



**Vieux Carré Commission
Architecture Committee Meeting**

Tuesday, April 13, 2021



Old Business



808 Royal

ADDRESS:	808-810 Royal Street	APPLICANT:	John Williams
OWNER:	N I C E Investments LLC	SQUARE:	47
ZONING:	VCC-1	LOT SIZE:	1,943 sq. ft.
USE:	Vacant Land	OPEN SPACE	
DENSITY		Required:	388 sq. ft.
Allowed:	1 residential unit	Existing:	1,943 sq. ft.
Existing:	0	Proposed:	0 sq. ft.
Proposed:	1 residential unit		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Unrated: vacant land

Prior to the collapse and subsequent demolition in October 2014, the property at 808-810 Royal St. featured a green-rated, 3½ story townhouse building, constructed c. 1801.

Architecture Committee Meeting of **04/13/21**

DESCRIPTION OF APPLICATION: **Permit # 16-02803-VCGEN**

04/13/21

Lead Staff: Nick Albrecht

Proposal to construct new four-story building on site of previously collapsed three-story building, per application & materials received 06/09/15 & 03/30/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: **04/13/21**

Although the Architecture Committee previously conceptually approved the construction of a new four story building on this property, this application has not been reviewed since 09/10/19 and all previous approvals have expired. The applicant proposes to construct a new four story building built lot line to lot line on all four sides resulting in essentially 0% open space. A previous Zoning Administrator stated that this would be allowed in this instance based off of the previously existing building which collapsed. However, we are needing Zoning Administration to verify that this position is correct and are awaiting their confirmation at this time. As it is now approaching 6-1/2 years since the previous building collapsed, staff encourages the applicant to pursue approval on this construction in earnest.

The current proposal is much the same as the one that was reviewed in September 2019 with a few changes noted by the applicant. At the 09/10/19 meeting staff identified a few items of concern with the first one being a dramatically enlarged roof hatch. The revised plans submitted for today have reduced this roof hatch to 3' x 6'. (A114) Staff finds these dimensions more typical for this element.

The second change notes by the applicant is for the proposed garage door. At the last review the garage door was shown as a folding sectional garage door. The applicant now proposes to install a "conventional roll-up door" that would not extend over the sidewalk when open. (A111, A300, A500) Staff is concerned that the proposed roll-up door is still shown in elevation with very light detailing. Staff does not believe it would be feasible to construct a roll-up door with such detailing and no section details of the proposed roll-up door have been submitted. Staff requests details on how this roll-up door would appear if constructed and suggests the concept of the garage door may need to be revisited.

The final change noted by the applicant are "service stairs to [the] mechanical roof" (A255, A350, A351). Staff questions the use of these stairs as it appears they are shown as meeting residential code in terms of guardrails rather than the more lenient code for guardrails for service access only. There is also no physical separation shown between the pool deck and these stairs to the upper roof allowing the upper most roof to be accessed and effectively function as an additional roof deck. Staff seeks clarification from the applicant regarding this aspect of the proposal.

Staff requests commentary from the Architecture Committee regarding these items as well as the overall state of the proposal and property.

ARCHITECTURAL COMMITTEE ACTION: **04/13/21**

Architecture Committee Meeting of **09/10/19****DESCRIPTION OF APPLICATION:**
Permit # 16-02803-VCGEN09/10/19
Lead Staff: Nick Albrecht

Review of design development of previously conceptually approved new four story building, including ground floor millwork details, per application and materials received 06/09/15 & 08/15/19, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/10/19

When this application was last before the Architecture Committee at the 05/14/19 Architecture Committee meeting, the discussion centered on the proposed details at the ground floor garage door and the upper floor French doors. The applicant has submitted a near complete set of drawings for the entire project. Staff will need to do additional reviews of these plans but there does not appear to be any major changes from previously reviewed plans.

Staff does question the following details:

On sheet A114, the plans are showing an enlarged roof hatch measuring 7'8" square. A roof plan has not been included in the set since the April 10th, 2018 review but at that time the roof hatch in this location measured only 4'5" by 3'8". Staff questions the reason for this dramatically enlarged roof hatch.

On sheet A251, the plans indicate an exterior p/a system and a 2-way voice call station. Staff requests additional information on these systems. This sheet also indicates the installation at the perimeter of the gallery of something with the note "A4" but the legend does not note what this element would be. Staff requests clarification on this note.

On sheet A254, the roof A/V plan notes the installation of three (3) each of a "H.T. screen" and a "C.C. T.V screen." Staff requests more information on these elements and suggests that these elements may not be appropriate for an exterior installation.

The applicant also provided some additional information from the garage door manufacturer. According to the manufacturer the door can fully open in 35 seconds and close in 35 seconds. Those times would be based on the door operating at its maximum speed but it can be slowed if deemed necessary. Regarding audible warnings, the applicant states that generally they are used to let pedestrians know when it is safe to continue walking. Staff questions how such a system would work and if it would utilize some kind of spoken word alert. Instead of an audible warning for opening, the door would use a photo eye sensor, typical with all modern garage doors that would stop if it detected something in the way. Staff is still hesitant on this system and suggests that the Building Department may have certain warning standards for this situation.

Staff requests commentary from the applicant and Architecture Committee regarding the noted elements above.

ARCHITECTURAL COMMITTEE ACTION: 09/10/19

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Fifield asked if the roof hatch was attached hinges up, and if there was a guardrail. He stated that he would like to see exactly how that worked and for it to be reflected in the drawings. Mr. Block stated that the proposed televisions were not appropriate at the open air level. Mr. Fifield moved for a deferral in order for the applicant to return with the answers to staff's questions with regards to the roof hatch, the p/a system, the televisions and the garage door proposed in the report. Mr. Block seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of **05/14/19****DESCRIPTION OF APPLICATION:**
Permit # 16-02803-VCGEN05/14/19
Lead Staff: Nick Albrecht

Proposal to construct new four story building, per application and materials received 06/09/15 & 04/30/19, respectively.

STAFF ANALYSIS & RECOMMENDATION: 05/14/19

This application was last before the Committee at the 01/15/19 meeting where staff expressed concern over the proposed details of the ground floor garage door and the upper floor French doors. The applicant has submitted plans that have revised some of these details.

At the garage door, the applicant has revised the mechanism to feature a folding motion that would allow for the entire glazed portion of the door to move as one unit. This door would project slightly more than 7'8" from the building when open which is the same distance as the proposed building gallery. Keeping the glazed portion as one panel allows for the door muntin sizes to remain small and lighter. These details are now show as matching the proposed adjacent doors. Staff finds that this may be a viable option and would alleviate many of the concerns stated about the proposed garage doors. Staff is concerned, however, about the out and up swinging motion of the door and how this may affect passing pedestrians. Although there are other instances of gates temporarily blocking sidewalks when open, this is a heavily trafficked area and this particular door motion is different than the typically side hinged gates.

At the upper floor doors, the previously submitted sections have not been included in the current set so it is unclear if any changes have been made to their design. Staff requests more information on these doors and consistent with the previous report recommends the use of true divided lite windows and doors and notes that true divided lite steel doors have been successfully utilized for other buildings in the district.

Staff suggests that, as concerns have been settled with zoning and that the overall building has been conceptually approved and recent reviews have been primarily concerned with details that the applicant should proceed with construction documents. Staff suggests that work could be started on the building itself while additional details are finalized on the millwork details if necessary. The neighboring 800-804 building still features bracing and will not be properly and fully repaired until construction begins on this building.

Staff requests commentary from the Committee regarding the proposed garage door revision and suggests that the applicant develop construction documents while additional millwork details are finalized.

