

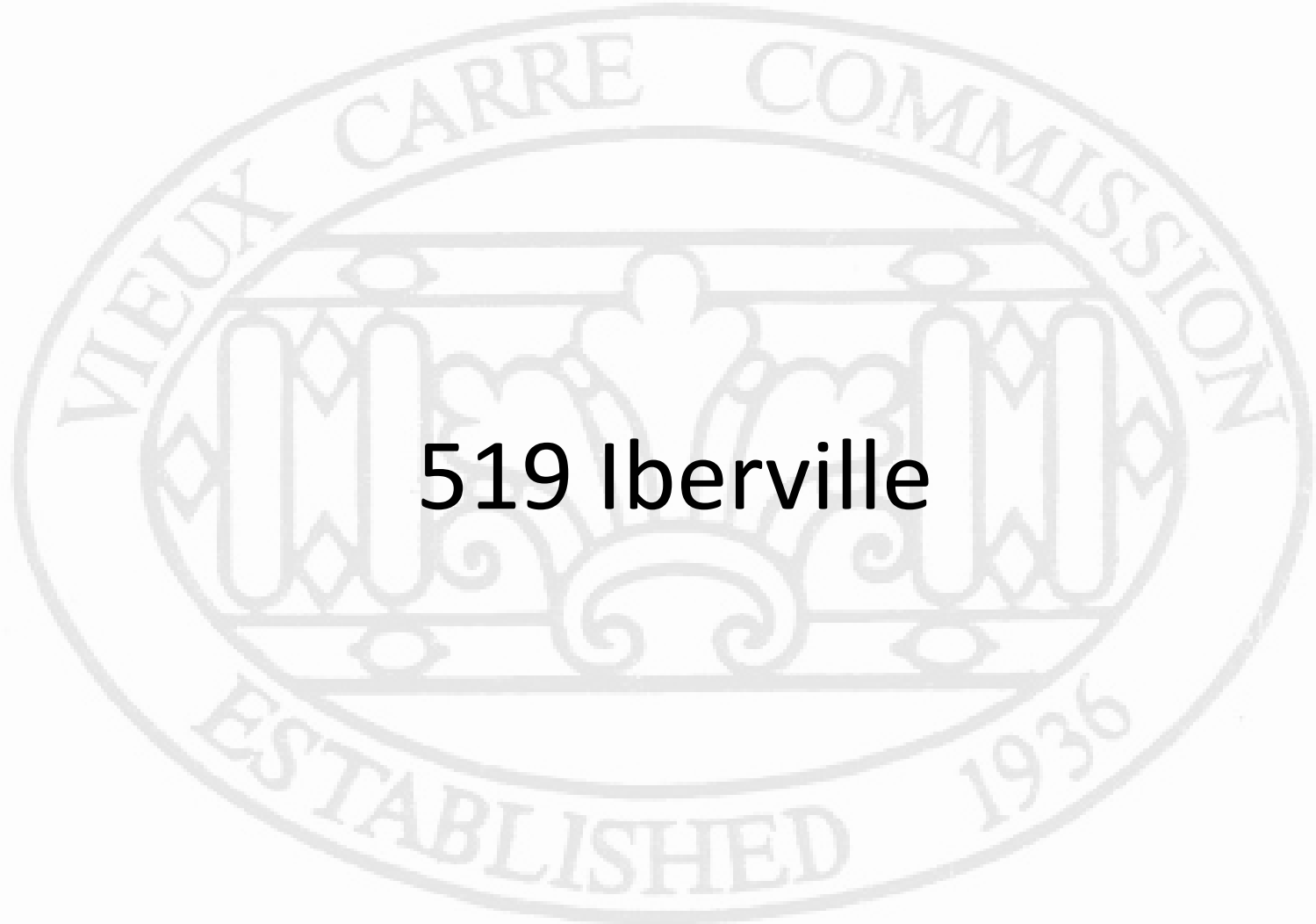


# Vieux Carré Commission Architecture Committee Meeting

Tuesday, October 26, 2021



**Old Business**



**519 Iberville**

ADDRESS:	517-23 Iberville		APPLICANT:	Raymond Bergeron	
OWNER:	Shu Ping Investments, LLC		SQUARE:	30	
ZONING:	VCC-2		LOT SIZE:	4601 sq. ft.	
USE:	Commercial/Residential		OPEN SPACE		
DENSITY			Required:	1374 sq. ft.	
Allowed:	7 units		Existing:	1987 sq.ft	
Existing:	7 units		Proposed:	Varies	
Proposed:	no change				

### ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

For decades the two mid-19<sup>th</sup> century structures at 517-19 and 521-23 Iberville were the subject of demolition by neglect. After extensive review by the VCC, work was approved in 2005 and was completed post-Katrina, including demolition of courtyard additions, construction of front balconies and rear galleries and new millwork. In 2001 the VCC supported the resubdivision of the property from two lots of record into one.

The buildings retain their pre-renovation ratings as follows:

**517-19 Iberville:**       **Green**, or of local architectural and/or historic importance with a **brown-rated** rear addition  
**521-23 Iberville:**       **Pink**, of potential major or local architectural and/or historical significance, but with distracting alterations a **brown-rated** rear addition

### Architecture Committee Meeting of

**10/26/2021**

### DESCRIPTION OF APPLICATION:

10/26/2021

Permit #21-11979-VCGEN

**Lead Staff: Erin Vogt**

Proposal to install mechanical equipment and construct a new outbuilding in conjunction with a **change of use** from *vacant* to *restaurant*, per application & materials received 04/27/2021 & 09/30/2021, respectively.

### STAFF ANALYSIS & RECOMMENDATION:

10/26/2021

[NOTE: The application for a **change of use** and new construction was reviewed and approved by the Commission in September 2019, but the project was put on hold and no permits were issued. Since it has been more than twelve months since last reviewed, previous approvals have expired and must be renewed by the Committee and Commission prior to final review and permit issuance.]

The scope of work involves construction of a new single-story outbuilding at the rear of the property, installation of mechanical equipment, intake and exhaust vents, and miscellaneous other alterations. The applicant began the process of State Fire Marshal review and has returned with revisions surrounding the exhaust vent. The vent is still proposed on the Decatur side of the rear, Bienville-facing elevation, beneath the galleries.

The applicant stated:

“If you recall we were tentatively approved by the VCC office to use a cooking vent scrubber with a wall vent grill into the rear patio. We are in the process of working with the Fire Marshal to be allowed to vent this wall grill and have been dealing with the code requirement of a requirement of non-combustible material surrounding the wall vent. The protruding patio balcony above the vent is wood with steel supports.

We have investigated numerous solutions but have come to the conclusion that a soffit of plaster in the area of the vent is the only viable solution which might fall into the VCC guidelines of historic vernacular.

“Our question is, ‘Are we able to propose this plaster soffit solution, understanding that the design would have to be finally approved by your office.’ This or a similar non-combustible soffit under the balcony would meet the NFPA approval.”

Provided details show a 4” wide brick wall constructed under the gallery, up to the underside of the decking. The wooden decking and stringers would be enclosed with a plaster soffit. While this building is Pink rated (meaning it has been detrimentally altered) and the rear galleries are not historic, staff finds the proposal to accommodate the exhaust vent to be extremely disruptive to the rear elevation and not compliant with the Design Guidelines. Staff acknowledges that other locations for the vent were explored during previous reviews, and this was the only location that was found to be workable at the time.

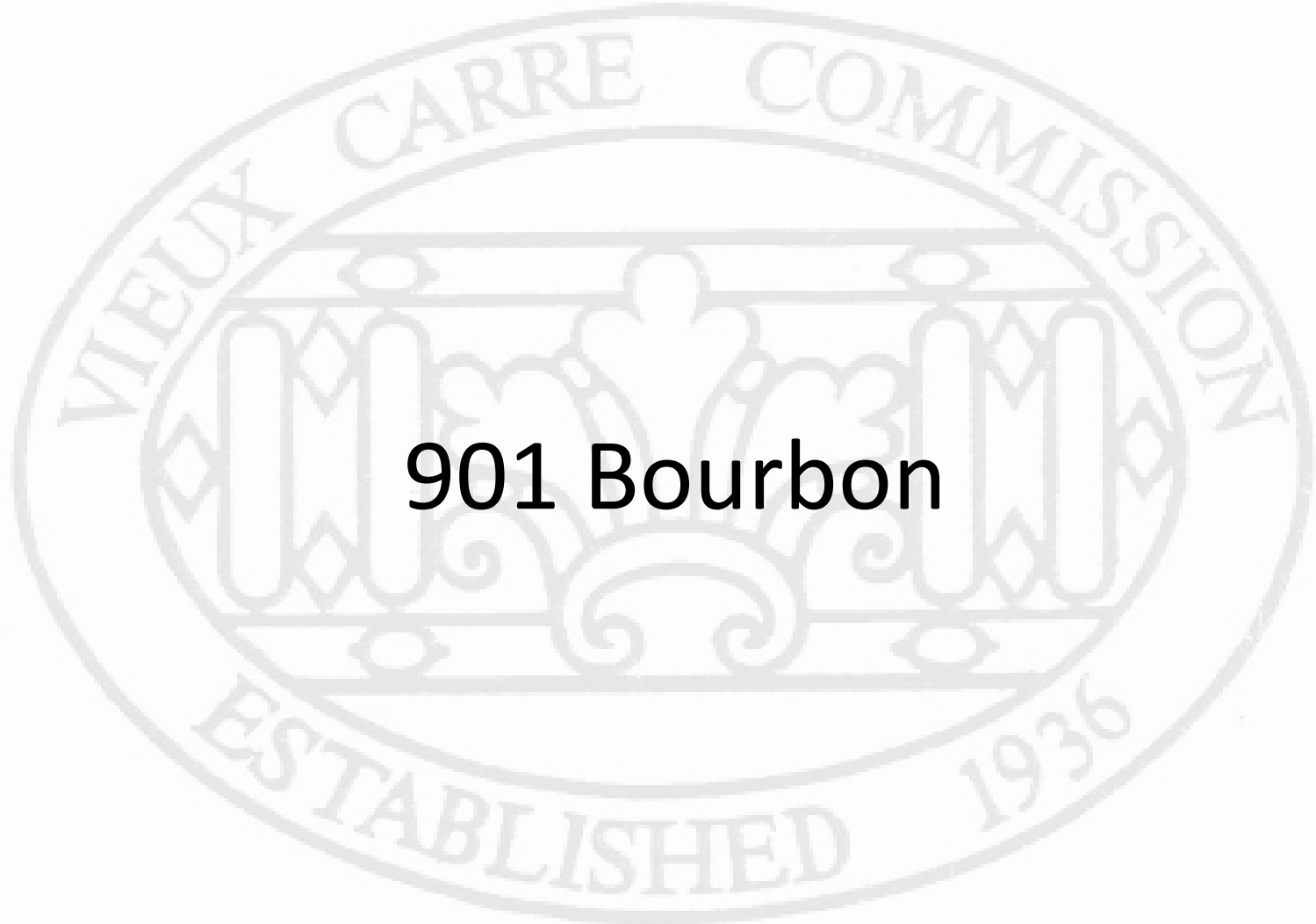
Knowing now that a **change of use** to *restaurant* will require extraordinary modifications to comply with building code and life safety requirements, staff cannot recommend renewal of conceptual approval unless another, less invasive approach can be found. Additionally, staff notes that a letter of consent from all condo owners will be required prior to any further reviews, consistent with the recommendation of the Law Department when communal ownership is at play.

