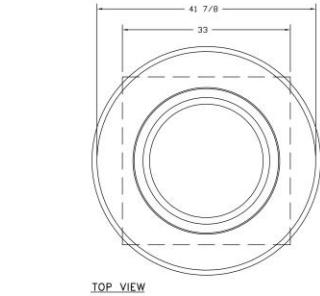
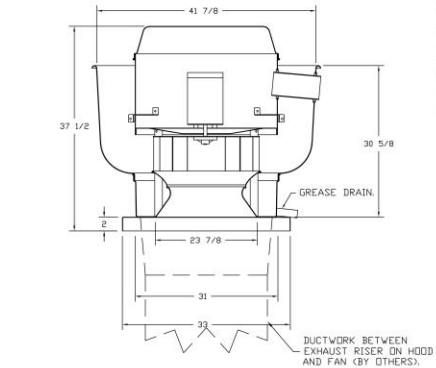
FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MDCP	WEIGHT (LBS)	SDNES
2		1	ETA3-24D	24MF-3-MOD	INLINE-3	3000	4130	0.750	1013	ODP,PREMIUM	3.000	1.9820	3	208	10.2	12.8A	20A	506	7.7

FAN OPTIONS			DESCRIPTION
FAN UNIT NO	TAG	QTY	
1		1	GREASE BOX
		1	2 YEAR PARTS WARRANTY
2		1	INLINE3 INDDOR HANGING OPTIION – INCLUDES 2 HSA200 HANGING SPRING ISOLATORS PER UNI-STRUT
		1	2 YEAR PARTS WARRANTY

FAN ACCESSORIES							
FAN UNIT NO	TAG	EXHAUST				SUPPLY	
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER
1		YES			YES		
2							

CURB ASSEMBLIES				
NO	DN FAN	WEIGHT	ITEM	SIZE
1	# 1	48 LBS	CURB	31.500"W X 31.500"L X 20.000"H ALONG LENGTH, RIGHT VENTED HINGED.

FAN #1 EADU240H – EXHAUST FAN



TOP VIEW

FEATURES:

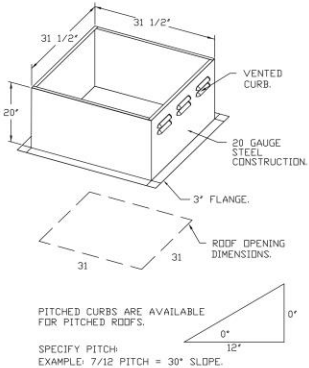
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND UL-C-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

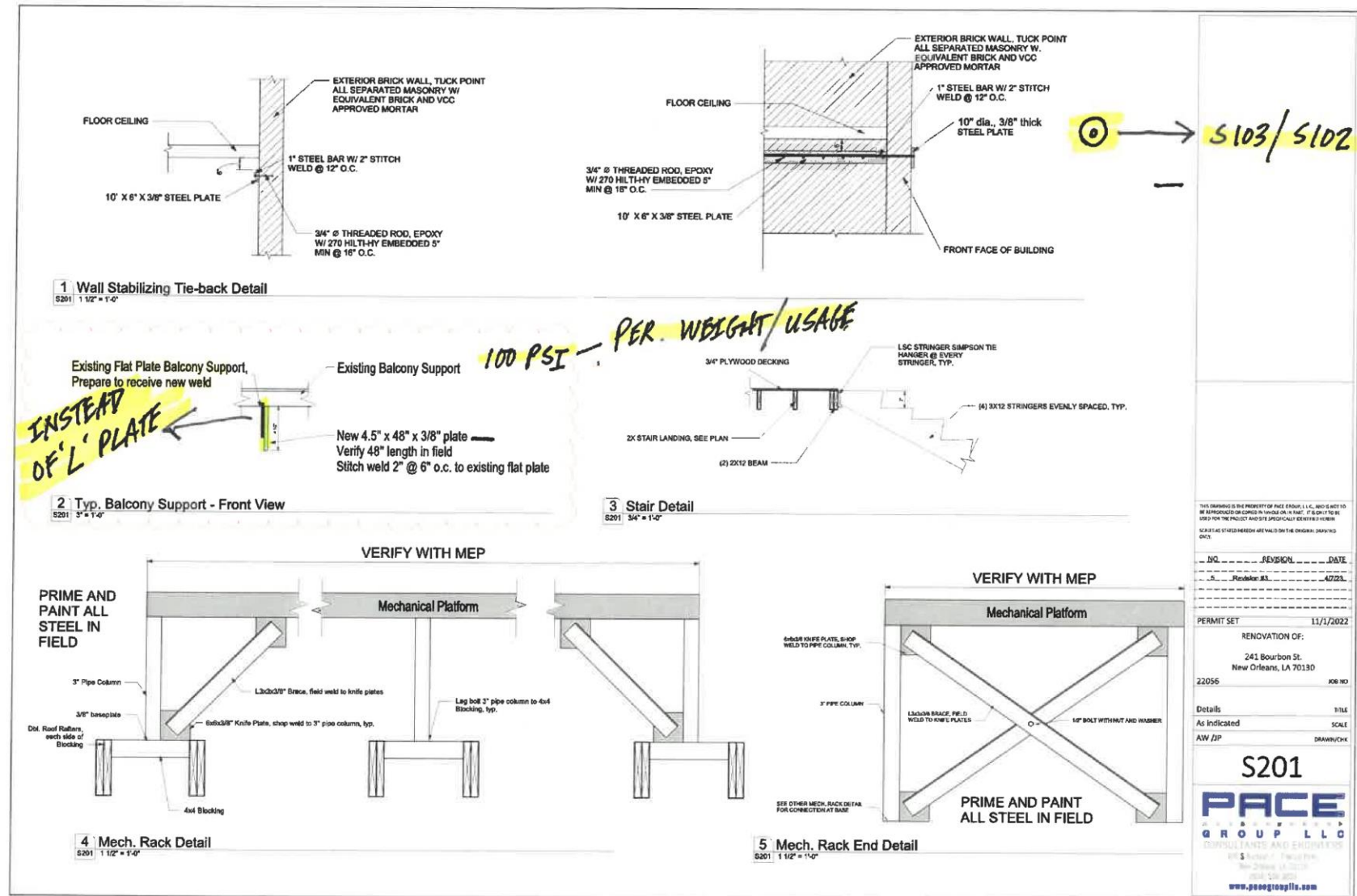
NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

- GREASE BOX.
- 2 YEAR PARTS WARRANTY.