ARCHITECTURAL COMMITTEE ACTION: 05/14/19

Mr. Albrecht read the staff report with Ms. Wotring and Mr. Williams present on behalf of the application. Mr. Musso state that a light and sound warning would be required. He also asked the applicant to consult ADA for standards. Mr. Fifield complimented the applicants for finding a solution that solved the muntin problem seen with the design that rolled up. Mr. Musso then asked how long it would take for the door to open and close. Ms. Wotring stated that it was very slow.

Mr. Fifield moved for the conceptual approval of the garage door with details to be worked out at the staff level. Mr. Musso seconded the motion with the proviso that the applicant provide information on the up/down motion of the new door. The motion passed unanimously.

Architecture Committee Meeting of 01/15/19

DESCRIPTION OF APPLICATION: 01/15/19
Permit # 16-02803-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct new four story building, per application and materials received 06/09/15 & 12/14/18, respectively.

STAFF ANALYSIS & RECOMMENDATION: 01/15/19

This application was last reviewed at the 04/10/18 Architecture Committee meeting where staff noted three items of concern: the elimination of the previously proposed transom windows, the arrangement of windows and doors at the ground floor, and the window and door details including the use of applied muntins. The Architecture Committee at that meeting stated that they were in favor of eliminating the transoms as proposed and noted that the applicant was moving in a positive direction by contemporizing the details.

The applicant has returned with some revised details, particularly for the ground floor doors. The applicant is attempting to detail the sectional overhead garage door with Hope's steel windows and found that they couldn't get the horizontal muntins of the garage door to match the muntins of the adjacent French doors. The applicant has revised both muntin details so that they more closely match. Neither the garage door nor the French doors were shown in detail in the previous submittal but the previous elevations showed them as a very light detail, approximately 1" wide. The submitted details now show that these horizontal muntins would actually be approximately 4-1/2" wide on the French doors and approximately 5" wide on the sectional garage door.

Staff is concerned that these revised details result in a much more heavy and chunky appearance at the ground floor. Staff questions if the desire to feature an overhead garage door is a driving factor for these revised doors. Staff notes that this door type is highly atypical for the district and questions if the door opened in a more traditional way if the lighter door detailing would be easier to accomplish.

At the upper floors, the applicant still proposes to utilize an applied muntin as part of the steel French doors. Staff is not opposed to the use of steel for these doors but finds the use of applied muntins inappropriate regardless of the door material. Staff recommends the use of true divided lite windows and doors and notes that true divided lite steel doors have been successfully utilized for other buildings in the district.

Staff received an email from a neighbor concerned about the overall proposal. The email was forwarded to the Committee members prior to the meeting and has been included with the drawings. The submitted correspondence expresses concern regarding the height of the building, the flat face and roof, and the fourth floor windows. However, the neighbor's biggest objection is with the design of the ground floor, specifically the amount of windows found at the ground floor.

Staff notes that any VCC approval will still be contingent on receiving the necessary waivers from the BZA, specifically with regards to having no open space, and suggests that the applicant start that process.

Given the concerns with the submitted millwork details, staff recommends deferral of the application with the applicant to "lighten" the ground floor millwork consistent with previous submittals and to utilize true divided lite millwork throughout the building.

ARCHITECTURAL COMMITTEE ACTION: 01/15/19

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Fifield moved for deferral in order for the applicant to consider both staff and the Committee's comments particularly with regards to the rollup door. Mr. Musso seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of **04/10/18**

DESCRIPTION OF APPLICATION: 04/10/18
Permit Number: 16-02803-VCGEN **Lead Staff: Nick Albrecht**

Review of design development of conceptually approved new four story building, including the use of simulated divided lite metal windows and doors, per application and materials received 06/09/15 & 04/03/18, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/10/18

At the fourth floor level, the eyebrow windows have decreased in height slightly and the lite pattern has been revised from the previously proposed eight lite windows to simple two lite windows. Although the revision is minor, staff notes that eyebrow windows are typically much wider than they are tall and the revision is consistent with that general concept. The lite size is comparable to other lite sizes at the lower floors doors.

At the second and third floors the applicant has changed the design of the gallery railings and has switched out the previously proposed pipe columns in favor of simplified filigree. Staff finds both the simplified design of the railing and the use of filigree rather than pipe columns to be positive revisions.

The doors at these levels have changed to tall 9'4" doors with the previously proposed transom windows removed from the proposal. Staff questions if the removal of the transom windows makes for inappropriately tall doors at the upper floors or if the change helps to distinguish this as a contemporary building.

At the ground floor, the openings have all been widened slightly, further increasing the amount of glazing at the ground floor and reducing the amount of visible structure. The storefront and garage have increased in width by 8", while the pedestrian door has increased in width by 4". This leaves a total of 4'4" width of structure at the ground floor. Staff has been concerned about the amount of glazing at the ground floor and is concerned that further increasing this, and subsequently reducing the width of structural elements, creates an atypical appearance at the ground floor. Staff recommends seeking alternative designs that will slightly decrease the amount of glazing at the ground floor.

The applicant has submitted a new sample of the proposed applied muntin, simulated divided lite windows and doors. Staff is concerned that the muntins project in front of the stiles and rails and even overlap the stiles and rails at the attachment points. Staff notes that on traditional wood and steel windows the faces of the stiles, rails, and muntins are typically all in the same plane. Consistent with previous recommendations, staff recommends that if simulated divided lite windows are utilized, that they are more reminiscent of traditional steel windows.

The submitted materials include revised renderings of the building and surrounding area. Staff is concerned that there appears to be some inconsistencies with the renderings, particularly how the proposed new construction relates to the neighboring buildings.

Staff received an email from a neighbor concerned about the overall proposal and has included the complete email with the drawings. The submitted correspondence expresses concern regarding the height of the building, the flat face and roof, and the fourth floor windows. However, the neighbor's biggest objection is with the design of the ground floor, specifically the amount of windows found at the ground floor.

Overall, staff finds the proposal consistent with the conceptually approved design but finds the following items in need of revision or commentary from the Architecture Committee:

- The elimination of transom windows at the second and third floors
- The arrangement of windows and doors at the ground floor
- The window and door details including the use of applied muntins

ARCHITECTURE COMMITTEE ACTION: 04/10/18

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Fifield noted that the Committee had been instructing the applicant to contemporize the appearance of the building and that the elimination of the transoms, the changes at the ground floor, and the gallery filigree moves the proposal in that direction.

Mr. Fifield moved to adopt the staff report noting the concerns raised by staff but approving the proposal as initially submitted by the applicant. Mr. Musso seconded the motion with the amendments that the next submittal provide a correct perspective view and includes exterior lighting. Mr. Fifield accepted the amendments and the motion passed unanimously.

Architecture Committee Meeting of **10/24/17**

DESCRIPTION OF APPLICATION: 10/24/17
Permit Number: 16-02803-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct new four story building, including simulated divided lite metal windows and doors, per application & materials received 06/09/15 & 10/16/17, respectively.

STAFF ANALYSIS & RECOMMENDATION: 10/24/17

At the 08/08/17, staff noted that the ground floor pedestrian door on the Royal St. elevation was shown as swinging outward onto the sidewalk. The applicant has indicated that this door not only serves as the entrance and exit for the residential apartment but that it is also the emergency exit for the attached art gallery space and that is what is driving the need for an out swinging door. The Architecture Committee may find an out swinging door in this location approvable but staff recommends that the door be detailed to allow it to be in the same plane as the adjacent garage and storefront, near the interior thickness of the wall.