### ARCHITECTURAL COMMITTEE ACTION:

10/26/2021



**New Business**



**901 Bourbon**

ADDRESS:	901-03 Bourbon/801-05 Dumaine		
OWNER:	901 Bourbon LLC	APPLICANT:	Patrick Tucker
ZONING:	VCR-1	SQUARE:	76
USE:	Commercial (bar)	LOT SIZE:	2,001 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	3 Units	REQUIRED:	400 sq. ft.
EXISTING:	1 Unit	EXISTING:	0 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Main building--Green: Of Local Architectural or Historical Importance; rear one-story addition (Dumaine Street side)--Brown: Objectionable or of no Architectural or Historical Importance.

In the early 1970s, the typical frame corner store at this address was transformed into its current appearance by the addition of brick veneer and stucco, the addition of a post-supported iron gallery (rather than the previously existing shed roof), and the modification of some of its millwork.

<b><u>Architecture Committee Meeting of</u></b>	<b><u>10/26/2021</u></b>
<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/26/2021
<b><u>Permit # 21-28356-VCGEN</u></b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to construct new roof over existing gallery, per application & materials received 03/09/2021 & 06/23/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/26/2021

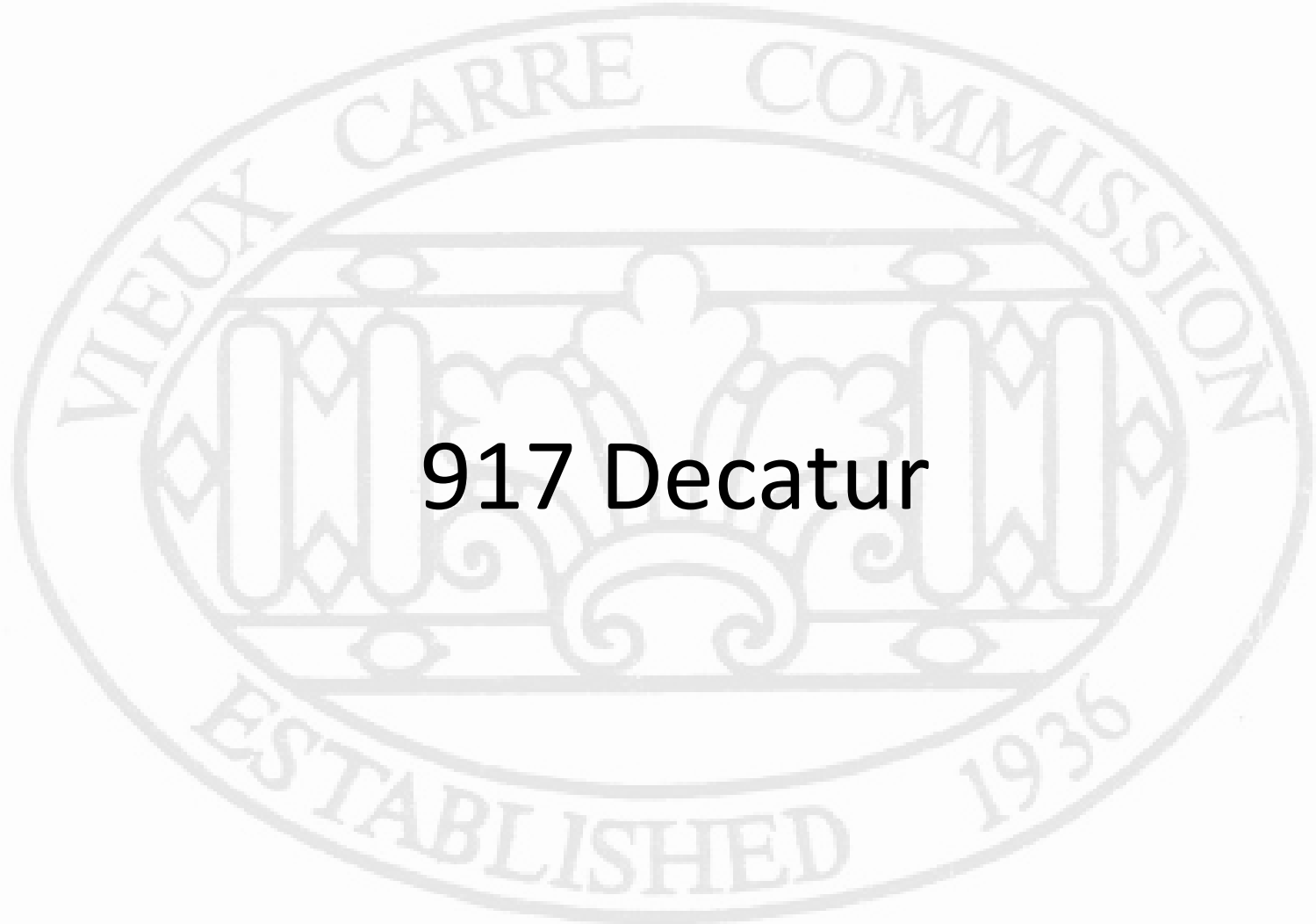
The applicant proposes to install a new column supported roof above the existing wraparound gallery of this building. Staff notes that this building was heavily altered in the 1970s with the change from wood weatherboard siding to brick veneer and stucco and the removal of the suspended metal awning and installation of the existing gallery. As such, staff does not consider the gallery to have historic significance and suggests that the entire building's rating could be considered for a downgrade.

Regarding the gallery roof proposal, staff discovered that similar proposals to install a roof above this gallery were made in 1992 and again in 1995. The proposals were approved both in 1992 and 1995, although there was considerable opposition to the proposal in 1995 due to concerns over sound.

The submitted materials show the gallery roof in a very conceptual form only with one option showing an exposed structure underside and the other showing the underside closed in with a soffit. The attachment to the building is shown at approximately the location of the existing gutters, with new gutters shown on the proposed new roof.

Significantly more details would be needed prior to any permit issuance but given the significant alterations to this building and the prior approvals of the Commission, staff finds the proposal conceptually approvable and recommends that the applicant develop more detailed plans to return to the Committee.

**ARCHITECTURAL COMMITTEE ACTION:** 10/26/2021



917 Decatur



ADDRESS:	917-19 Decatur Street		APPLICANT:	Cory Foster
OWNER:	Bopp Enterprises IV, LLC		SQUARE:	21
ZONING:	VCC-1		LOT SIZE:	6,603 sq. ft.
USE:	Mixed Use		OPEN SPACE-	
DENSITY-			REQUIRED:	2,043 sq. ft.
ALLOWED:	11 Units		EXISTING:	2,044 sq. ft.
EXISTING:	10 Units		PROPOSED:	No Change
PROPOSED:	No Change			

### ARCHITECTURAL / HISTORICAL DESCRIPTION:

Rating: Main Building - **Pink**, of potential local or major architectural significance, but with detrimental alterations  
Service Building - **Green**, of local architectural/historical importance

Distracting alterations have obscured the original design of this c. 1822 Creole style brick structure which was identical to 921-23 Decatur. A plan book drawing from 1866 shows the early 19th century appearance of the building. It has arched entrances and a carriageway with fanlights on the ground floor and French doors on the second floor. Located on a deep key lot, the property still retains its historic two-story outbuilding.

### Architecture Committee Meeting of

**10/26/2021**

### DESCRIPTION OF APPLICATION:

Permit # 21-28888-VCGEN

10/26/2021

**Lead Staff: Nick Albrecht**

**Inspector: Marguerite Roberts**

Review of engineering letter and findings regarding the significant hurricane damage to the buildings at 917-919 Decatur, 921-923 Decatur, and 925 Decatur, per application & materials received 10/14/2021.

### STAFF ANALYSIS & RECOMMENDATION:

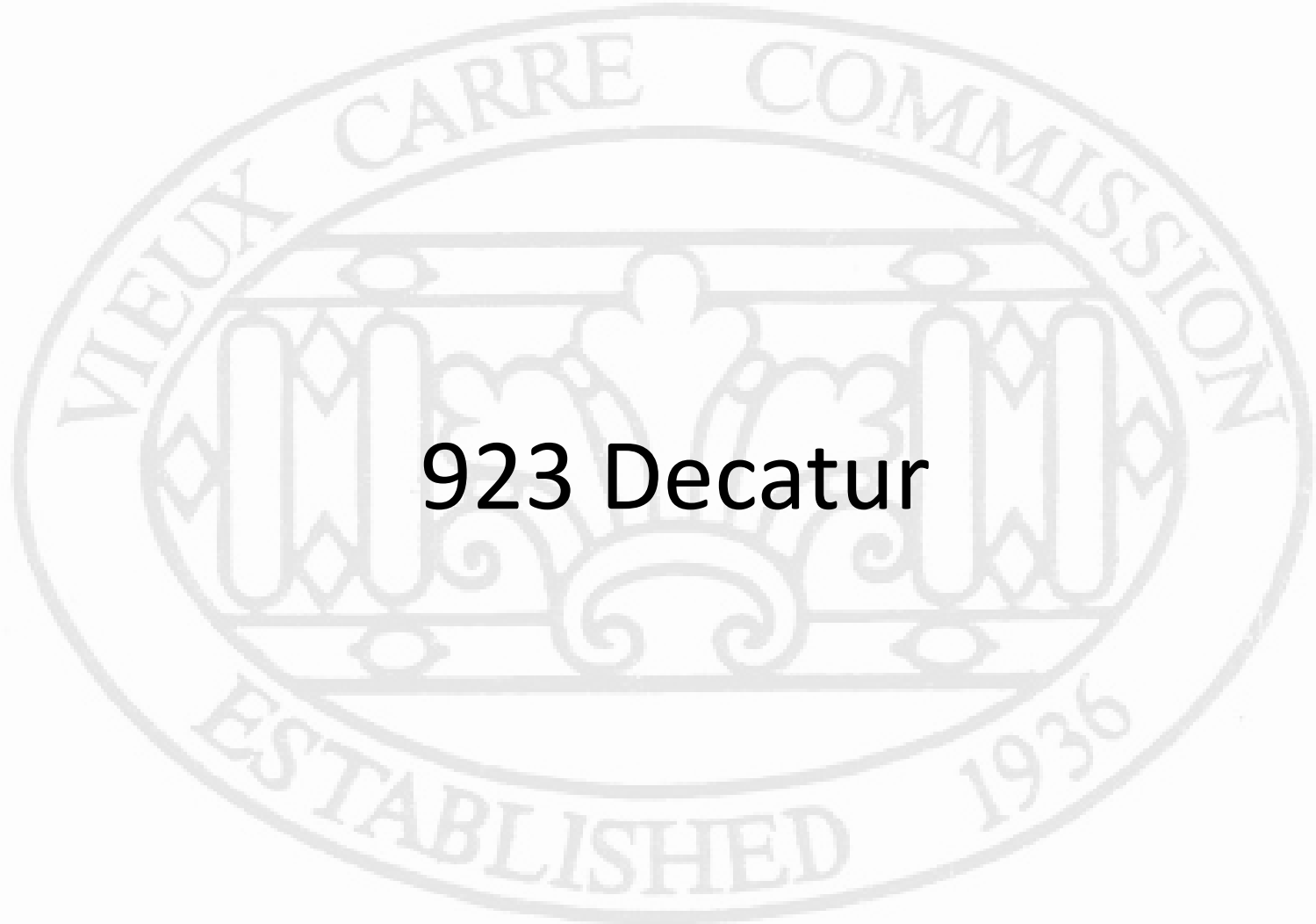
10/26/2021

This application, as well as the next two on the agenda, all stem from significant damage sustained during Hurricane Ida. Although the next two properties are more intimately connected, it is staff's understanding that the proposed work for the exterior of specifically this building is simply replacement of the existing mod-bit roof and utilizing this property as a working area for work on the adjacent building. Other work, including the possible removal of a portion of the party wall this building shares with 921 Decatur, may be better understood in the review of that property.

