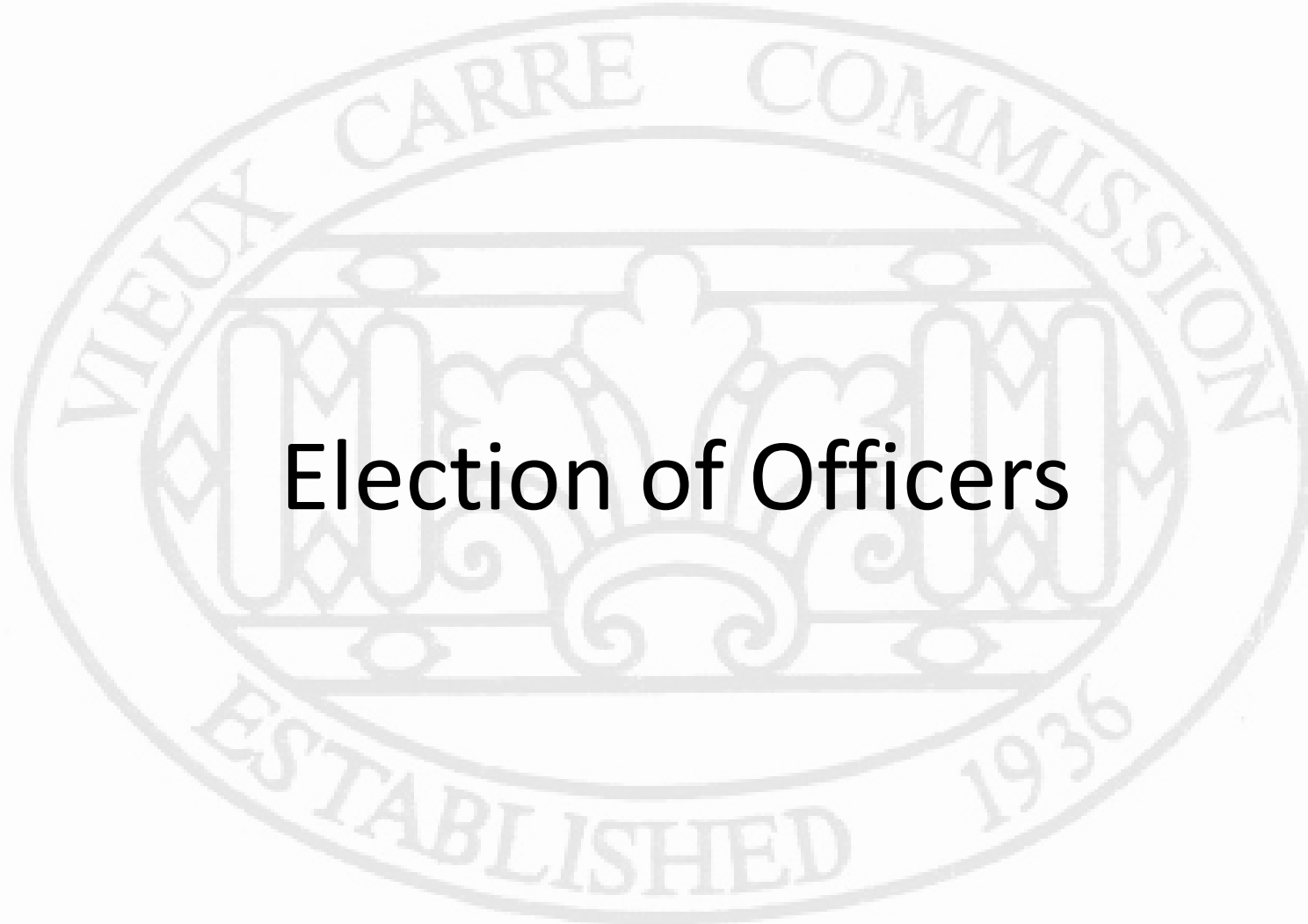




# Vieux Carré Commission Meeting

Wednesday, July 20, 2022

# Election of Officers





# Chairperson's Report

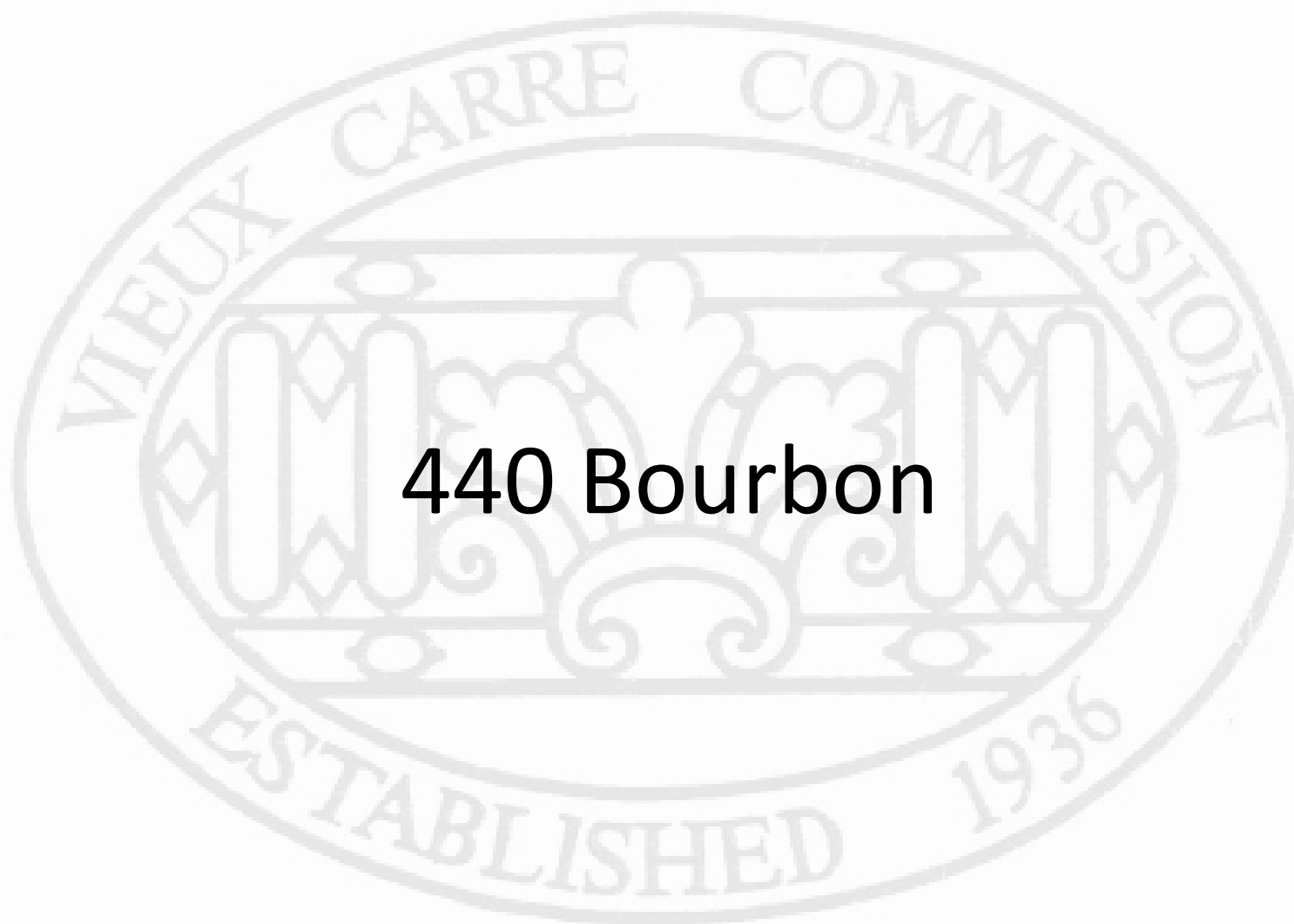


# Director's Report





440 Bourbon





440 Bourbon

Vieux Carré Commission

July 20, 2022







440 Bourbon

Vieux Carré Commission

July 20, 2022







440 Bourbon – 1940s-50s

Vieux Carré Commission

July 20, 2022





440 Bourbon – 1940s-50s

Vieux Carré Commission

July 20, 2022





440 Bourbon – c. 1959

Vieux Carré Commission

July 20, 2022







440 Bourbon – c. 1959

Vieux Carré Commission

July 20, 2022







440 Bourbon

Vieux Carré Commission

July 20, 2022





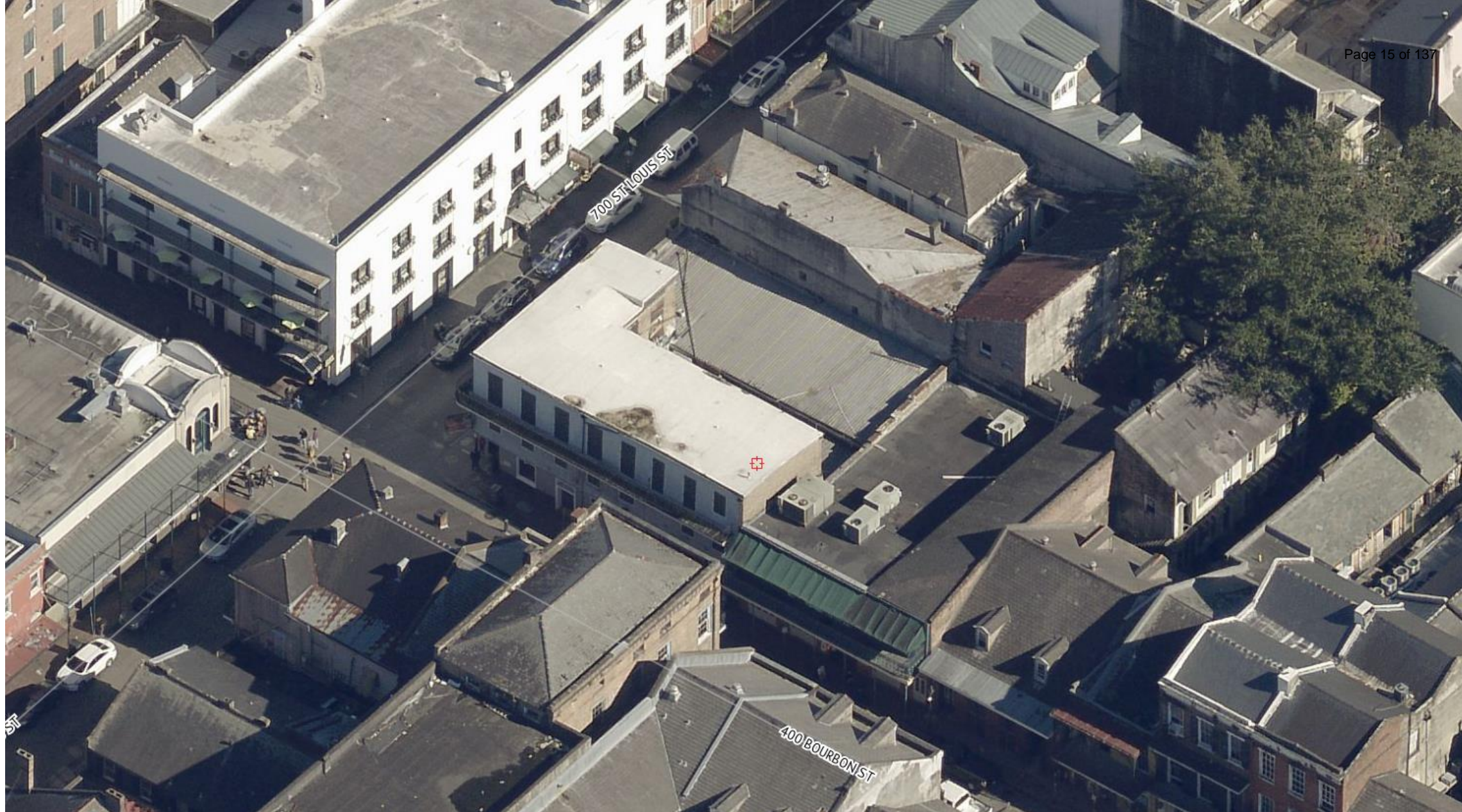
440 Bourbon

Vieux Carré Commission

July 20, 2022







440 Bourbon

Vieux Carré Commission

July 20, 2022







440 Bourbon

Vieux Carré Commission

July 20, 2022







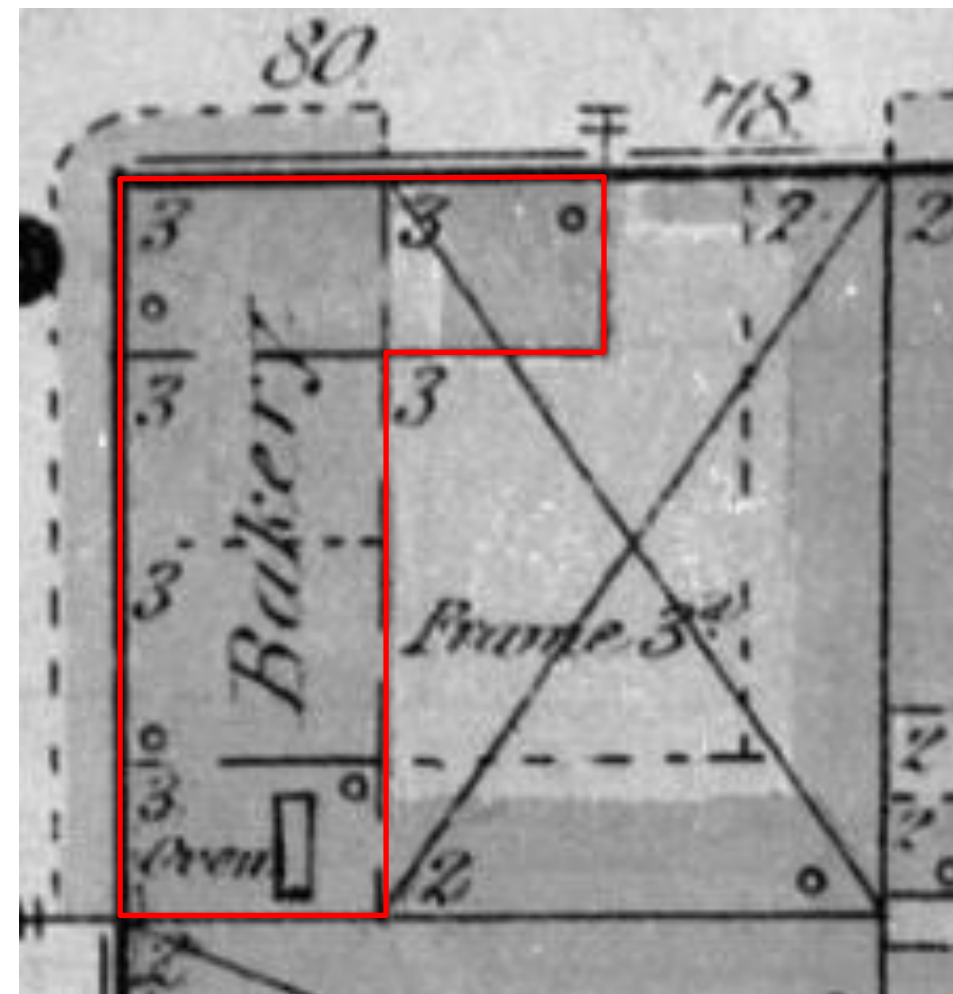
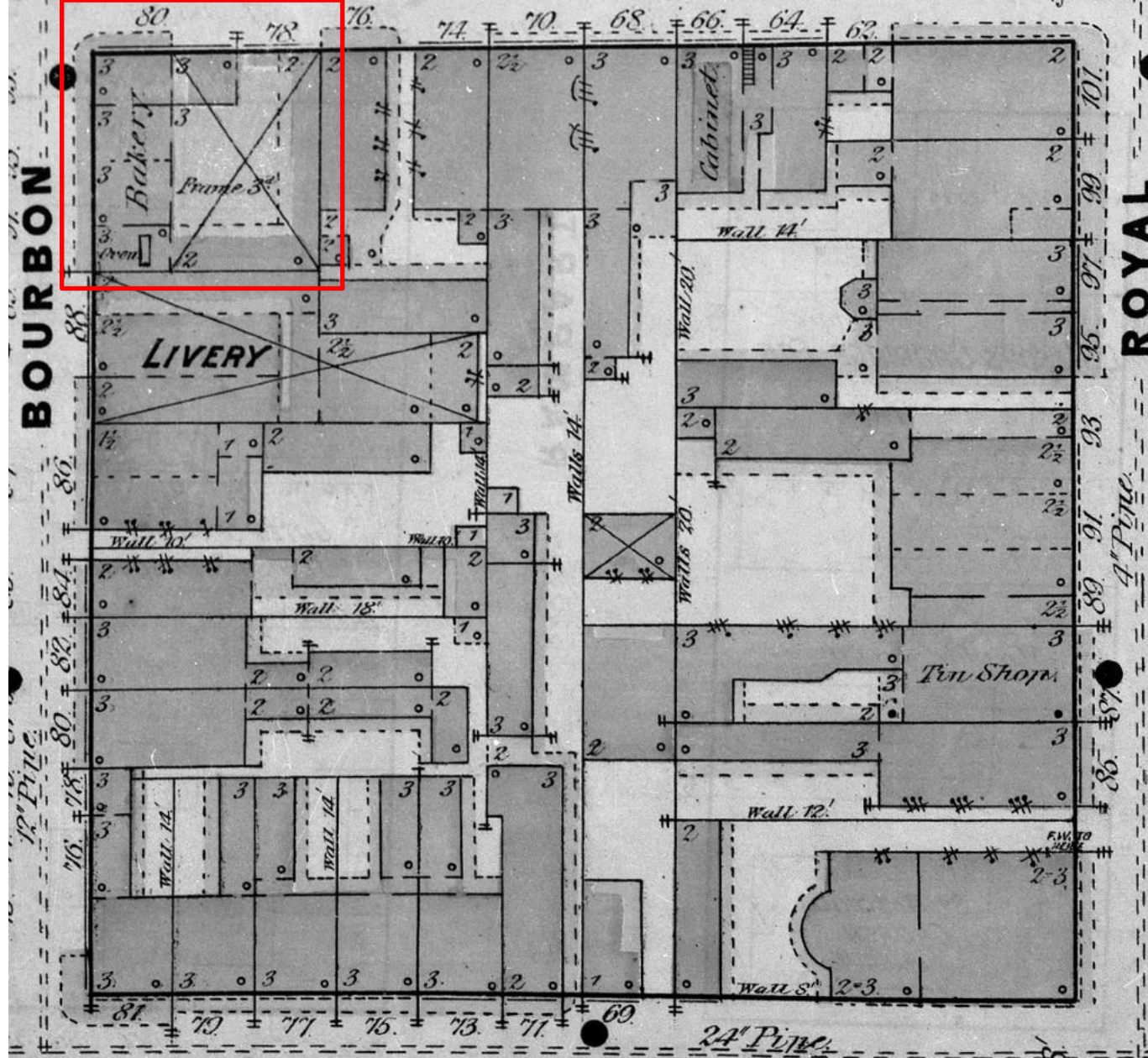
440 Bourbon