The commercial space doors have been revised to match the style and appearance of the garage doors but the previously shown French door condition has been revised to feature a single leaf door. Staff notes that the door hardware is still shown at the locations where it would be located on French doors. Staff finds this detail atypical when compared to other buildings in the area that often successfully feature a commercial space, a residential entrance, and a carriageway door. Staff questions if this element should be revised to something more typically found in the district.

Regarding the window and door details, the applicant has stated that they would not be able to achieve the necessary hurricane ratings with the true divided lite systems. They have submitted details for the now applied muntins for all windows and doors. The guidelines state that, "*if a new or replacement door is warranted, the VCC requires selecting a true divided-lite, single-glazed door with matching muntins profiles and dimensions as appropriate when allowed by Code.*" (VCC DG: 07-13)

Additionally, for new construction, the guidelines state that, "*the VCC requires using materials and techniques that are compatible with the surrounding neighborhood.*" (VCC DG: 14-10) Although the Architecture Committee previously favorably reviewed the use of metal windows and doors at this location, the windows and doors at that time were proposed to be true divided lite.

Given that this is new construction, the Architecture Committee may find the use of applied muntins an option to consider. Staff notes that the proposed muntins profile is atypical for the district and would likely divulge these windows and doors as having applied muntins. Staff recommends that if applied

muntins are considered an option to pursue, that the muntins be profiled to more closely resemble more traditional muntins.

The gallery railings are still shown at 42", a height requested by the owner according to the applicant. Although somewhat atypical, the Architecture Committee may find a railing at this height approvable. Staff notes that the previously reviewed railing design has been essentially flipped to now feature what appears as an extension on top of the railing. Staff still recommends that the railing design be unified rather than appearing like an extension has been added to another railing.

The previously proposed rooftop pool enclosure has been eliminated from the proposal.

Staff finds the proposal generally approvable but finds the following items in need of revision or commentary from the Architecture Committee:

- The arrangement of windows and doors at the ground floor
- The window and door details including the use of applied muntins
- The gallery railing design

Staff recommends deferral of the application to allow the applicant to restudy these elements.

ARCHITECTURE COMMITTEE ACTION: 10/24/17

Mr. Albrecht gave the staff presentation with Mr. Williams and Ms. Wotring present on behalf of the application. Mr. Fifield enquired as to the occupancy load of the proposed commercial space on the ground floor necessitating the out-swinging pedestrian door. Ms. Wotring replied that although the proposed occupancy load would be less than 50 persons, the door also served as the means of egress for the residential unit, therefore requiring it to be as proposed.

Mr. Musso requested that the width of this door be increased to improve the overall composition of the facade. Mr. Fifield recommended that the traditional details of the handrails, windows, doors, etc. be contemporized to better reflect the overall contemporary nature of the design. The representative from Hope's, the proposed window and door manufacturer, stated that traditional muntin profiles can be replicated if necessary as all of their work is custom. However, Mr. Block recommended simplifying the muntin profiles so that they are more reminiscent of traditional steel windows.

Kate Bishop, a neighbor to this property, expressed her concerns regarding the structural integrity of the adjacent building which has been braced with wood supports since the collapse of the historic building. Mr. Williams explained that the site is currently under litigation which has hindered structural work going forward. However, he explained that this litigation should be coming to a close shortly.

Mr. Fifield moved to defer the matter allowing the applicant to revise the proposal to reflect the comments of AC and staff. Mr. Musso seconded the motion which passed unanimously.

Architecture Committee Meeting of **08/08/17**

DESCRIPTION OF APPLICATION:
Permit Number: 16-02803

08/08/17
Lead Staff: Nick Albrecht

Proposal to construct new four story building, per application & materials received 06/09/15 & 08/01/17, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/08/17

This application was last reviewed at the 08/03/16 Commission meeting where the Commission voted to grant conceptual approval to the proposed building. With the one year approval coming to an end, staff inquired about the current status of the project and advised the applicant that the previously granted conceptual approval would soon expire. The applicant submitted revised drawings that have several notable changes from the previously reviewed and conceptually approved plans.

Beginning on the ground floor of the Royal St. elevation, staff notes that the pedestrian entrance to the residence is now proposed to swing outward, onto the sidewalk. The guidelines state that traditionally, *"doors were hung at the interior of the jamb, allowing the wall thickness to be experienced on the outside of the building."* (VCC DG: 07-10) The guidelines continue that for new or replacement doors, *"the VCC requires mounting the new door at the interior thickness of the wall swinging inward unless an outward swing is required by the building code."* (VCC DG: 07-13) Staff does not believe that the building code

would require an outward swinging door for this single family residence and recommends that the door be relocated to the interior side of the wall swinging inward.

The French doors to access the commercial space have been revised. Previously these doors had a matching appearance as the garage doors with equal proportions between the sidelights and French doors. The revised plans have narrowed the sidelights and feature wider French doors. Staff notes that not only do the commercial doors and garage doors no longer match, the muntins of the commercial transom window do not align with the door frames.

The gallery railings are shown at a 42" height. Again, staff notes that this is a single family residence and the building code does not require this height of railings for this situation. Additionally, staff notes that the railing design is not unified but rather looks like a railing extension has been added below the decorative ironwork. This arrangement creates awkward proportions for the railing. Staff recommends revising the railing details to a more unified design.

On the Dumaine elevation of the building a new window has been added to the third floor. This window is the same size and style as the "eyebrow" windows found on the fourth floor of the Bourbon St. elevation. Staff notes that there is an existing alleyway adjacent to the neighboring 812 Royal St. that would provide light to this window.

On the Chartres elevation, previously proposed double hung windows at the third and fourth floor are now proposed to be French doors with a railing installed in the door frame. This detail is occasionally seen in the district and may be found approvable in this location.

Details have been provided for the proposed steel windows and doors. These all appear to be double-glazed but utilize a true divided lite system. The guidelines state that, "*if a new or replacement door is warranted, the VCC requires selecting a true divided-light, single-glazed door with matching muntins profiles and dimensions as appropriate when allowed by Code.*" (VCC DG: 07-13) However, given this is completely new construction and is utilizing a true divided light system, the Architecture Committee may find the proposed double-glazing approvable. Staff recommends additional detail drawings of the windows and doors that demonstrate if the true divided-light muntins would be utilized on all windows and doors. Staff also notes that if a sample window or door could be provided that is similar to what is being proposed it would be beneficial in determining the appropriateness of the proposal.

At the rooftop level, staff notes that the cornice detail has been significantly simplified. Staff notes that the last time this application was before the Committee, at the 07/26/16 meeting, the Committee encouraged the applicant to redesign the cornice to something more contemporary and congruent with the rest of the building.

Possibly the most significant change is at the rooftop level around the pool. Previously the pool area had been open to the sky but it is now shown enclosed by a Nana Wall system on the Royal St. elevation and a Controlite Intelligent Daylighting Roof System above. Staff finds the enclosing of this space potentially approvable but notes that this enclosed space now has the tallest roof of the building, reaching a height of 49' 10" above grade. Staff recommends that the applicant seek to eliminate the three varied roof heights and attempt to unify this roof with that of the rest of this floor.

Staff suggests that if the applicant now wants to enclose this space that the details need to be consistent with the rest of the building. The current proposal is a very modern interjection in what is otherwise a more contemporary interpretation of a traditional townhouse.

Additionally, staff notes that the Controlite system is essentially a skylight system comprising nearly 100% of the pool room roof. When looked at in conjunction with the roof of the four story portion of the building, the total skylights equal nearly 28% of the roof surface. As this is new construction the Architecture Committee may find this amount approvable but typically skylights are limited to no more than 3% of a roof slope.