Provided the engineer can confirm the limited scope of work related specifically to this building and due to the extremely dangerous situation, staff recommends approval of the application so that permits can be issued immediately.

### ARCHITECTURAL COMMITTEE ACTION:

10/26/2021



923 Decatur

ADDRESS:	923 Decatur St.	APPLICANT:	Cory Foster
OWNER:	Salvadore Tusa	SQUARE:	21
ZONING:	VCC-1	LOT SIZE:	6,603 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	1,981 sq. ft.
ALLOWED:	11 Units	EXISTING:	3,511 sq. ft. (approx.)
EXISTING:	Unknown	PROPOSED:	3,500 sq. ft. (approx.)
PROPOSED:	No Change		

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

Distracting alterations have obscured the original design of this c. 1822 Creole style brick structure which was identical to 917 Decatur. A plan book drawing from 1866 shows the early 19th century appearance of the building. It had arched entrances and a carriageway with fanlights on the ground floor and French doors on the second floor. Located on a deep key lot, the property originally included a series of twelve one and two-story outbuildings. Today these dependencies have been demolished and replaced with brown-rated construction.

Main building – Green  
Rear Additions -- Brown

**Architecture Committee Meeting of****10/26/2021****DESCRIPTION OF APPLICATION:**

10/26/2021

**Permit # 21-28874-VCGEN****Lead Staff: Nick Albrecht****Inspector: Marguerite Roberts**

Review of engineering letter and findings regarding the significant hurricane damage to the buildings at 917-919 Decatur, 921-923 Decatur, and 925 Decatur, per application & materials received 10/14/2021.

**STAFF ANALYSIS & RECOMMENDATION:**

10/26/2021

Of the three buildings (917 Decatur, 923 Decatur, 925 Decatur), this one suffered the most significant damage during Hurricane Ida. The end wall of the 925 building collapsed on the roof of 923. The collapsed wall completely collapsed the 923 roof and damaged the masonry building walls. Staff has been working with the owners and engineers to assess and document all the damage.

The engineer's report recommends the following actions:

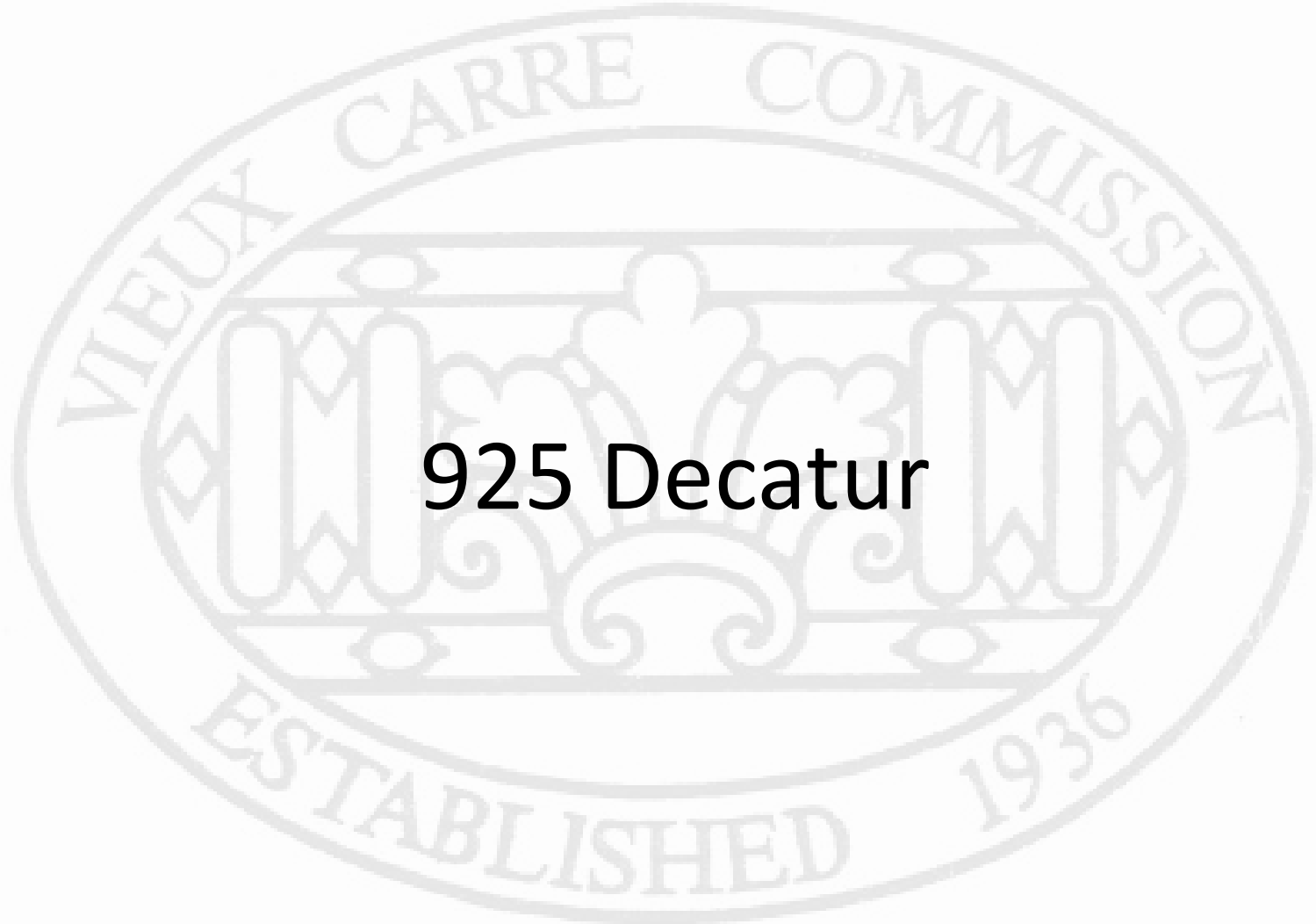
- shore the adjacent structure (917 and 925 Decatur) from the ground floor up
- install scaffolding including a temporary construction corridor to maintain pedestrian access to the sidewalk (if safe to do so) and trash chutes
- remove the party walls on both the left and right side of the building
- simultaneously remove the masonry parapet wall and approximately 50% of the second floor of the Decatur St. elevation
- remove the remaining debris and demolish failed wooden framing of the second floor ceiling, walls, and roof
- following the removal of all debris and damaged framing, rebuild the party walls, followed by framing, and finally exterior and interior finishes

Staff believes that the process proposed by the engineer is a good balance of safely correcting the catastrophic failure while maintaining as much historic fabric as possible. Staff notes that the engineer's report does not note anything regarding salvaging viable materials and is not specific regarding the materials used in the rebuild. Materials, particularly masonry, should be salvaged where possible and safely stored to be used in the reconstruction.

Given the unstable nature of parts of this building, staff recommends approval of the proposed shoring and limited demolition. The applicant should provide architectural drawings regarding the reconstruction to be reviewed separately.

**ARCHITECTURAL COMMITTEE ACTION:**

10/26/2021



925 Decatur

ADDRESS:	925 Decatur Street	APPLICANT:	Cory Foster
OWNER:	Israel & Sylvia Goldberg	SQUARE:	21
ZONING:	VCC-1	LOT SIZE:	1,220 sq. ft.
USE:	Commercial/Retail	OPEN SPACE-	
DENSITY-		REQUIRED:	336 sq. ft.
ALLOWED:	1 Unit	EXISTING:	107 sq. ft.
EXISTING:	Unknown	PROPOSED:	60 sq. ft.
PROPOSED:	No Change		

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

Rating: Main building: Green: Of Local Architectural or Historical Importance;  
Rear addition: Brown: Objectionable, or of no architectural/historical importance.

925, 929-31, and 933 Decatur are three, three-story Italianate style (c. 1871) brick commercial buildings.

**Architecture Committee Meeting of 10/26/2021**

**DESCRIPTION OF APPLICATION:** 10/26/2021  
**Permit # 21-28883-VCGEN** **Lead Staff: Nick Albrecht**

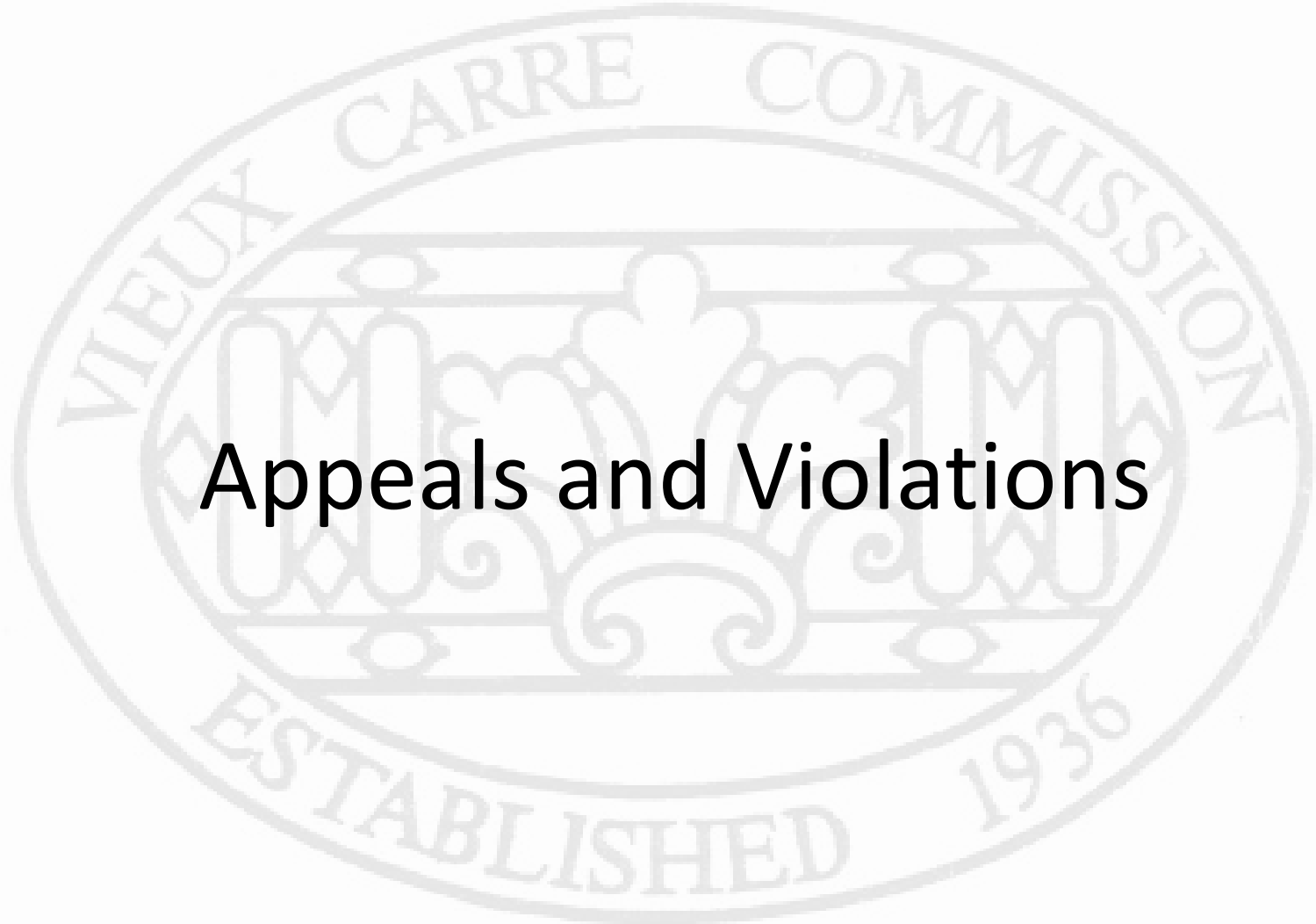
Review of engineering letter and findings regarding the significant hurricane damage to the buildings at 917-919 Decatur, 921-923 Decatur, and 925 Decatur, per application & materials received 10/14/2021.