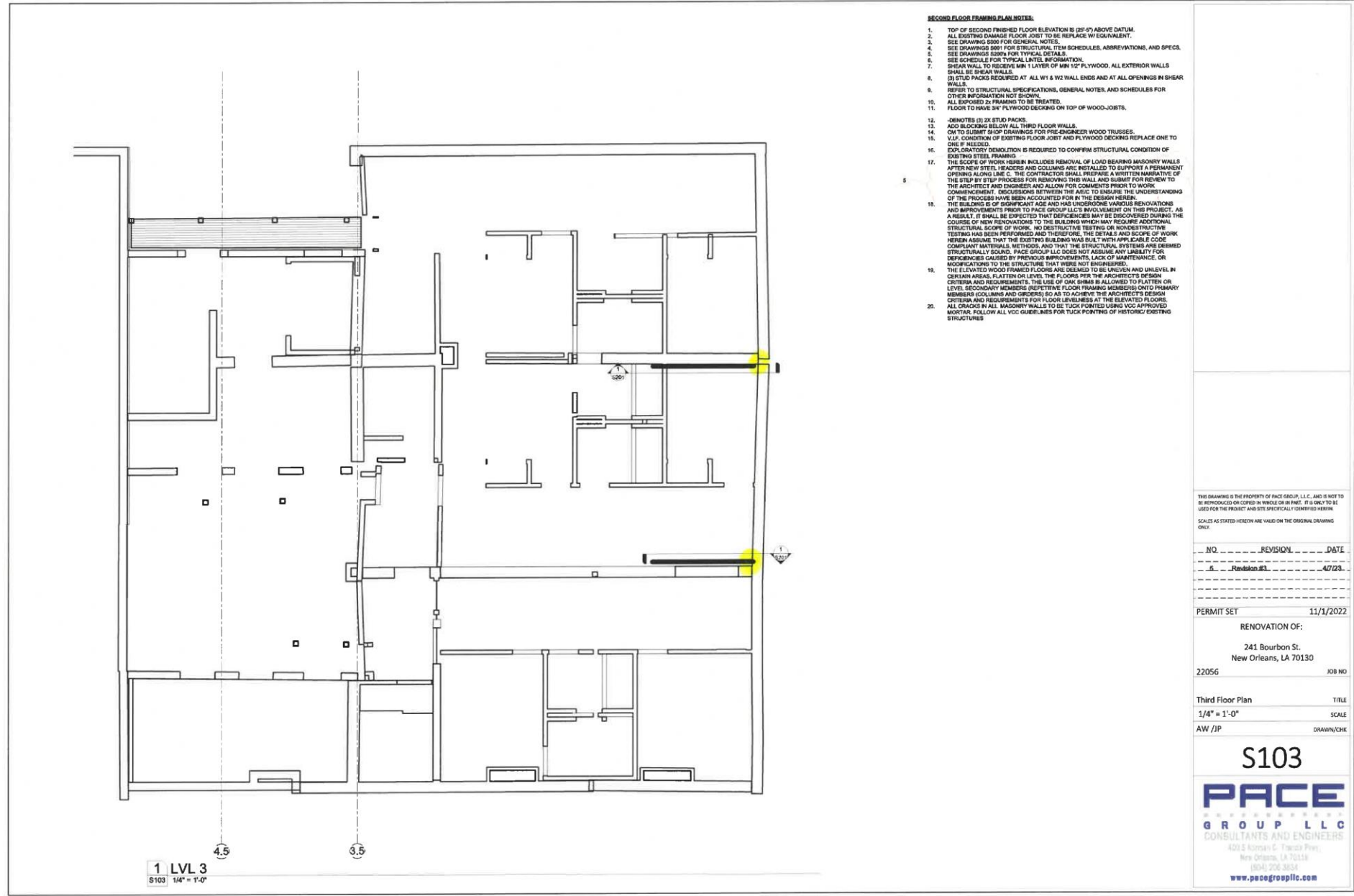


235-41 Bourbon

VCC Architecture Committee

February 28, 2023





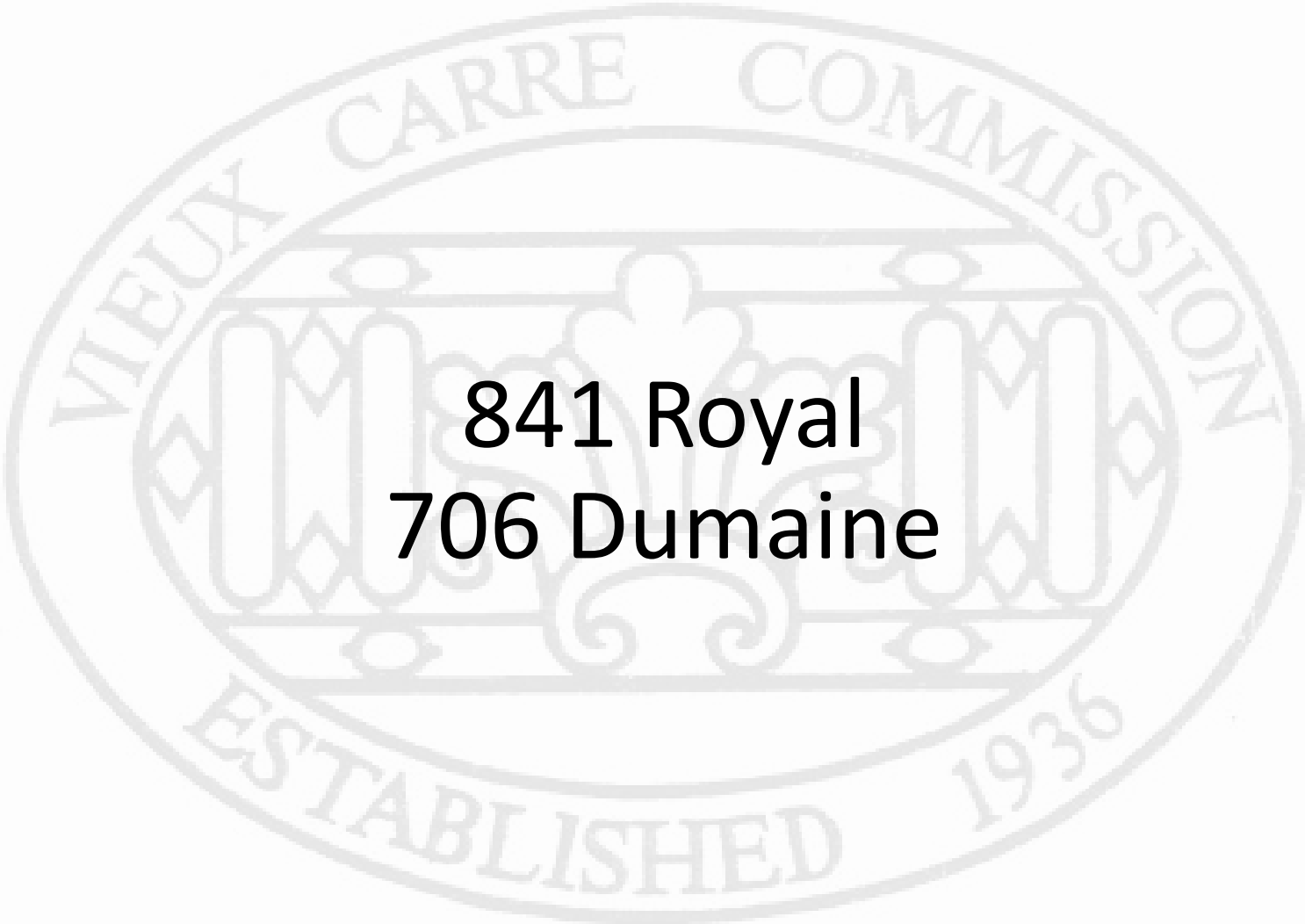
235-41 Bourbon
VCC Architecture Committee