Staff notes that the building site has deteriorated with significant plant growth. Staff recommends that the property owner take the necessary steps to maintain the lot. Finally, there are concerns with the condition of the neighboring building at 800-804 Royal which was somewhat dependent on the previously existing building for stabilization. That building has been shored since recently after the building collapse, with more permanent solutions on hold until construction begins on 808 Royal. Staff requests a hypothetical timeline of when the owner will be prepared to start construction following final approval from the Vieux Carré Commission.

Staff recommends deferral of the application to allow the applicant to:

- Revise the ground floor pedestrian entrance
- Revise the ground floor commercial entrance
- Revise the gallery rail designs

- Revise the roof shape and details if the pool space is to be enclosed
- Provide additional details and a physical sample of the proposed millwork

ARCHITECTURE COMMITTEE ACTION:

08/08/17

Mr. Albrecht gave the staff presentation with Mr. Williams present on behalf of the application. Mr. Musso stated that he agreed with the staff report regarding the pedestrian door and that the transom should be realigned. Mr. Musso continued that he was in favor of the double glazing, that he liked the simplified cornice, and that he didn't have a problem with the skylights.

Mr. Fifield stated that he supported the recommendation for deferral as changes should be made to various details.

Mr. Block asked if the Committee had any comments on the proposed Nanawall for the pool enclosure, noting that it is very contemporary in nature. Mr. Musso stated that there is an opportunity to translate the language of the building as the building goes up.

Mr. Taylor stated that he would like to see the proposal in 3D and asked about the purpose behind the pool enclosure. Mr. Fifield stated that it was on the applicant to promote the idea and notes that the enclosure complicates the roofscape.

Mr. Musso noted that there may be some code issues with placing a grill on the roof.

Mr. Musso moved to concur with the staff recommendation for deferral with the items mentioned in the report and discussion to be addressed. Mr. Fifield seconded the motion, which passed unanimously.

Vieux Carré Commission Meeting of**08/03/2016****DESCRIPTION OF APPLICATION:**

08/03/16

Permit Number: 16-02803**Lead Staff: Nick Albrecht**

Proposal to construct new four story building, per application and materials received 06/09/15 & 07/19/16, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/03/16

This proposal to replace the building that partially collapsed and was ultimately demolished in October 2014 has been reviewed numerous times by the Architectural Committee in the past five months.

The guidelines address ten topics to be considered for new construction. These are Scale, Building Form & Massing, Setback, Site Coverage, Orientation, Alignment, Rhythm, & Spacing, Architectural Elements & Projections, Façade Proportions; Window & Door Patterns, Trim & Details, and Materials.

Scale, Building Form & Massing and Building Setback

The proposed mass of the building has been fairly consistent since the initial submittal, as the applicants propose to construct a four story building built property line to property line and rising to a total height of 48'4" with rooftop mechanical rising an additional 4'.

Staff finds the form and massing of the proposed new construction similar to neighboring buildings and appropriate. Staff also notes that the proposed condition of having no setback is appropriate for the block, which primarily consists of buildings with no setback.

Site Coverage

Staff notes that the proposed building has no open space, however, according to the City's zoning administrator zero open space would be allowed in this instance because the previously existing building featured no open space and the overall interior cubic area of the new building does not exceed that of the previously existing building.

Orientation and Alignment, Rhythm, & Spacing

Staff finds the proposed orientation of the new building appropriate. Staff also finds the alignment, rhythm, & spacing appropriate noting that the first, second, and third floors closely align with both properties immediately adjacent.

Architectural Elements & Projections

The applicant proposes to include a projecting gallery at the second and third floor levels. The guidelines state that “*it is generally appropriate to replace a missing architectural element or projection designed and detailed similar to those found at neighboring buildings or according to documentation [or] install compatible, simplified detailing on a new architectural element or projection, particularly if it will be located at a side or rear elevation.*” The guidelines continue that, “*It is generally inappropriate to construct a new ‘historicized’ architectural element at a building that would not have included one historically [or] construct a balcony, gallery, porch, roof overhang, parapet, or dormer at a building type or style that typically would not have included one, or in a configuration or location where one is not appropriate for a building type.*” (VCC DG: 14-13)

The Architectural Committee, as well as staff, have found the proposed gallery appropriate in the context of the surrounding buildings. The Architectural Committee recently recommended simplifying the proposed cornice element to something more contemporary and congruent with the rest of the building. This change, along with using simplified detailing on the gallery, will help to distinguish this building as a contemporary construction and not a historic building.

Façade Proportions; Window & Door Patterns

The aspect of the proposal that has received the most scrutiny by the Architectural Committee has been the window and door pattern of the ground floor of the Royal elevation. The applicant has been attempting to fit a garage door, a pedestrian entrance, and a commercial entrance into a building approximately 29’ wide. The most recent proposal, conceptually approved by the Architectural Committee, utilizes a unified metal and glass storefront system across the ground floor with the bottom 1/3 of each of the doors featuring a solid metal panel. The upper 2/3s of the doors, as well as the transom windows feature clear glazing.

Trim & Details

The trim & details are primarily simplified, somewhat contemporary designs. Staff notes that at the most recent Architectural Committee review, the Committee recommended simplifying the proposed cornice element into a more simplified design. Most elements of trim & details will require additional review by the Architectural Committee.

Materials

The materials of the walls of the building are all proposed to be a precast concrete. All windows, doors, and shutters of the building are proposed to be made out of metal.

Staff also notes that the proposed balcony deck is proposed to be constructed from concrete rather than the traditional wood on metal or wood outriggers.

Staff notes that the guidelines state that, “*it is generally appropriate to:*

- *use exterior materials that are present in adjacent neighboring historic buildings in new construction”*

and “*it is generally inappropriate to:*

- *Install a material where it is historically and stylistically incompatible*
- *Install building materials that do not exist in the surrounding area or are a poor imitation”* (VCC DG: 14-10)

The Architectural Committee has been agreeable to the proposed contemporary materials, again noting that these will help to distinguish this building as a contemporary build.

The Architectural Committee forwarded the application to the Commission with a recommendation of conceptual approval with the caveat that the façade is reworked, especially the cornice, and that the elements are more congruent, with the application to return to the Architectural Committee for design development.

VIEUX CARRÉ COMMISSION ACTION:

08/03/16

Mr. Albrecht gave the staff presentation with Ms. Wotring present on behalf of the application. Mr. Musso noted that the Architectural Committee and the applicant were attempting to balance a contemporary building and the historic neighborhood. Mr. Musso noted that the Architectural Committee included a caveat that any traditional details be changed to more contemporary details.

Mr. Skinner moved for **conceptual approval** of the application with details to be reviewed by the Architectural Committee. Mr. Hernandez seconded the motion, which passed unanimously.

Architecture Committee Meeting of**07/26/2016**

DESCRIPTION OF APPLICATION:

07/26/16

Permit Number: 16-02803**Lead Staff: Nick Albrecht**

Proposal to construct new four story building, per application and materials received 06/09/15 & 07/19/16, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/26/16

Staff noted two areas where the plans have been changed from those presented at the 07/12/16 meeting. The first is found on the flat roof of the fourth floor, tallest portion of the proposed building where the applicant now proposes to install three skylights and has moved the kitchen hood exhaust closer to the center of the building. As this is new construction and will be located on a flat roof, staff finds no problems with the proposed skylights. The relocation of the kitchen hood is beneficial as it will likely have less impact on the neighboring property.

The other change occurs at the ground floor of the Royal St. elevation where the applicant has returned to a near continuous storefront type system with garage door, pedestrian entrance, and commercial entrance all side-by-side. The three different door sections are unified in their ratio of solid panel to clear glazing as solid panels are proposed for the bottom 1/3 of each door while the upper 2/3 and transoms all feature clear glazing.