**STAFF ANALYSIS & RECOMMENDATION:** 10/26/2021

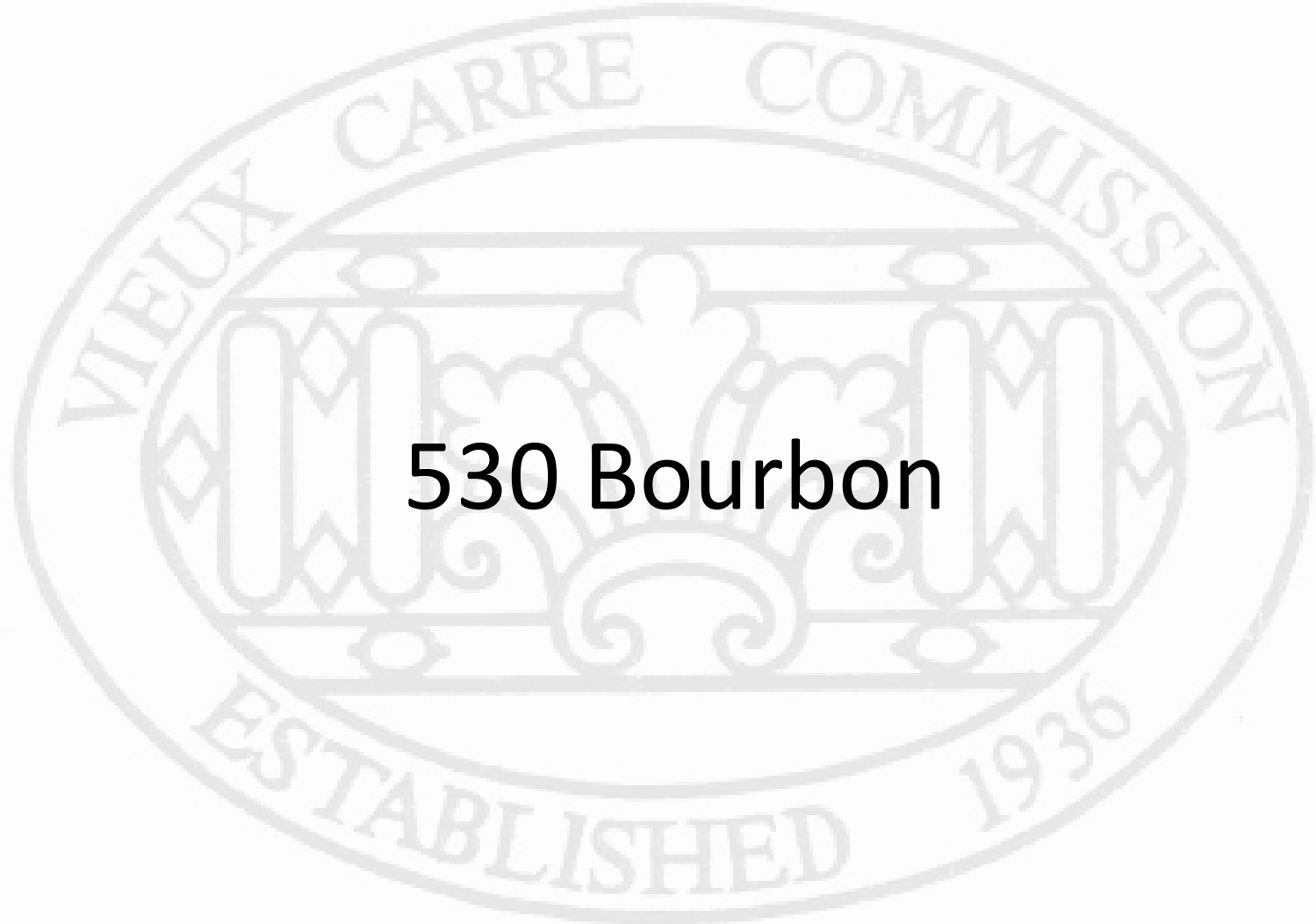
This is the third building in the row (917 Decatur, 923 Decatur, 925 Decatur) affected by the hurricane storm damage. The sidewall of this building collapsed onto the roof of the 923 building. Staff is comfortable with the approach noted in the previous report for 923 Decatur. Again, materials should be salvaged as much as possible, and the applicant will need to submit architectural drawings regarding the reconstruction.

Due to the extremely dangerous conditions, staff recommends approval of the proposed shoring and limited demolition so that permits can be issued immediately, consistent with the recommendation from the previous report.

**ARCHITECTURAL COMMITTEE ACTION:** 10/26/2021



# Appeals and Violations



**530 Bourbon**

ADDRESS:	530-34 Bourbon	APPLICANT:	Myles Martin
OWNER:	Akm Acquisitions LLC	SQUARE:	62
ZONING:	VCE	LOT SIZE:	5632 sq. ft.
USE:	Various	OPEN SPACE-	
DENSITY-		REQUIRED:	1689 sq. ft.
ALLOWED:	9 units	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	No change
PROPOSED:	No change		

### ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main building: **Orange**, post-1946 construction  
 Service buildings: **Green**, of local architectural and/or historical significance.

2-story modern (1948, by I. William Ricciuti) "replacement" for an 1848 building, known popularly as the "Chinese Exchange". Although this earlier building was demolished in 1947, the late 1848 service building remains.

#### Architecture Committee Meeting of **10/26/2021**

**DESCRIPTION OF APPLICATION:** 10/26/2021  
**Permit #21-13559-VC GEN** **Lead Staff: Erin Vogt**

Appeal to retain work completed without benefit of VCC review and approval, including HVAC equipment and metal stair, and to address work without permit and demolition by neglect violations, including hood vent and millwork, per application & materials received 04/21/2021 & 10/12/2021, respectively. [**Notices of Violation sent 07/17/2019, 12/05/2019 & 12/14/2020**]

#### STAFF ANALYSIS & RECOMMENDATION: 10/26/2021

Multiple violation cases have been opened on this property in recent years for significant work without permit, demolition by neglect, and a change of use that subverted the Commission review process. The previous tenants are no longer involved at the property while ownership has not changed. Cited violations include (but are not limited to): inappropriate stucco work and faux patina; removal/alteration of windows, doors, hardware and shutters; alteration of balcony columns; impermissible lighting and speakers; unpermitted HVAC equipment, racks and heaters; metal stairs installed without review or approval; unpermitted signage; and the installation of a hood vent on the rear roof slope of the main building. Some of this work can be finalized at staff level, while the following items require Committee review:

Appeal to retain metal stair: the stair does not comply with the Design Guidelines or building code and should be replaced with an appropriately detailed wooden stair. Staff recommends **denial**.

Appeal to retain mechanical equipment: ten condensers were installed in two locations without permit: beneath the gallery behind the main building, at grade, and in a mechanical well at the second floor between the main building and service ell. Manufacturer's spec sheets could not be provided for the equipment, but sound data was provided from the field. The condensers measured between 63.1 and 72.8 dBA, with peak sound data at 92.3 dBA. The applicant proposes to screen the mechanical well by installing a seven-board fence with a gate, which would also prevent access to the area. No screening or relocation is proposed for the three units at grade. Staff seeks the Committee's guidance on this item.

Millwork: missing shutters will be replaced, but are drawn with opaque, thick, oddly shaped sashes behind them. Staff requests confirmation that historic millwork will not be altered, removed or enclosed. Two stock metal doors at the rear elevation of the main building will be replaced with a solid wood door with four raised panels, to match that on the front elevation. An inappropriate vinyl window will also be replaced. All of the millwork details presented are atypical and not historically appropriate, but notes have been added to "provide fabrication shop drawings for architect/VCC approval prior to release for construction." Staff is confident this can be handled at staff level but notes that these revisions should be made *prior* to permit issuance rather than waiting for shop drawings, considering a) these details are not always provided prior to fabrication and installation, and b) shop drawings based on current head/jamb/sill details would require extensive revision.

Column replacement: two gallery columns with cross bracing will be replaced with solid, chamfered wood columns to match those on the second floor. Staff requests that the Committee review the proposed attachments at the second-floor structure and at grade.

Stucco and masonry: On the service ell, inappropriate Portland cement was used to repoint some of the masonry, and a faux patina has been applied in places. The applicant is seeking to fully stucco both floors of the building. Staff does not find stucco application to be the best course of action, since leaving the