February 28, 2023





New Business



841 Royal
706 Dumaine



841 Royal

VCC Architectural Committee

August 22, 2023





841 Royal, 1945

VCC Architectural Committee

August 22, 2023





841 Royal, 1964

VCC Architectural Committee

August 22, 2023





841 Royal, 1963

VCC Architectural Committee

August 22, 2023





841 Royal

VCC Architectural Committee

August 22, 2023





841 Royal

VCC Architectural Committee

03 14 2022

August 22, 2023





841 Royal

VCC Architectural Committee

August 22, 2023





837 & 841 Royal, 1964

VCC Architectural Committee

August 22, 2023

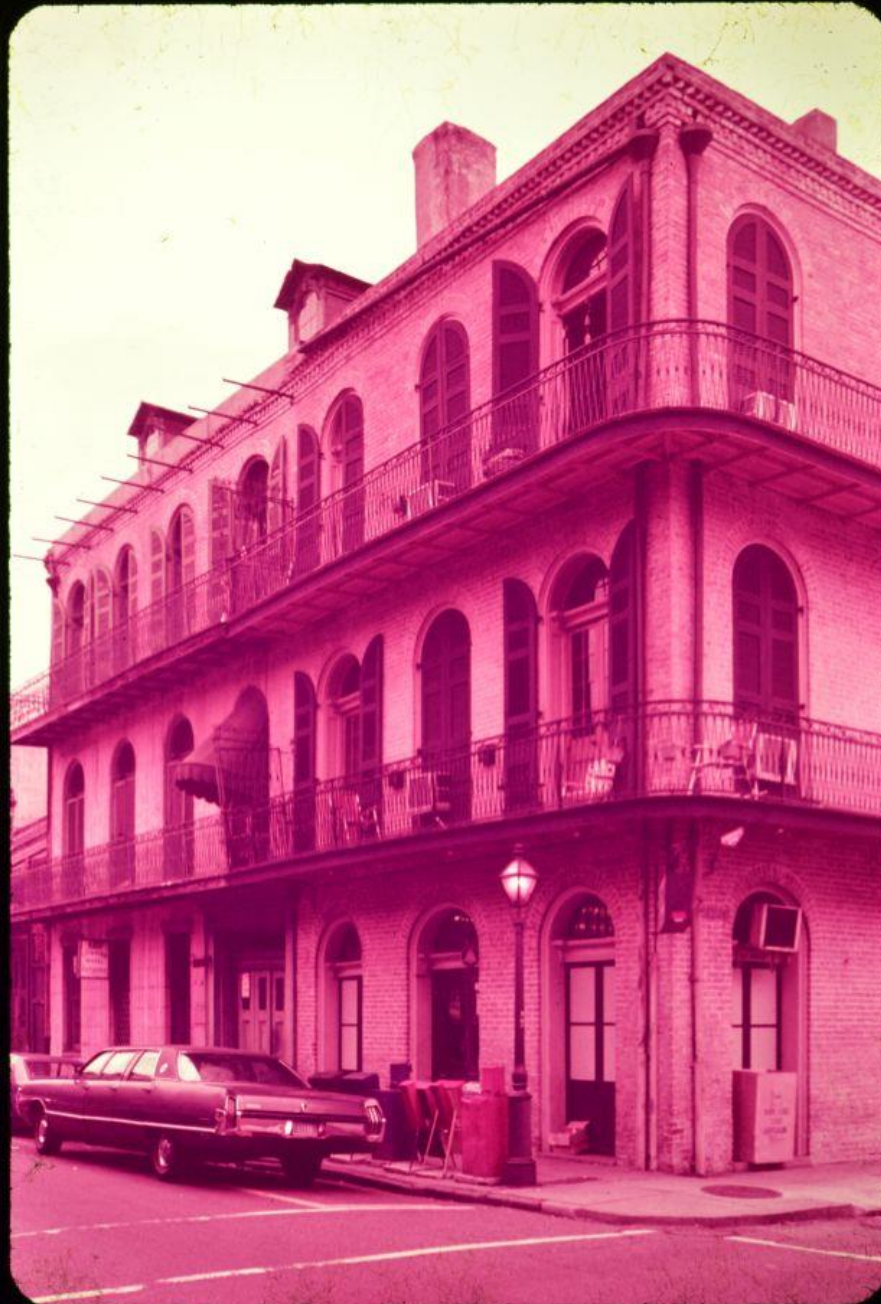




837 & 841 Royal, Unknown Date
VCC Architectural Committee

August 22, 2023





837 & 841 Royal, 1975

VCC Architectural Committee

August 22, 2023





837 & 841 Royal, 1987

VCC Architectural Committee

August 22, 2023





841 Royal

VCC Architectural Committee

August 22, 2023





841 Royal

VCC Architectural Committee

August 22, 2023





841 Royal

VCC Architectural Committee

August 22, 2023





841 Royal

VCC Architectural Committee

August 22, 2023





841 Royal

VCC Architectural Committee

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841 Royal

VCC Architectural Committee

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841 Royal

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841 Royal

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841 Royal

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August 22, 2023





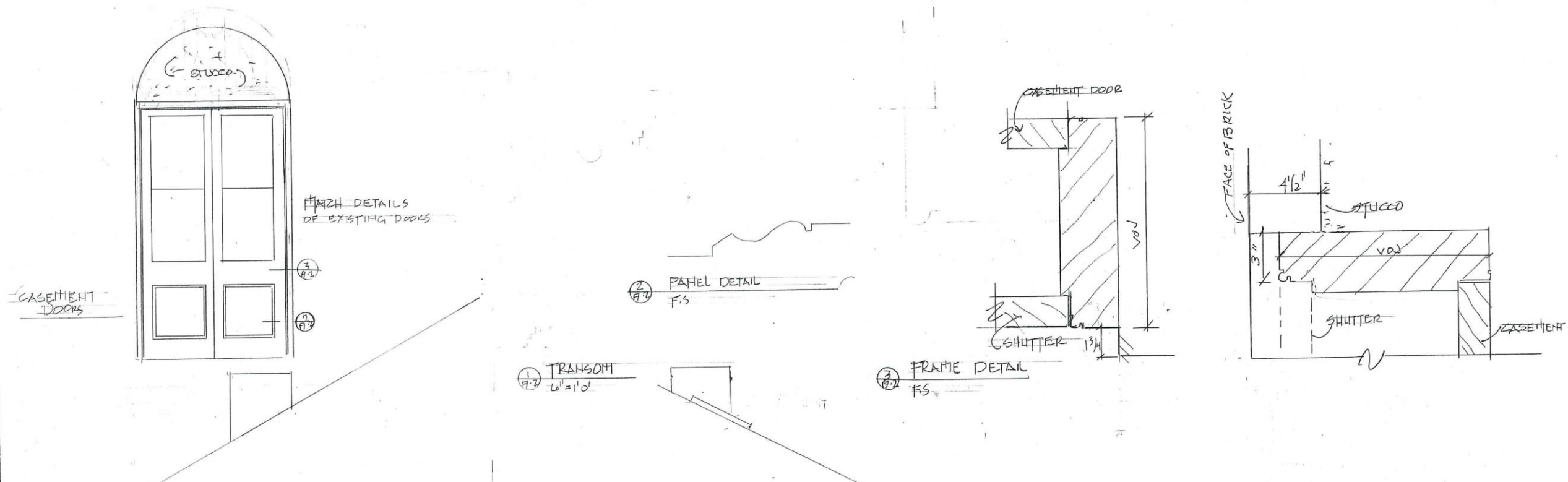
841 Royal

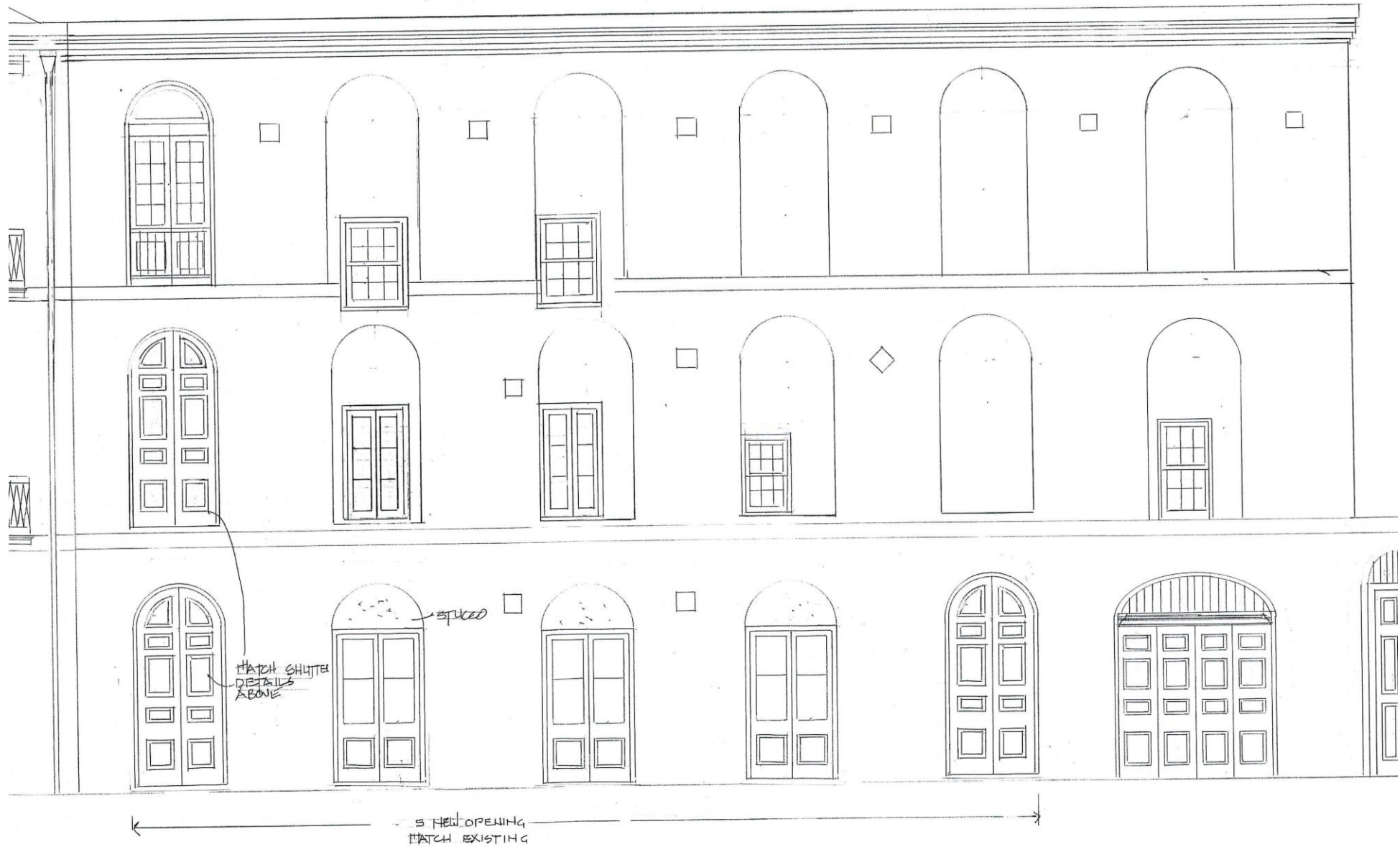