Staff finds the use of increased glazing, rather than solid panels, an improvement to the proposal but recommends that the applicant return to a scheme that does not feature a continuous storefront system and rather return to a fenestration that includes portions of solid walls.

Staff notes that the supplied details show very flat elements for muntins and frames. The submitted transom bars are inappropriately thin and the frames should be heavier so as to provide appropriate depth and shadow lines. Staff recommends revising these elements.

Staff recommends **deferral** of the application as submitted to allow the applicant to explore alternative ground floor fenestrations.

ARCHITECTURE COMMITTEE ACTION:

07/26/16

Mr. Albrecht gave the staff presentation with Mr. Williams and Ms. Wotring present on behalf of the application. Mr. Williams stated that they kept the spacing as previously reviewed and added additional glass as a compromise. Mr. Block questioned the thinness of the storefront elements. Mr. Musso commented that they could not get a thicker steel door.

Mr. Taylor commented that it may be a solution to set the doors back further within the opening. Mr. Williams responded that this would be a precast building but that they could get a deeper panel for the front elevation. Mr. Taylor commented that the storefront was now a unified piece from left to right. Mr. Fifield noted that the garage door was no longer the principle element of the façade and that it may be the elegance of the steel system that now carries the design.

Mr. Fifield commented that the design conforms to a traditional townhouse massing but questioned the design of the cornice, suggesting that this element be contemporized. Mr. Fifield recommended eliminating all of the 19th century detailing. Mr. Musso commented that the doors were not contemporary but they were a good contrast to the wood framed elements typical of the district. Mr. Musso recommended either following the period that relates to the steel doors or elements that are more contemporary than the doors.

Mr. Taylor stated that he would be ok with moving this project forward but stated that large scale 3D models would be needed. Mr. Musso moved for conceptual approval with the caveat that the façade is reworked, especially the cornice, and that the elements are more congruent, with the application to return to the Architectural Committee for design development. Mr. Fifield seconded the motion, which passed unanimously.

Architecture Committee Meeting of**07/12/2016**

DESCRIPTION OF APPLICATION:

07/12/16

Permit Number: 16-02803**Lead Staff: Nick Albrecht**

Proposal to construct new four story building, per application and materials received 06/09/15 & 07/05/16, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/12/16

The applicant has submitted plans that revise the ground floor elevation. The storefront doors reduce in width from the previously proposed 9'6" to a reduced width of 7'. The reduction in width allows for sections of wall between 2'1" and 2'2" between each of the three door openings and between the doors and the sides of the building.

Staff notes that because of the width of the garage door combined with the 2'1" wall section to the edge of the building, the vertical rhythm is lost for all of the ground floor openings. Staff suggests that if a garage door is desired that perhaps the other ground floor openings should be of equal width and located immediately below two of the second floor openings. This would locate the garage door closer to the edge of the building but allow for increased ground floor wall area to break up the large expanse of glass and metal. Staff also notes that the floor to ceiling heights vary only slightly from the adjacent building. If said heights were adjusted the galleries and canopy tops would align giving more cohesion to the design.

Staff recommends **deferral** of the application as submitted to allow the applicant to explore alternative ground floor fenestrations and floor-to-ceiling heights.

ARCHITECTURE COMMITTEE ACTION:

07/12/16

Mr. Block gave the staff presentation with Mr. Williams and Ms. Wotring present on behalf of the application. Mr. Musso agreed with the recommendations of the Staff report. Ms. Wotring responded to the recommendation from the report that floor-to-ceiling heights of the proposed new building should correspond to those of the adjacent building stating that the drawing presented likely does not accurately depict true dimensions of the adjacent building. Mr. Musso expressed that they should and, therefore, the elevations need to be modified accordingly for a proper review. He did, however, agree that good progress had been made on the front elevation in response to previous comments.

Mr. Fifield continued that the current elevations of the ground floor openings are too schematic and do not represent the actual construction conditions. Head and jamb details should be studied and presented which would inform correct wall sections. This information had been requested at the previous review. The combination of traditional and non-traditional materials rendered in a somewhat traditional manner is problematic. Mr. Taylor concurred that he did not find the steel plates of the proposed ground floor to be an appropriate material for a building in the Vieux Carré. Fenestration on Royal Street is generally transparent.

Mr. Musso moved to **defer** allowing the applicant the opportunity to respond to these recommendations. Mr. Fifield seconded the motion. The motion passed unanimously.

Architecture Committee Meeting of**06/28/2016****DESCRIPTION OF APPLICATION:**

06/28/16

Permit Number: 16-02803**Lead Staff: Nick Albrecht**

Proposal to construct new four story building, per application and materials received 06/09/15 & 06/21/16, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/28/16

Staff met with the applicant following the 06/14/16 Architectural Committee meeting and recommended exploring alternatives to the ground floor fenestration, such as combining the storefront and residential doors and creating an interior vestibule. The applicant has returned with a proposal quite similar to that previously proposed after stating that a combination of the doors would not be feasible.

The only changes noted by staff from the previously reviewed plans are the change of material for the shutters from the previously proposed aluminum to currently proposed steel, modification of the guardrails as suggested at the last Architectural Committee meeting, and the use of steel panels instead of glass lights for the bottom panels of the commercial storefront doors.

The applicant has submitted photographs of other building types in the district that feature some combination of storefront, residential entrance, and garage doors. Staff finds the proposed examples problematic as only one example features a garage door, residential entrance, and what could be used as storefront doors. All other examples only feature two of the three door types. Staff also finds that these examples generally have more pronounced separation between the ground floor elements.

Staff recommends **deferral** of the application to allow the applicant to explore alternatives to the ground floor fenestration.

ARCHITECTURE COMMITTEE ACTION:

06/28/16

Mr. Albrecht gave the staff presentation with Mr. Williams and Ms. Wotring present on behalf of the application. Mr. Fifield noted that the proposal includes bits and pieces of historic vocabulary but that he doesn't see any imagination to making it a truly contemporary building. Mr. Fifield continued that he doesn't see how the proposed doors would work.

Mr. Taylor commented that something similar to this design may be successful on a wider lot but that the current lot is not wide enough. Mr. Fifield inquired about making the doors narrower. Mr. Williams replied that the owner doesn't want a door narrower than 9'6" but that they could go to 9' wide if they had to.

Mr. Fifield noted that the applicants are forcing a symmetry when they might not need to. Mr. Williams noted that they are responding to a program and that they would like to go to the Commission to review the proposed massing. Mr. Musso noted that the applicants were not that far off and suggested reducing the width of the ground floor openings and increasing the wall widths.

Mr. Musso moved to defer the application. The motion, seconded by Mr. Fifield, passed unanimously.

Architecture Committee Meeting of**06/14/2016****DESCRIPTION OF APPLICATION:**

06/14/16

Permit Number: 16-02803**Lead Staff: Nick Albrecht**

Proposal to construct new four story building, per application and materials received 06/09/15 & 05/24/16, respectively.

STAFF ANALYSIS:

06/14/16

The applicants have submitted revised and additional information for the proposed new four story building. The majority of the building remains the same but several significant changes have occurred on the Royal St. elevation. The previously proposed balconies are now proposed to be galleries with depths of approximately 8'.

This gallery may be found in keeping with the guidelines which state that, "*it is generally appropriate to...*

- *Construct a building with an architectural element or projection designed and detailed similarly to those found at neighboring buildings*
- *Construct balcony, gallery, and porch floor and ceiling heights as similar levels to those found on neighboring buildings"* (VCC DG: 14-9)

The proposed gallery floor and ceiling heights are similar to the immediately neighboring gallery of 812-814 Royal and the balcony of 800-804 Royal.