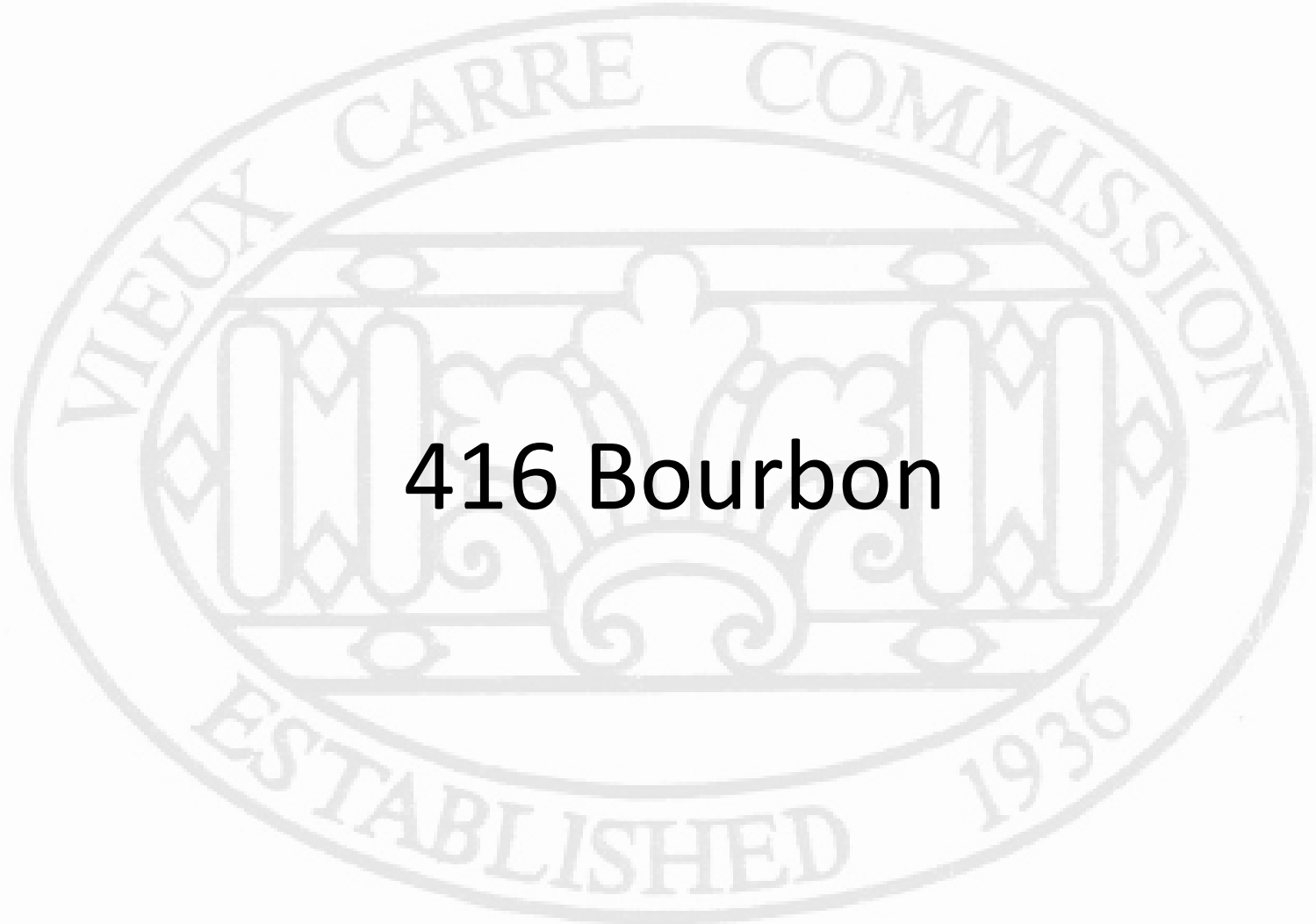


brick exposed will help with monitoring any cracking or damage that result from the application of hard Portland cement. Staff recommends **denial**.

Hood vent and roof: an unpermitted hood vent was installed on the rear roof slope of the main building without benefit of review and approval, as part of an improper change of use that circumvented VCC review. The business is no longer in operation, but the applicant is proposing to remove and replace the hood vent, installing it further up the roof slope and also adding a large aluminum service platform. From the submitted materials, it is not clear if the roof will be replaced with natural or cementitious slate shingles. Staff is concerned that the proposed hood vent and platform will be highly visible since it is already easily photographed from several surrounding properties. If a replacement hood vent is found conceptually approvable by the Committee, staff recommends that use of an in-line fan be required.

**ARCHITECTURAL COMMITTEE ACTION:**

10/26/2021



**416 Bourbon**

ADDRESS:	416 Bourbon Street	APPLICANT:	Bob Ellis
OWNER:	416 Bourbon Street Inc	SQUARE:	63
ZONING:	VCE	LOT SIZE:	3136 sq. ft.
USE:	Vacant	OPEN SPACE:	
DENSITY:		REQUIRED:	940 sq. ft.
ALLOWED:	5 Units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	Unknown
PROPOSED:	Unknown		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & service building: **Blue**, of major architectural and/or historic significance.

This impressive structure is one of two twin 3-story Greek Revival townhouses constructed c. 1840 for the Irish merchant, Randall Currell. Especially noteworthy is 416 Bourbon's fine recessed entrance, consisting of a grand crossette enframing topped with an anthemion crest and entered by way of granite steps.

**Architecture Committee Meeting of** **10/26/2021**

**DESCRIPTION OF APPLICATION:** 10/26/2021  
**Permit #21-13009-VCGEN** **Lead Staff: Erin Vogt**

Proposal to address violations, including appeal to retain unpermitted courtyard structure built without benefit of VCC review and approval and proposal to infill existing window openings, per application & materials received 07/25/2021 & 10/12/2021, respectively. [**Notices of Violation sent 09/08/2011, 10/24/2011, 11/04/2013, 11/21/2014, 06/21/2016, 05/01/2019, 11/30/2020, & 10/18/2021**]

**STAFF ANALYSIS & RECOMMENDATION:** 10/26/2021

Extensive demolition by neglect and work without permit issues are present at this property, and multiple reviews will be required. The following is a preliminary review based on the materials submitted and questions raised regarding best practices for rehabilitating the property:

Unpermitted construction:

The applicant is seeking to retain a infill structure added to the courtyard sometime after 1981. It is described as “wood framing infill spanning from existing rear structure to masonry property demising wall. A membrane roof tops the addition with two rear stucco walls that are to be modified in order to further differentiate it from the building’s original construction.” The submitted engineer’s report from Ivan Mandich, P.E., notes extensive moisture and drainage issues in the courtyard, which the infill seems to be exacerbating. Additionally, illegal HVAC work was recently completed, and a STOP WORK ORDER placed on 10/18/2021 after 8 condensers and two wooden platforms were installed on the flat roof of the unpermitted infill.

The applicant proposes to remove the rear window from the infill and installed a scored stucco system to differentiate it from the original construction. The second-floor addition, which was in place as of 1981, but had wood siding and c. 1930s windows, is also proposed to be scored stucco and all windows removed and enclosed.

Millwork:

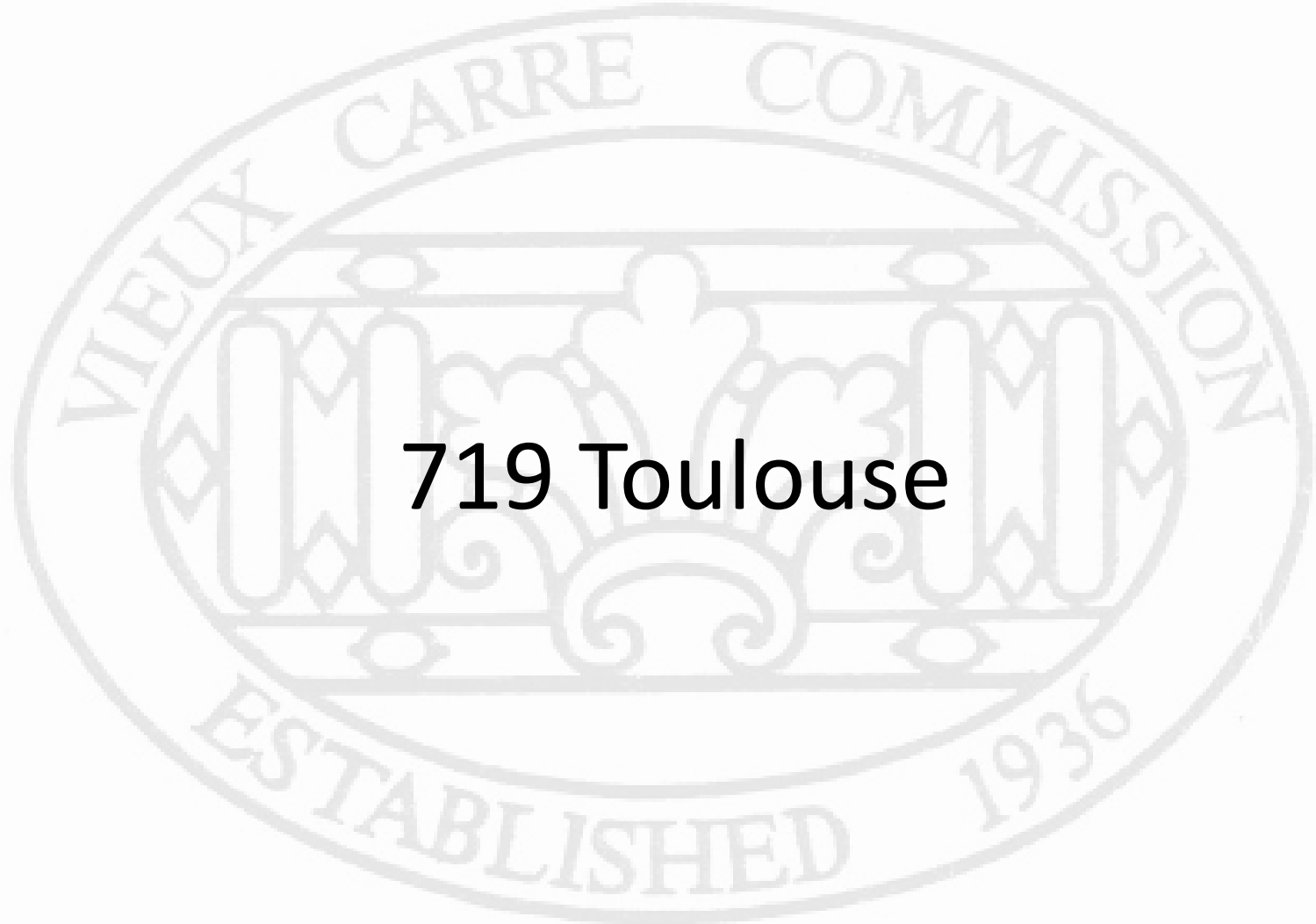
Extensive millwork repair and replacement will be needed throughout the property. However, the submitted drawings deviate from historic standards significantly, and need extensive revision to comply with typical details before further review. Staff notes that board and batten shutters are not appropriate for this building.

Courtyard drainage and masonry wall:

The engineer’s report details extensive moisture intrusion and drainage issues, which largely seem to be due to the unpermitted infill construction. Intervention for the wall and courtyard are suggested but need to be visually represented in drawing form, as it is currently difficult to understand what alterations are being proposed beyond reconnecting the drainage to the street. Staff notes that total reconstruction of the masonry wall is not recommended, with localized brick replacement and repair to be completed in areas where the walls have extensive brick loss.

Staff recommends **deferral** of the application, with additional drawings and revisions to be submitted to further illustrate the proposed changes, and including revisions discussed with the Committee at this hearing.

**ARCHITECTURAL COMMITTEE ACTION:** 10/26/2021



**719 Toulouse**

ADDRESS:	719 Toulouse Street		
OWNER:	Whelan Leblanc & Sons LLC	APPLICANT:	David Maise
ZONING:	VCC-2	SQUARE:	61
USE:	Restaurant	LOT SIZE:	2,721.7 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	4 units	REQUIRED:	816.5 sq. ft.
EXISTING:	None	EXISTING:	Unknown
PROPOSED:	No change	PROPOSED:	No change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & service building: **Green**, of local architectural and/or historic significance.

Although the c. 1826 masonry double Creole cottage and detached 2-story kitchen at this address retain a great deal of their original fabric, the oversized dormers date from the early 20th century. In 1928, Roark Bradford, a member of the Quarter's art colony, bought the cottage from writer David Cohn.

**Architecture Committee Meeting of** **10/26/2021**

**DESCRIPTION OF APPLICATION:** 10/26/2021  
**Permit #21-18810-VCGEN** **Lead Staff: Erin Vogt**

Appeal to relocate HVAC equipment and replace service ell millwork, per application & materials received 06/29/2021 & 10/05/2021, respectively. [**Notice of Violation sent 06/12/2018**]

**STAFF ANALYSIS & RECOMMENDATION:** 10/26/2021

The Committee requested an engineer’s report when last reviewed on 08/24/2021. A report was submitted from Mr. Matthew Dauphin, P.E., which states *“we reviewed the provided measurements and photographs produced by your office and determined, based on empirical evidence, that the platform is able to support the intended service loads without damaging the building structure below. We recommend that the mechanical units be strapped to the platform in accordance with the manufacturer’s recommendations in order to withstand potential lateral and uplift loads.”* A roof hatch, measuring approx. 3’-0” x 3’-6” x 12” was added to the roof plan, near the center of the rear roof slope. Staff finds the proposed arrangement of mechanical equipment to be an improvement over the existing, unpermitted conditions, and recommends **conceptual approval**. However, the relocation will not eliminate visibility entirely as was previously hoped. Staff recommends that the applicant add screening to the proposed safety rails, shown 4’-0” from the rear roof eave, which the Committee may allow to be handled at staff level.