VCC Architectural Committee

August 22, 2023







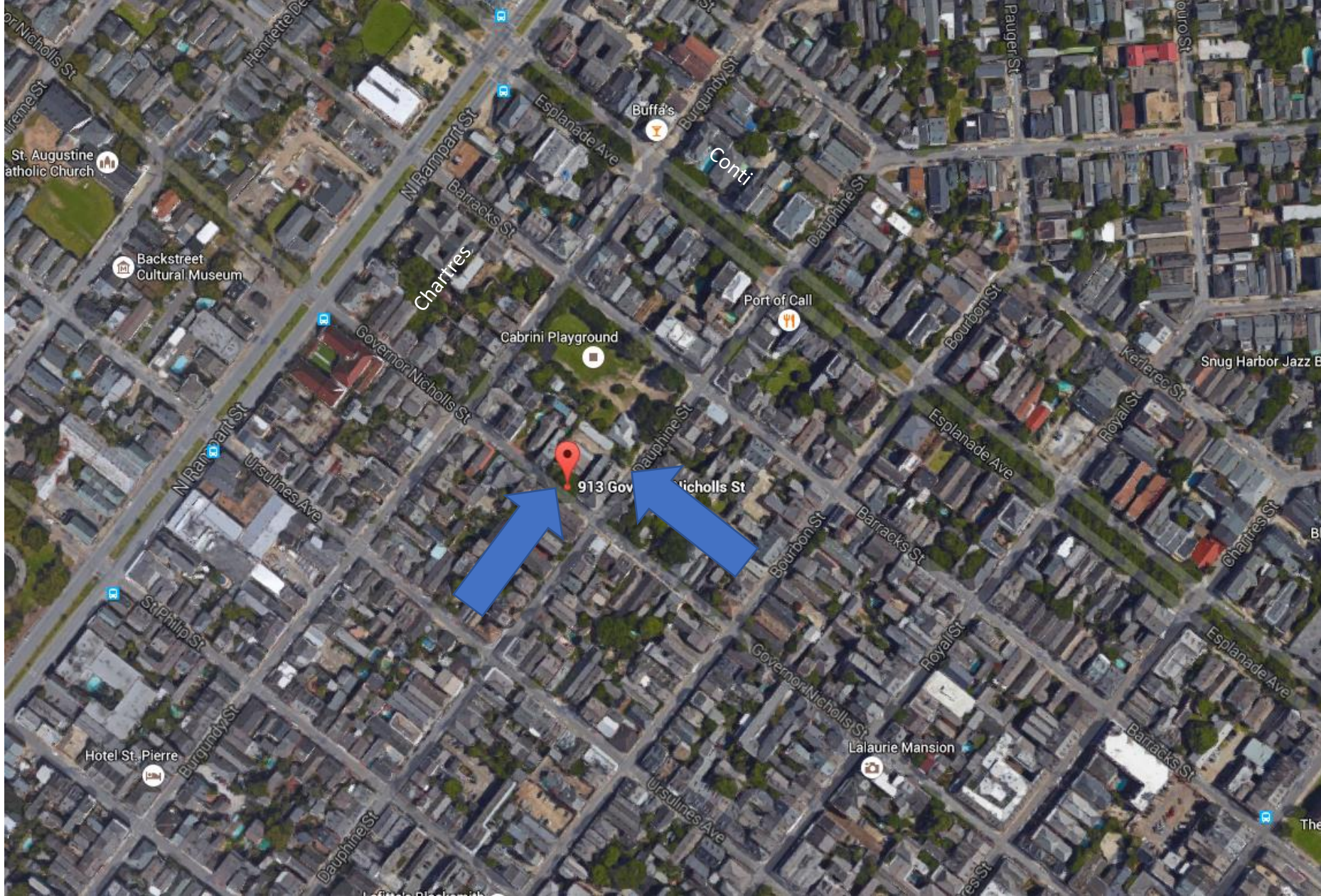




Appeals and Violations



913 Governor Nicholls/
1215 Dauphine



907-17 Governor Nicholls

VCC Architectural Committee

August 22, 2023





907-17 Governor Nicholls

VCC Architectural Committee

August 22, 2023





907-17 Governor Nicholls

VCC Architectural Committee

August 22, 2023





907-17 Governor Nicholls – 1937

VCC Architectural Committee

August 22, 2023



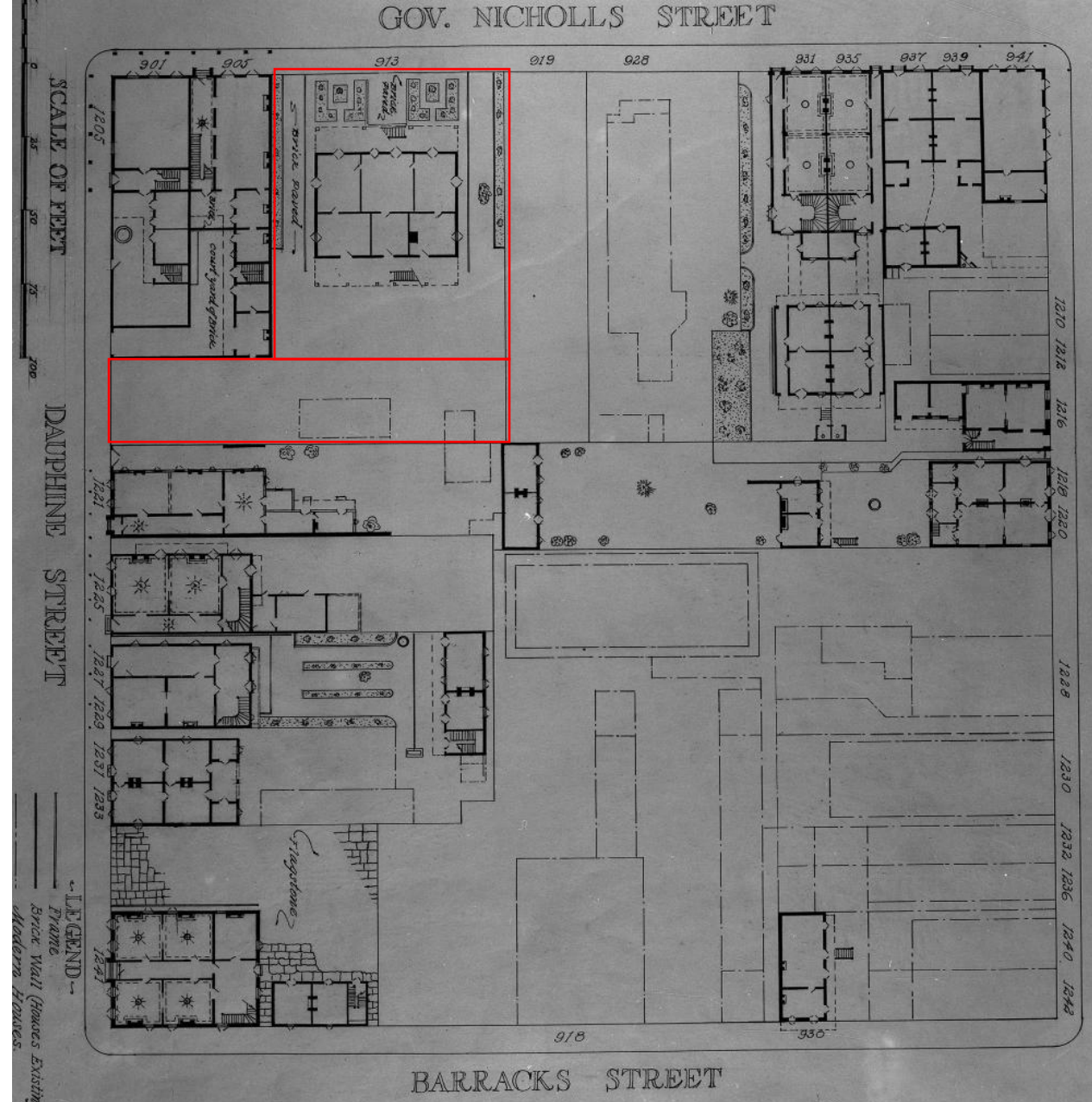


907-17 Governor Nicholls – 1963

VCC Architectural Committee

August 22, 2023





907-17 Governor Nicholls

VCC Architectural Committee

August 22, 2023





907-17 Governor Nicholls

VCC Architectural Committee

August 22, 2023



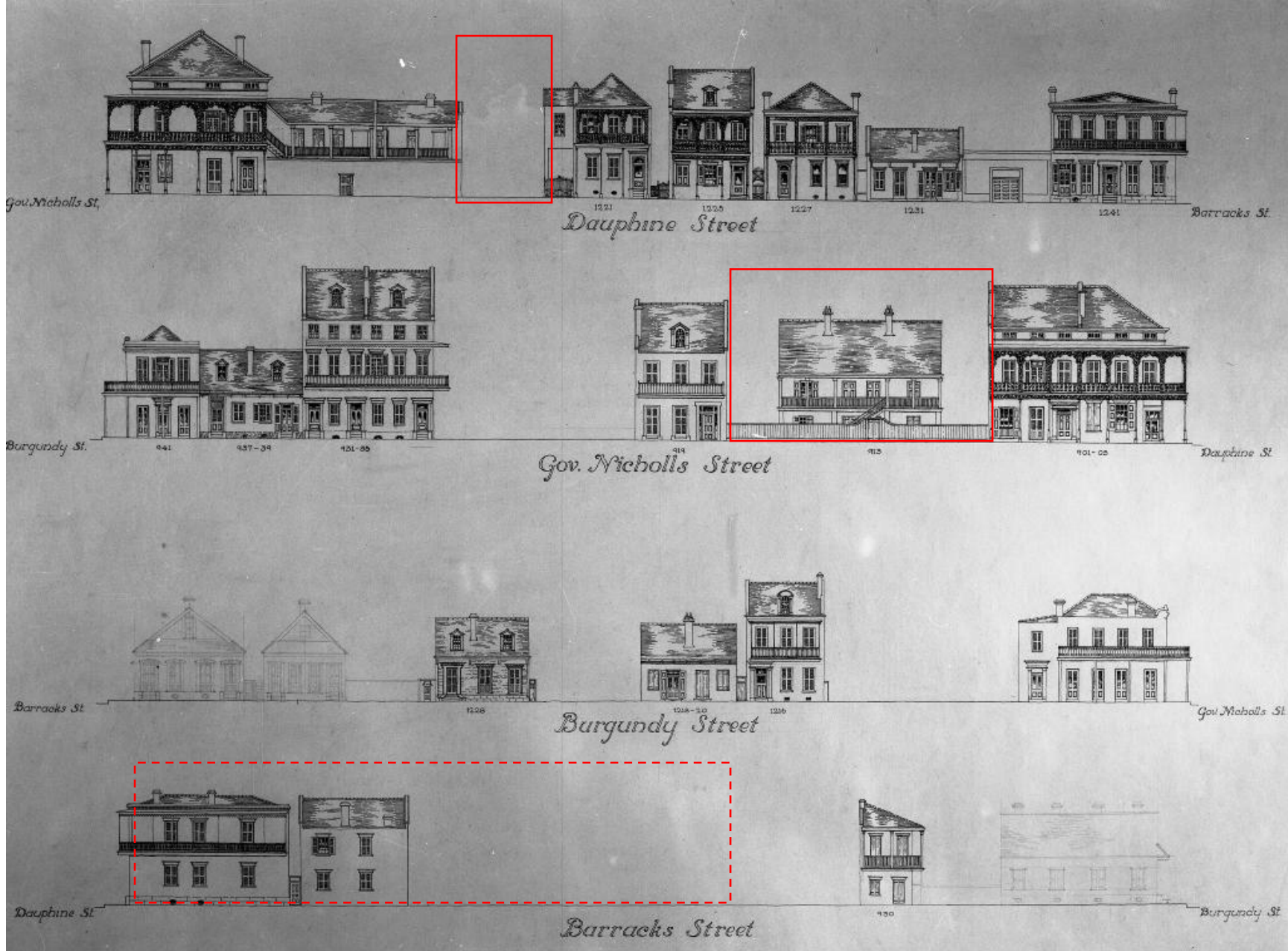


907-17 Governor Nicholls – c. 1950s/60s

VCC Architectural Committee

August 22, 2023





907-17 Governor Nicholls

VCC Architectural Committee

August 22, 2023





907-17 Governor Nicholls

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1211-15 Dauphine

VCC Architectural Committee

August 22, 2023





1211-15 Dauphine

VCC Architectural Committee

August 22, 2023





1211-15 Dauphine

VCC Architectural Committee

August 22, 2023





907-17 Governor Nicholls

VCC Architectural Committee

August 22, 2023





907-17 Governor Nicholls
VCC Architectural Committee

August 22, 2023





907-17 Governor Nicholls

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August 22, 2023





907-17 Governor Nicholls
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August 22, 2023