The railings for the proposed gallery have been modified and now appear to feature a railing height extension on top of the decorative iron railing. Staff recommends unifying the design of this element to achieve the code required height. If additional height needs to be added to a stock cast iron railing, staff recommends adding additional height below the decorative elements.

The ground floor doors are similar to those previously proposed with two sets of doors accessing the ground floor retail space, one door for residential access, and a garage door. The garage and residential doors appear to be steel doors with steel panels, while the commercial doors appear to be steel doors with glass inserts. Staff notes that doors are indicated as being recessed approximately 4" from the face of the building.

Staff notes that this set of plans initially featured louvered aluminum shutters at the second and third floor. Staff met with the applicant and noted that the use of louvered aluminum shutters is highly atypical, even for new construction, and that the guidelines state that, "*it is generally inappropriate to:*

- *Install a material where it is historically and stylistically incompatible*
- *Install building materials that do not exist in the surrounding area or are a poor imitation"* (VCC DG: 14-10)

As these shutters appear as an imitation of traditional wood, louvered shutters staff recommended either using wood shutters or changing the shutter design to something clearly metal.

The applicant submitted revised plans showing aluminum shutters that are solid panels with a thin framework. The applicant has also submitted a photograph of metal shutters which appear to resemble iron shutters that have been recently reviewed on another project located on Decatur St. Staff still finds

the use of aluminum shutters atypical; however, the Architectural Committee may find the revised design potentially approvable as the shutters are not attempting to imitate traditional wood, louvered shutters.

The dimensions of the clerestory “eyebrow” windows have been increased and now measure over 3’ tall. Staff questions if this is an atypically tall window for this type of feature. Staff recommends reducing the dimensions of this element.

A notable change elsewhere on the building is the mechanical area on the highest roof of the building is now shown with an appropriate mechanical safety railing which only surrounds the rooftop mechanical equipment. The applicant has provided a spec sheet for the proposed rooftop generator. Staff notes that the generator will be the tallest feature of the building, rising to a height of approximately 52’4” above grade. Staff again notes that perhaps all this mechanical equipment should be incorporated better into the new construction to keep the entire height below 50’.

STAFF RECOMMENDATION:

06/14/16

Staff recommends conceptual approval of the revised plans for the proposed building with the following provisos:

- The proposed railing design is unified rather than appearing to have an addition on top of the rail
- Clarification from the Architectural Committee regarding the appropriates of the proposed shutters
- Clarification from the Architectural Committee regarding the dimensions of the proposed eyebrow windows.
- Clarification from the Architectural Committee regarding the appropriateness of the rooftop mechanical equipment

ARCHITECTURE COMMITTEE ACTION:

06/14/16

Mr. Albrecht gave the staff presentation with Mr. Williams and Ms. Wotring present on behalf of the application. Mr. Taylor noted that everything looks better except for the ground floor. Mr. Taylor stated that there needs to be a better ground floor composition.

Mr. Williams noted the steel elements of the design and stated that other facades in the French Quarter feature roll up doors. Mr. Taylor stated it was unlikely to find a similar ground floor design.

Mr. Block inquired if the Committee was explicitly against a garage door. Mr. Taylor stated that the applicants could be able to figure out a solution. Mr. Block asked if a more porte cochere inspired design would be favorably received. Mr. Taylor responded that it may be a solution.

Mr. Brady moved to **defer** the application to allow the applicants to respond to the comments made during the meeting. Mr. Taylor seconded the motion. Prior to the vote, Ms. Wotring inquired about the other provisos listed by staff, particularly the rooftop mechanical. Mr. Taylor responded that the mechanical equipment doesn’t bother him. The vote was called for deferral and passed unanimously.

Architecture Committee Meeting of

05/10/2016

DESCRIPTION OF APPLICATION:

05/10/16

Permit Number: 16-02803

Lead Staff: Nick Albrecht

Proposal to construct new four story building, per application and materials received 06/09/15 & 05/03/16, respectively.

STAFF ANALYSIS:

05/10/16

The applicants have revised the proposed ground floor by attempting to eliminate ground floor walls entirely and project a continuous storefront system of the metal windows and doors. This new approach could possibly be a contemporary interpretation of a post and lintel storefront system. Staff suggests that varying the depth of the doors within the openings, such as recessing the pedestrian entrance, may help to improve the vocabulary of this ground floor. Staff questions the operation of the ground floor garage door in this revised scheme.

The applicant has revised the muntin patterns of the upper level metal French doors and transoms. The lites are now more horizontal in nature and staff recommends reverting back to a more vertical lite pattern, noting that the detailing of thin rails and stiles, as well as featuring no bottom panel, should help to distinguish these as contemporary, metal doors. Staff requests additional information for the shutters including proposed material and detailing.

Staff notes that no revised roof plans were submitted and that staff had concerns regarding rooftop elements at the last review. Specifically, the location of numerous mechanical pieces on the highest roof and the arrangement of the guardrail around the entirety of the upper level roof, creating the opportunity for an additional roof deck. Staff again notes that perhaps all this mechanical equipment should be incorporated better into the new construction to keep the entire height below 50’.

The balcony depths have again been revised with the lower balcony measuring at just over 6’ in depth, the upper balcony at 4’6” in depth and the balcony overhang at 4’9”. Staff notes that the previously proposed Option A from the 04/12/16 meeting featured depths of 5’3”, 5’, and 5’2”, respectively for the two balconies and overhang. Staff recommends reducing the depths of these elements. Staff also questions the hipped shape of the balcony overhang and suggests that a single roof slope for the overhang may improve the appearance.

STAFF RECOMMENDATION:

05/10/16

Staff recommends **deferral** of the application to allow the applicant to submit additional and revised materials as noted.

ARCHITECTURE COMMITTEE ACTION:

05/10/16

Mr. Albrecht gave the staff presentation with Mr. Harwood and Ms. Wotring present on behalf of the application. Mr. Musso stated that he concurred with the staff report and noted discrepancies and the lack of a ground floor plan.

Mr. Fifield stated that the design was not moving anyplace, that there was a confusion between the form of the townhouse and superficial detailing. Mr. Fifield continued that it is impossible to understand the operation of the garage door and that more information is needed.

Mr. Musso moved for **deferral** of the application. Mr. Fifield seconded the motion, which passed unanimously.

Architecture Committee Meeting of

04/12/2016

DESCRIPTION OF APPLICATION:

04/12/16

Permit Number: 16-02803

Lead Staff: Nick Albrecht

Proposal to construct new four story building, per application and materials received 06/09/15 & 04/05/16, respectively.

STAFF ANALYSIS:

04/12/16

The applicants have submitted revised drawings for a new building built very nearly property line to property line with a total building height of 50’. The guidelines address ten topics to be considered for new construction. These are Scale, Building Form & Massing, Setback, Site Coverage, Orientation, Alignment, Rhythm, & Spacing, Architectural Elements & Projections, Façade Proportions; Window & Door Patterns, Trim & Details, and Materials. Several of these were reviewed and deemed appropriate at the Architectural Committee meeting of 02/25/16 but some elements required revisions.

Height & Width

Regarding height, as was noted in a previous staff report, mechanical equipment and a guard rail which is code compliant for general public use extend above the 50’ height limit with heights of 55’ and 53’ respectively.