On the rear dependency, drawings have been submitted for the replacement stair and rail. The rail detail has been corrected and is appropriately drawn. However, the decking, fascia, trim and stringers should be revised also per VCC typical detail sheet no. 12 as previously provided for the rail detail. Staff requests Committee review of the proposed stair sections but finds them **conceptually approvable**.

**ARCHITECTURAL COMMITTEE ACTION:** 10/26/2021



625 Dauphine

ADDRESS:	625 Dauphine	APPLICANT:	Kent Wells
OWNER:	625 Dauphine St LLC	SQUARE:	89
ZONING:	VCR-1	LOT SIZE:	8,988 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	2,696 sq. ft.
ALLOWED:	10 Units	EXISTING:	5,687 sq. ft.
EXISTING:	1 Unit	PROPOSED:	Undetermined increase
No Change			
PROPOSED:			

### ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating:       **Main Building: Green**, of local architectural and/or historical significance.  
                   **Detached Service Building: Green**, of local architectural and/or historical significance.

This circa 1813-15 creole cottage sits on a deep lot that was owned in the early 1800s by two sets of French born and trained architect/builders. Between 1811 and 1813, Arsene Latour and Hyacinthe Laclotte owned this site along with the sites of 619-21 and 631 Dauphine. Then, between 1813 and 1867, Claude Gurlie and his heirs owned the cottage at 625 Burgundy. His partner Joseph Guillot owned the neighboring property at 619 Dauphine in the 1820s and 1830s. City directories list Gurlie and Guillot on Dauphine between Toulouse and St. Peters Streets. Therefore, the subject property was most likely part of the operational center for the enterprising partners until Guillot's death in 1838.

A plan book drawing from 1838 shows the original appearance of the cottage's front facade, similar to that remaining today with the exception of the front openings having been changed from two windows and two doors to four narrow doors. The early construction date of the property is especially apparent in the hand-hewn beams seen on the detached service building and in interior millwork and hardware details in the first floor of the cottage.

#### Architecture Committee Meeting of

10/26/2021

#### DESCRIPTION OF APPLICATION:

10/26/2021

**Permit # 21-21745-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #21-06095-VCCNOP**

**Inspector: Marguerite Roberts**

Proposal to retain alleyway paving installed in deviation of approved plans and proposal to install new balustrade around pool that does not match existing, per application & materials received 07/29/2021 & 10/31/2021, respectively.

#### STAFF ANALYSIS & RECOMMENDATION:

10/26/2021

This property was last reviewed at the 08/24/2021 meeting as a result of considerable work without permits and both the alleyways and balustrade were touched on during that meeting. The Committee voted to defer the balustrade and the roof cap flashing and to approve the other items. Staff issued a permit 08/27 which included the completion of the subsurface drainage installation and the re-installation of the existing stone paving to match the previously existing layout. Staff notes that the previously existing layout had the stone paving spanning the entire width of the alleyway with possible the exception of a small sliver near the front of the neighboring 631 Dauphine building.

A staff inspection on 10/11 revealed that the stone paving had been held back from the building several inches, was installed in a random width pattern, and that soil and plants had been added between the path and the building. Staff finds this new paving pattern atypical, and although sub-surface drainage has been added, staff has concerns over plants growing immediately adjacent to the building. Overly lush plants could hold moisture against the buildings, while possible aggressive roots could weaken the base of the wall. Staff recommends that the paving be completed as permitted to match the previously existing condition and suggests that potted plants may be a viable alternative.

The previously existing balustrade around the pool area featured turned wood spindles that were removed as part of the unpermitted work. The applicant proposes to install new railings with a simple wood top rail, 1" square pickets, and a simple bottom rail. The entire assembly would measure about 2'2" tall. Although the turned wood balusters are not historic, staff questions this proposed drastic simplification. If a change from the previously existing design is desired, staff questions if a change in material might be more successful. Masonry, with or without some kind of perforations, might be a better option.

Staff notes that another inspection on 10/18 revealed significant stucco work being done on the Dauphine elevation of the main building with what appeared to be Portland cement heavy stucco mix. Additionally,

the bricks that had been exposed appeared to be in poor condition. Staff posted a stop work order in order to discuss this work and the conditions. Work continued following the Stop Work Order and the bricks were completely covered by 10/21. Staff is concerned that if the bricks were structurally compromised that additional problems may develop in the near future. The applicant stated that the stucco used was mixed according to the VCC recipe.

Staff requests commentary from the Committee regarding these three items.

**ARCHITECTURAL COMMITTEE ACTION:**

10/26/2021

**Architecture Committee Meeting of**

**08/24/2021**

**DESCRIPTION OF APPLICATION:**

08/24/2021

**Permit # 21-21745-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #21-06095-VCCNOP**

**Inspector: Marguerite Roberts**

Proposal to retain and complete work begun without benefit of VCC review or approval including new alleyway paving, removal of a water feature, HVAC equipment, etc. per application & materials received 07/29/2021 & 08/12/2021.

**STAFF ANALYSIS & RECOMMENDATION:**

08/24/2021

Although a permit was issued for the installation of a new slate roof and painting at this property, an inspection on 07/27/2021 revealed extensive work beyond the scope of the approved work. Staff noted the following work that was either in progress or had been completed:

- The balustrade had been removed from the area near the pool,
- The stone paving in the alleyways had been removed and subsurface draining was being installed,
- The roofs of two small structures at the rear of the property had been replaced,
- Copper cap flashing was installed on the parapets of the main building.
- HVAC units had been installed near the service building,
- Several light fixtures had been removed, and
- A water feature had been completely removed from the rear yard.

The applicant notes that the balustrade “was rotten and was a safety hazard.” The balustrade was removed to replace damaged wood and they intend to reinstall the balustrade in the same location. Staff requests some additional documentation, either photographs or drawings, documenting the proposed work in greater detail and showing to what extent materials will be replaced and if any changes will be made to the design.

The applicant notes that the alleyways were flooding, and water was damaging the outer walls. The stone walkways were removed, new French drains and aggregate was installed, and the applicant intends to reinstall the same stones. Staff has no objections to this aspect of the proposal, provided the drains are properly run to drain to the street (not on to any neighboring property) and no change in appearance results in the work.

The applicant states that the two small pool buildings previously had architectural shingles and the neighboring property was complaining of water intrusion from these roofs into their building. New copper sheet roofs were installed on these buildings. Staff finds this aspect of the proposal approvable.

The applicant also seeks to retain the copper cap flashing that was installed along with the new roof, noting that several neighbors have similar cap flashing. Staff notes that a permit was issued for the installation of the new roof in December 2020 which states, “*Metal cap-flashing on the parapets or chimneys is not allowed*” and “**Permit does not allow for cap flashing on parapets, chimneys or surrounding walls.**” Prior to the installation of the new roof this building featured a typical and approvable mortar cap. Staff does not find the retention of the cap flashing approvable.

The applicant notes that there were previously three HVAC units that were on a concrete pad that was potentially damaging the nearby tree. The units were moved to “protect the trees and preserve the courtyard.” They are currently located in front of the service building along the property line. Staff finds this location consistent with recommendations of the Guidelines.



The applicant notes that the exterior lights were removed for the building to be painted. They intend to have the fixtures cleaned and reinstalled in the same locations. Staff notes that a permit for painting was issued in April 2021 and staff has no objections to the reinstallation of the lights.

Finally, a water feature and related brick paving was previously located behind the main building and was removed as part of this unpermitted work. The applicant notes that they had an arborist visit the property who stated that the water feature and paving was damaging the roots of the trees found in the courtyard. The water feature and brick paving were removed in an attempt to add to the lifespan of the trees.

Staff is unsure when the water feature was constructed. It does not appear on historic Sanborn maps or on a 1965 property survey, which does note the location of the pool. Staff found no permits for the construction of the water feature with records going back to the 1970s. It is first seen in a photograph from 1994. Still, staff does not find the water feature inappropriate for the property and the Guidelines require Architecture Committee review for the removal of an appropriate water feature.

Staff recommends:

- More information be submitted regarding the reinstallation of the balustrade,
- Denial of the retention of the parapet cap flashing, and
- Approval of the remaining items.

**ARCHITECTURAL COMMITTEE ACTION:**

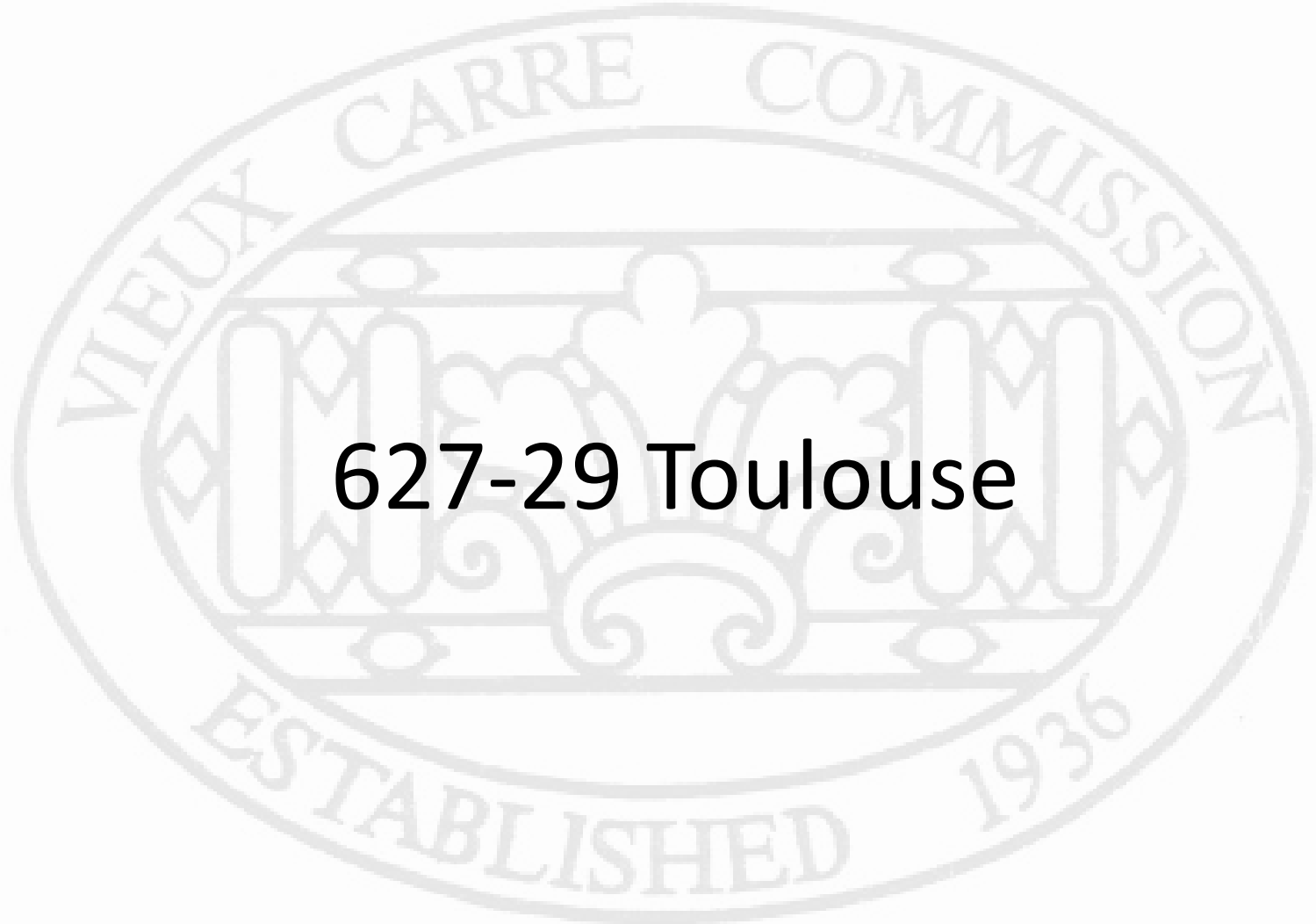
08/24/2021

Mr. Albrecht read the staff report with Mr. Wells present on behalf of the application. Mr. Wells stated that the roof had some damage so they put the copper cap up. Ms. DiMaggio asked if rebuilding the parapet was part of the permit and if there were any before and after pictures. She went on to say that she was truly against retention. Mr. Wells stated that he did have pictures. Mr. Bergeron asked if there was any situation in which staff or the Committee would allow the cap flashing. Mr. Fifield stated that perhaps if the parapet was too low, but the Committee did not have that information today. Mr. Albrecht confirmed Mr. Fifield's statement. With nothing left to discuss, the Committee went to a 30-minute recess for public comment.