Vieux Carré Commission

July 20, 2022







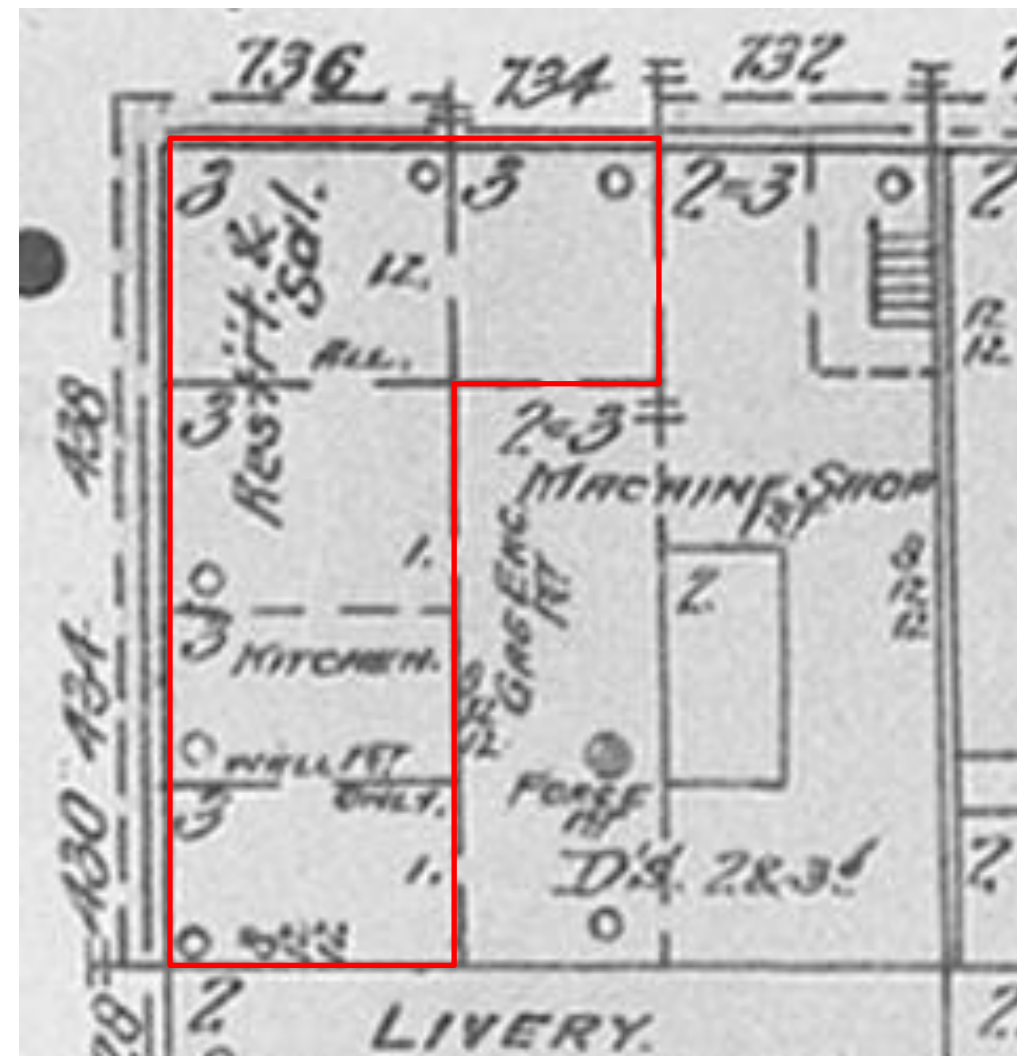
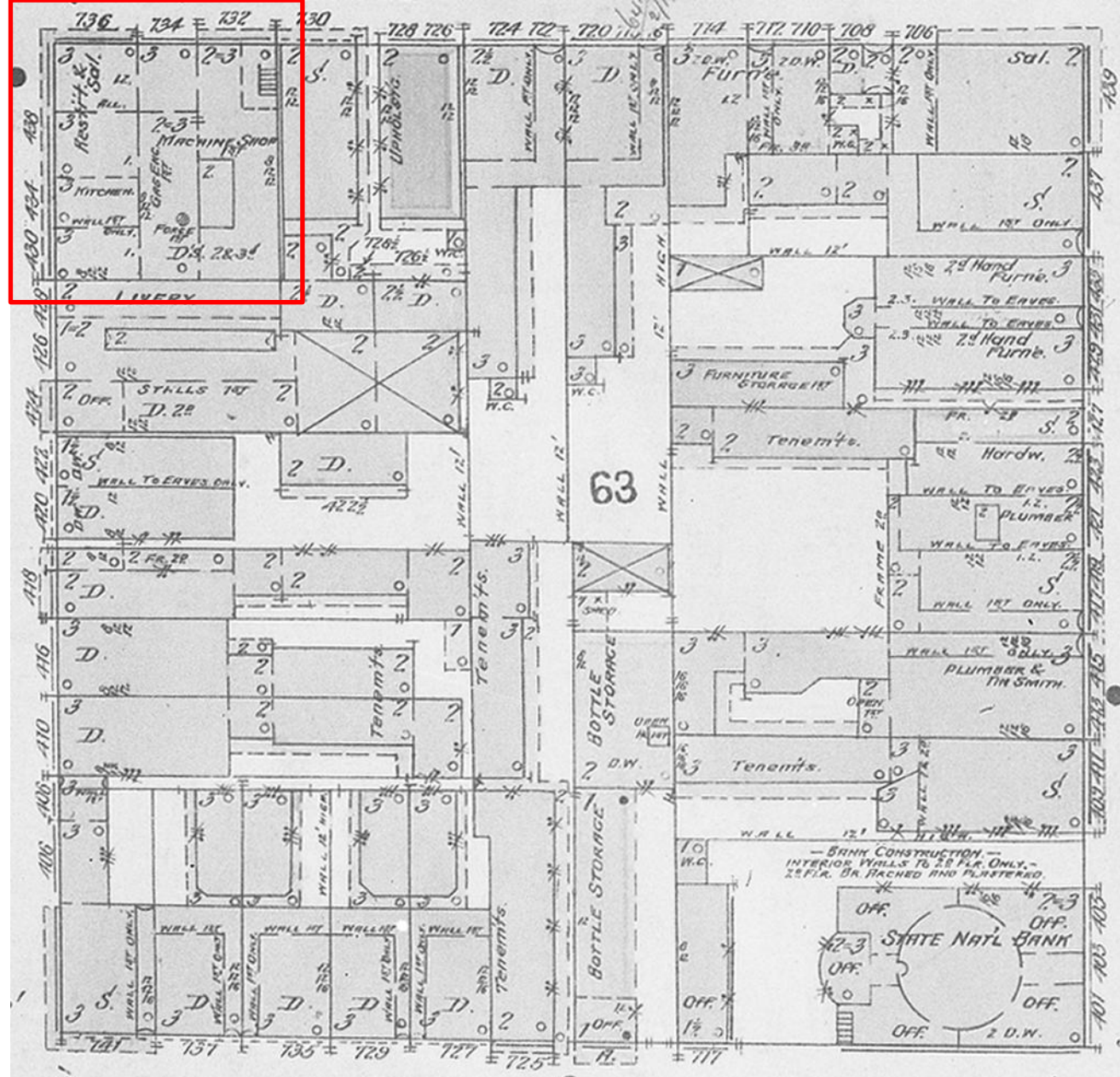
440 Bourbon – 1876 Sanborn

Vieux Carré Commission

July 20, 2022





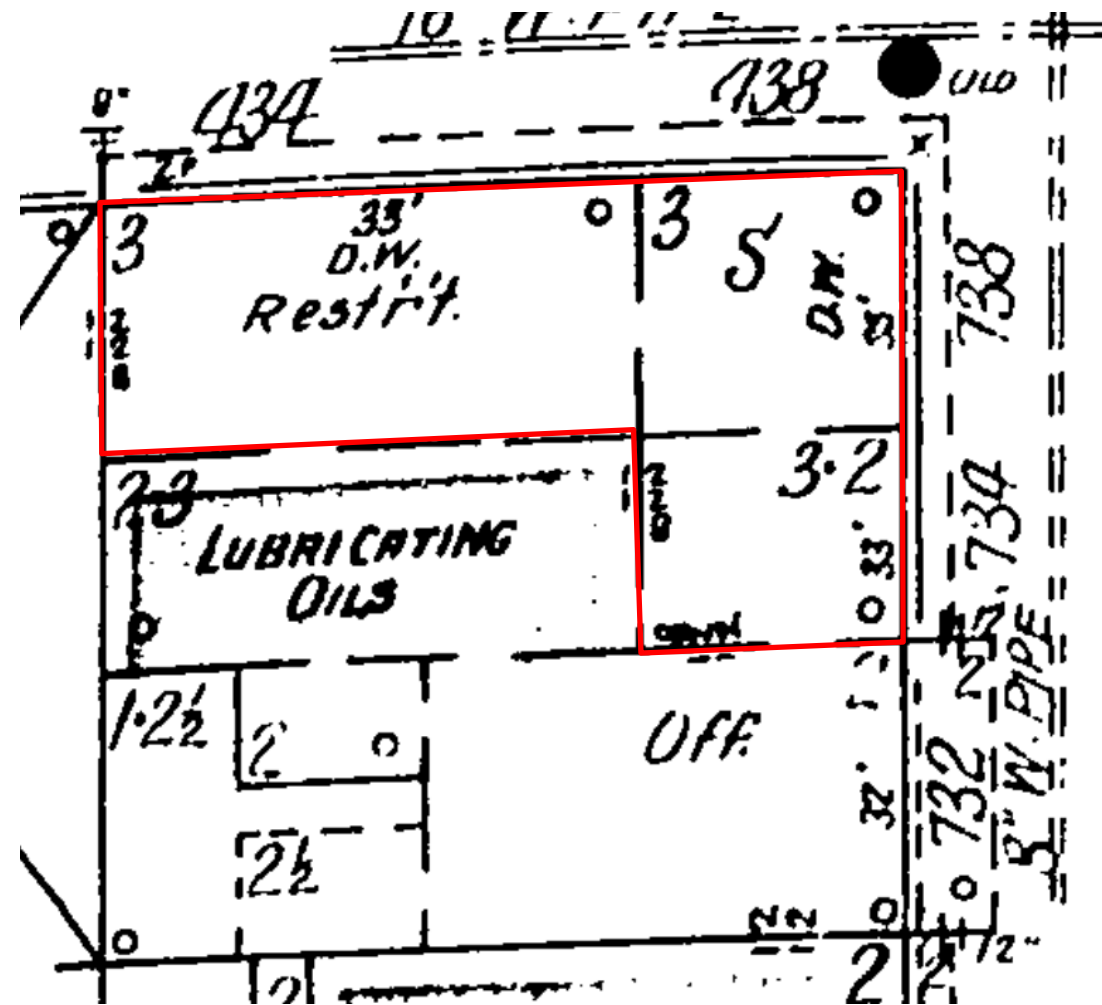
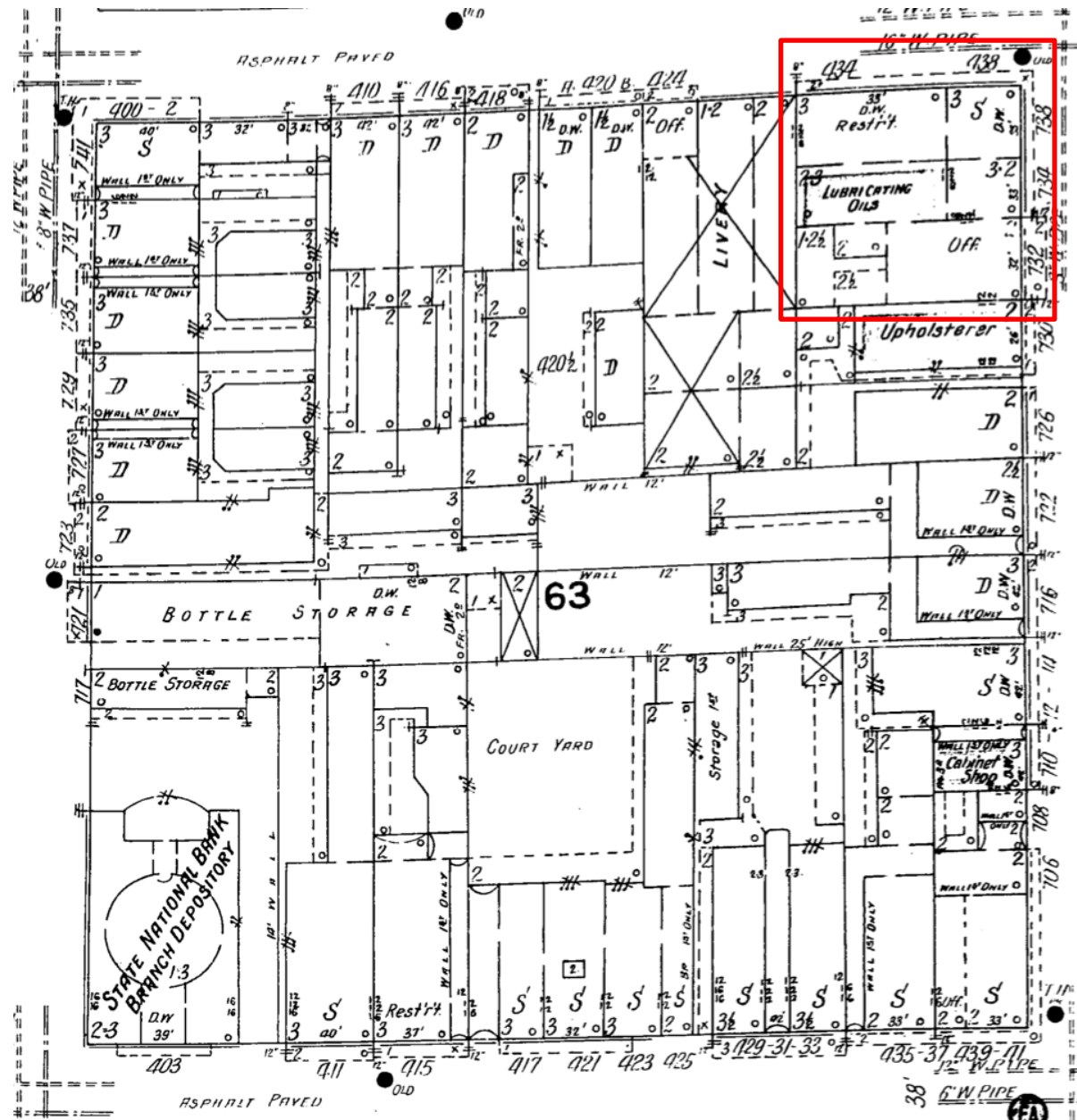


440 Bourbon – 1896 Sanborn

Vieux Carré Commission

July 20, 2022





440 Bourbon – 1908 Sanborn

Vieux Carré Commission

July 20, 2022





## Vieux Carré Commission





440 Bourbon – first floor

Vieux Carré Commission

July 20, 2022







440 Bourbon – entresol level

Vieux Carré Commission

July 20, 2022







440 Bourbon – entresol level

Vieux Carré Commission

July 20, 2022







440 Bourbon

Vieux Carré Commission

July 20, 2022







440 Bourbon

Vieux Carré Commission

July 20, 2022







440 Bourbon

Vieux Carré Commission

July 20, 2022







440 Bourbon

Vieux Carré Commission

July 20, 2022







440 Bourbon

Vieux Carré Commission

July 20, 2022







440 Bourbon

Vieux Carré Commission

July 20, 2022







440 Bourbon – third floor

Vieux Carré Commission

July 20, 2022







440 Bourbon – third floor

Vieux Carré Commission

July 20, 2022







440 Bourbon – third floor, courtyard side

Vieux Carré Commission

July 20, 2022







440 Bourbon – third floor

Vieux Carré Commission

July 20, 2022





440 Bourbon – third floor, courtyard side

Vieux Carré Commission

July 20, 2022







440 Bourbon

Vieux Carré Commission

July 20, 2022







440 Bourbon

Vieux Carré Commission

July 20, 2022





440 Bourbon

Vieux Carré Commission

July 20, 2022







440 Bourbon

Vieux Carré Commission

July 20, 2022





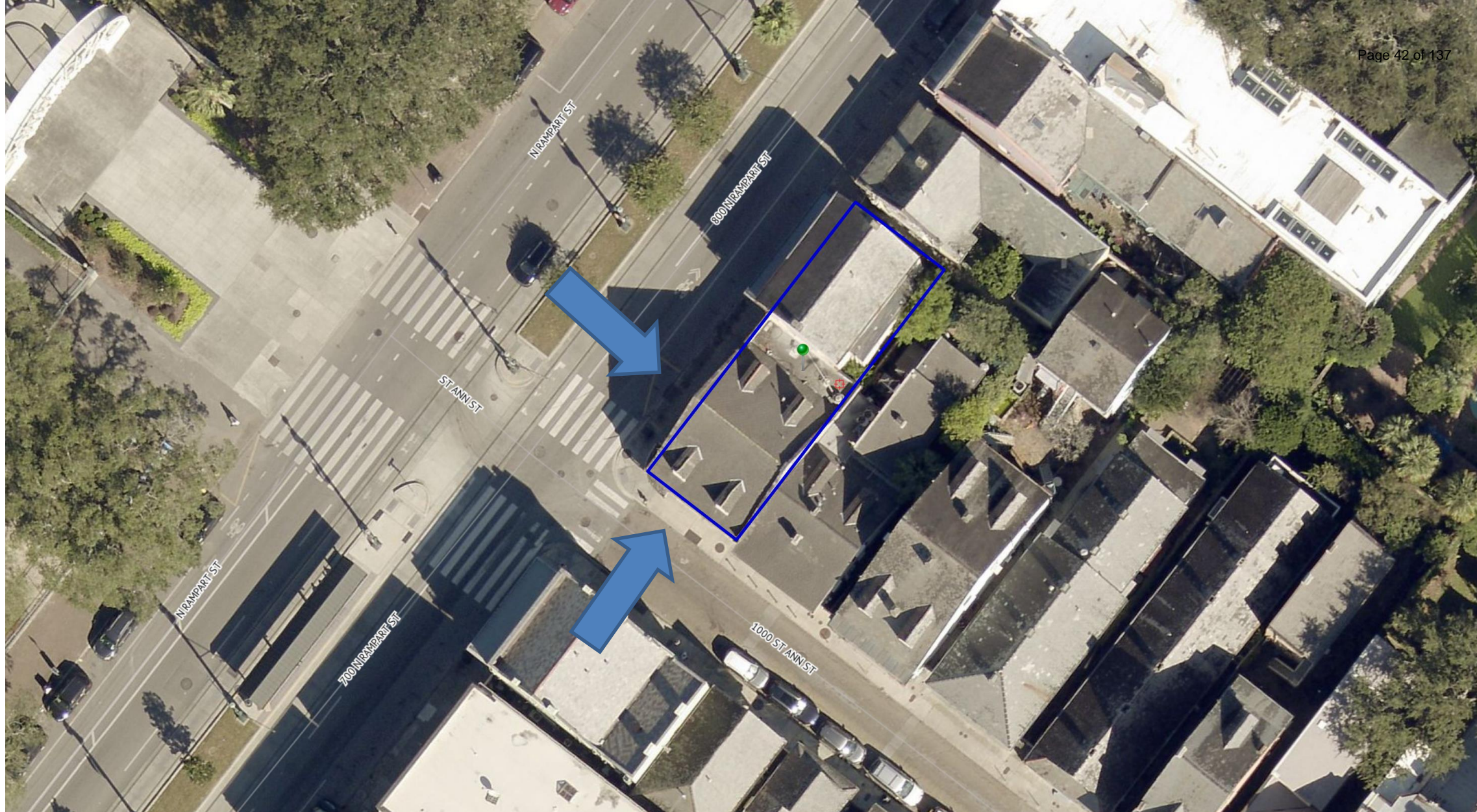
**New Business**



The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a fleur-de-lis and a scroll. The shield is flanked by two vertical bars with diamond shapes. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

**800 N Rampart**





800 N. Rampart

Vieux Carré Commission

July 20, 2022







800 N. Rampart

Vieux Carré Commission

July 20, 2022





800 N. Rampart – 1858 plan book

Vieux Carré Commission

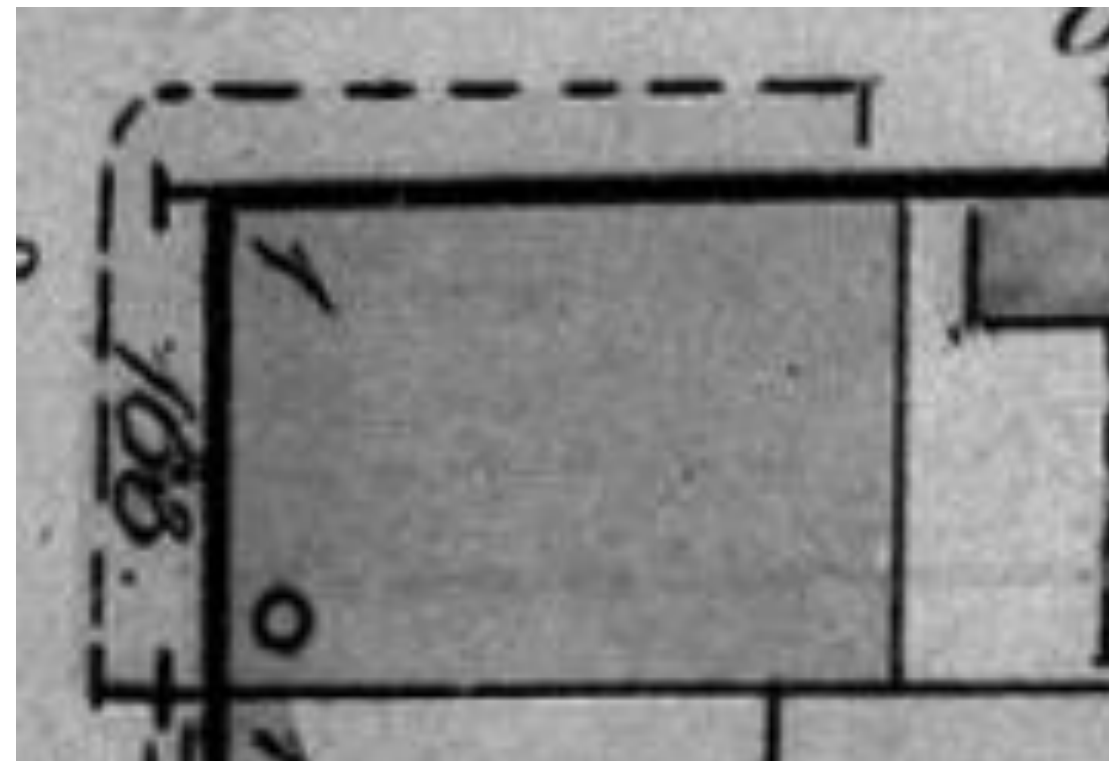
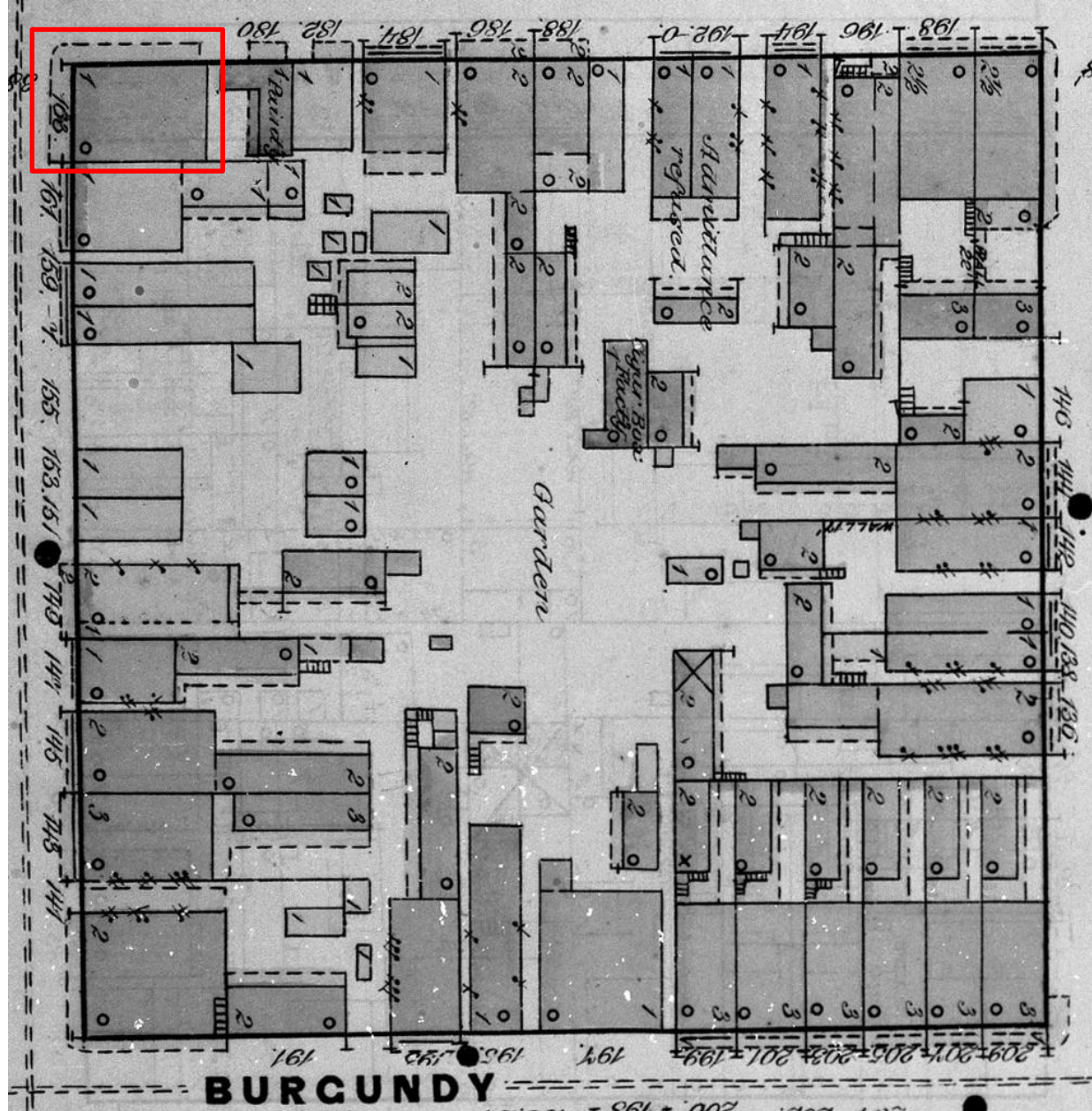
July 20, 2022