Staff still finds the placement of two (2) 50 gallon water heaters on the exterior of the building at the highest roof level atypical and unnecessary. Staff also questions the use of a code compliant guard around the majority of this upper roof level which essentially creates an additional roof deck. Staff recommends this guard be constructed to comply to the requirements for guards for mechanical equipment, i.e. with spacing not to exceed 21” between rails rather than the current spacing of less than 4”. Additionally, the mechanical equipment could be located nearer the center of the roof to allow the guards to be placed closer in from the perimeter of the walls.

Staff again notes that perhaps all this mechanical equipment should be incorporated better into the new construction to keep the entire height below 50’.

On the St. Ann side of the building, the new building wall will be constructed immediately adjacent to the existing corner building. Staff requests a detail of how the new wall will be tied into the neighboring property at the top of the lower wall to prevent water intrusion between the walls.

Architectural Elements & Projections

The applicant has significantly reduced the mass of the proposed projections and offered two options. In Option A the balcony depths have been reduced to approximately 5'3" for the lower balcony and 5' for the upper balcony and the gallery supports have been eliminated. Above the third floor balcony a simple overhang is proposed with a depth of approximately 5'2". Staff notes at the previous meeting on 02/25/16 staff had stated that traditional balconies have a depth not greater than 4'.

Option B is similar but features a lower balcony with a depth of 7' and an upper balcony with a depth of 6'9". The overhang on this option is approximately 5'4". Staff finds balconies with this large of a depth highly atypical.

Staff finds these revised elements for Option A to be potentially approvable but recommends the depth of the balcony be no greater than 4'.

Facade Proportions; Window & Door Patterns

Staff had previously questioned the percent of the ground floor that was occupied by doors. The revised proposal has slightly decreased the garage opening to 9'6" but slightly increased the storefront to 9'6" resulting in openings that now match in width but still no net change in the amount of doors on the ground floor.

The second and third floors remain similar to previously proposed and potentially approvable.

At the fourth floor, the clerestory windows have been reduced in height, and the overall wall height has been reduced by approximately 20". Staff estimates there is approximately 7' 5" from the top of the third floor overhang to the top of the cornice. Staff finds the height of this element improved from previous submittals and closer in keeping with the appearance of something similar to attic eyebrow windows.

Materials

The materials on the St. Ann, Chartres, and Dumaine elevation are now noted as smooth field finished concrete with site cast concrete blocks on the Royal elevation. All windows and doors of the building are proposed to be made out of metal.

Staff also notes that the proposed balcony deck is proposed to be constructed from concrete rather than the traditional wood on metal or wood outriggers.

The applicants have indicated that the owner wishes to construct the building with no wood at all, including building framing, trim, etc.

Staff again notes that the guidelines state that, "*it is generally appropriate to:*

- *use exterior materials that are present in adjacent neighboring historic buildings in new construction"*

and "*it is generally inappropriate to:*

- *Install a material where it is historically and stylistically incompatible*
- *Install building materials that do not exist in the surrounding area or are a poor imitation"* (VCC DG: 14-10)

The applicants have revised the second and third floor doors and transom windows, as well as the ground floor residential entrance, to now more clearly read as a glass and metal doors. The applicants have also submitted photographs of examples of glass and metal doors that are similar to those being proposed.

Again, staff finds the use of these contemporary materials in fairly traditional forms inappropriate and recommends incorporating more traditional materials, especially for windows, doors, and the projecting elements.

STAFF RECOMMENDATION:

04/12/16

Staff recommends **deferral** of the application to allow the applicant to:

- Relocate the rooftop mechanical equipment to below 50' and revise the mechanical guardrail
- Reduce the depth of the balconies and balcony overhang

- Address the window and door patterns on the first floor including the width, material, and design of the garage doors
- Utilize traditional materials on the exterior of the building.

ARCHITECTURE COMMITTEE ACTION:

04/12/16

Mr. Albrecht gave the staff presentation with Mr. Williams and Ms. Wotring present on behalf of the application. Mr. Musso stated that it was a very confusing and ambiguous elevation, one that imposes contemporary materials atypically onto a blatantly historicist form.

Mr. Fifield stated that the ground floor openings are a traditional design with contemporary materials. He continued that the garage door doesn't work at all. Mr. Taylor stated that the desire for a garage was driving the ground floor design. Mr. Taylor continued that this was new infill construction that has an expectation for high quality architecture and the proposed building seems confused. Mr. Taylor suggested that the building could be based on the previously existing building.

Mr. Musso stated that the use of metal doors and windows was done historically in the 1910's – 1930's but there should be a different vocabulary that reads throughout the rest of the building. Mr. Musso moved to defer the application to allow the applicants to resubmit materials taking into account comments from the discussion and staff report.

Mr. Williams stated that he was trying to make the building work, that the owner desires off-street parking, and that he will continue to work with staff to develop the building. Mr. Block commented that balconies are typically narrow and are not outdoor living areas to the degree of galleries. Mr. Musso suggested possibly pushing the balconies inward into the building.

Mr. Fifield seconded the motion to defer, which passed unanimously.

Architecture Committee Meeting of**03/29/2016****DESCRIPTION OF APPLICATION:**

03/29/16

Permit Number: 16-02803**Lead Staff: Nick Albrecht**

Proposal to construct new four story building, per application and materials received 06/09/15 & 03/16/16, respectively.

STAFF ANALYSIS:

03/29/16

The applicants have submitted revised drawings for a new building built very nearly property line to property line with a total building height of 50'. The guidelines address ten topics to be considered for new construction. These are Scale, Building Form & Massing, Setback, Site Coverage, Orientation, Alignment, Rhythm, & Spacing, Architectural Elements & Projections, Façade Proportions; Window & Door Patterns, Trim & Details, and Materials. Several of these were reviewed and deemed appropriate at the Architectural Committee meeting of 02/25/16 but some elements required revisions.

Height & Width

Regarding height, as was noted in a previous staff report, mechanical equipment and a guard rail which is code compliant for general public use extend above the 50' height limit with heights of 55' and 53' respectively.

Staff still finds the placement of two (2) 50 gallon water heaters on the exterior of the building at the highest roof level atypical and unnecessary. Staff also questions the use of a code compliant guard around the majority of this upper roof level which essentially creates an additional roof deck. Staff recommends this guard be constructed to comply to the requirements for guards for mechanical equipment, i.e. with spacing not to exceed 21" between rails rather than the current spacing of less than 4". Additionally, the mechanical equipment could be located nearer the center of the roof to allow the guards to be placed closer in from the perimeter of the walls.

Staff again notes that perhaps all this mechanical equipment should be incorporated better into the new construction to keep the entire height below 50'.

On the St. Ann side of the building, the new building wall will be constructed immediately adjacent to the existing corner building. Staff requests a detail of how the new wall will be tied into the neighboring property at the top of the lower wall to prevent water intrusion between the walls.

Architectural Elements & Projections

The applicant has significantly reduced the mass of the proposed projections. The balcony depths have been reduced to approximately 5'3" and the gallery supports have been eliminated. Above the third floor balcony a simple overhang is proposed with a depth of approximately 6'10". Staff notes at the previous meeting on 02/25/16 staff had stated that traditional balconies have a depth of 4'.

Staff finds these revised elements to be potentially approvable but recommends the depth of the balcony be no greater than 4'.

Façade Proportions; Window & Door Patterns

Staff had previously questioned the percent of the ground floor that was occupied by doors. The revised proposal has slightly decreased the garage opening to 9'6" but slightly increased the storefront to 9'6" resulting in openings that now match in width but still no net change in the amount of doors on the ground floor.

The second and third floors remain similar to previously proposed and potentially approvable.