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907-17 Governor Nicholls

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907-17 Governor Nicholls

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913 Governor Nicholls, 1215 Dauphine

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August 22, 2023





913 Governor Nicholls, 1215 Dauphine

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August 22, 2023





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August 22, 2023





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August 22, 2023





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August 22, 2023





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VCC Architectural Committee

August 22, 2023





913 Governor Nicholls, 1215 Dauphine

VCC Architectural Committee

August 22, 2023





8/15/2023

Erin Vogt
Principal Historic Preservation Plans Examiner
Vieux Carre commission
Office of Business & External Services
ebvogt@nola.gov

RE: 913 Gov Nicholls VCC Violation Letter
Scope of work Timeline

Erin,

Below is a summary of the violations listed on the 7/27/2023 Notice of Violations letter our office received regarding the existing building at 913 Gov Nicholls Street. The letter below outlines the proposed timeline to correct these violations as part of the proposed repair permit and new construction permits for this property.

Gallery Renovation without Permits-Columns/Post-Balconies/Galleries:

- This will be addressed through the drawings provided in this permit covering repairs conducted on the building without a permit and additional repairs needed based on current conditions.

Fence/Gate – Chain link Fence Without Permits

- Chain link fence has been in existence for many years, current proposed New Construction permit will replace the existing non-compliant chain link fence with a new masonry and cast iron picket fence. This work will be covered under the separate New construction permit for the lot.

Gutters/Downspouts – Gutters not installed as permitted

- Gutter downspouts will be temporarily repaired with aluminum downspout extensions to assist in removing water from foundations, Full replacement of matching in kind downspouts will be conducted in the Full new construction permit.

Trim – Gallery Trim Altered Without permits

- This permit will cover work performed on the gallery trim replacement without permits previously. It also will cover current work to address rotten trim and wood components at the gallery under new work to address this item.

Paint – Gallery Painted without Permits

- This permit will cover additional repairs to the gallery and those repairs will necessitate prime and painting of existing a new wood components to be done with issuance of this repair permit.

Security Cameras –

- Seek retainment of existing security cameras until new construction work is completed. Additional request will be provided to install permanent security cameras in conjunction with completed new construction work on site.

Lighting – Flood Lights without permits-Wires/conduits

- Seek to paint existing exposed conduit and to retain existing flood lights due to continued security issues at site. Flood lights will be removed once final new construction work is completed and lighting from new construction can help provide site security to rear lot.

Sealant – Bondo on Gallery column w/o Permits

- Bondo at column bases will be removed under work performed with this permit for column repair/splice detail.

Security Bars at rear of structure

- Security Bars at rear of structure will be removed under this scope of work.

Demolition by Neglect

- Request to ease/remove this item with repairs conducted to gallery under this permit scope of work.

Hazardous Conditions/Foundation – Listing Gallery Pier

- Request to measure/document gallery pier over the course of several months to determine if active settling is occurring or if gallery pier is remaining in place.

Walls – Weatherboard damage

- Weatherboards to be repaired under this scope of work at rear of building

WILLIAMS ARCHITECTS
824 Baronne Street
New Orleans, LA 70113
(o) 504.566.0888
williamsarchitects.com

Brick – Deterioration on brick wall on barracks elevation/Deterioration of Stucco

- Brick fence wall at rear of site will be demoed as part of new construction permit for new masonry fence at existing citation location. This item will be handled during new construction permit work/phase.

Floors – Deterioration of porch decking

- Repairs will be conducted under this permit to existing gallery T&G decking to replace with new in kind materials where damaged components existing and are not repairable.

Steps/Stoops – deterioration of front steps

- Repairs to be handled under this permit.

Paint

- Repairs to any painted areas will be handled under this permit for any repairs, replacement materials covered.

Vegetation

- Removal of all vegetation materials/growth will be performed under this permit.

We appreciate your review of these items and our proposals to address the cited violations. Please let us know at your earliest convenience if you have any additional questions on the proposed solutions we have outlined in this letter per your most recent review.

Please reach us at anytime at (504) 566-0888

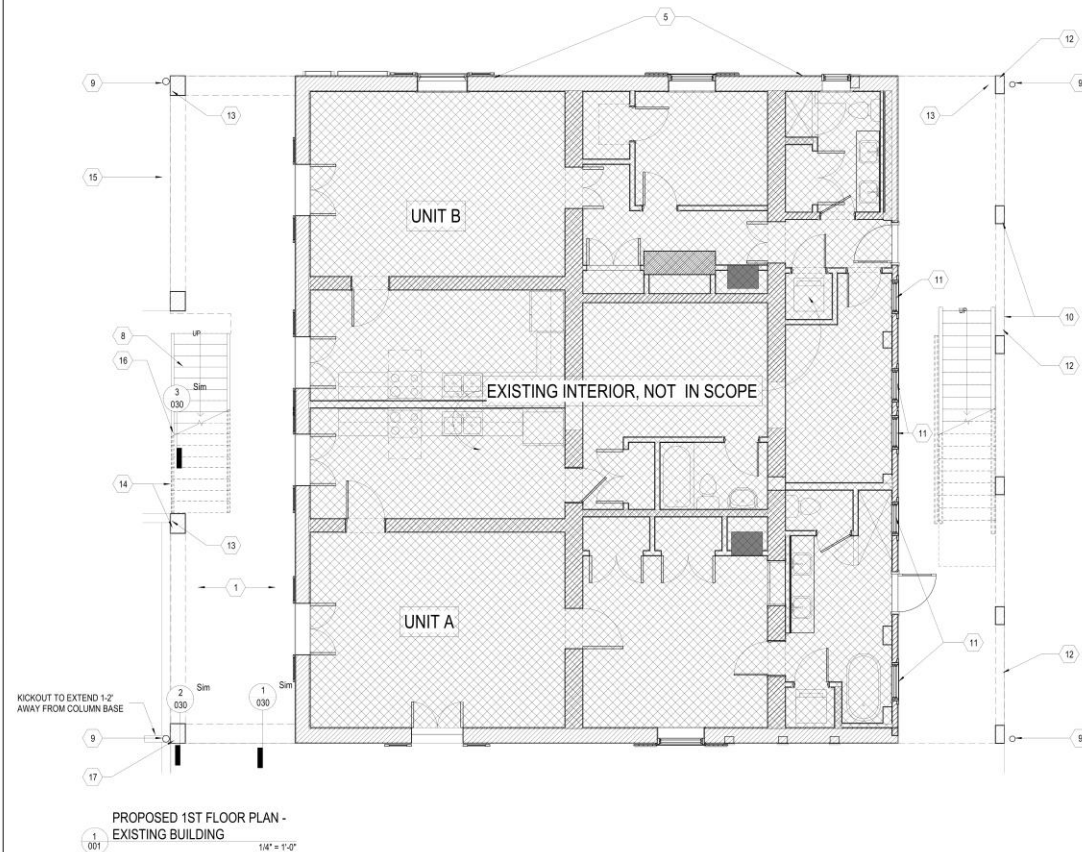
Regards,

John C Williams
Principal & Owner
Williams Architects

WILLIAMS ARCHITECTS
824 Baronne Street
New Orleans, LA 70113
(o) 504.566.0888
williamsarchitects.com



8/15/2023 8:46:37 AM Autodesk Docs 913 Governor Nicholls 1215 Dauphine 913 Governor Nicholls 1215 Dauphine NEW CENTRAL RESIDENT 2022-24