800 N. Rampart – 1863 plan book



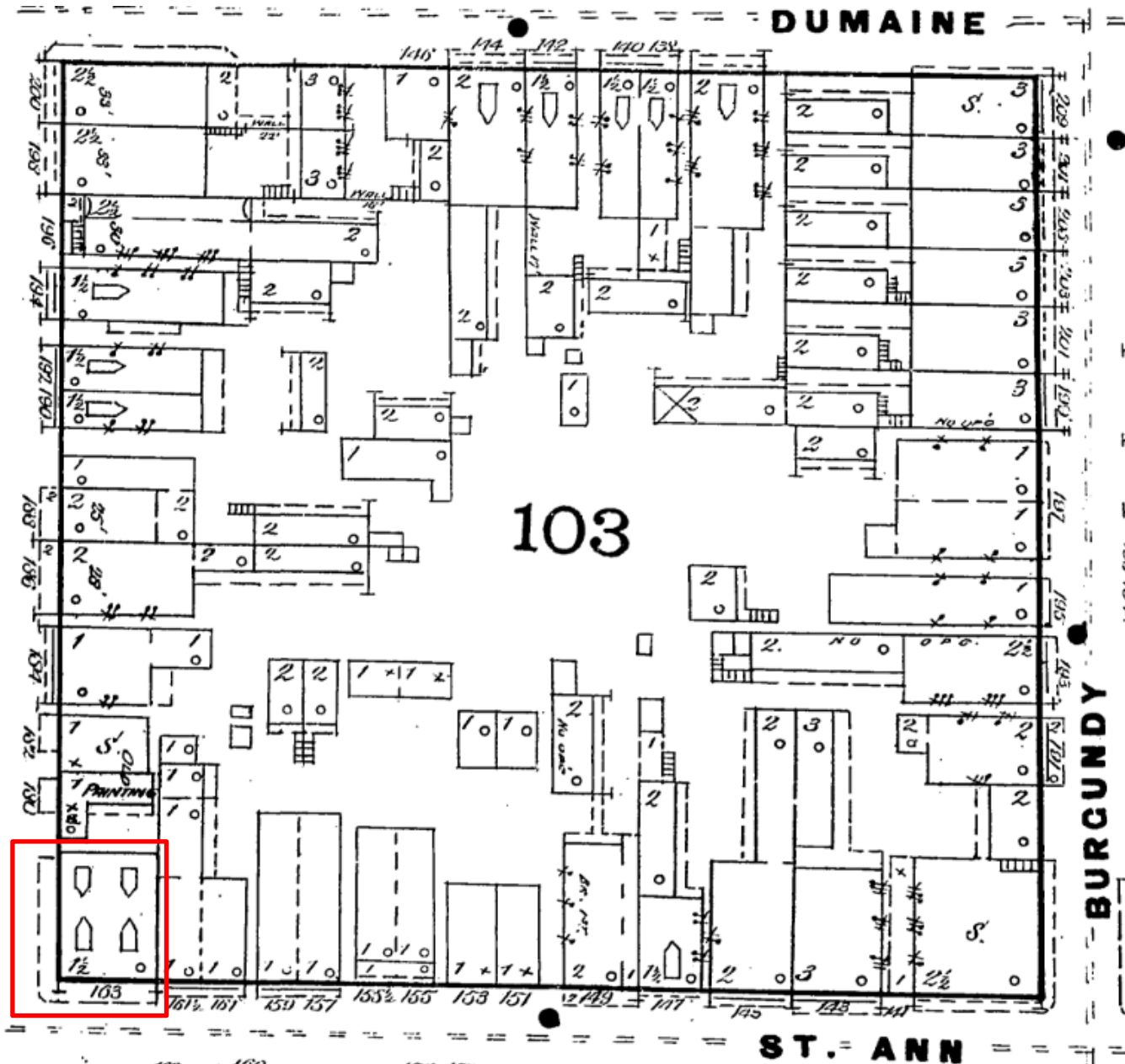
800 N. Rampart - 1876

Vieux Carré Commission

July 20, 2022

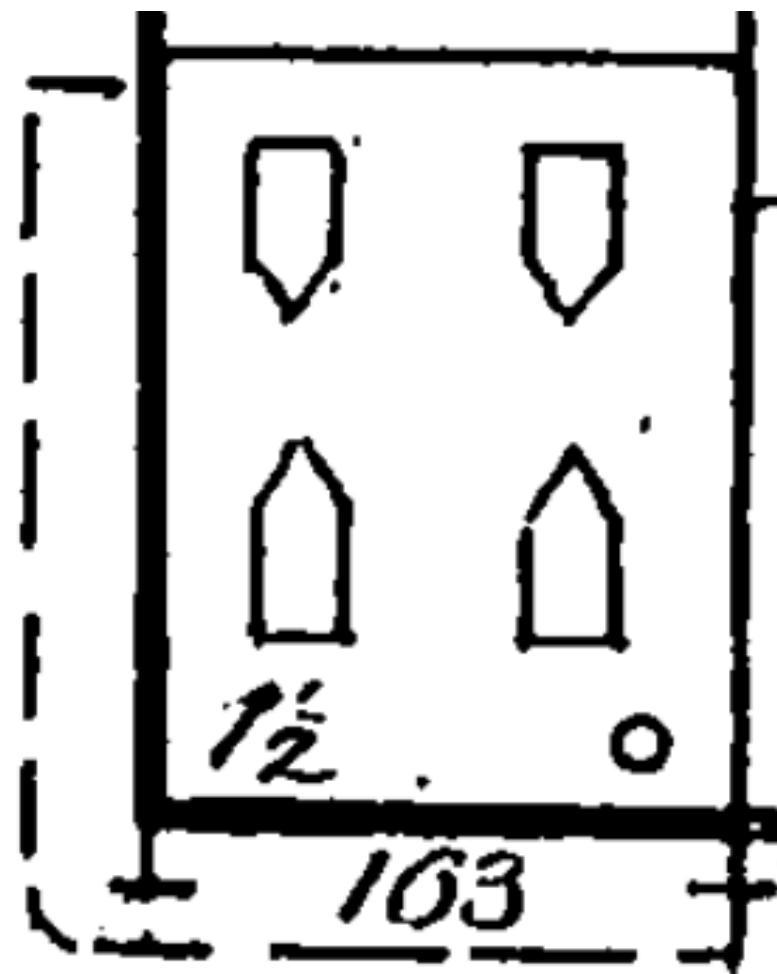






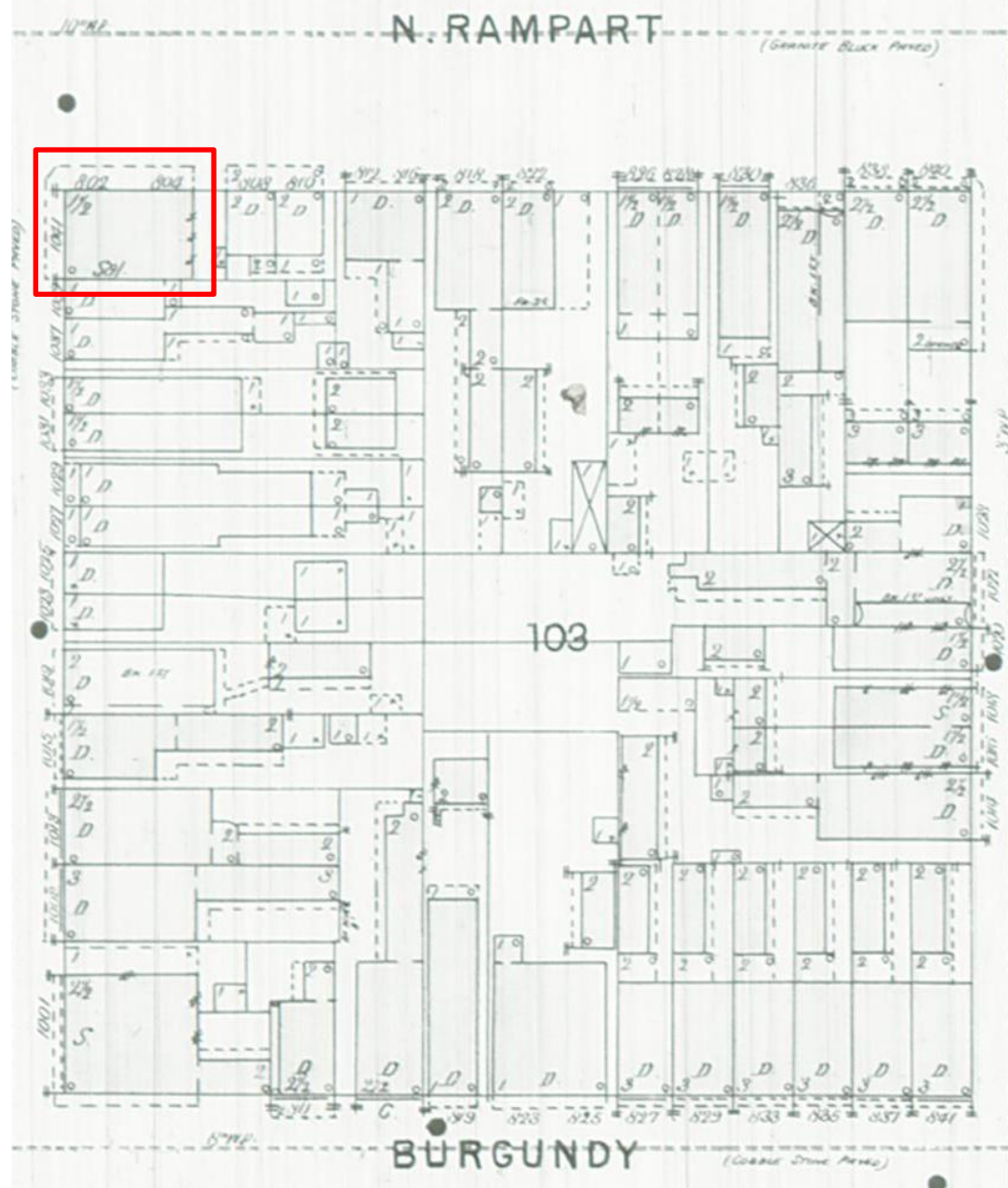
800 N. Rampart - 1885

Vieux Carré Commission



July 20, 2022





800 N. Rampart - 1896

Vieux Carré Commission

July 20, 2022







800 N. Rampart

Vieux Carré Commission

July 20, 2022







800 N. Rampart

Vieux Carré Commission

July 20, 2022







800 N. Rampart

Vieux Carré Commission

July 20, 2022





800 N. Rampart

Vieux Carré Commission

July 20, 2022







800 N. Rampart

Vieux Carré Commission

July 20, 2022





800 N. Rampart – 9/2021





800 N. Rampart – 9/2021



800 N. Rampart – 9/2021





800 N. Rampart – 06/2022



800 N. Rampart – 06/2022



## MAINTENANCE AGREEMENT AND GALLERY CONSENT

J&R Rental Properties, L.L.C., Half James Properties, L.L.C., Michelle Cahn Wolfson Trust, James Lenard Cahn Trust, and Richard M. Cahn Trust (collectively, "**Owner**") and the Sewerage and Water Board of New Orleans ("**Board**") hereby enter into this Maintenance Agreement and Gallery Consent (this "**Agreement**") under the terms described herein.

**WHEREAS**, Owner is the owner of the real property located at municipal address 800 N. Rampart Street, New Orleans, LA 70116, Lot 1, Square 103, in the Second Municipal District, City of New Orleans, Louisiana (the "**Property**");

**WHEREAS**, the Board has certain water and/or sewer lines (the "**Board Lines**") under the public right of way sidewalk adjacent to the Property, which said Board Lines are subject to a servitude in favor of Board (the "**Servitude**");

**WHEREAS**, Owner desires to renovate the existing, historic structure located upon the Property including the addition of a gallery (the "**Gallery**") to be attached to the structure, extending over and above the public right of way sidewalk and the Board Lines and Servitude, at a height of approximately twelve feet eight inches (12'8") above the adjacent sidewalk, including over the Board Lines and Servitude, which Gallery is planned by Owner to be constructed at 12'8" generally according to plans (the "**Plans**") as attached hereto as Exhibit "A"; and

**WHEREAS**, Board has objected to the addition of the Gallery above and over the Lines and Servitude because it needs the Servitude for access to its Lines and related facilities to maintain water and sewer services, for work to be done and performed by Board, its employees, the City of New Orleans or its employees, their respective officials, agents (including contractors and subcontractors) acting within the scope of their authority; and

**WHEREAS**, Owner recognizes and is willing to assume and indemnify Board for the risks and complexities due to the addition of the Gallery over and above the Board Lines and the Servitude;

**NOW THEREFORE**, the parties agree as follows:

1. The Board withdraws its objection to the construction of the Gallery over the Board Lines and Servitude at a height of twelve feet eight inches (12'8") generally in accord with the Plans attached as Exhibit A.

2. Owner acknowledges that damage to or removal of the Gallery may be necessary to the performance of such Board work and Owner agrees that, so long as the Board Lines and/or Servitude exists beneath the Gallery, Owner, to the fullest extent permitted by law, shall indemnify and hold harmless the Board, its employees, officials, agents (including contractors and subcontractors) acting within the scope of their authority, and the Board's assigns (collectively, the "**Indemnified Parties**") for any damages to, including the removal of, the Gallery caused by the Board, its employees, officials, contractors, subcontractors or agents in the maintenance, servicing, or replacement of the Board Lines, provided the Board, its contractors, and agents exercise reasonable and standard care and are not negligent in causing such damage.

3. Owner agrees that, so long as the Board Lines and/or Servitude exists beneath the Gallery, Owner, to the fullest extent permitted by law, shall indemnify and hold harmless the Indemnified Parties from and against any and all claims, suits, damages, losses, costs, demands, judgments, and liabilities accrued against the Indemnified Parties, for any and all liability arising from or relating to any act or omission of the Owner, its employees, officials, or agents (including contractors and subcontractors) acting within the scope of their authority while the Owner is engaged in, or in connection with the discharge or performance of, any work or other activity that has an effect on the Board's Lines and/or Servitude; and for any and all claims and/or liens for labor, services, or materials furnished to the Owner in connection with performance of work that has an effect on the Board's Line, including but not limited to damages, losses, claims, costs, demands, and judgments of sums of money suffered or incurred by any or all of the Indemnified Parties, specifically including without limitation, all reasonable attorney's fees and related costs..

4. Except in the case of emergency, Board agrees to provide written notice to Owner to the address and contact on record for Board billing of the Property no less than thirty (30) days prior to any maintenance, servicing, or replacement of the Board Lines that may damage, cause the removal of, or otherwise impact the Gallery. Upon receipt of such notice, Owner shall have the opportunity to fully or partially remove, fortify, or otherwise prepare the Gallery for the work planned by Board, within such thirty (30) day period.

5. The Owner has an immediate and independent obligation, at the Board's option, to: (a) defend the Board from and/or (b) reimburse the Board for its costs (including but not limited to reasonable attorney fees and related costs) incurred in the assertion or defense of any claim that actually falls within this indemnity (even if the allegations are, or may be groundless or the Owner is ultimately absolved from liability in whole or in part).

6. The indemnity provided herein does not extend to the extent of any claims, suits, damages, losses, costs, demands, judgments, and liabilities arising from or relating to the gross negligence or willful misconduct by any of the Indemnified Parties.

7. All covenants, stipulations, terms, conditions, and provisions of this Agreement shall extend to and are binding upon the respective successors and assigns of the Appearer and the Board.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

[SIGNATURES CONTAINED ON THE NEXT PAGE]



8. This agreement shall run with the Property and shall be binding on Owner's successors. Owner shall record this Agreement timely upon its execution in the official land records of Orleans Parish.

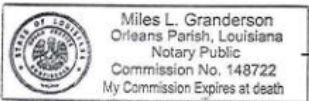
Executed before the undersigned notary and the undersigned competent witnesses in New Orleans, Louisiana on the 24th day of JUNE, 2022.

J&R RENTAL PROPERTIES, L.L.C.,  
HALF JAMES PROPERTIES, L.L.C.,  
MICHELLE CAHN WOLFSON TRUST,  
JAMES LENARD CAHN TRUST, AND  
RICHARD M. CAHN TRUST

WITNESSES:

BY: [Signature]  
JAMES LENARD CAHN  
AS AUTHORIZED SIGNATORY OF EACH

SIGN: [Signature]  
PRINT NAME: Michael G. Sherman  
SIGN: [Signature]  
PRINT NAME: Sheila Tahvildari



[Signature]  
NOTARY PUBLIC

Executed before the undersigned notary in New Orleans, Louisiana on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

SEWERAGE & WATER BOARD  
OF NEW ORLEANS

WITNESSES:

BY: \_\_\_\_\_  
GHASSAN KORBAN  
ITS: EXECUTIVE DIRECTOR

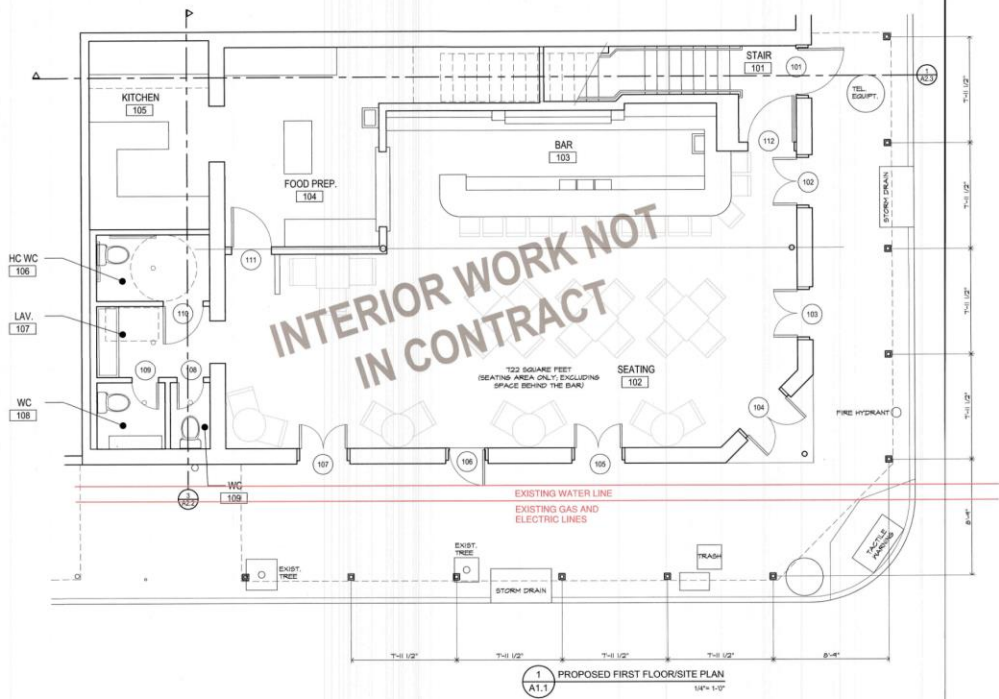
SIGN: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
SIGN: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

FORM AND LEGALITY APPROVED:  
Legal Department  
BY: \_\_\_\_\_  
YOLANDA Y. GRINSTEAD, SPECIAL COUNSEL

\_\_\_\_\_  
NOTARY PUBLIC







THE BOARD OF THE BOARD OF THE SEWERAGE AND WATER BOARD SIGNIFICANT THAT IT HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE BOARD'S MINIMUM ACCEPTED STANDARDS AND SHALL NOT BE CONSTRUED AS A WARRANTY OF THIS AND THE ACCOMPANYING PLANS AND SPECIFICATIONS. IT DOES NOT RELIEVE THE DEVELOPER OF THE RESPONSIBILITY FOR ERRORS, DISCREPANCIES, OMISSIONS, ELEVATIONS, OBSTRUCTIONS, OR OTHER REQUIREMENTS OF A COMPLETE AND WORKABLE DESIGN, NOR DOES IT PROHIBIT THE BOARD FROM HAVING THE DEVELOPER MAKE FURTHER MODIFICATIONS TO THE PLANS OR ADJUSTMENTS IN THE FIELD DURING CONSTRUCTION.