**Public Comment:**

There was no public comment

**Discussion and Motion:** Mr. Bergeron moved to defer the balustrade and cap flashing to allow the applicant to submit additional information. Mr. Bergeron continued that the motion included approval of the remaining items. Ms. DiMaggio seconded the motion, which passed unanimously.



627-29 Toulouse

ADDRESS:	627-29 Toulouse Street		
OWNER:	Adrien L Larroque, Le Jou	APPLICANT:	Lewis Robinson
	Jou Properties LLC		
ZONING:	VCC-2	SQUARE:	42
USE:	Mixed	LOT SIZE:	3463.7 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	5 units	REQUIRED:	1039.1 sq. ft.
EXISTING:	Unknown	EXISTING:	Unknown
PROPOSED:	Unknown	PROPOSED:	No change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & detached service building: **Blue**, of major architectural and/or historic significance.

The twin of 631 Toulouse, this 3-story Transitional style townhouse with ground-level stores was constructed c. 1831-32 by commission merchant Amable Charbonnet and Henry Perret. This building has lost its wooden cornice and one of its three ground-floor openings.

**Architecture Committee Meeting of** **10/26/2021**

**DESCRIPTION OF APPLICATION:** 10/26/2021  
**Permit #21-25815-VCGEN** **Lead Staff: Erin Vogt**

Proposal to address widespread demolition by neglect violations, replace inappropriate millwork, and appeal to retain fountain, per application & materials received 09/14/2021. **[Notices of Violation sent 02/17/2017 & 07/23/2020]**

**STAFF ANALYSIS & RECOMMENDATION:** 10/26/2021

The applicant has submitted revised drawings following Committee review on 09/28/2021. Staff is comfortable handling the decorative lighting at staff level, and the documentation of the existing fountain conditions do not raise any concerns about water intrusion in this location.

Committee review of the new stair and rail are required. The new wooden rail is proposed at the dependency, stair, and colonnade roof, with a metal lambs tongue handrail at the stair for code compliance. The wooden rails are shown at 42” tall. The applicant noted that the dependency rail at the sister property is also 42” tall; this rail has been replaced in recent years but is not historically inappropriate. Safety and Permits has stated that any proposal to install a rail less than 42” in height would require BBSA review. Staff finds the stair detailing to be appropriate and conceptually approvable, and seeks the Committee’s guidance regarding the rail height and proposed colonnade roof rail (as opposed to screening, as discussed at the 9/28 AC meeting).

**ARCHITECTURAL COMMITTEE ACTION:** 10/26/2021

**Architecture Committee Meeting of****09/28/2021****DESCRIPTION OF APPLICATION:**  
**Permit #21-25815-VCGEN**

09/28/2021

**Lead Staff: Erin Vogt**

Proposal to address widespread demolition by neglect violations, replace inappropriate millwork, and appeal to retain fountain, per application & materials received 09/14/2021. [**Notices of Violation sent 02/17/2017 & 07/23/2020**]

**STAFF ANALYSIS & RECOMMENDATION:**

09/28/2021

The applicant is proposing to renovate the building to address demolition by neglect violations. Much of the work can be approved at staff level and does not require discussion at this hearing; the following items require Committee review and approval prior to permit:

**Passageway and loggia:**

Three new lanterns are requested, but whether they are to be gas or electric is not specified. Staff has no objection to the installation of new fixtures since decorative lanterns already exist in these locations, and requests that manufacturer's spec sheets be submitted for review of size and type.

**Fountain:**

A small fountain was installed in the Royal-side first floor opening on the rear elevation of the main building sometime prior to 2013, when it was first photographed by VCC staff. The applicant is appealing to retain the fountain, which the applicant states is consistent with early 20<sup>th</sup> century tile. Staff finds the location of the fountain to be highly atypical but notes that it may have been in place for a significant amount of time. If no signs of water intrusion can be attributed to the fountain, staff recommends that it be allowed to remain in place so as not to risk unnecessary damage to the stunning loggia stair located directly behind this wall.

**Colonnade:**

Two infill walls will be demolished, restoring the covered walkway connection between the main building and service building. The stair will be rebuilt, and the opening in the roof enlarged to accommodate head height on the stair. Staff requests full drawings of the stair for review prior to permit, as this is a structural element. Additionally, railings matching the service ell balconies are proposed to be installed along the colonnade roof to screen the mechanical equipment. The equipment was permitted in this location in the 1970s, but the permit noted it should be screened with wooden lattice. Staff seeks the guidance of the Committee regarding whether a wooden handrail with pickets (which is a more architectural solution) should be used, or if lattice screening would be more appropriate.

**Millwork:**

The applicant proposes to remove two 20<sup>th</sup> century windows and brick in the openings on the Chartres side of the main building. Staff has no objection to this but notes that a 1" reveal is typically left to indicate previous locations of openings.

Although much of the millwork on the service building dates to the early 20<sup>th</sup> century, none of it appears to be original to the building. New doors and windows will be installed throughout, matching 1830s millwork profiles. The proportions of the window openings indicates that they should be replaced with casements, as is proposed by the applicant. Two door openings on the Toulouse elevation are proposed to be infilled, as are two door/window openings on the rear, St. Peter elevation. Staff seeks the Committee's guidance regarding whether or not a 1" reveal should be left in place, but finds the proposed millwork replacement **conceptually approvable**.

**ARCHITECTURAL COMMITTEE ACTION:**

09/28/2021

Ms. Vogt read the staff report with Mr. Robinson present on behalf of the application. Mr. Robinson responded to the staff report, stating that the lights in the passageway and loggia would be electric and installed in existing locations. He added that there was no evidence of water intrusion from the fountain and the wall at that particular spot was approximately 3' thick.

Ms. DiMaggio asked if the decorative fixtures in the loggia could be approved by staff or if they had to return to the Committee. Ms. Vogt stated that the Committee would not need to review that item unless they specifically requested to see it. She added that further Committee review would be needed for the stair and rail/screen, so the project would be returning. Mr. Fifield asked if the colonnade was an early 20<sup>th</sup> century modification; Ms. Vogt responded that she was unsure as she had not researched it specifically, but that brick was harder and that she would guess early 20<sup>th</sup> based on the photos. Mr. Robinson agreed. Mr. Bergeron asked the Committee what they thought of the proposal to install a rail, stating that he thought he preferred a screen. Mr. Fifield stated that it was a question of how to treat a

non-original element, agreeing that they may want a solution other than a traditional guardrail. Mr. Robinson stated that there was a door at the rear of the building so it could be used as a walkway, hence the proposal for a rail. Ms. DiMaggio stated that, given the length of the colonnade, she found a rail to be more appropriate as a lattice screen would not be appropriately formal. Mr. Fifield stated that the lattice could be installed in panels that corresponded to the arches, and also serve as a guardrail. Mr. Robinson stated that he checked the Sanborn maps, and the colonnade was present in 1896 but was likely wood at that time. Mr. Fifield commended Mr. Robinson on his scholarship and the Committee moved into the 30-minute recess period.

**Public Comment:**

**Eric Spinrad**

As a public listener, and having looked through the plans for 627-629 Toulouse St., I wanted to comment that I appreciate the time given to historical detail. The matching of the millwork to the 1830s existing millwork and the use of the 1896 Sanborn maps to address material aspects of the building are both commendable. This appears to be a thoughtful restoration of the building to an original state. Thank you to the VCC for your continued work.

**Discussion and Motion:**

Ms. DiMaggio moved to **defer** the application to a future meeting in order to allow the applicant time to revise/develop the items discussed today, with emphasis on the following comments:

**PASSAGEWAY AND LOGGIA**

Electric Lanterns – staff to determine if AC needs to review

**FOUNTAIN**

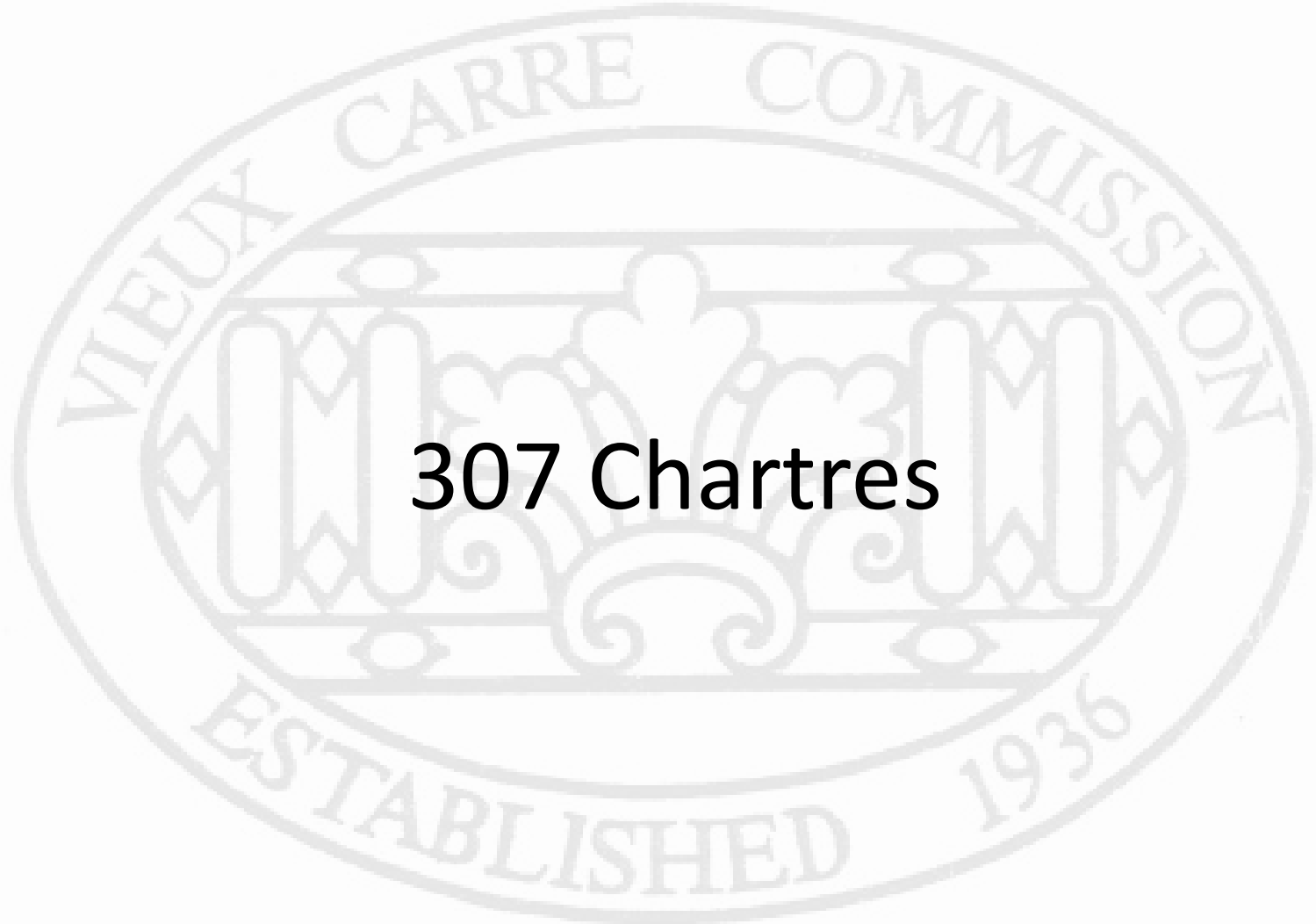
Retention of the fountain if all required materials/documentation submitted satisfy staff review of current conditions