REPAIR NOTE LEGEND

- 1 REPLACED DAMAGED GALLERY DECK BOARDS WITH IN KIND MATERIALS, REPAINT EXISTING AND NEW DECK BOARDS TO MATCH EXISTING PAINT SELECTION, MATCH IN KIND BOARD PROFILES & THICKNESS
- 2 SPLICE REPAIR @ EXISTING COLUMN, REMOVE EXISTING COLUMN @ 6 INCHES ABOVE GUARDRAIL HEIGHT, INSTALL NEW COLUMN SPLICE BELOW & MATCH EXISTING COLUMN DIMENSIONS, SALVAGE AND REINSTALL EXISTING GUARDRAIL IN NEW MORTISE/TENON JOINT, REPAINT TO MATCH EXISTING PAINT COLORS
- 3 REMOVE EXISTING SECURITY CAMERAS, PATCH HOLES WITH IN KIND MATERIALS
- 4 REPAIR EXISTING GALLERY COLUMN TRIM WITH IN KIND MATERIALS, MATCH PROFILES AND DIMENSIONS, PAINT ALL SIDES OF TRIM PRIOR TO INSTALLATION
- 5 REMOVE EXISTING CONDUIT FROM FACADE, ROUTE CONDUIT TO JOINT BELOW SLATE SIDING, PAINT TO MATCH EXISTING PLASTER FINISH
- 6 REPAIR EXISTING PLASTER @ GALLERY CEILING PER VCC PLASTER MIX GUIDELINES, REPAINT TO MATCH EXISTING COLOR SELECTION
- 7 EXISTING CHAIN LINK FENCE TO BE RETAINED, REMOVE EXISTING PLANT GROWTH AND PREP FOR NEW MASONRY & METAL FENCE AS A PART OF NEW CONSTRUCTION WORK
- 8 REPLACE DAMAGED TREADS & RISERS AT EXISTING STAIR WITH IN KIND MATERIALS, MATCH EXISTING DIMENSIONS AND PROFILE, UTILIZE SPANISH CEDAR SPECIES, PAINT TO MATCH EXISTING COLOR SELECTION
- 9 REPLACE EXISTING DAMAGED OR REMOVED GUTTERS & DOWNSPOUTS TO MATCH EXISTING PROFILES & FINISHES
- 10 REPLACE EXISTING DAMAGED LAP SIDING WITH NEW IN KIND WOOD SIDING, MATCH EXISTING PROFILE, DIMENSION AND REVEAL, PRIME AND PAINT ALL SIDES, CAULK JOINTS
- 11 REMOVE EXISTING SECURITY BARS @ WINDOWS AND OPENINGS
- 12 REMOVE EXISTING FLOOD LIGHTS & EXPOSED CONDUIT
- 13 REMOVE EXISTING PLANT GROWTH AND VEGETATION, PATCH ANY DAMAGE WITH IN KIND MATERIALS AND PAINT TO MATCH EXISTING COLOR SELECTION
- 14 CLEAN AND REPAIR EXISTING GUARDRAILS WITH IN KIND MATERIALS, REPAINT TO MATCH EXISTING COLORS, INSTALL NEW LAG BOLTS AT BOTTOM NEWEL POST OF GUARDRAIL
- 15 REPLACE EXISTING 2X GALLERY FRAMING @ GALLERY EDGE, MATCH IN KIND & PRIME AND PAINT ALL SIDES, CAULK ALL JOINTS
- 16 SUPPLEMENTAL FRAMING @ STAIR GUARDRAIL TO PROVIDE STRUCTURAL RIGIDITY TO GUARDRAIL FRAMING
- 17 MEASURE POSSIBLE SETTLEMENT OF EXISTING COLUMNPOST OVER THE NEXT 3-6 MONTHS AND REPORT FINDING TO VCC



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I will be available providing project construction administration services as required.

John C. Williams
John C. Williams, AIA
Professional Engineer No. 12345
Professional Architect No. 12345



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No.	Date	Scope

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PROPOSED PLANS LVL 1
REPAIRS

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SCALE As indicated
JOB No. 516012.00
DATE 09/07/23
Sheet No.

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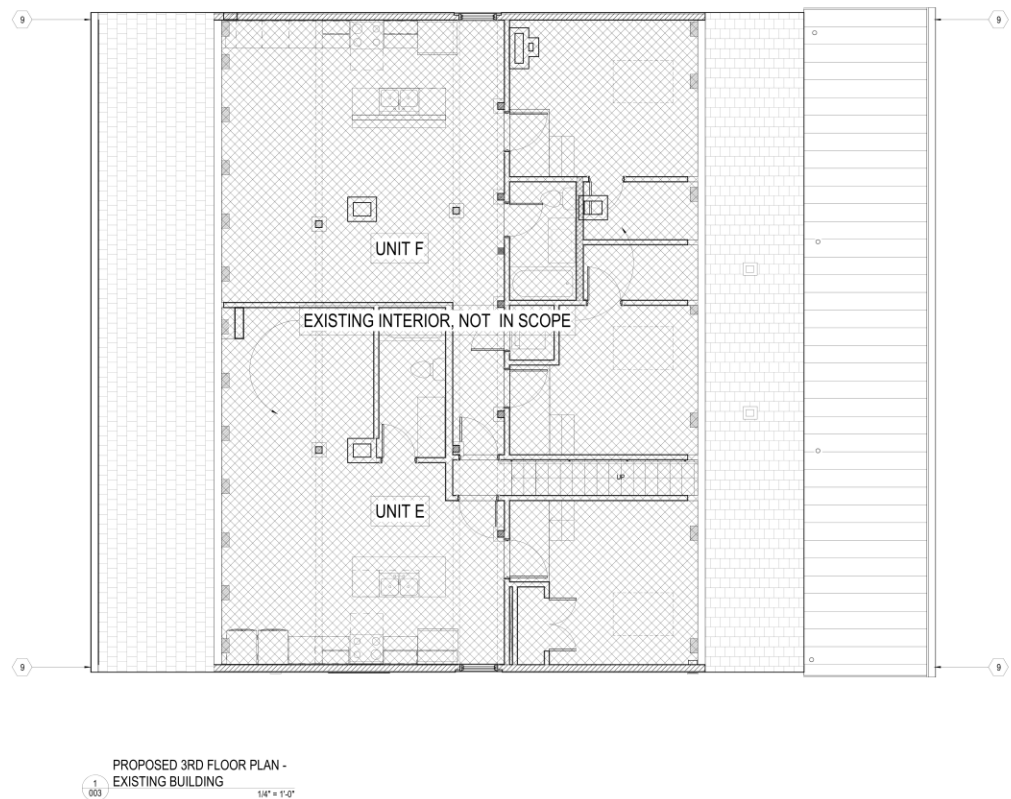
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August 22, 2023





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- REPAIR NOTE LEGEND
- 1 REPLACED DAMAGED GALLERY DECK BOARDS W/ IN KIND MATERIALS, REPAINT EXISTING AND NEW DECK BOARDS TO MATCH EXISTING PAINT SELECTION. MATCH IN KIND BOARD PROFILES & THICKNESS
 - 2 SPLICE REPAIR @ EXISTING COLUMN, REMOVE EXISTING COLUMN @ 6 INCHES ABOVE GUARDRAIL HEIGHT. INSTALL NEW COLUMN SPLICE BELOW & MATCH EXISTING COLUMN DIMENSIONS. SALVAGE AND REINSTALL EXISTING GUARDRAIL IN NEW MORTISE/TENON JOINT. REPAINT TO MATCH EXISTING PAINT COLORS
 - 3 REMOVE EXISTING SECURITY CAMERAS, PATCH HOLES WITH IN KIND MATERIALS
 - 4 REPAIR EXISTING GALLERY COLUMN TRIM WITH IN KIND MATERIALS. MATCH PROFILES AND DIMENSIONS. PAINT ALL SIDES OF TRIM PRIOR TO INSTALLATION.
 - 5 REMOVE EXISTING CONDUIT FROM FACADE. ROUTE CONDUIT TO JOINT BELOW SLATE SIDING. PAINT TO MATCH EXISTING PLASTER FINISH
 - 6 REPAIR EXISTING PLASTER @ GALLERY CEILING PER VCC PLASTER MIX GUIDELINES. REPAINT TO MATCH EXISTING COLOR SELECTION
 - 7 EXISTING CHAIN LINK FENCE TO BE RETAINED. REMOVE EXISTING PLANT GROWTH AND PREP FOR NEW MASONRY & METAL FENCE AS A PART OF NEW CONSTRUCTION WORK.
 - 8 REPLACE DAMAGED TREADS & RISERS AT EXISTING STAIR WITH IN KIND MATERIALS. MATCH EXISTING DIMENSIONS AND PROFILE. UTILIZE SPANISH CEDAR SPECIES. PAINT TO MATCH EXISTING COLOR SELECTION
 - 9 REPLACE EXISTING DAMAGED OR REMOVED GUTTERS & DOWNSPOUTS TO MATCH EXISTING PROFILES & FINISHES
 - 10 REPLACE EXISTING DAMAGED LAP SIDING WITH NEW IN KIND WOOD SIDING. MATCH EXISTING PROFILE, DIMENSION AND REVEAL. PRIME AND PAINT ALL SIDES. CAULK JOINTS.
 - 11 REMOVE EXISTING SECURITY BARS @ WINDOWS AND OPENINGS
 - 12 REMOVE EXISTING FLOOD LIGHTS & EXPOSED CONDUIT
 - 13 REMOVE EXISTING PLANT GROWTH AND VEGETATION. PATCH ANY DAMAGE WITH IN KIND MATERIALS AND PAINT TO MATCH EXISTING COLOR SELECTION
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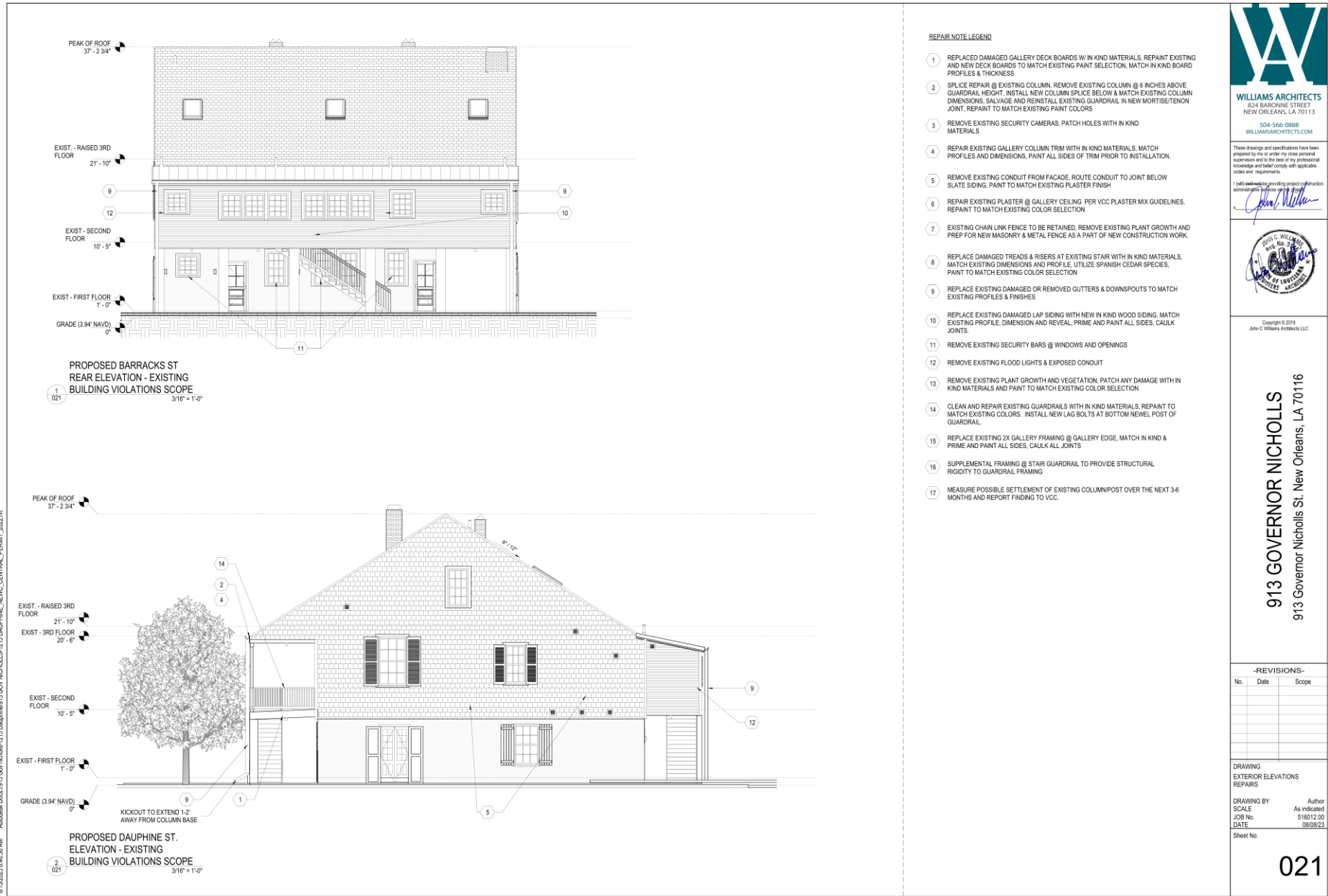
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No.	Date	Scope