DATE: 7/19/2022

APPROVED  
"SEE NOTES"

**JOHN C. WILLIAMS ARCHITECTS L.L.C.**

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

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 be providing project construction administration services.

*John C. Williams*

Copyright © 2013  
John C. Williams Architects, L.L.C.

**ART STREET  
RELEANS, LA**

DOOR SCHEDULE							FINISH SCHEDULE							
MARK	DIMENSIONS	HARDWARE	DESCRIPTION	FRAME	DETAILS			REMARKS	ROOM #	ROOM NAME	FLOOR	BASE	WALLS	CEILINGS
					HEAD	JAMB	SILL							
101	3'-5 1/2" x 8'-0" x 1 3/4"		EXT. 8 LIGHT/2 PANEL RAIL & STILE WOOD DOOR	WOOD	3/A3.4	5/A3.5	4/A3.4	SEE ELEVATION 3/A3.5	101	STAIR	POLISHED CONC.	WOOD	PTD. GYP. BOARD	PTD. GYP. BOARD
102	PR. 1'-10" x 8'-0" x 1 3/4"		EXT. 4 LIGHT RAIL & STILE FRENCH DOORS	WOOD	1/A3.4	5/A3.5	2/A3.4	SEE ELEVATION 1/A3.5	102	SEATING	POLISHED CONC.	WOOD	PTD. GYP. BOARD	PTD. GYP. BOARD
103	PR. 1'-10" x 8'-0" x 1 3/4"		EXT. 4 LIGHT RAIL & STILE FRENCH DOORS	WOOD	1/A3.4	5/A3.5	2/A3.4	SEE ELEVATION 1/A3.5	103	BAR	RESINOUS EPOXY	---	CERAMIC TILE	PTD. GYP. BOARD
104	PR. 2'-1" x 7'-0" x 1 3/4"		EXIST. EXT. 4 LIGHT RAIL & STILE FRENCH DOORS	WOOD	---	---	---	EXIST. 4'-2" X 1'-7" FIXED TRANSOM SEE ELEVATIONS	104	FOOD PREP.	RESINOUS EPOXY	---	CERAMIC TILE	SUSP. ACOUST. PANEL
105	PR. 1'-10" x 8'-0" x 1 3/4"		EXT. 4 LIGHT RAIL & STILE FRENCH DOORS	WOOD	1/A3.4	5/A3.5	2/A3.4	SEE ELEVATION 1/A3.5	105	KITCHEN	RESINOUS EPOXY	---	CERAMIC TILE	SUSP. ACOUST. PANEL
106	2'-8" x 8'-0" x 1 3/4"		EXT. 8 LIGHT/2 PANEL RAIL & STILE WOOD DOOR	WOOD	3/A3.4	5/A3.5	4/A3.4	SEE ELEVATION 2/A3.5	106	HC. WC.	POLISHED CONC.	---	CERAMIC TILE	SUSP. ACOUST. PANEL
107	PR. 1'-10" x 8'-0" x 1 3/4"		EXT. 4 LIGHT RAIL & STILE FRENCH DOORS	WOOD	1/A3.4	5/A3.5	2/A3.4	SEE ELEVATION 1/A3.5	107	LAV.	POLISHED CONC.	---	CERAMIC TILE	SUSP. ACOUST. PANEL
108	2'-0" x 8'-0" x 1 3/4"		INT. FLUSH WOOD SOLID CORE DOOR	H. M.					108	WC.	POLISHED CONC.	---	CERAMIC TILE	SUSP. ACOUST. PANEL
109	2'-0" x 8'-0" x 1 3/4"		INT. FLUSH WOOD SOLID CORE DOOR	H. M.					109	WC.	POLISHED CONC.	---	CERAMIC TILE	SUSP. ACOUST. PANEL
110	3'-0" x 8'-0" x 1 3/4"		INT. FLUSH WOOD SOLID CORE DOOR	H. M.								---		
111	3'-0" x 8'-0" x 1 3/4"		INT. FLUSH WOOD SOLID CORE DOOR W/ VISION PANEL	H. M.			2/A3.4					---		
112	3'-6" x 8'-0" x 1 3/4"		INT. FLUSH WOOD SOLID CORE DOOR	H. M.				112 HR. FIRE RATED, HOLD OPEN DEVICE ACTIVATED BY FIRE ALARM				---		
201	3'-0" x 8'-0" x 1 3/8"		INT. FLUSH WOOD SOLID CORE DOOR	H. M.				112 HR. FIRE RATED, HOLD OPEN DEVICE ACTIVATED BY FIRE ALARM	201	STAIR	RUBBER TILE	WOOD	PTD. GYP. BOARD	PTD. GYP. BOARD
202	3'-0" x 8'-0" x 1 3/8"		INT. FLUSH WOOD SOLID CORE DOOR	H. M.					202	LOUNGE	WOOD	WOOD	PTD. GYP. BOARD	PTD. GYP. BOARD
203	3'-0" x 8'-0" x 1 3/8"		INT. FLUSH WOOD SOLID CORE DOOR	H. M.					203	OFFICE	WOOD	WOOD	PTD. GYP. BOARD	PTD. GYP. BOARD
204	3'-0" x 8'-0" x 1 3/8"		INT. FLUSH WOOD SOLID CORE DOOR	H. M.					204	CLOSET	WOOD	WOOD	PTD. GYP. BOARD	PTD. GYP. BOARD
205	3'-0" x 8'-0" x 1 3/8"		INT. FLUSH WOOD SOLID CORE DOOR	H. M.					205	CLOSET	WOOD	WOOD	PTD. GYP. BOARD	PTD. GYP. BOARD
206	3'-0" x 8'-0" x 1 3/8"		INT. FLUSH WOOD SOLID CORE DOOR	H. M.					206	CLOSET	WOOD	WOOD	PTD. GYP. BOARD	PTD. GYP. BOARD
207	3'-0" x 8'-0" x 1 3/8"		EXT. 8 LIGHT/2 PANEL RAIL & STILE WOOD DOOR	WOOD	5/A3.4	4/A3.5	6/A3.4	SEE ELEVATION 4/A3.5						
			EXT. 8 LIGHT/2 PANEL RAIL & STILE WOOD DOOR	WOOD	5/A3.4	4/A3.5	6/A3.4	SEE ELEVATION 4/A3.5						

800 N. Rampart

Vieux Carré Commission

THE SIGNING OF THIS PLAN BY AN ENGINEER OF THE SEWERAGE AND WATER BOARD SIGNIFIES THAT IT HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE BOARD'S MINIMUM ACCEPTED STANDARDS AND SHALL NOT BE CONSTRUED AS A WARRANTY OF THIS AND THE ACCOMPANYING PLANS AND SPECIFICATIONS. IT DOES NOT RELIEVE THE DEVELOPER OF THE RESPONSIBILITY FOR ERRORS, DISCREPANCIES, OMISSIONS, ELEVATIONS, OBSTRUCTIONS, OR OTHER REQUIREMENTS OF A COMPLETE AND WORKABLE DESIGN, NOR DOES IT PROHIBIT THE BOARD FROM HAVING THE DEVELOPER MAKE FURTHER MODIFICATIONS TO THE PLANS OR ADJUSTMENTS IN THE FIELD DURING CONSTRUCTION.

SIGNED BY: *William Elmer*













FOR GENERAL SUPERINTENDENT

DATE: 7/19/2022



	Fixture Type:	<input type="text"/>
	Catalog Number:	<input type="text"/>
	Project:	800 Rampart Street
	Location:	Under Gallery and Canopy

PRODUCT DESCRIPTION	SPECIFICATIONS
The latest version of LED technology in an appealing cylindrical profile delivers accent and soft mood lighting. Comes in various light distributions and beam angles options.	<b>Input:</b> Universal voltage 120V-277VAC, 50/60Hz <b>Dimming:</b> Electronic low voltage: 100% - 100% / 100V (not) 0-10V, 0-10VDC (120-277V) <b>Light Source:</b> High output 3 Wg Max. Adams Optics CCB Beam Size: 60/60/60 beam at 1.5m <b>Finish:</b> Electrochromically powder coated, white, black, bronze and graphite <b>Standards:</b> IP65 rated, ETL, & cETL wet location listed
<b>FEATURES</b> <ul style="list-style-type: none"> <li>• Solid aluminum construction</li> <li>• 30°-60° beam angle for glare control</li> <li>• 3' post available</li> </ul>	

Distinguishing Features										
Dimension	Width	Beam	Color	Temp.	CRI	LRV	Efficacy (lm/w)	Light Distribution	Finish	
DS-CDS	 60mm 70mm	 120°	DS-CDS	2700K	90	1820	2150	24	 120°	 RA CRI GRI
			DS-CDS	3000K	90	1820	2150	24		
			DS-CDS	3500K	90	1820	2150	24		
			DS-CDS	4000K	90	1820	2150	24		
			DS-CDS	4500K	90	1820	2150	24		
			DS-CDS	5000K	90	1820	2150	24		
			DS-CDS	5500K	90	1820	2150	24		
			DS-CDS	6000K	90	1820	2150	24		
			DS-CDS	6500K	90	1820	2150	24		
			DS-CDS	7000K	90	1820	2150	24		
DS-CDS	 60mm 70mm	 20°	DS-CDS	2700K	90	1820	2150	24	 20°	 RA CRI GRI
			DS-CDS	3000K	90	1820	2150	24		
			DS-CDS	3500K	90	1820	2150	24		
			DS-CDS	4000K	90	1820	2150	24		
			DS-CDS	4500K	90	1820	2150	24		
			DS-CDS	5000K	90	1820	2150	24		
			DS-CDS	5500K	90	1820	2150	24		
			DS-CDS	6000K	90	1820	2150	24		
			DS-CDS	6500K	90	1820	2150	24		
			DS-CDS	7000K	90	1820	2150	24		
DS-CDS	 60mm 70mm	 30°	DS-CDS	2700K	90	1820	2150	24	 30°	 RA CRI GRI
			DS-CDS	3000K	90	1820	2150	24		
			DS-CDS	3500K	90	1820	2150	24		
			DS-CDS	4000K	90	1820	2150	24		
			DS-CDS	4500K	90	1820	2150	24		
			DS-CDS	5000K	90	1820	2150	24		
			DS-CDS	5500K	90	1820	2150	24		
			DS-CDS	6000K	90	1820	2150	24		
			DS-CDS	6500K	90	1820	2150	24		
			DS-CDS	7000K	90	1820	2150	24		

DS-CD05-S927-WT

<a href="http://wacighting.com">wacighting.com</a> Phone (800) 526-2588 Fax (800) 526-2585	Headquarters/Eastern Distribution Center 46 Harbor Park Drive Port Washington, NY 11050	Central Distribution Center 3600 Distributions Ct Lithia Springs, GA 30122	Western Distribution Center 1750 Archibald Avenue Chicago, IL 60640
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*WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2018*

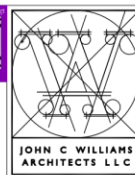
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2018

1 PROPOSED SECOND FLOOR PLAN  
A1.2 1/4" = 1'-0"

2 REFLECTED CEILING PLAN OF GALLERY/CANOPY

## A1.2





JOHN C. WILLIAMS  
ARCHITECTS L.L.C.

824 BARONNE STREET  
NEW ORLEANS, LA 70113  
504.566.0890 PHONE  
504.566.0897 FAX

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



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John C. Williams Architects L.L.C.

800 RAMPART STREET  
NEW ORLEANS, LA

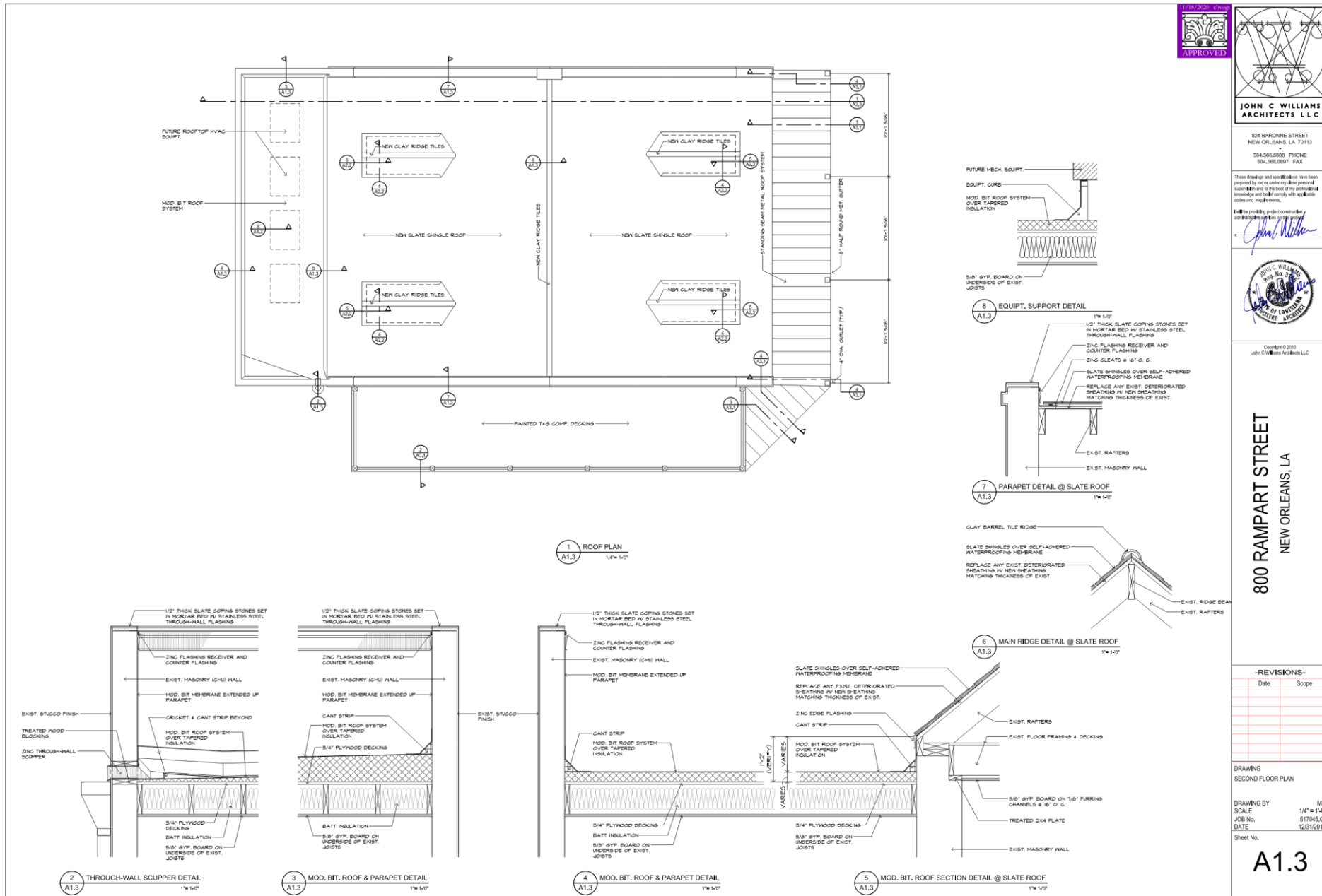
-REVISIONS-

Date	Scope

DRAWING  
SECOND FLOOR PLAN

DRAWING BY MR  
SCALE 1/4" = 1'-0"  
JOB No. 517045.00  
DATE 12/31/2019  
Sheet No.

A1.3

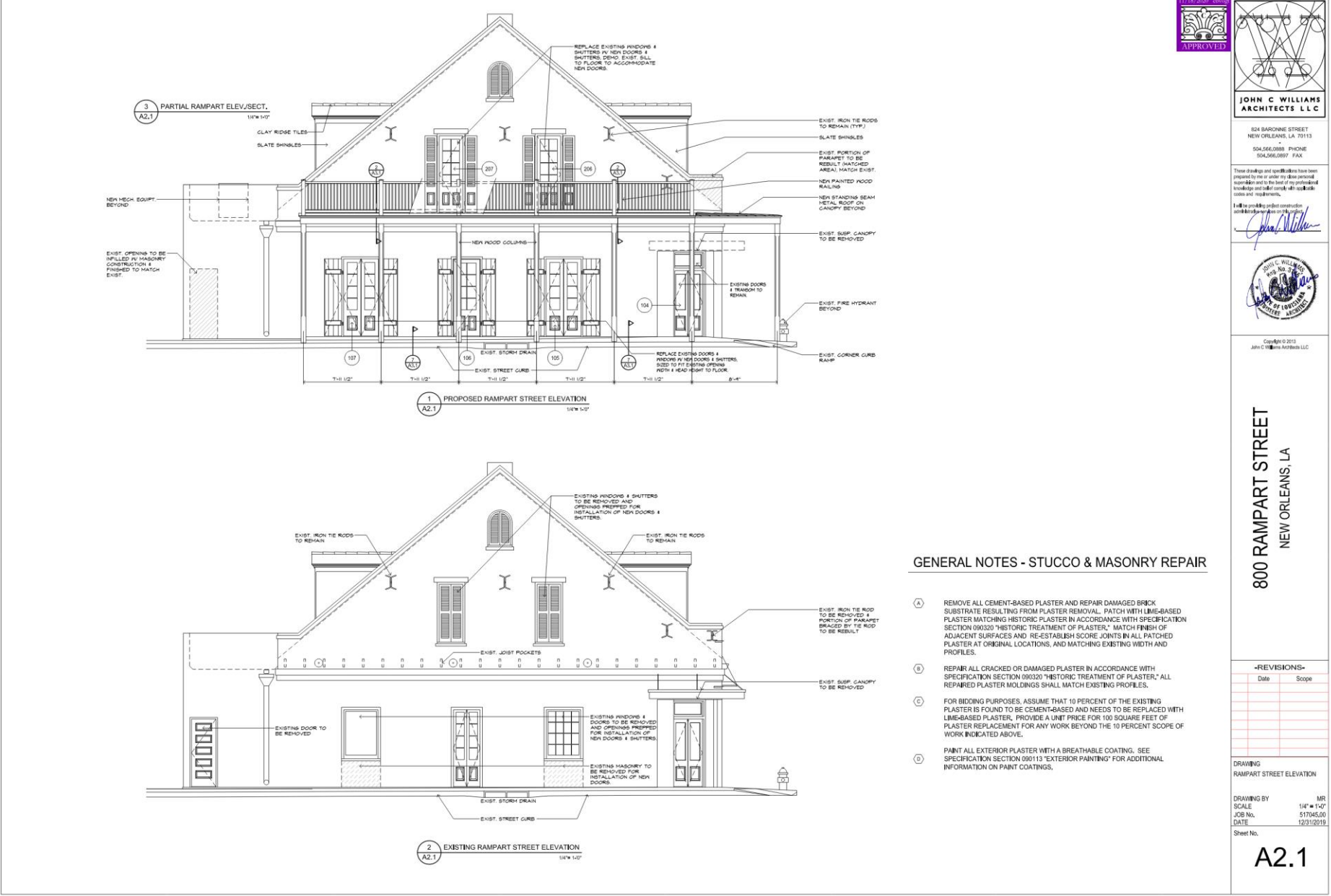


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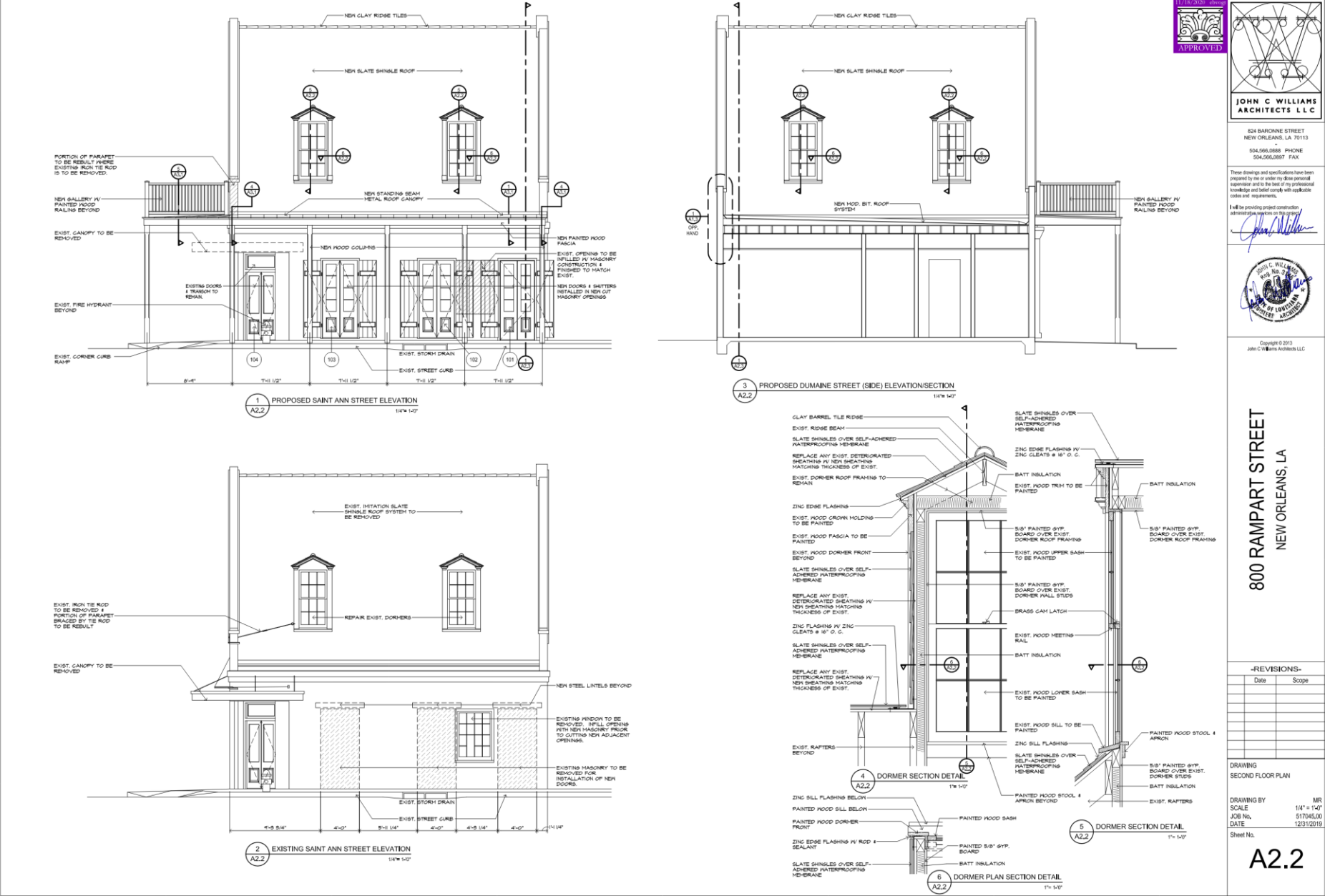
Vieux Carré Commission