**COLONNADE**

Support of infill wall removal with future submission of design proposal for HVAC screening, as well as any

**MILLWORK** details that may need to be illustration/revised/developed for review.

Mr. Bergeron seconded the motion, which passed unanimously.



**307 Chartres**

ADDRESS:	307 Chartres Street	APPLICANT:	Gates Erika
OWNER:	Chartres Management Group LLC		
ZONING:	VCC-2	SQUARE:	37
USE:	Commercial	LOT SIZE:	1728 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	2 units	REQUIRED:	518.4 sq. ft.
EXISTING:	Unknown	EXISTING:	Unknown
PROPOSED:	No change	PROPOSED:	No change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & service building: **Green**, of local architectural and/or historic significance.

This two-story brick building may be a late 19th-century or early 20th-century remodeling of a c. 1830 building. Its brick veneer façade above typical posts and lintels on the ground floor uses well-detailed decorative elements that eclectically reflect the influence of the Art Nouveau movement and of the Sullivanesque styles. The balcony and French doors were added in a 1984 renovation.

**Architecture Committee Meeting of** **10/26/2021**

**DESCRIPTION OF APPLICATION:** 10/26/2021  
**Permit #21-27235-VCGEN** **Lead Staff: Erin Vogt**

Appeal to retain roofing, HVAC equipment, and rooftop platform installed without benefit of VCC review and approval, per application & materials received 10/06/2021. [**Notice of Violation sent 03/08/2019**]

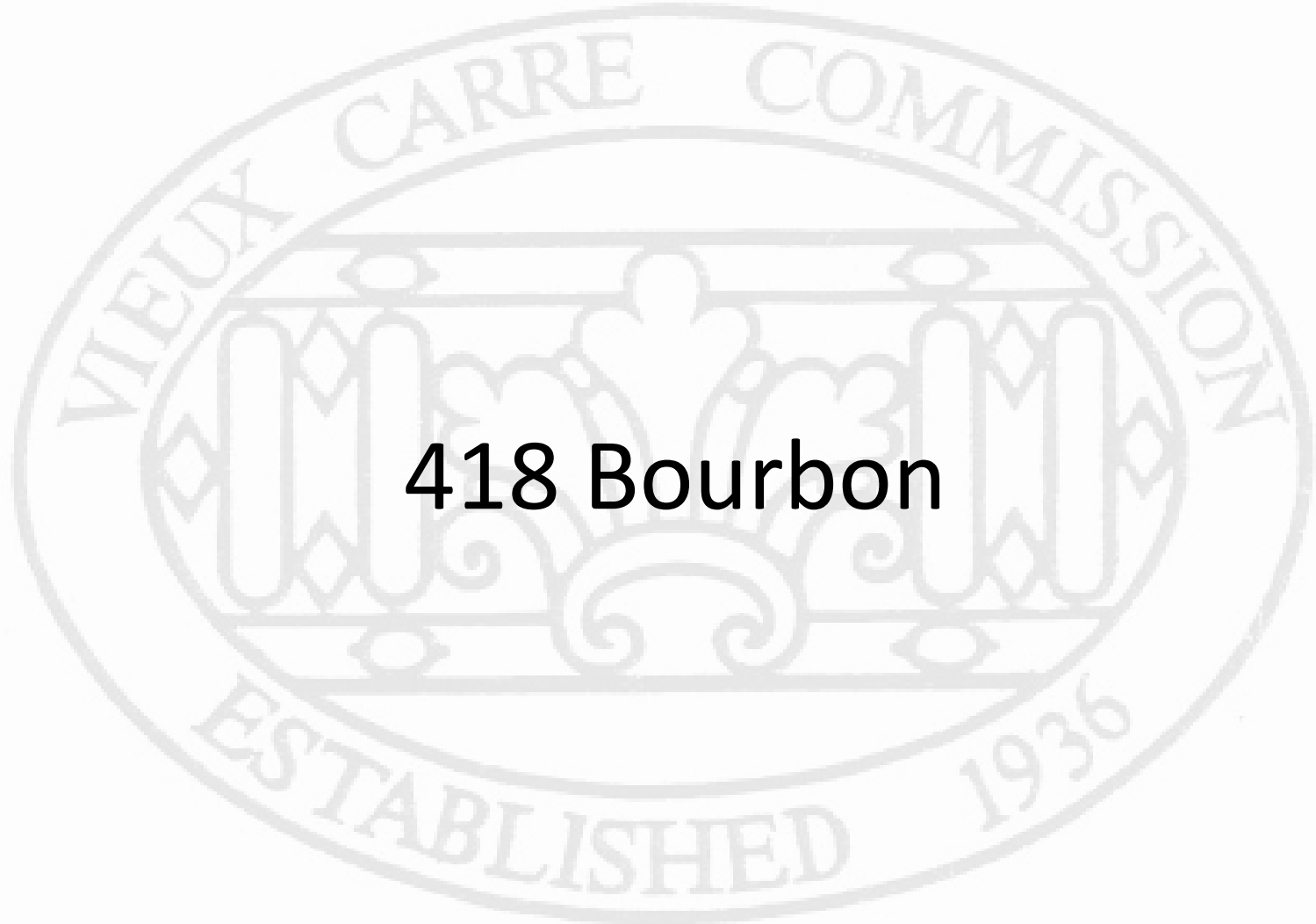
**STAFF ANALYSIS & RECOMMENDATION:** 10/26/2021

The applicant has submitted a proposal to address several demolition by neglect and work without permit violations at the staff level, and is appealing to retain a standing seam metal roof, mechanical equipment, and a rooftop platform installed without benefit of VCC review and approval.

Standing seam metal roofs are rarely found approvable for service ell roofs of this pitch, and staff notes that this one appears to be in poor condition in several locations, particularly the parapet cap flashing. Staff has no objection to allowing temporary retention of the roof, to be replaced within 12 months with a natural slate or cementitious slate system.

The platform and HVAC condensers are discreetly located and may be retained, particularly given that any changes to the platform would likely trigger code requirements resulting in a much larger supporting structure. Sound data from the field was provided by the applicant for the exhaust fan at the rear of the property, averaging 78.8 dBA and reaching a peak of 96.4. Staff is unsure if there are any means for reducing the noise from this equipment, but notes it is in an isolated location on the site.

**ARCHITECTURAL COMMITTEE ACTION:** 10/26/2021



**418 Bourbon**



ADDRESS:	418 Bourbon Street	APPLICANT:	John C Williams
OWNER:	Nuccio Family LLC	SQUARE:	63
ZONING:	VCE	LOT SIZE:	2904.5 sq. ft.
USE:	Vacant	OPEN SPACE:	
DENSITY:		REQUIRED:	871.4 sq. ft.
ALLOWED:	4 Units	EXISTING:	396.5 (approx.)
EXISTING:	None	PROPOSED:	No change
PROPOSED:	No change		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & service building: **Pink**, Altered, if properly restored could be of Local Architectural or Historical Importance.

The ground floor openings on this mid-nineteenth galleried, masonry building were completely reworked in an unsympathetic fashion during the past fifty years. Originally, there existed a side passageway on the downriver side.

**Architecture Committee Meeting of** **10/26/2021**

**DESCRIPTION OF APPLICATION:** 10/26/2021  
**Permit #21-27787-VCGEN** **Lead Staff: Erin Vogt**

Proposal to address demolition by neglect and work without permit violations, including masonry repairs and millwork replacement; appeal to retain gallery rail extension, and proposal to install Aeratis synthetic decking, per application & materials received 10/05/2021. **[Notices of Violation sent 09/08/2011, 01/17/2012, 11/04/2013, 06/13/2014, & 06/15/2018]**

**STAFF ANALYSIS & RECOMMENDATION:** 10/26/2021

The applicant has submitted a proposal to address violations for demolition by neglect and work without permit, most of which can be handled at staff level. The following items require Committee review:

Front gallery: the applicant is appealing to retain the unpermitted rail extension and proposing to install Aeratis synthetic decking. The rail extension has no relation to the existing wrought iron rail design, but staff finds it fairly innocuous and less visually obtrusive than others that have been installed. Staff seeks the guidance of the Committee regarding whether or not it should be retained or replaced with an alternative. Aeratis has been found approvable in limited situations by the Committee, particularly on buildings that are Yellow rated and lower, or have uncovered balconies/galleries. High trafficked buildings on Bourbon have also been found approvable in some instances. Staff has no objection to the installation of Aeratis on this Pink rated gallery and recommends **conceptual approval**.

Courtyard and service ell: the dividing wall between 416 and 418 Bourbon has been in a compromised state for years, and is included in the scope of work to address violations at 416 Bourbon, which is under different ownership. The stair is noted as “repair to match existing.” An existing wood ramp from the service ell balcony to the rear of the building is also noted as “repair to match existing;” staff is unsure if reinstallation of the ramp should be approved, since it is a very unusual element.

Mechanical: notes on the drawings call for replacement of the wooden HVAC platform with a new metal one, while other notes call for it to be repaired to remain. Staff has concerns about the existing wooden platform and recommends the applicant propose a metal platform with screen, which can be handled at staff level. Manufacturer’s spec sheets with sound data will be needed for review of the units themselves.

Millwork: notes throughout the drawings call for all “noncompliant” doors to be replaced with new wood doors per the VCC Design Guidelines, but it is unclear from the drawings what the scope of this replacement is. Staff requests additional documentation of the existing conditions and a clear proposal for each door and window opening. Given the building’s Pink rating, staff also encourages the applicant to study the building and consider a much-needed façade restoration, which could greatly improve the overall appearance.

**ARCHITECTURAL COMMITTEE ACTION:** 10/26/2021