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PROPOSED PLANS LVL 3
REPAIRS

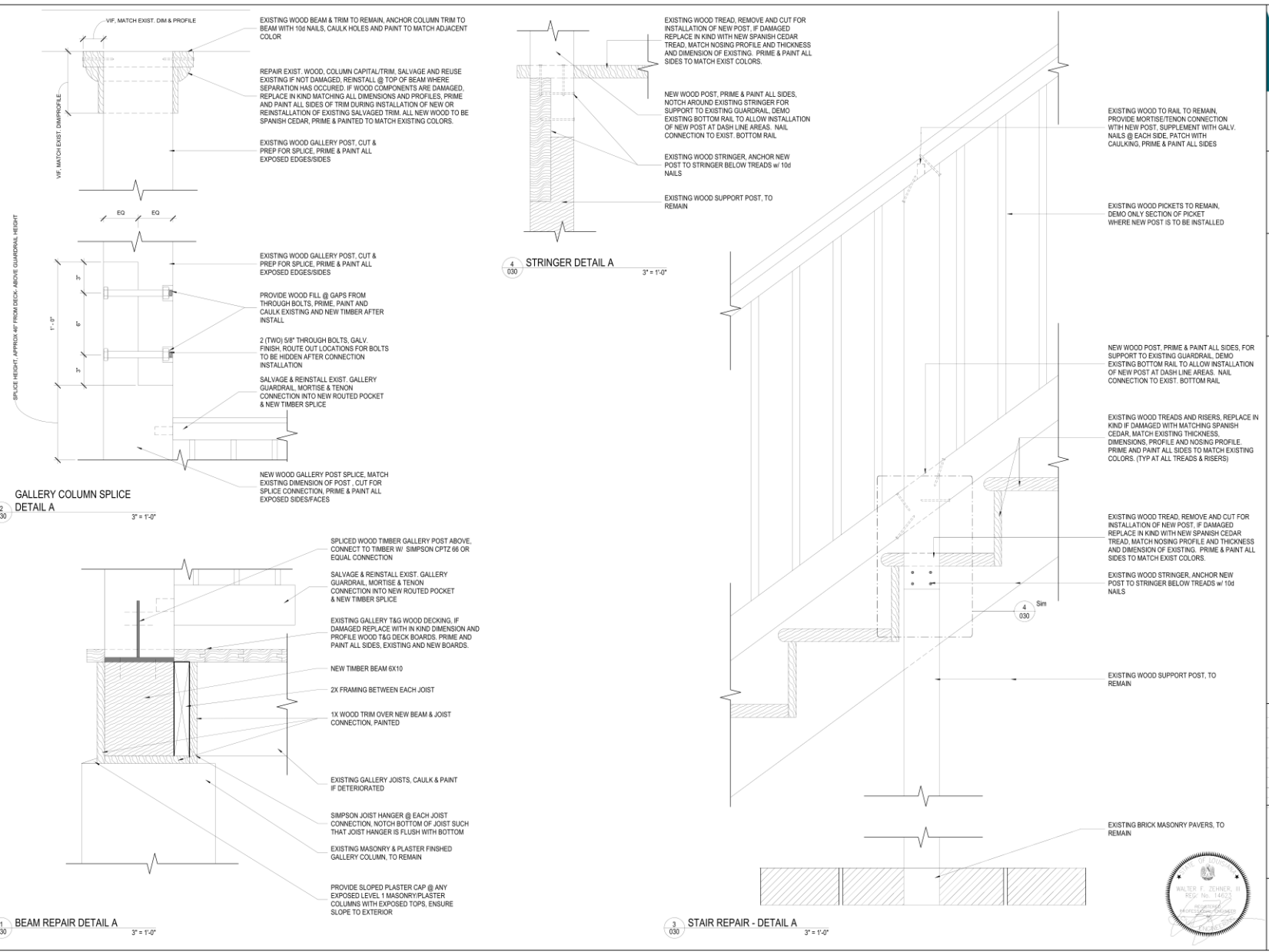
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John C. Williams
Architect