July 20, 2022







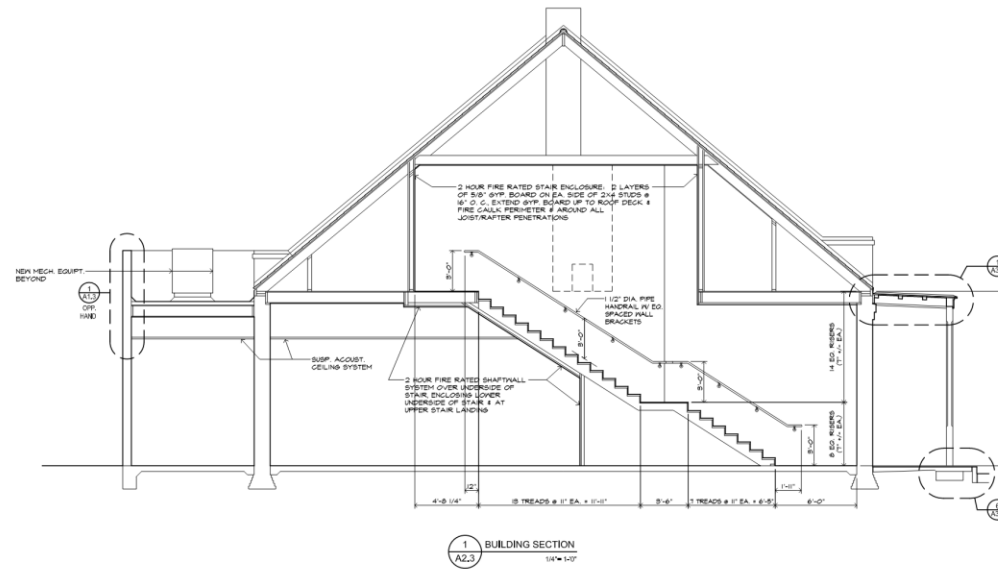


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Vieux Carré Commission

July 20, 2022



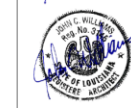


824 BARONNE STREET  
NEW ORLEANS, LA 70113  
504.566.0888 PHONE  
504.566.0897 FAX

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 be providing project construction administration services on this project.

John Wilbur



Copyright © 2013  
John C Williams Architects LLC

800 RAMPART STREET  
NEW ORLEANS, LA

[illegible]

DRAWING  
RAMPART STREET ELEVATION

DRAWING BY	MR
SCALE	1/4" = 1'-0"
JOB No.	517045.00
DATE	12/31/2019
Sheet No.	

A2.3

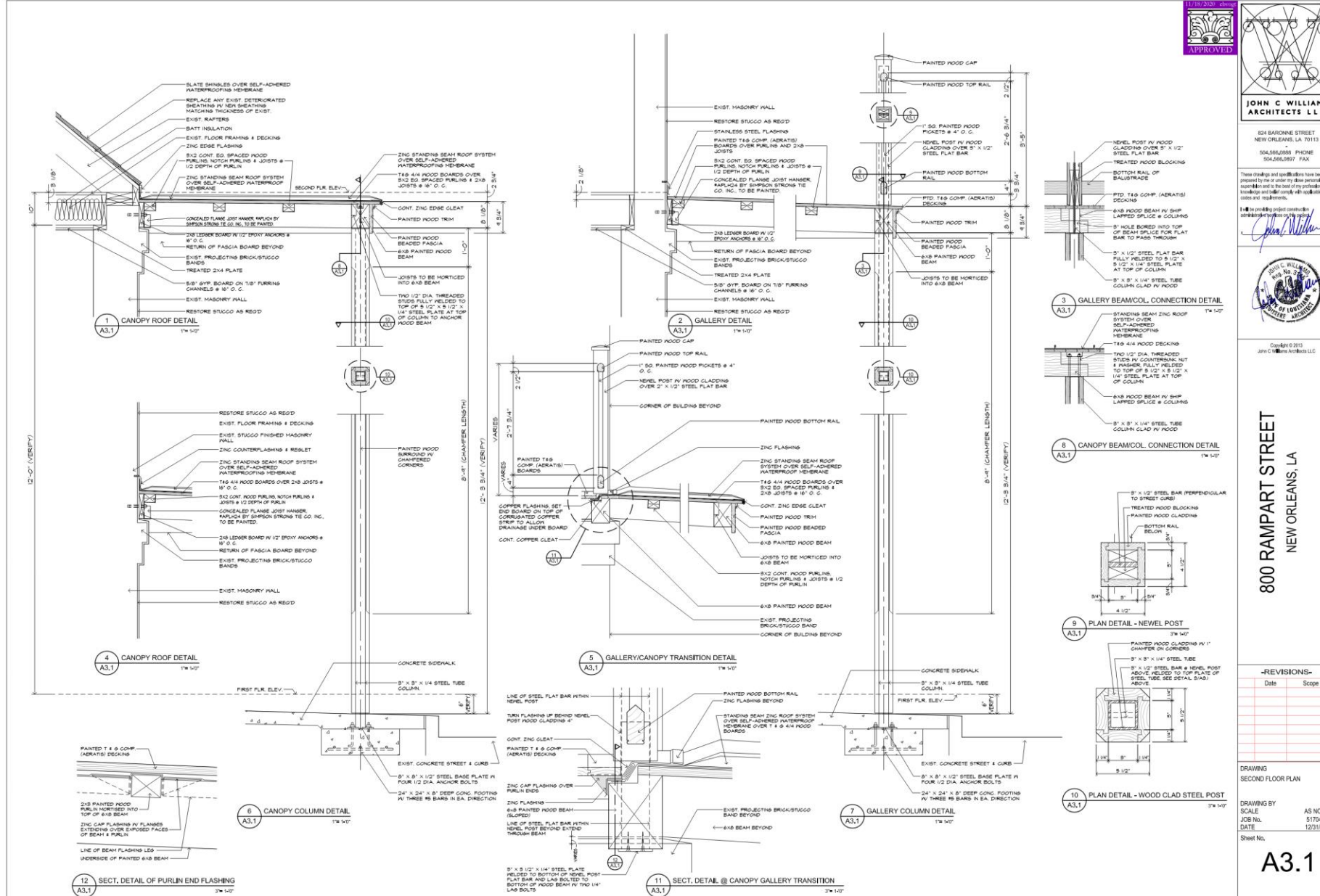
800 N. Rampart

## Vieux Carré Commission

July 20, 2022







800 N. Rampart

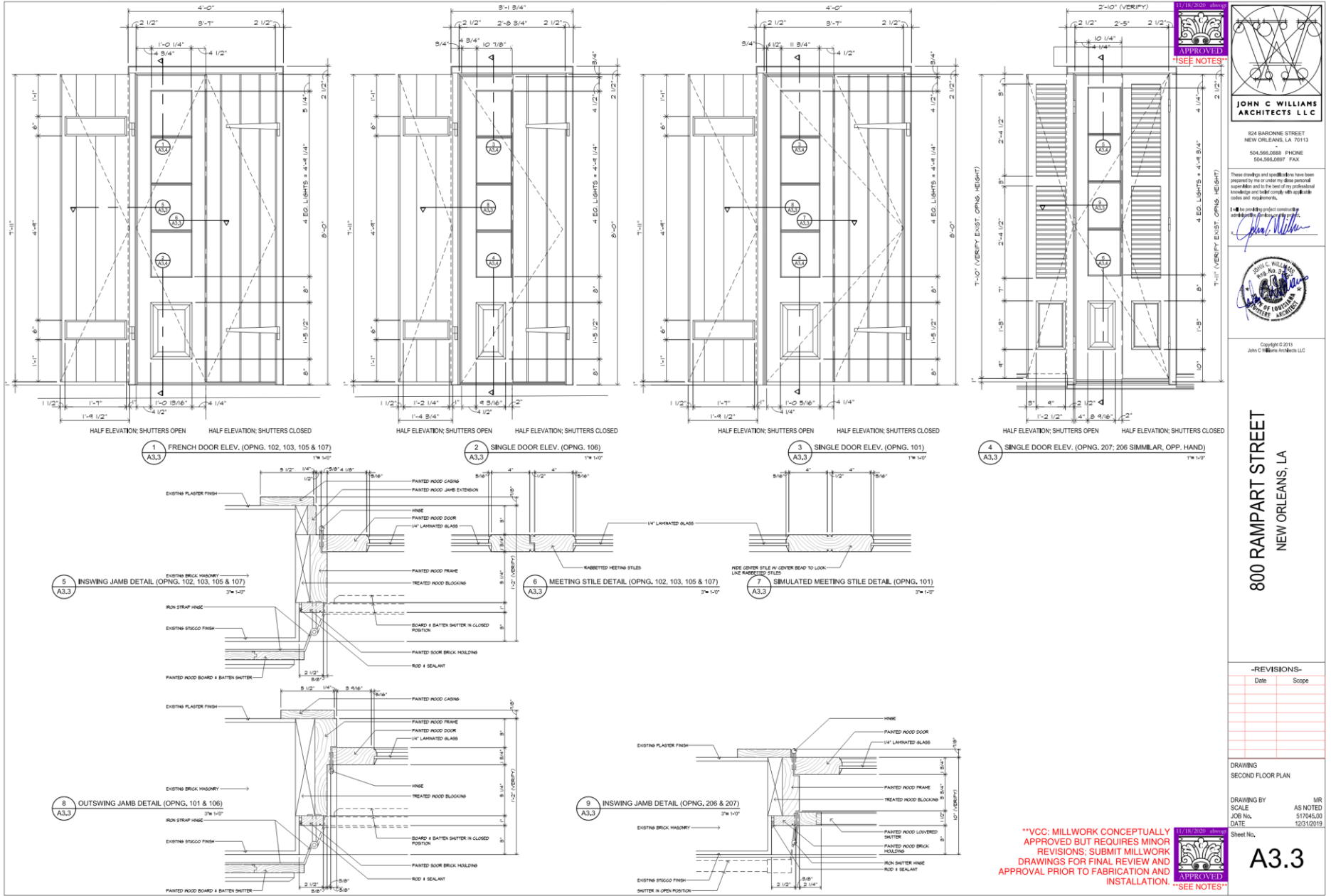
Vieux Carré Commission

July 20, 2022







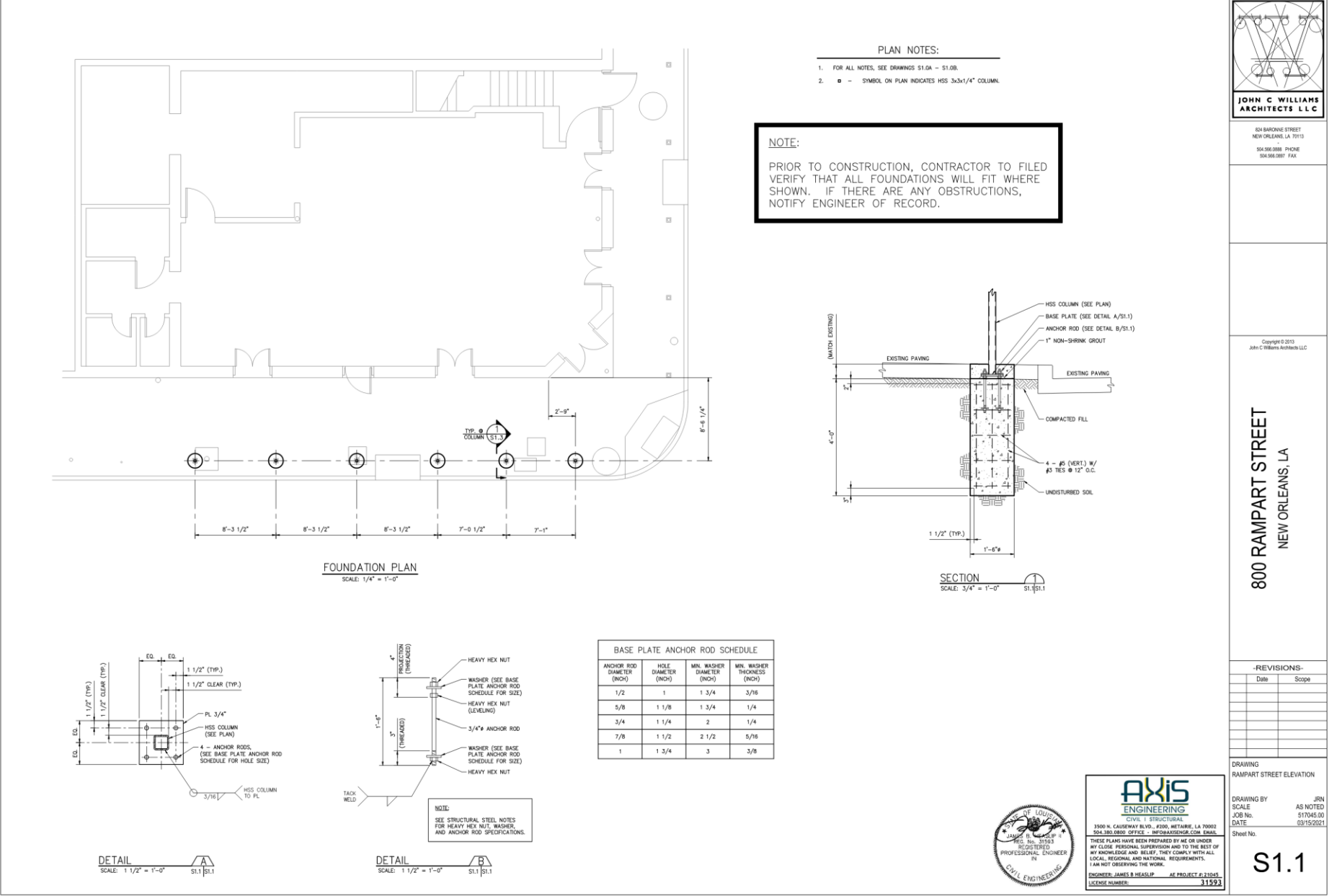


800 N. Rampart

Vieux Carré Commission

July 20, 2022





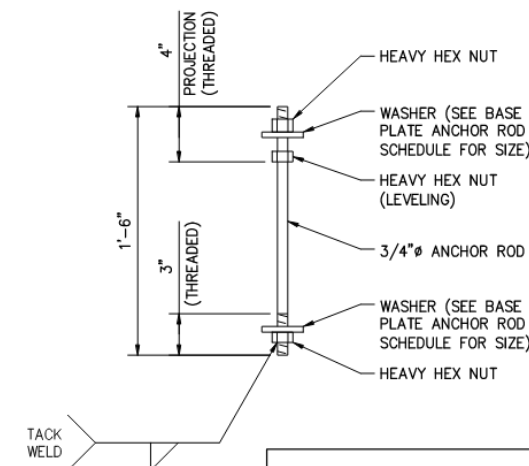
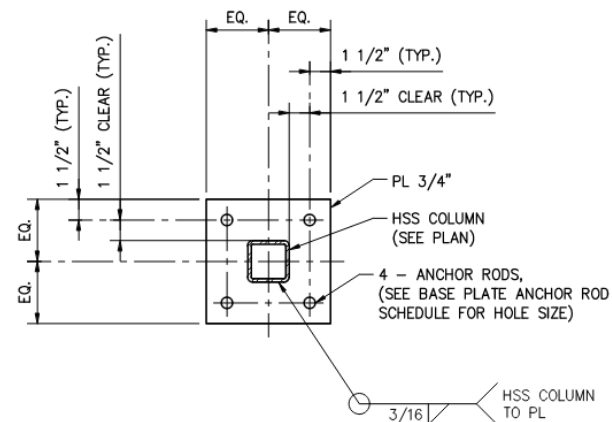
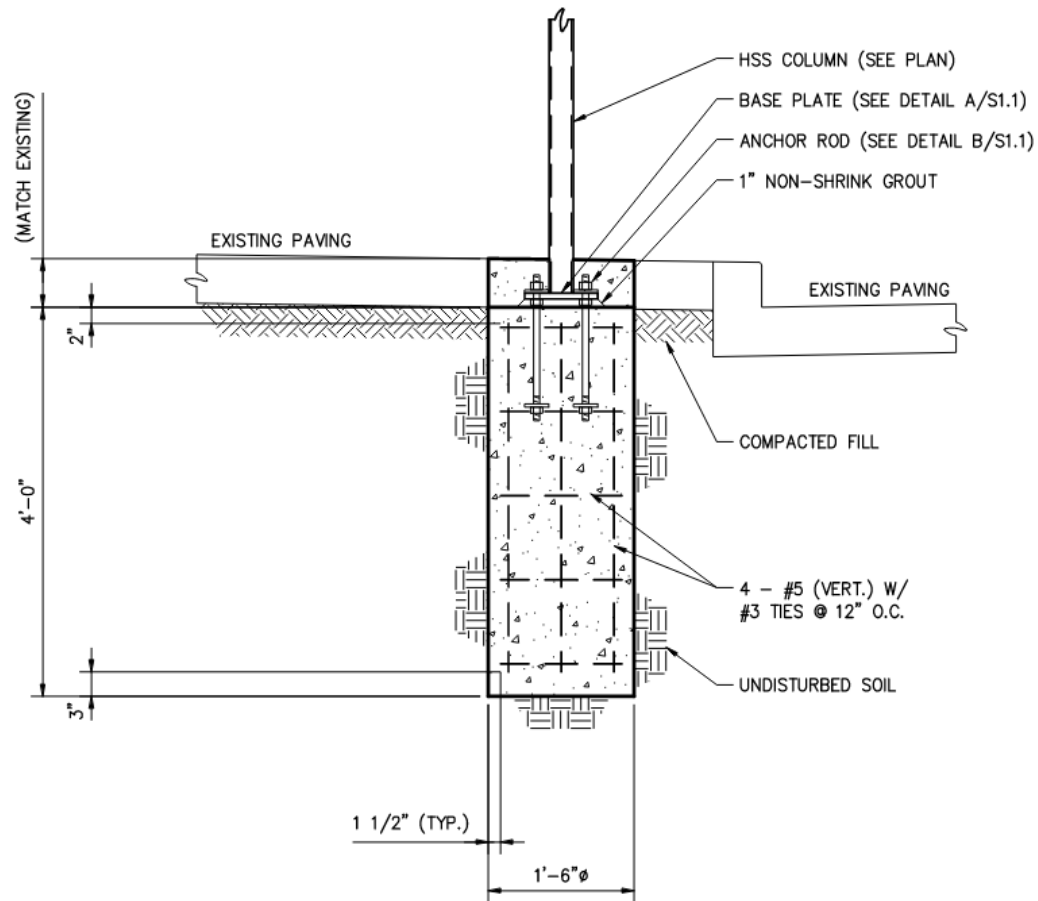
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Vieux Carré Commission

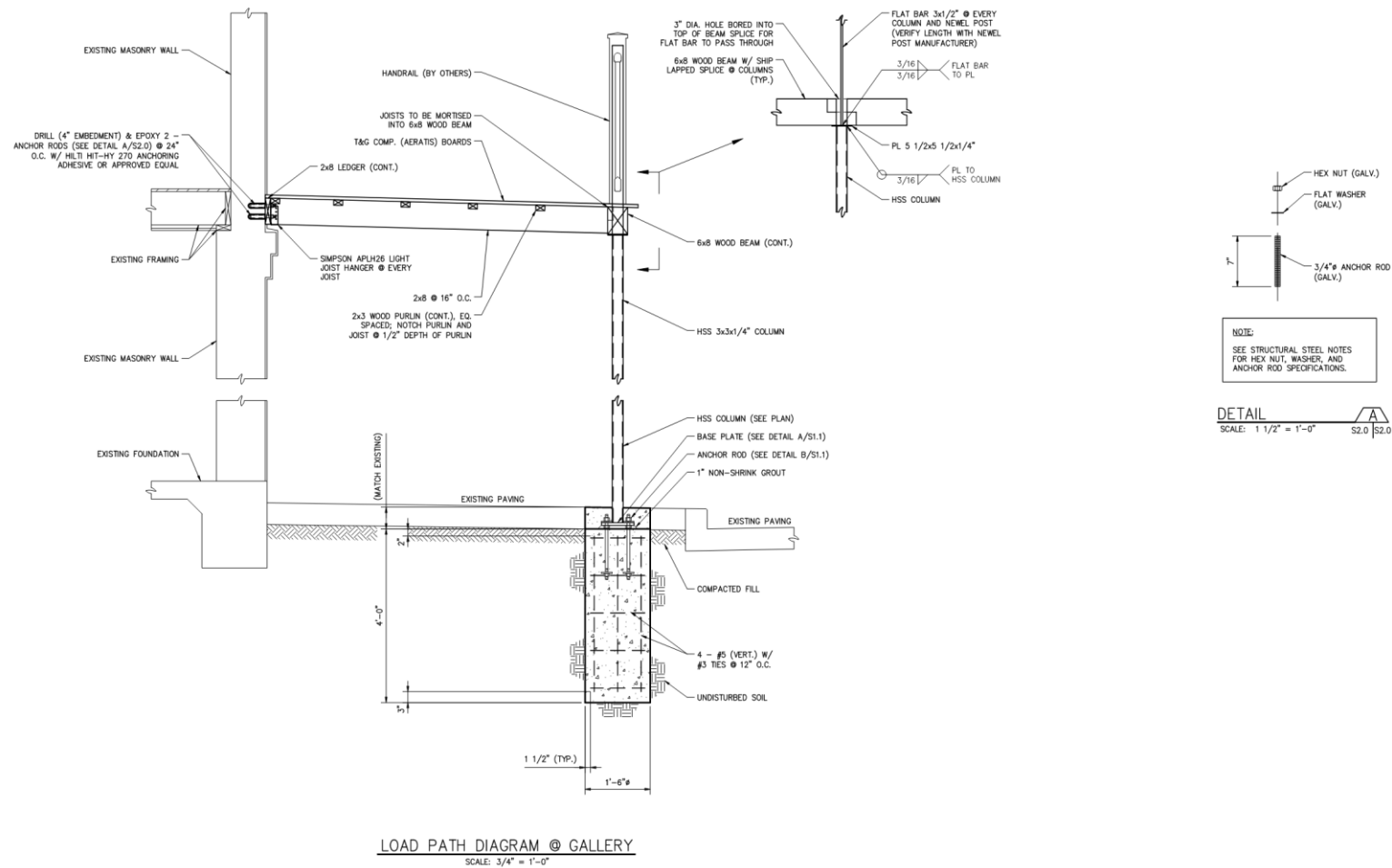
July 20, 2022







NOTE:  
SEE STRUCTURAL STEEL NOTES  
FOR HEAVY HEX NUT, WASHER,  
AND ANCHOR ROD SPECIFICATIONS.



800 N. Rampart

Vieux Carré Commission



July 20, 2022





June 27, 2022

City of New Orleans  
Department of Safety & Permits  
1300 Perdido St., Room 7E06  
New Orleans, LA 70112

Reference: 800 N Rampart St.  
New Orleans, La

On March 15, 2021, this office submitted structural drawings for a gallery addition to an existing building located at the above reference address to Williams Architects. During the plan review stage one structural issues arose concerning the structural integrity of the building and the ability of the building to withstand the added dead and live loading of the gallery.

The issue concerning the building was as follows, 'Extensive time has gone by since initial review, and it has been known that structural repairs will be needed on the N. Rampart masonry wall. Meanwhile, the building has continued to deteriorate due to continuing demolition by neglect. In light of these facts, VCC staff is requesting an updated engineer's report based on a recent inspection confirming that the building can carry the necessary dead and live loads for a gallery.' The new structure was designed with auger cast-in-place concrete piles to support the added 3-inch steel columns and steel plate joists and wood decking similar to typical New Orleans type galleries. Past photos show the building had a gallery at one time therefore the building is able to support the added dead and live loading of the gallery. We originally inspected the building in 2020 and re-inspected the building on Friday June 24, 2022 after the request by Mr. John Williams. The building is structurally sounds as a whole, during construction all damaged or deteriorated wood framing shall be replaced in-kind and all masonry walls tuck pointed as needed to restore the original structural integrity of the building. This office is to be contacted as needed during construction to ensure all repairs are performed as per all city and state building codes.

All new construction was designed in compliance with the 2015 International Building Code, ACI 318-05 Building Code Requirements for Structural Concrete and ASCE 7-10 Minimum Design Loads for Buildings and Other Structures.

Sincerely,



James B. Heaslip II, P.E.

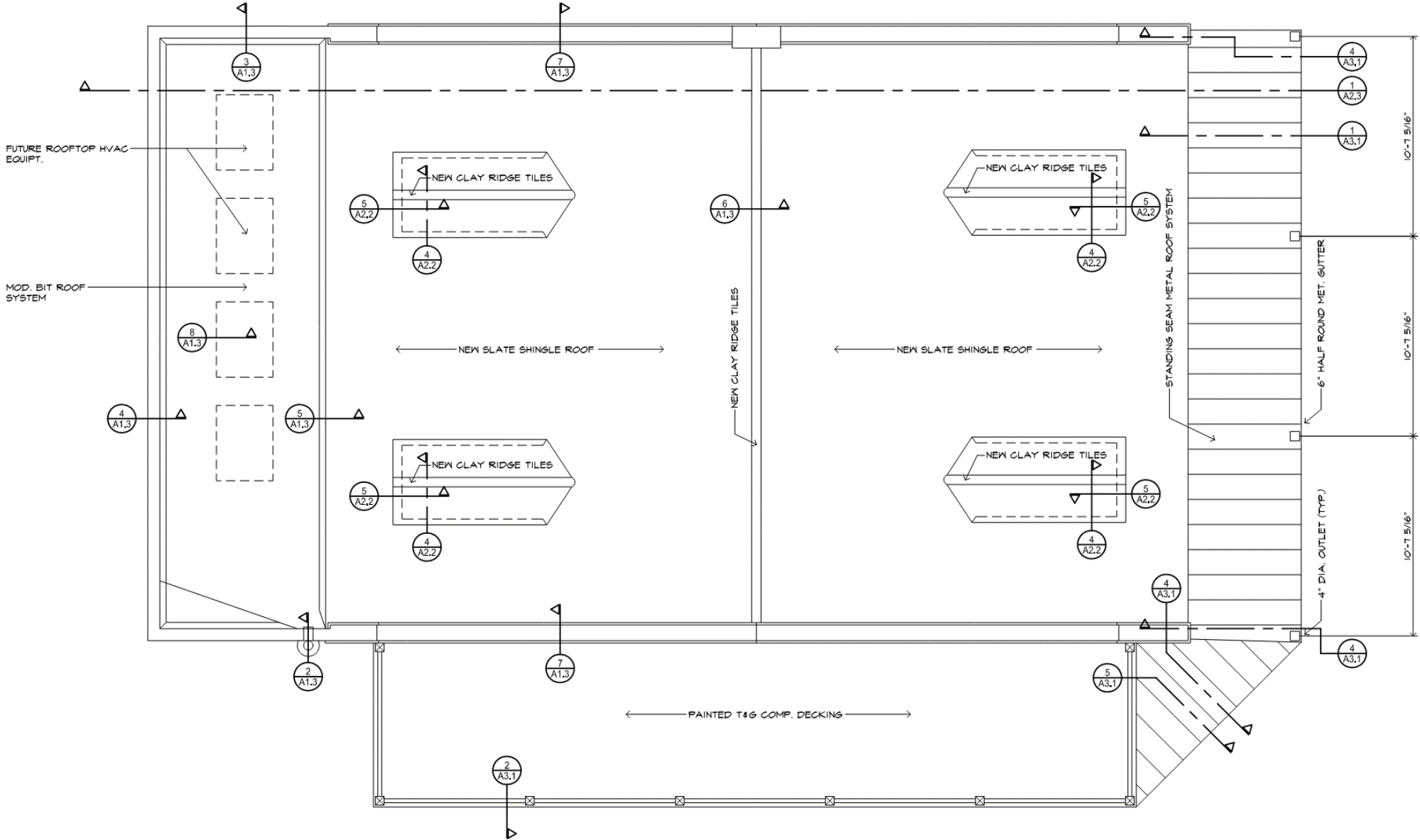


800 N. Rampart

Vieux Carré Commission

July 20, 2022





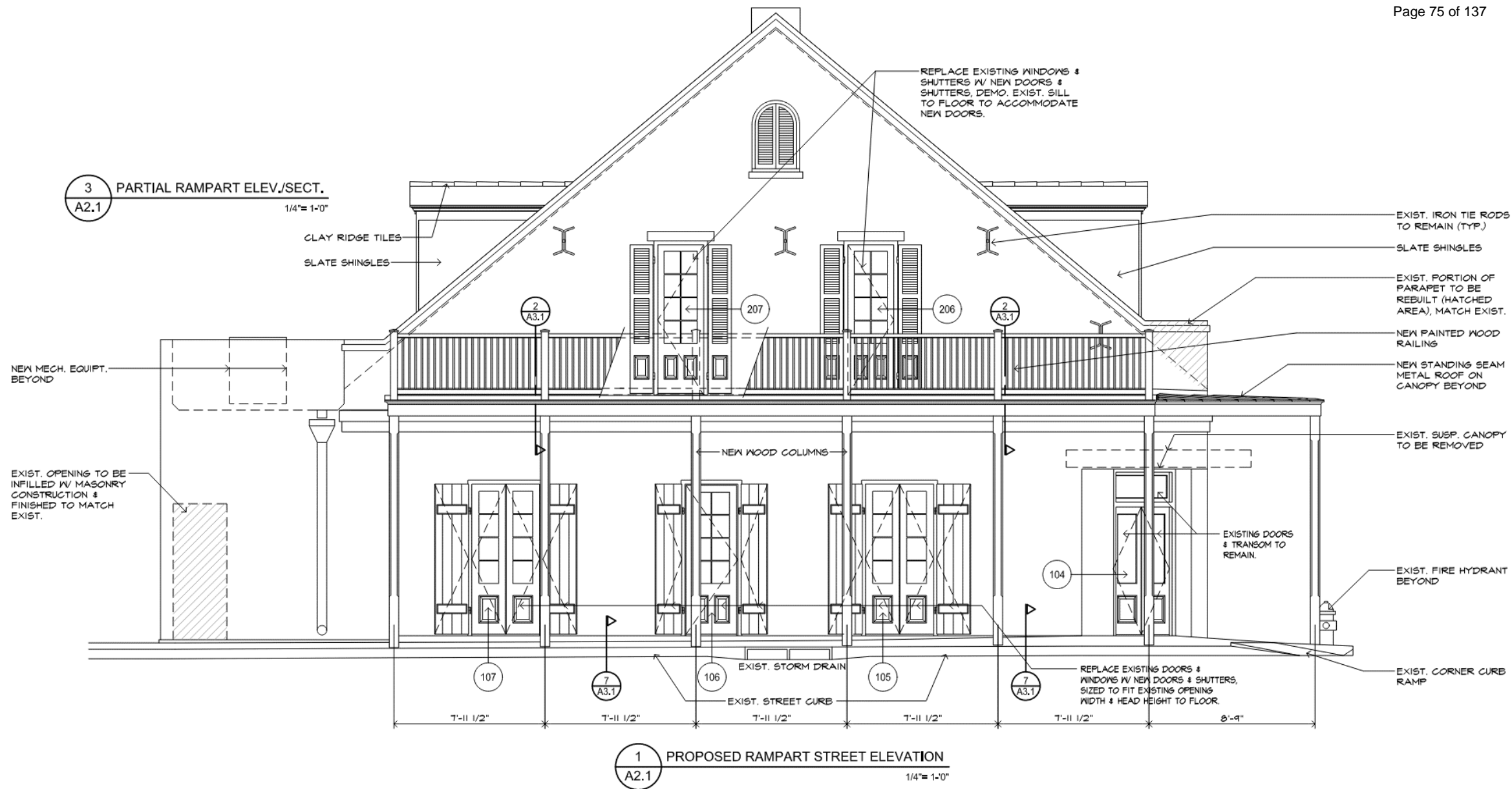
800 N. Rampart

Vieux Carré Commission

July 20, 2022





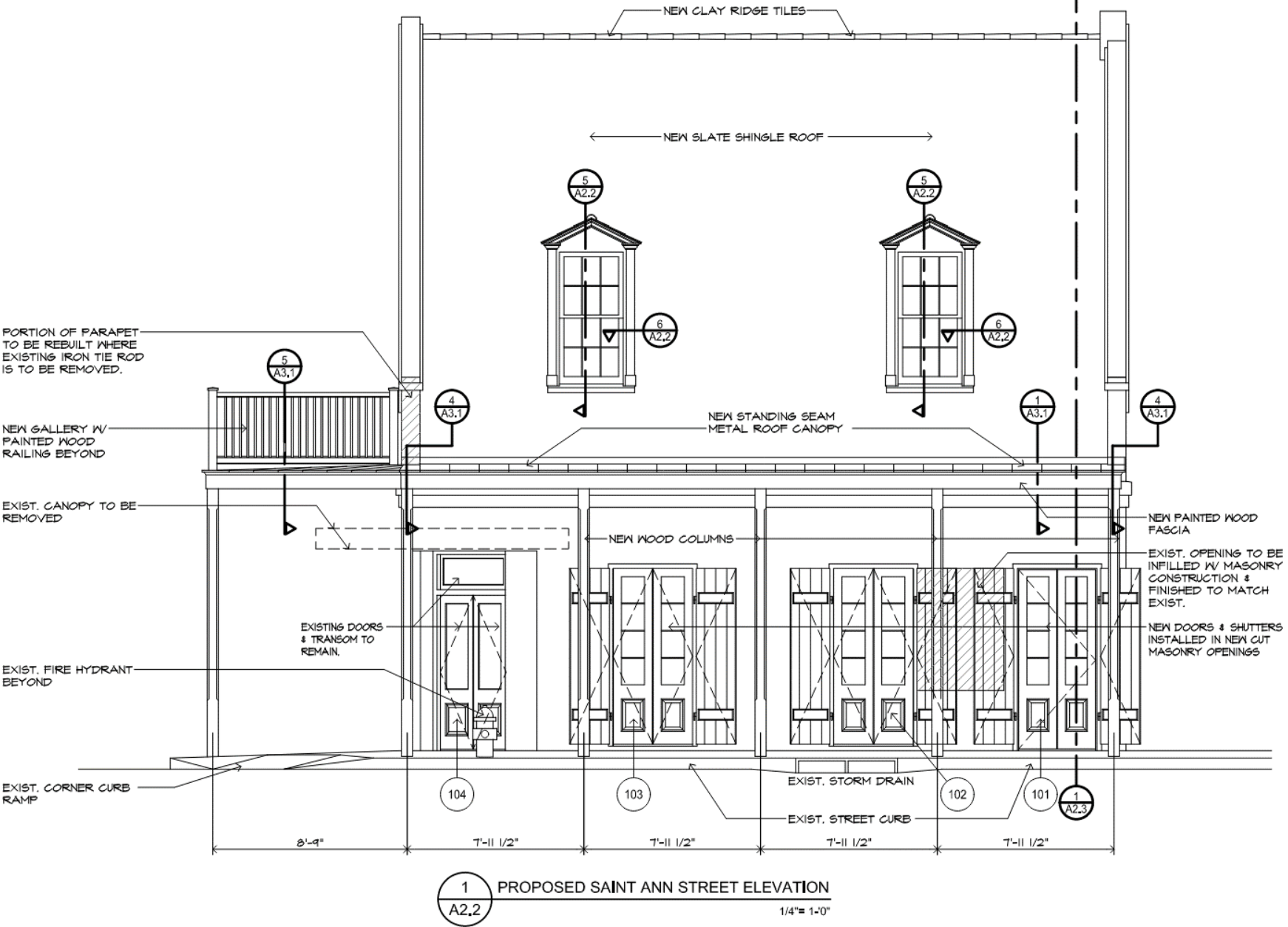


800 N. Rampart

Vieux Carré Commission

July 20, 2022





800 N. Rampart

Vieux Carré Commission

July 20, 2022







800 N. Rampart – 06/2022

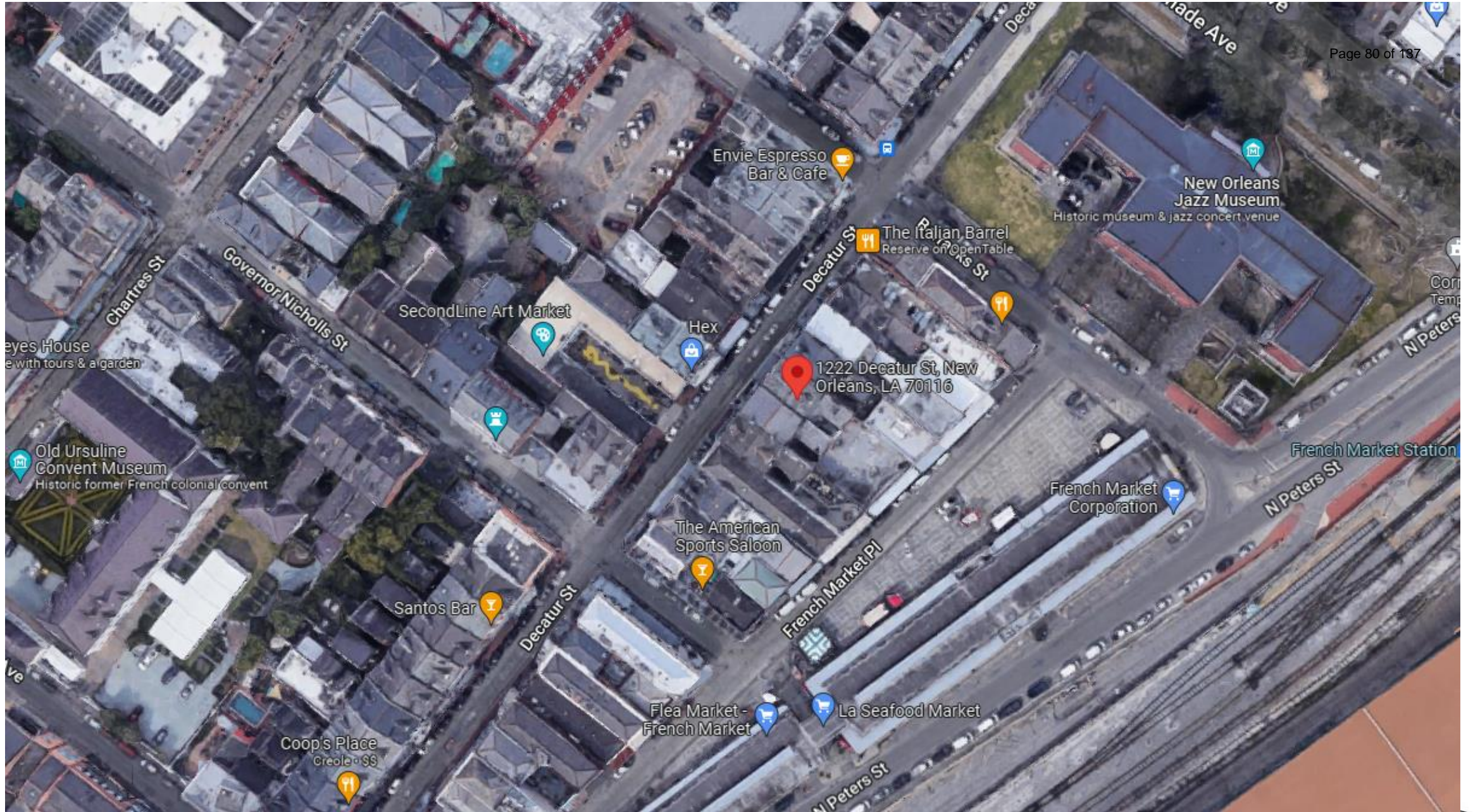
# Change of Use





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 fleur-de-lis, which is a heraldic symbol consisting of three stylized leaves or petals arranged in a symmetrical pattern.

**1222 Decatur**



1222 Decatur

Vieux Carré Commission

July 20, 2022







1222 Decatur, 1948

Vieux Carré Commission

July 20, 2022





1222 Decatur

Vieux Carré Commission

08 29 2018

July 20, 2022







1222 Decatur

Vieux Carré Commission

08 29 2018

July 20, 2022







1222 Decatur

Vieux Carré Commission

06 23 2022

July 20, 2022







1222 Decatur

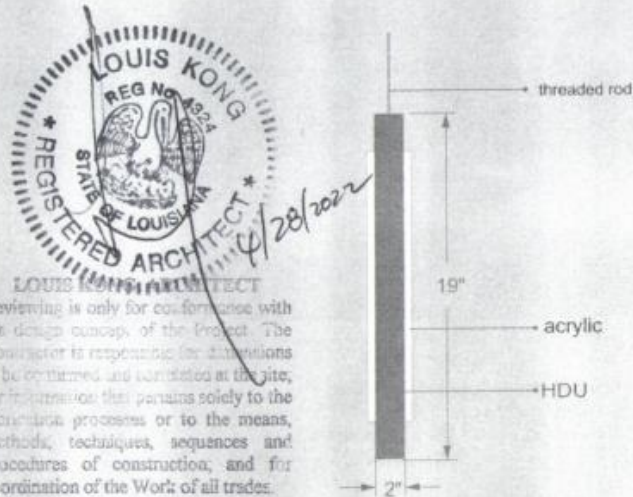
Vieux Carré Commission

06 23 2022

July 20, 2022







Facade length 26'

WINDLOAD: 140 mph

Signage shall meet requirements of 2015 IBC Appendix H and related chapters.