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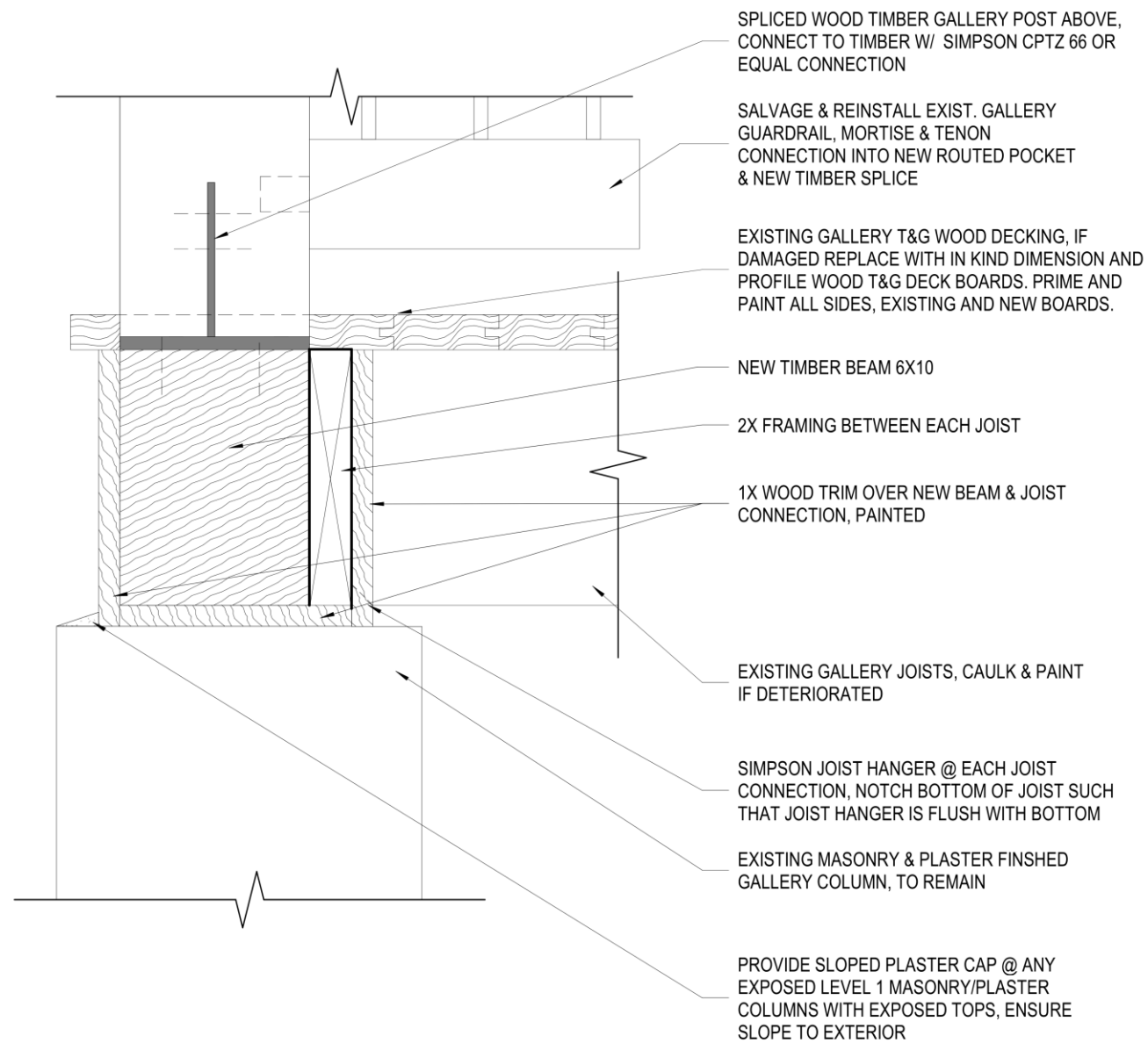
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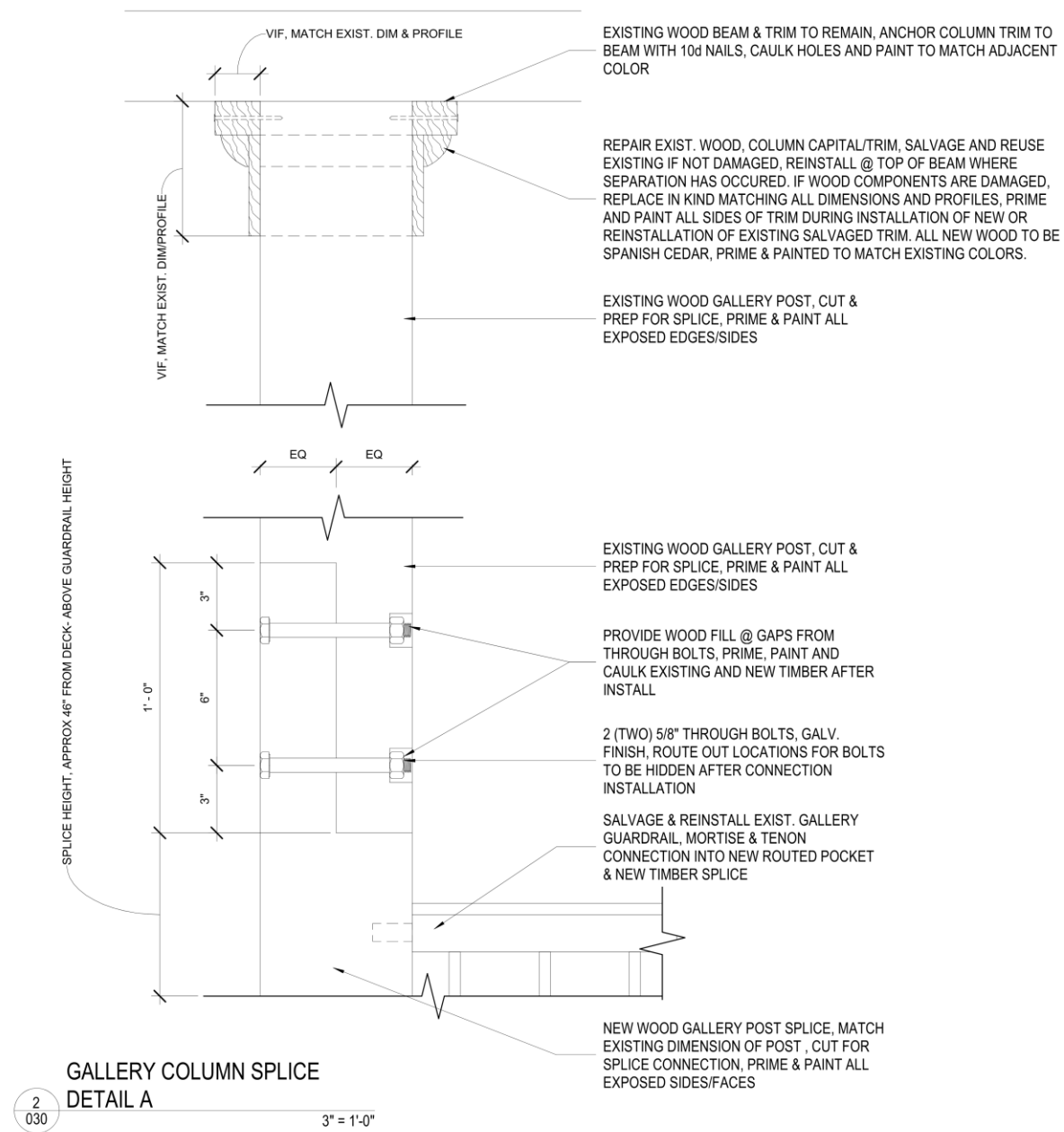
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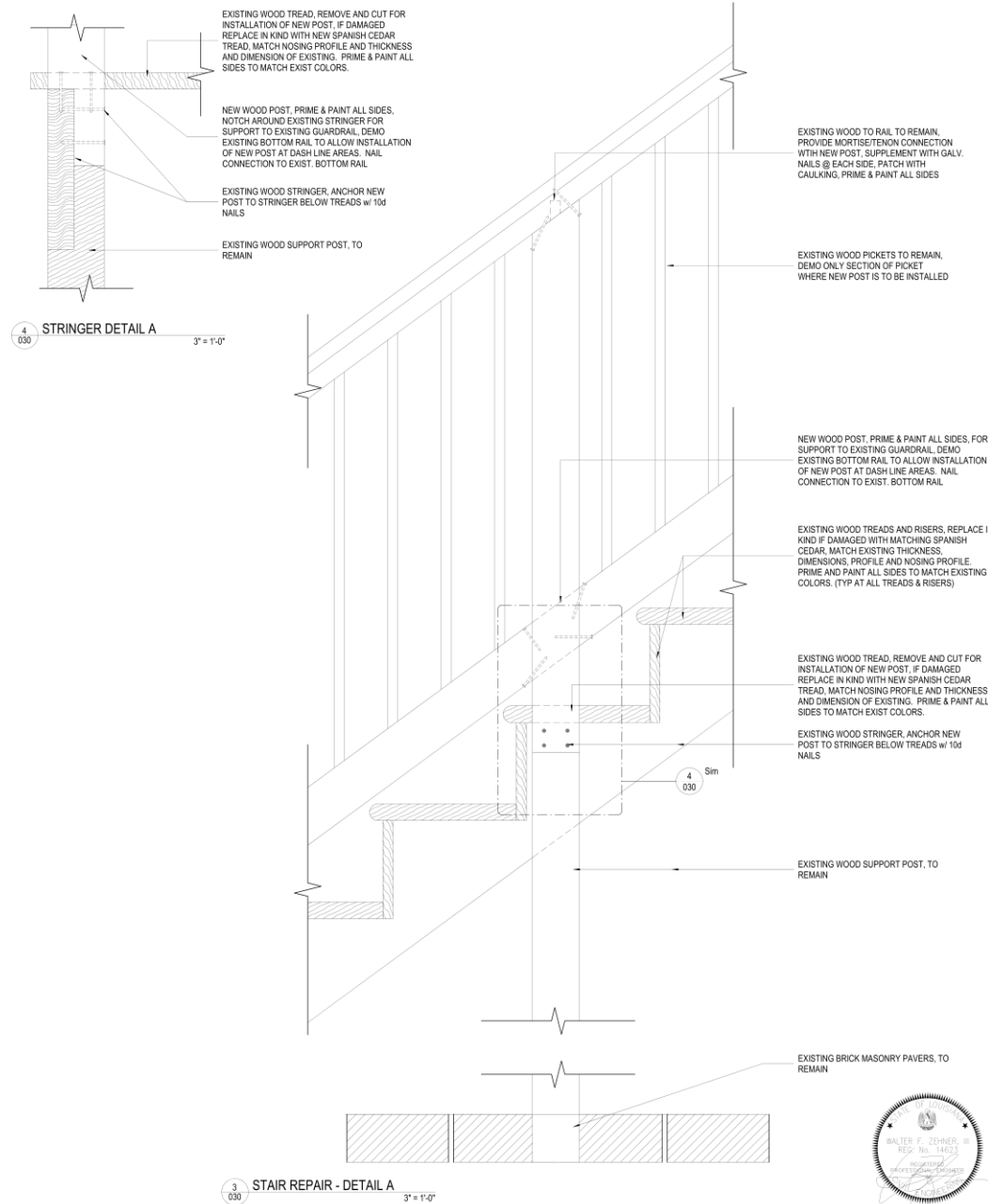
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1
030 BEAM REPAIR DETAIL A
3" = 1'-0"





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