Signage shall meet requirements of ASCE 7.

These plans and specifications have been prepared by or under close personal supervision and, to the best of my knowledge and belief, they comply with all city requirements, and that I am not generally administering the work.



PROJECT MANAGER: Danil Khutorianskii

2545 Banks St., New Orleans, LA 70119

504-434-5543 /// nolasignshop@gmail.com

www.nolasignshop.com

COMPANY: Tru Barber Tattoo

NAME: Doe Williams

EMAIL: doryon60@gmail.com

PHONE NUMBER: (985) 855-3044

PRODUCT: Double-sided sign

MATERIALS: HDU

MOUNT: Hardware

REVISION LOG: 04.25.2022

1222 Decatur

Vieux Carré Commission

July 20, 2022







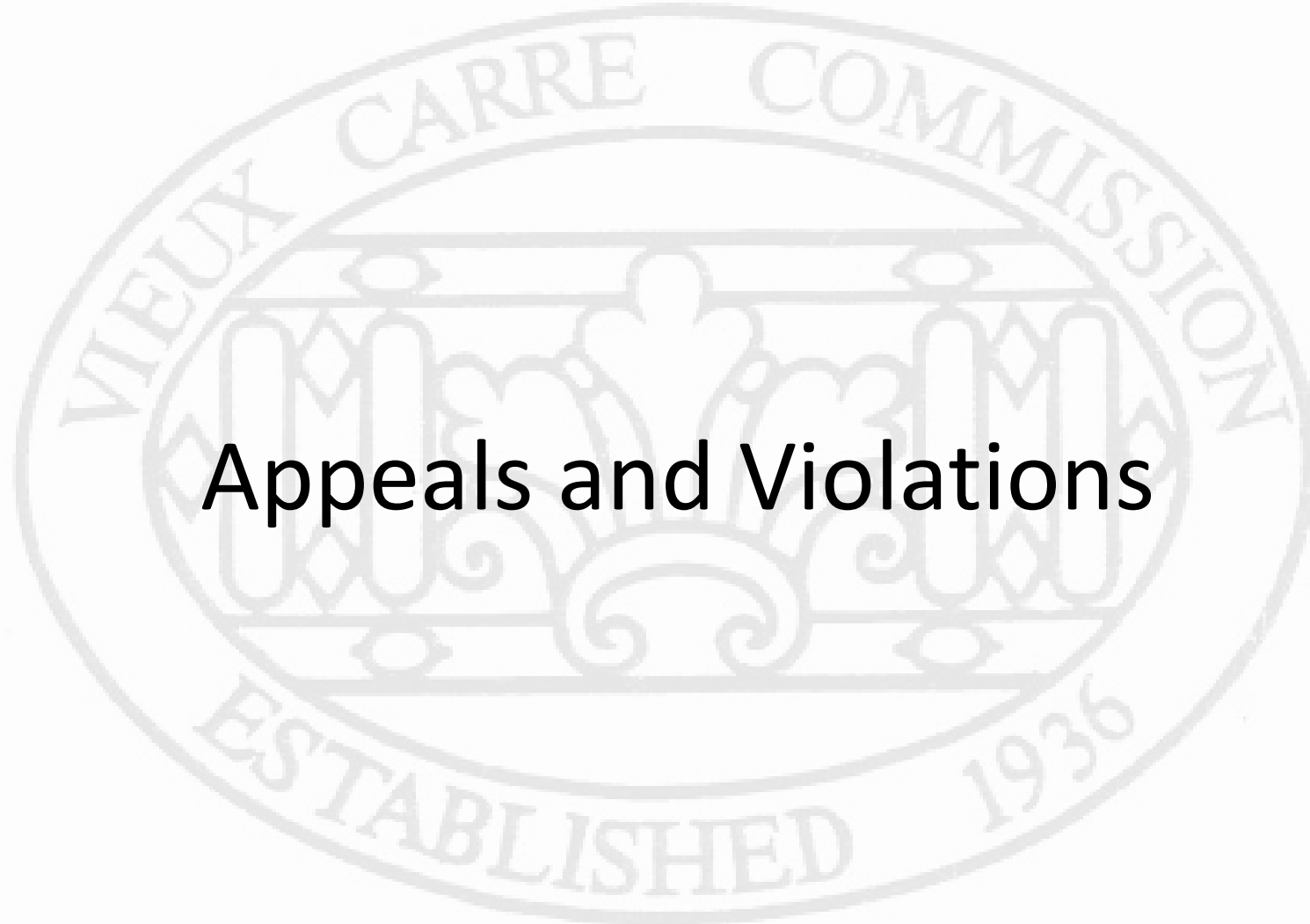
1222 Decatur

Vieux Carré Commission

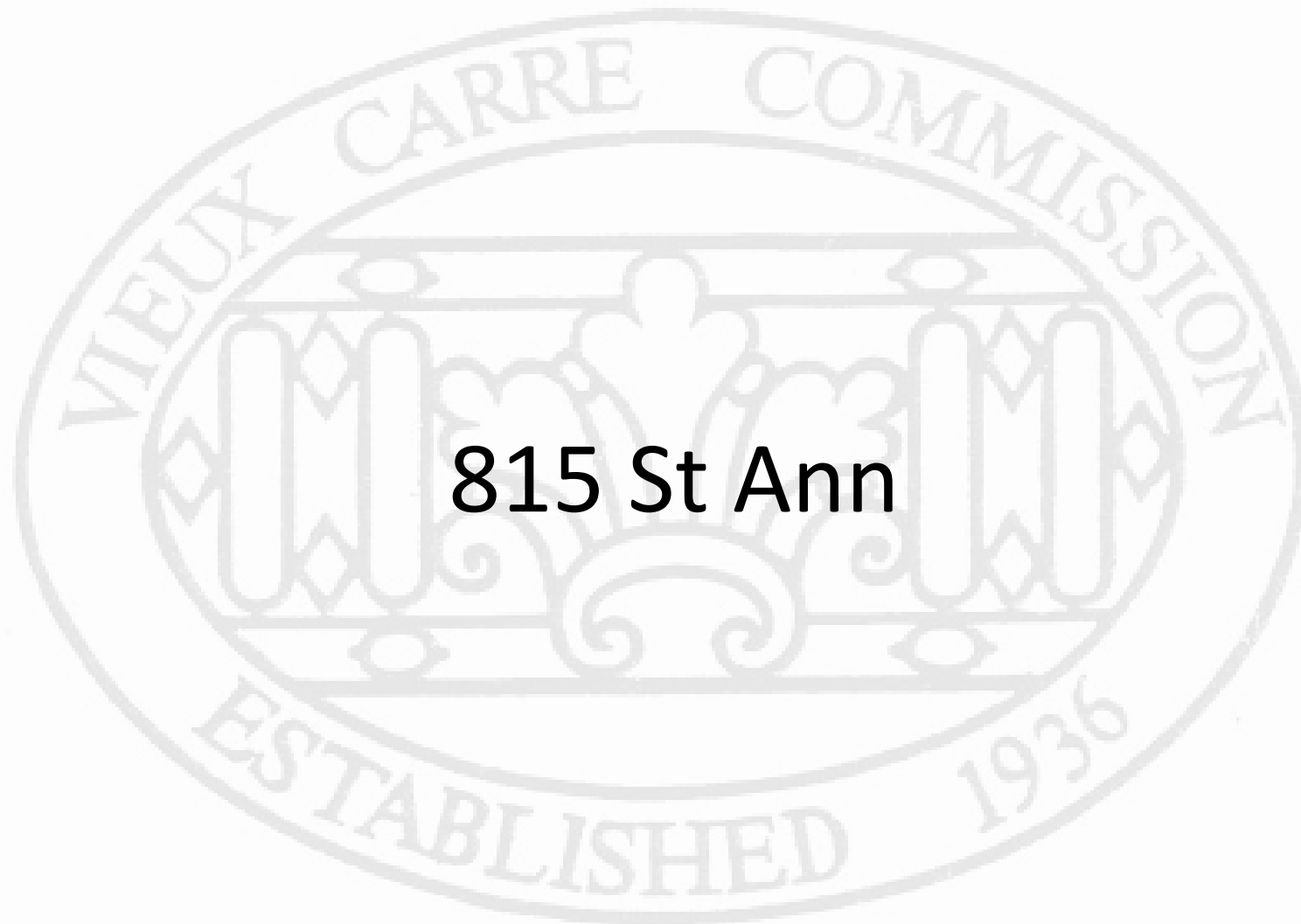
July 20, 2022



# Appeals and Violations

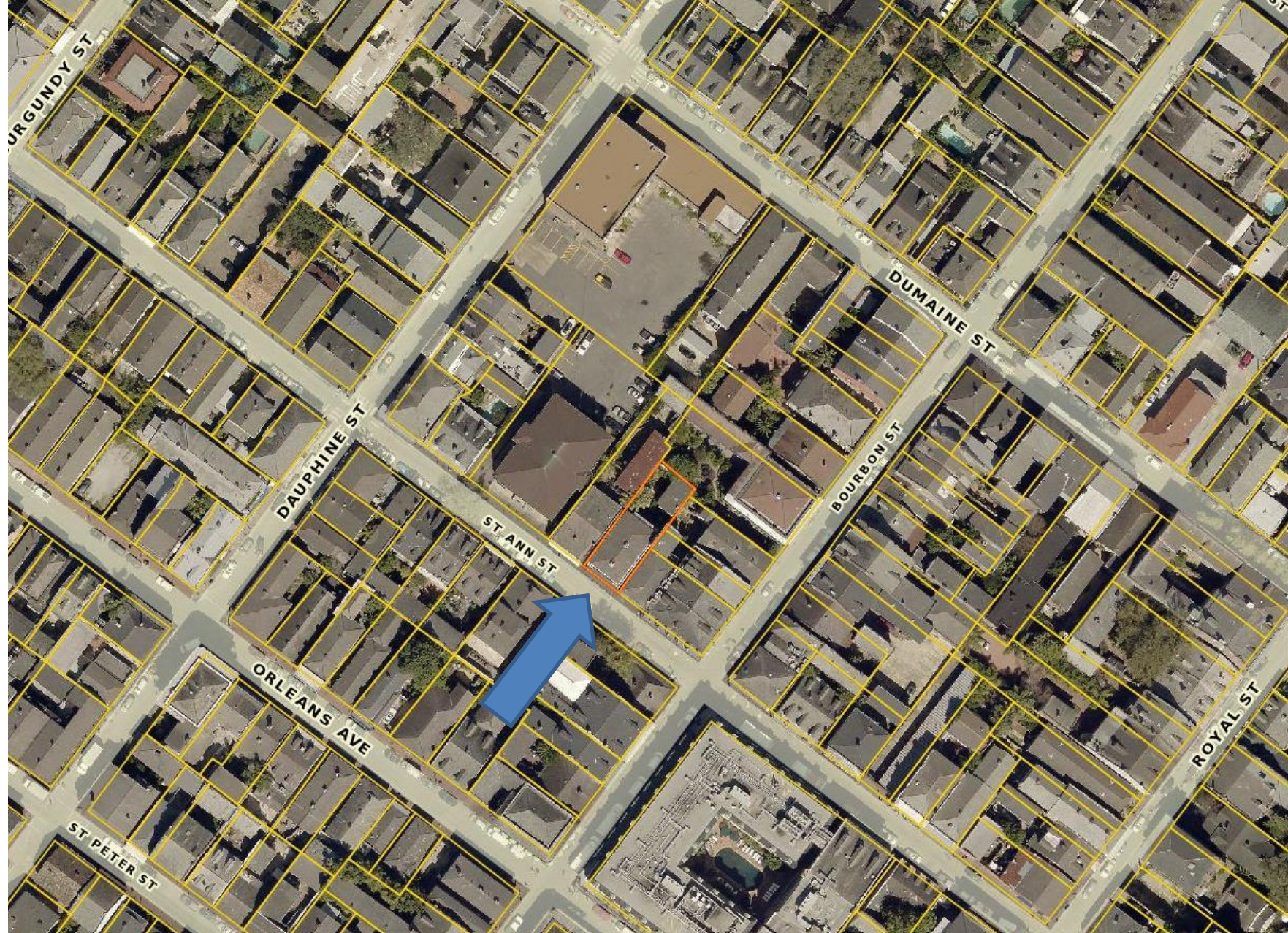






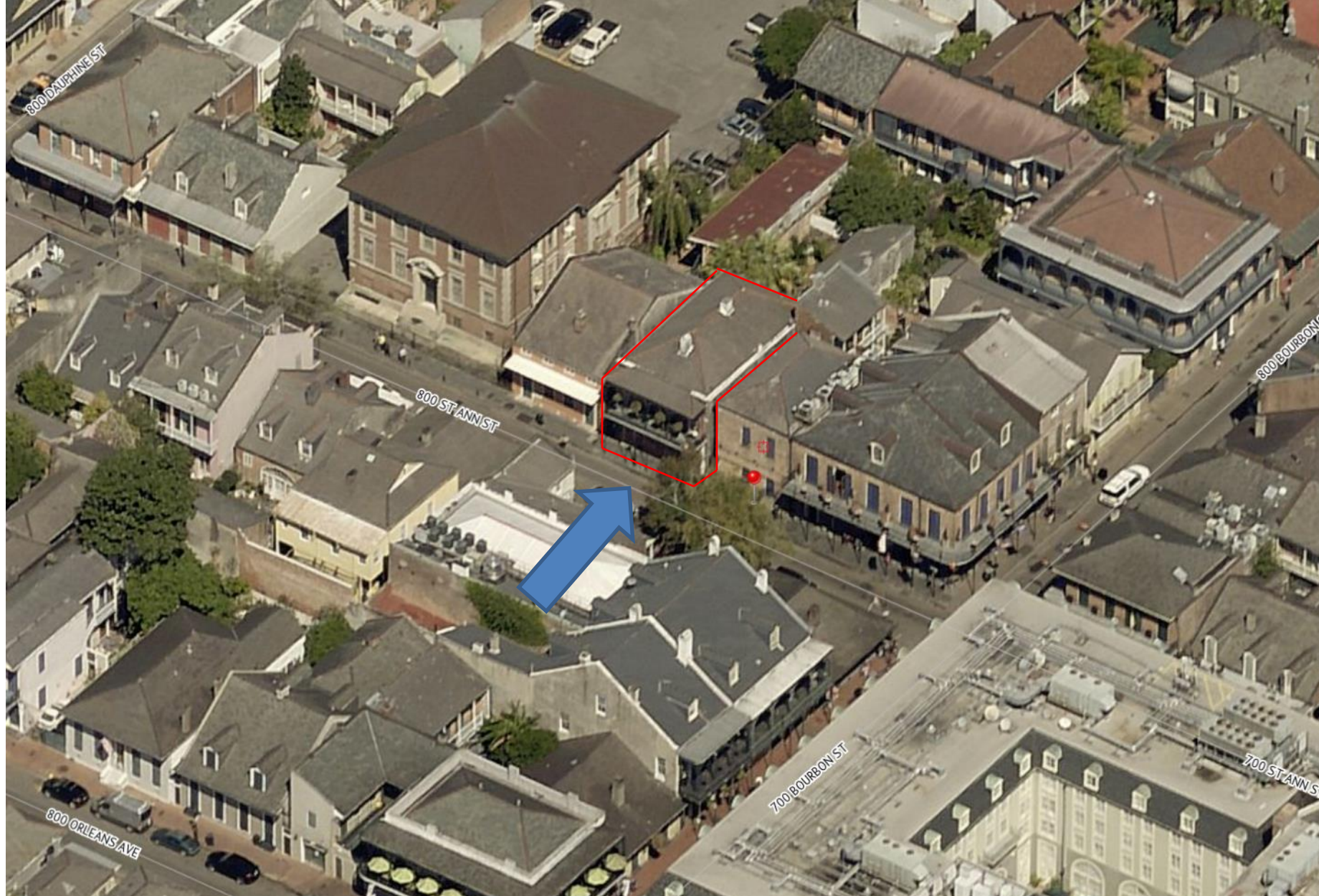
815 St Ann





815 St. Ann





815 St. Ann





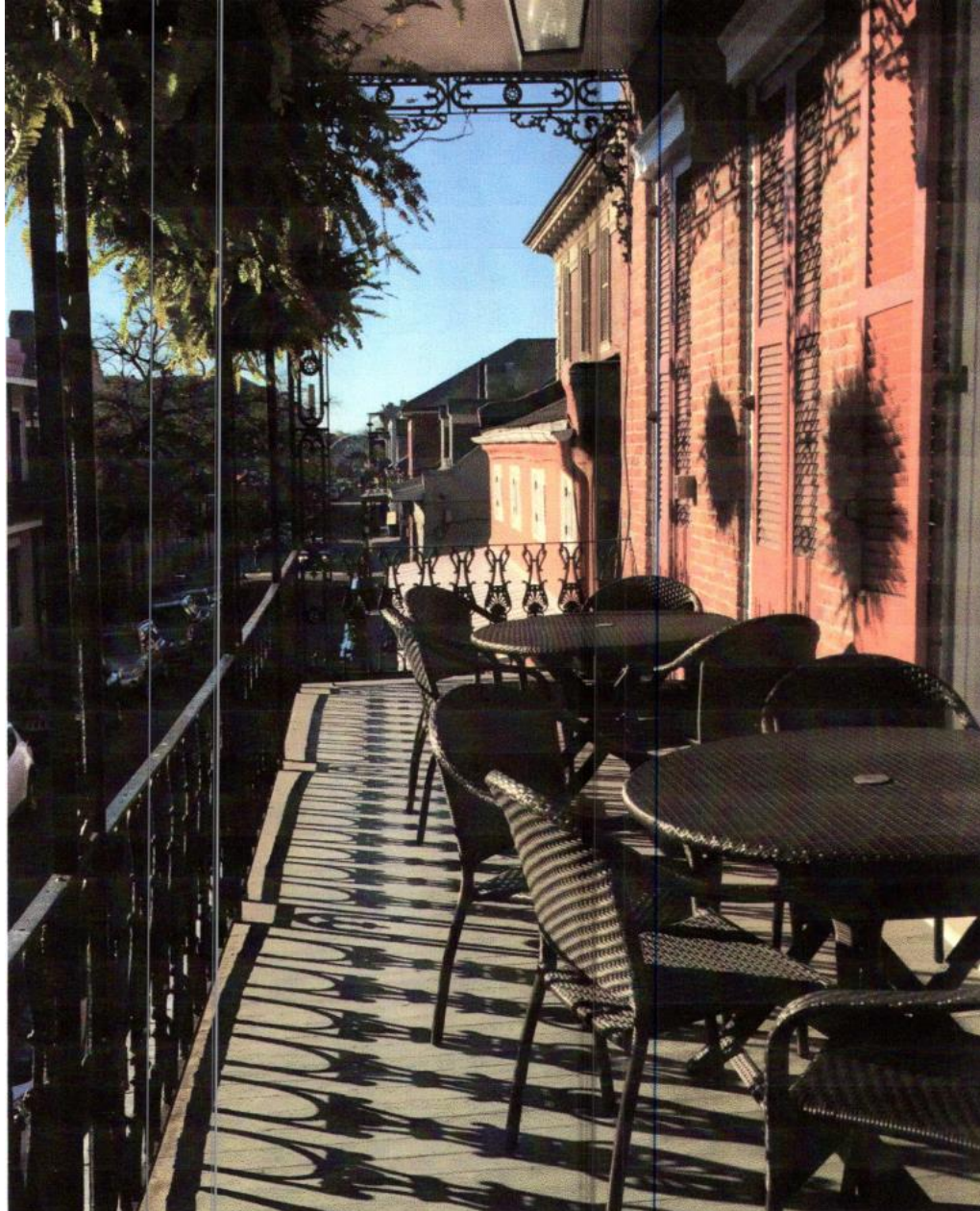
815 St. Ann





815 St. Ann - 1974





815 St. Ann

Vieux Carré Commission

July 20, 2022







815 St. Ann

Vieux Carré Commission

July 20, 2022







815 St. Ann

Vieux Carré Commission

July 20, 2022





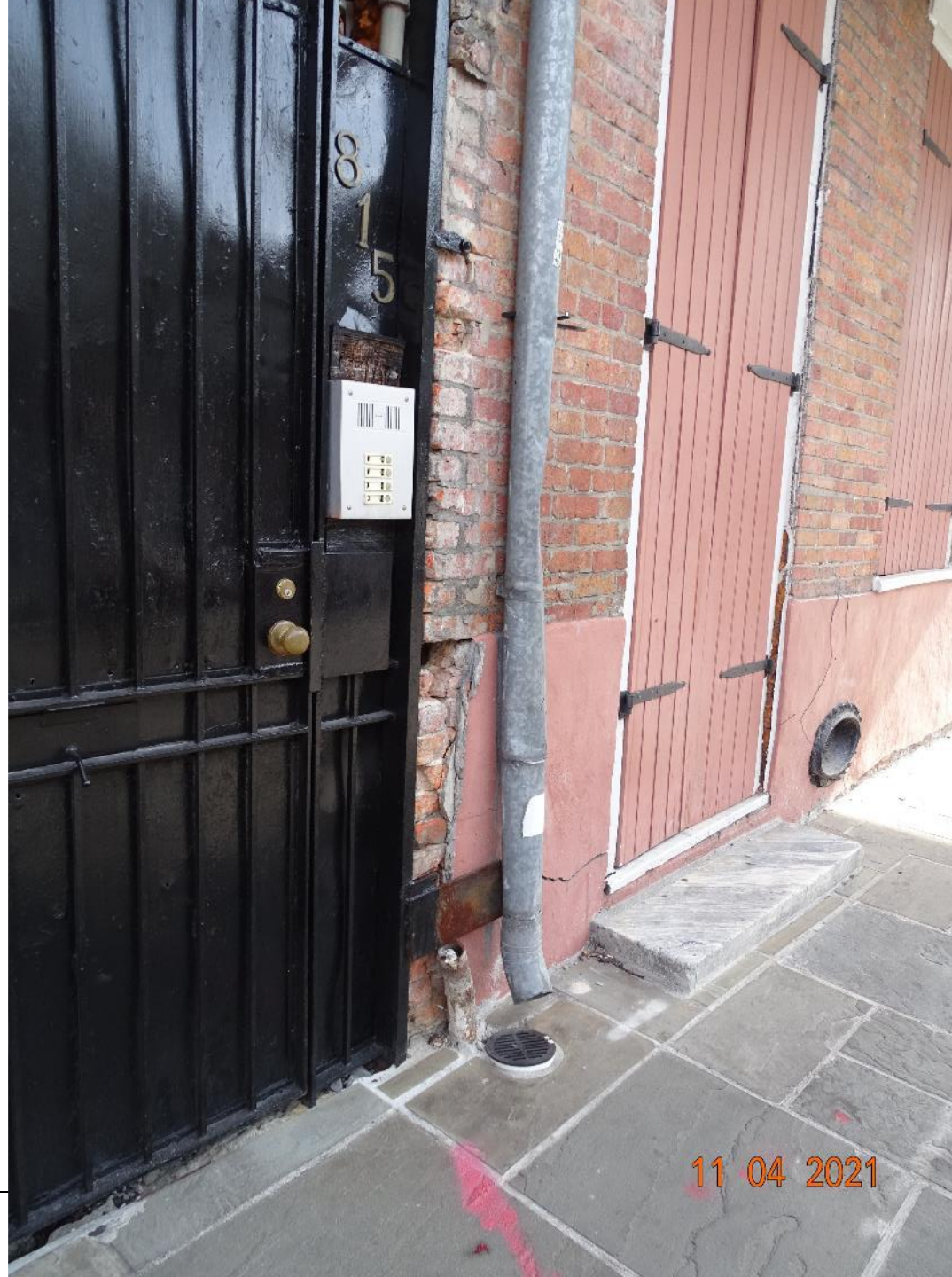


815 St. Ann

Vieux Carré Commission

July 20, 2022





815 St. Ann

Vieux Carré Commission

July 20, 2022







815 St. Ann

Vieux Carré Commission

July 20, 2022







815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior  
Vieux Carré Commission

11 04 2021

July 20, 2022





815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior

Vieux Carré Commission

July 20, 2022





11 04 2021

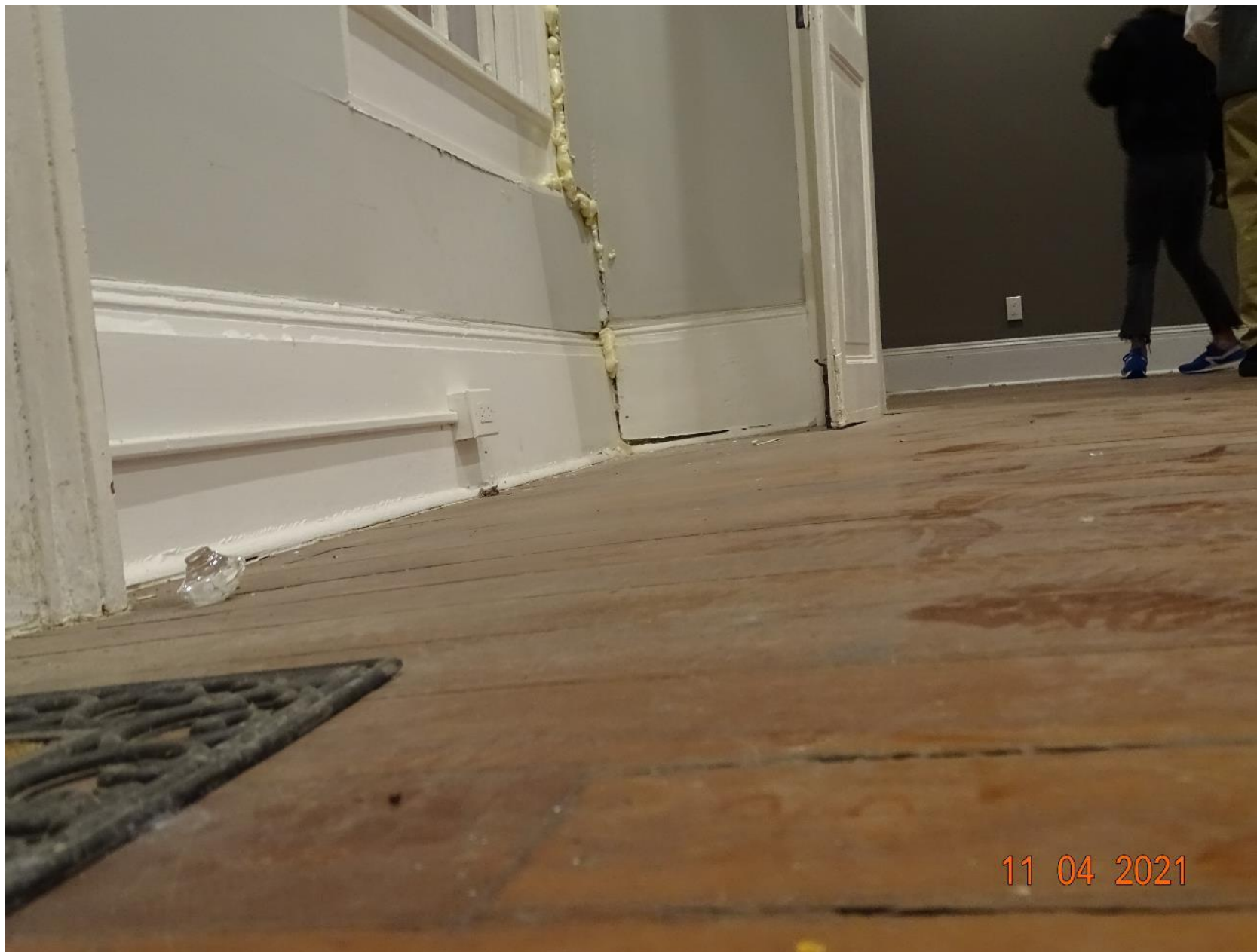
815 St. Ann – 1<sup>st</sup> Floor Interior

Vieux Carré Commission

July 20, 2022







815 St. Ann – 1<sup>st</sup> Floor Interior



815 St. Ann – 1<sup>st</sup> Floor Interior  
Vieux Carré Commission

11 04 2021

July 20, 2022





815 St. Ann – 1<sup>st</sup> Floor Interior  
Vieux Carré Commission



11 04 2021

July 20, 2022





815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior



815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior



815 St. Ann – 1<sup>st</sup> Floor Interior



815 St. Ann – 1<sup>st</sup> Floor Interior  
Vieux Carré Commission



02 17 2022

July 20, 2022





815 St. Ann – 1<sup>st</sup> Floor Interior  
Vieux Carré Commission

02 17 2022

July 20, 2022







815 St. Ann – 1<sup>st</sup> Floor Interior



815 St. Ann – 1<sup>st</sup> Floor Interior





815 St. Ann – 1<sup>st</sup> Floor Interior

815 St. Ann – 2<sup>nd</sup> Floor Interior  
Vieux Carré Commission



11 04 2021

July 20, 2022







815 St. Ann – 2<sup>nd</sup> Floor Interior

Vieux Carré Commission

July 20, 2022





815 St. Ann – 2<sup>nd</sup> Floor Interior





11 04 2021

815 St. Ann – 2<sup>nd</sup> Floor Interior

Vieux Carré Commission

July 20, 2022



815 St. Ann – 2<sup>nd</sup> Floor Exterior  
Vieux Carré Commission



July 20, 2022







815 St. Ann – 2<sup>nd</sup> Floor Exterior  
Vieux Carré Commission

02 17 2022

July 20, 2022







815 St. Ann – 2<sup>nd</sup> Floor Exterior





815 St. Ann – 2<sup>nd</sup> Floor Exterior  
Vieux Carré Commission

02 17 2022

July 20, 2022







815 St. Ann – 2<sup>nd</sup> Floor Exterior





815 St. Ann

Vieux Carré Commission

July 20, 2022







815 St. Ann

Vieux Carré Commission

04 18 2022

July 20, 2022







Established 1840  
PHONE 504-488-2671 \* FAX 504-482-2862  
3319 ORLEANS AVENUE \* P.O. BOX 19737  
NEW ORLEANS, LA 70179-0737  
[www.abrybrothers.com](http://www.abrybrothers.com)  
LA CONTRACTORS LICENSE NO. 26319

May 18, 2021

William Wolf  
Yazoo Restorations, LLC  
7611 Maple St  
New Orleans, LA 70118

An initial inspection was conducted at: **815 St. Ann Street NOLA 70116**

As per your request, a visual inspection was conducted at the above address. The purpose of the inspection was to develop a cost estimate for structural shoring at the site.

We are pleased to quote a cost range of \$65,000.00 to \$68,000.00.

The price is based on the following scope of work:

- ❖ Shoring the interior framing from the ground up to the roof, the balcony and the balcony roof to allow removal of the front masonry wall. The removal is to be done by others.
- ❖ Installing a new foundation under the removed wall.

The quote **does not include** the demo or removal of the wall or any finishes that need to be replaced. It **does not include** rebuilding of the wall.

If you should require further information and/or a contract to make the necessary repairs, please let us know.

Thank you for contacting **ABRY BROTHERS, INC.** for your raising/shoring/leveling requirements.

Sincerely,

H. Greg Abry

815 St. Ann

Vieux Carré Commission

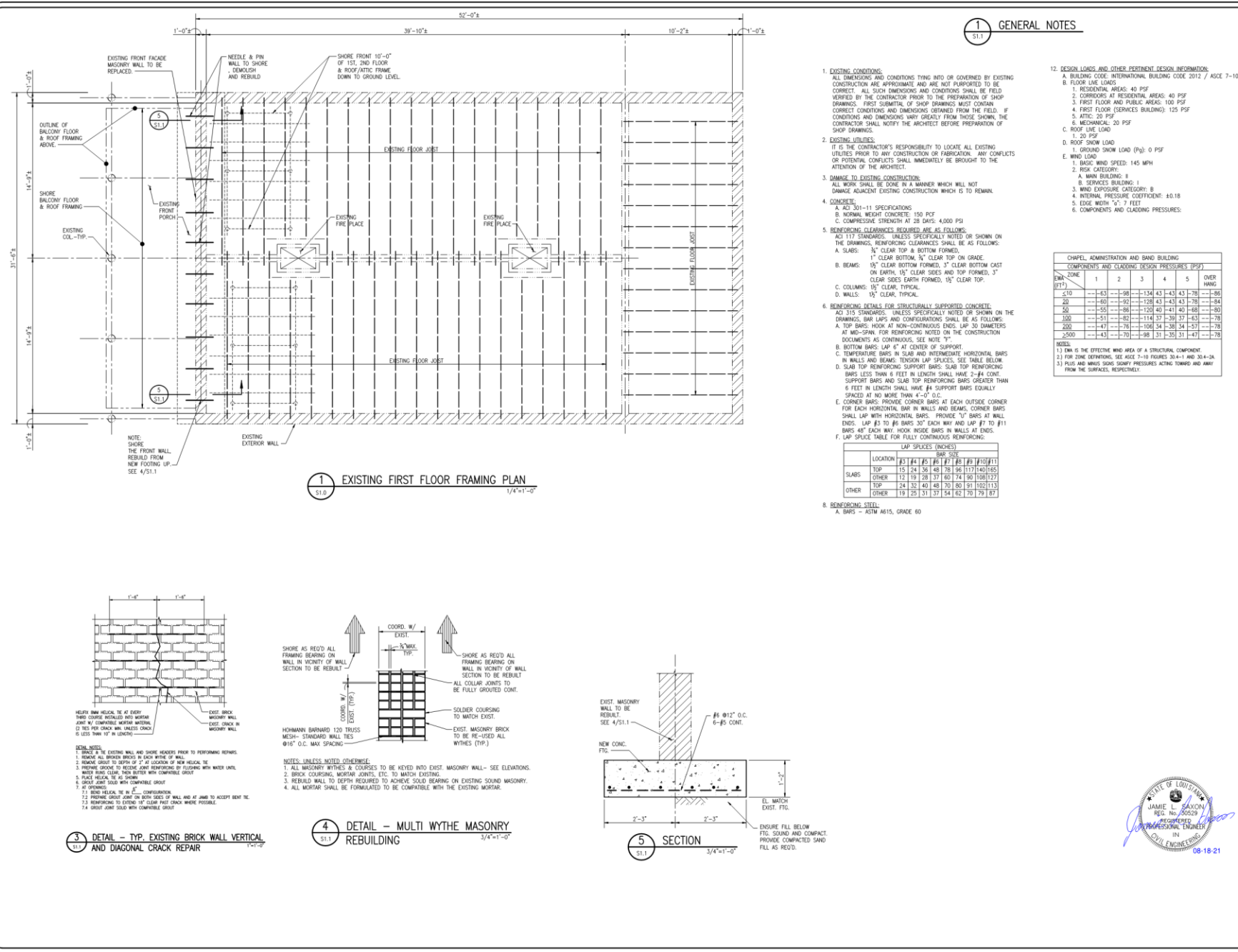
July 20, 2022



815 St. Ann

Vieux Carré Commission

July 20, 2022



REVISIONS	BY

MORPHY Consulting Engineers  
336 N. NORMAN C. FRANCIS HWY.  
NEW ORLEANS, LOUISIANA 70119  
PHONE: (504) 488-0924  
FAX: (504) 488-0924  
Web: www.morphy-inc.com

MAKOFSKY  
INCORPORATED

815 ST ANN ST  
MASONRY WALL REPAIRS  
NEW ORLEANS, LA 70130

DRAWN	AS
CHECKED	AS
DATE	08-18-21
ISSUE	
SCALE	AS SHOWN
JOB NO.	20187
SHEET	

S1.1

1 OF 3





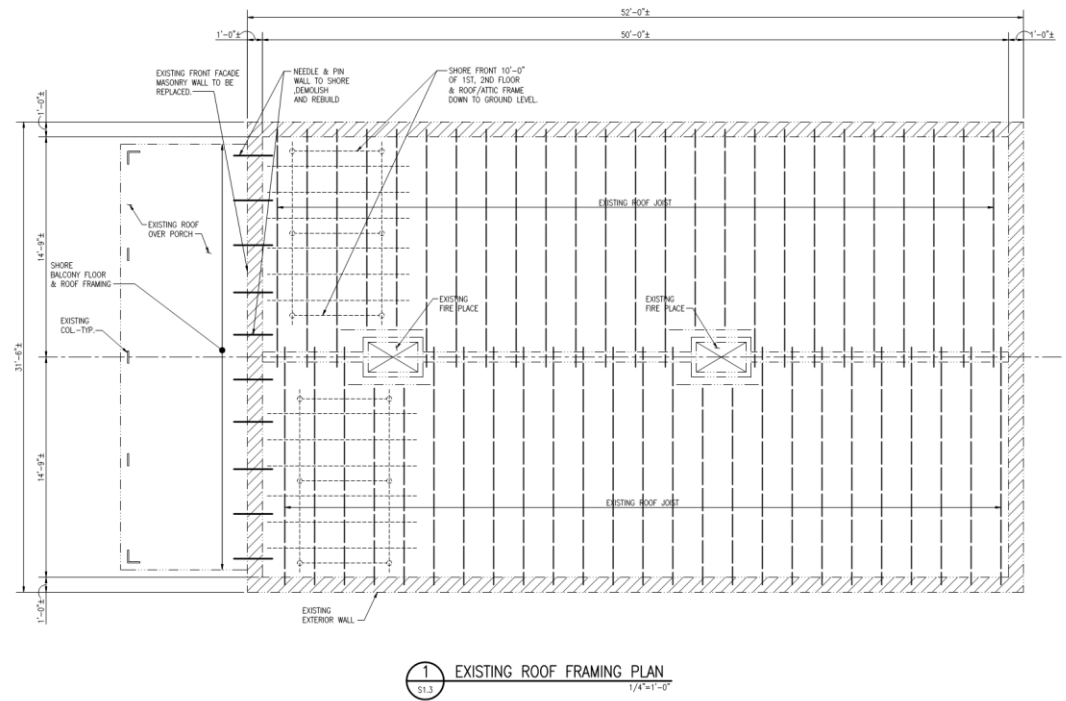


- 

3 DETAIL—CRACK REPAIR AT INSIDE CORNER  
S1.2 NTS



July 20, 2022



1 EXISTING ROOF FRAMING PLAN  
1/4"=1'-0"

815 St. Ann

Vieux Carré Commission



July 20, 2022

REVISIONS BY

NO.	DESCRIPTION	DATE	BY

**MORPHY** Consulting Engineers  
338 N. NORMAN C. FRANCIS PARK  
NEW ORLEANS, LOUISIANA 70119  
PHONE: (504) 488-1317  
FAX: (504) 488-0924  
Web: www.morphy-eng.com

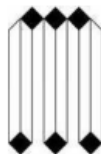
**MAKOFSKY**  
INCORPORATED

815 ST ANN ST  
MASONRY WALL REPAIRS  
NEW ORLEANS, LA 70130

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DATE	08-18-21
ISSUE	
SCALE	AS SHOWN
JOB NO.	20167
SHEET	
S1.3	
3	OF 3







**MORPHY, MAKOFSKY, INC.**  
CONSULTING ENGINEERS  
336 N. Norman C. Francis Parkway  
New Orleans, LA 70119  
P:504/488-1317 F:504/488-0924  
www.mmi-eng.com

Jamie L. Saxon  
Jonathan A. Sofranko  
H. Stephan Bernick

Page 133 of 137

June 27, 2022

John Williams  
Williams Architects  
824 Baronne Street  
New Orleans, LA 70113

RE: 815 St Ann Street  
New Orleans, La.

Dear Mr. Williams,

We are writing this letter to explain that the front façade wall will need to be rebuilt. The existing building is two stories tall with wood framing at the 1st, 2nd and roof levels. The exterior walls are multi-wythe, load bearing, clay masonry brick walls. The front of the building abuts onto St. Ann Street. The floor joists appear to span in the direction parallel with the street.

At the time of our inspection, Tuesday, October 27, 2020, we could see displacement of the front façade wall and cracking in the masonry wall. The footing was damaged due to the ongoing construction. See attached photos. The lower section of the wall has the outer wythe of masonry tilting outwards, the inner wythes tilt inwards and the masonry towards the Dauphine Street side has cracked and begun to separate. The front wall has actually buckled which occurred when the footing under the front wall was undermined and likely rotated. Above the second floor we can also see significant horizontal movement across the wall resulting in large cracks above and adjacent to the windows. In addition, the front wall is separating from the side and central walls.

In consideration that the lower half of the wall needs to be removed to allow for the total replacement of the footing and rebuilding of the lower section of the wall. To shore the front wall needle beams need to be placed thru the wall above the windows of the first level. This will remove a significant portion of the wall. All the masonry below these needle beam will need to be replaced as it has suffered damage and the wythes have separated. The upper wall also has significant issues. The sections at each end have significant cracks above the second level windows and thru the outer jambs each side. These sections of masonry have moved outwards. These sections cannot be safely shored and need to be rebuilt. See attached elevation with notes.

When considering that wall sections are removed to allow for needle beam installation, the lower half of the wall below the needle beams has to be rebuilt, the two outer masonry piers at the second level and corresponding section of masonry above this outer windows will also be replaced, then only the upper interior piers and masonry above the two second level windows is left in place. This is an insignificant portion of the wall that would remain. Also the shoring for this small section would be above the area of footing and wall replacement, making it a very dangerous area to work.

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815 St. Ann

Vieux Carré Commission

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July 20, 2022



In view of this extent of work, the entire front façade will need to be removed and rebuilt. This also provides the safest means of restoration of the front façade when you consider that this wall is on the property line and close to a very busy part of the French Quarter.

Morphy Makofsky, Inc.

Yours truly

*Jamie L. Saxon.*  
Jamie Saxon, P.E.







Photo 1: DAMAGED FOOTING



Photo 3: DAMAGED/MISSING FOOTING



Photo 2: DAMAGED/MISSING FOOTING.



Photo 4: DAMAGED FOOTING.

815 St. Ann

Vieux Carré Commission

July 20, 2022





Photo 5: CLOSE UP OF DAMAGED BRICK OF FORMER FOOTING.



Photo 6: CLOSE UP OF DMAGED BRICK IN FORMER FOOTING.



Photo 7: CLOSE UP OF DAMAGED AND DISPLACED BRICK IN FOOTING.





815 St. Ann

Vieux Carré Commission

July 20, 2022