At the fourth floor, the clerestory windows have been reduced in height, and the overall wall height has been reduced by approximately 15". Staff estimates there is approximately 7' 10" from the top of the third floor overhang to the top of the cornice. Staff finds the height of this element improved from previous submittals but still atypical; especially considering it appears to be emulating something similar to attic eyebrow windows. Staff suggests a greater overall reduction in this dimension.

Materials

The materials throughout the building do not seem to have changed since the previously proposed with smooth face CMU block on the St. Ann, Chartres, and Dumaine elevation and site cast concrete blocks on the Royal elevation. All windows and doors of the building are proposed to be made out of metal.

Staff also notes that the proposed balcony deck is proposed to be constructed from concrete rather than the traditional wood on metal or wood outriggers.

The applicants have indicated that the owner wishes to construct the building with no wood at all, including building framing, trim, etc.

Staff again notes that the guidelines state that, "*it is generally appropriate to:*

- *use exterior materials that are present in adjacent neighboring historic buildings in new construction"*

and "*it is generally inappropriate to:*

- *Install a material where it is historically and stylistically incompatible*
- *Install building materials that do not exist in the surrounding area or are a poor imitation"* (VCC DG: 14-10)

The applicants have revised the second and third floor doors and transom windows, as well as the ground floor residential entrance, to now more clearly read as a glass and metal doors. The applicants have also submitted photographs of examples of glass and metal doors that are similar to those being proposed.

Again, staff finds the use of these contemporary materials in fairly traditional forms inappropriate and recommends incorporating more traditional materials, especially for windows, doors, and the projecting elements.

STAFF RECOMMENDATION:

03/29/16

Staff recommends **deferral** of the application to allow the applicant to:

- Relocate the rooftop mechanical equipment to below 50' and revise the mechanical guardrail
- Reduce the depth of the balconies and balcony overhang
- Address the window and door patterns on the first floor including the width, material, and design of the garage doors
- Further reduce the height of the fourth floor façade wall
- Utilize traditional materials on the exterior of the building.

ARCHITECTURE COMMITTEE ACTION:

03/29/16

The application was deferred at the applicant's request.

DESCRIPTION OF APPLICATION:

02/25/16

Permit Number: 16-02803**Lead Staff: Nick Albrecht**

Proposal to construct new four story building, per application and materials submitted 06/09/15 & 02/16/16, respectively.

STAFF ANALYSIS:

02/25/16

The applicants have submitted revised drawings for a new building built very nearly property line to property line with a total building height of 50'. The guidelines address ten topics to be considered for new construction. These are Scale, Building Form & Massing, Setback, Site Coverage, Orientation, Alignment, Rhythm, & Spacing, Architectural Elements & Projections, Façade Proportions; Window & Door Patterns, Trim & Details, and Materials.

Height & Width

Regarding height, staff notes that several pieces of mechanical equipment extend beyond the 50' height limit with the tallest piece reaching an approximate height of 56'.

Staff notes that the guidelines, although referring to new rooftop additions, states that, "*the VCC requires that a rooftop addition incorporate elevator, mechanical, and HVAC equipment within the single story.*" (VCC DG: 14-17) Staff believes this requirement should carry over for this proposed new construction and that the majority of the mechanical equipment, specifically the two 50 gallon water heaters and the 300 gallon water storage tank, seem to be arbitrarily placed on the highest roof and that there appear to be lower roofs or interior locations that could accommodate this equipment.

Staff's only concern with the proposed width is on the St. Ann side of the building where the new construction would leave an approximately 10" gap between this building and the neighboring 800-804 Royal. Staff believes this will create a condition making maintenance of the walls of both buildings facing the very narrow space between the buildings impossible.

Building Form & Massing and Building Setback

Staff finds the form and massing of the proposed new construction similar to neighboring buildings and appropriate. Staff also notes that the proposed condition of having no setback is appropriate for the block, which primarily consists of buildings with no setback.

Site Coverage

Staff notes that the proposed new construction covers 100% or very nearly 100% of the lot and does not feature the 30% open space required by zoning. The applicant stated that the City's zoning administrator has determined that this would be allowed in this instance because the previously existing building featured no open space and that the overall interior cubic area of the new building does not exceed the previously existing. Staff requests that the applicants submit information from the zoning administrator as well as the cubic area calculations to staff for VCC records.

Staff would welcome a design that features some amount of open space but believes the current design with no open space is appropriate based on the previously existing condition and similar conditions that exist on neighboring properties.

Orientation and Alignment, Rhythm, & Spacing

Staff finds the proposed orientation of the new building appropriate. Staff also finds the alignment, rhythm, & spacing appropriate noting that the first, second, and third floors closely align with both properties immediately adjacent.

Architectural Elements & Projections

The guidelines state that "*it is generally appropriate to...*

- *Construct a building with an architectural element or projection designed and detailed similarly to those found at neighboring buildings*
- *Design an architectural element with simplified detailing that is similar to architectural elements at comparable buildings within the property's setting and the Vieux Carré*
- *Construct balcony, gallery, and porch floor and ceiling heights at similar levels to those found on neighboring buildings"*

The guidelines continue that "*it is generally inappropriate to...*

- *Construct a new "historicized" architectural element on a building that historically would not have included one*

- *Construct a balcony, gallery, porch, parapet, or dormer at a building type or style which typically would not have included one, or in a configuration or location where one is not appropriate for the building type” (VCC DG: 14-9)*

The now demolished building at this property previously featured a single balcony and a new double balcony may be approvable as other buildings in this area feature similar balconies. The cast iron guardrail and gallery supports are geometric in nature and could be considered simplified detailing compatible with traditional galleries. However, staff notes that they are dissimilar from one another and a more unified design may be needed.

Staff questions the use of the gallery supports in this situation and if removing them would help to “lighten” what currently appears as a “heavy” projection. Staff also notes that the proposed balcony depth of 7’ is highly atypical for a projecting balcony and suggests that reducing this dimension may also help to “lighten” this element. Typically projecting balconies are approximately 4’ in depth.

Façade Proportions; Window & Door Patterns

The guidelines state that, “*it is generally appropriate to use similar proportions, sizes, locations, and numbers of windows and doors as neighboring sites.*” (VCC DG: 14-9) The proposed building features a ground floor of the Royal St façade with a large series of doors as a storefront for the proposed art gallery to operate in this space, a center door to access the residential units above, and a garage door in a pattern similar to the storefront but solid panels in lieu of glass lights.

Staff questions the large percentage of the ground floor elevation that is made up of doors. Of the 28’ wide building, 22’ are some kind of door. Staff suggests that, at a minimum, the garage door could be reduced from 10’ wide to 9’ wide to both match the storefront width and to slightly reduce the total width of ground floor doors, however, more drastic changes to the ground floor fenestration may be warranted.

The second and third floors feature four sets of French doors each. Staff finds the proportions and locations of these openings appropriate. The fourth floor features clerestory windows which allow additional light into the living room. Staff finds the proportions of windows at this fourth floor level a bit atypical and suggests that reducing the height of the fourth floor Royal elevation wall may help improve the proportions on this floor and the Royal elevation as a whole.

Trim & Details

Besides the ironwork of the projecting element of the building, the only details that have been included in the current set of plans is a proposed cast stone cornice. Staff finds the proposed cornice appropriate as per the guidelines regarding trim & details. Additional details for window and door casings will be needed in subsequent drawings.

Materials

The proposed building is noted as being constructed with smooth face CMU block on the St. Ann, Chartres, and Dumaine elevation and site cast concrete blocks on the Royal elevation. All windows and doors of the building are proposed to be made out of metal. The guidelines state that, “*it is generally appropriate to*

- *use exterior materials that are present in adjacent neighboring historic buildings in new construction”*

and “*it is generally inappropriate to*

- *Install a material where it is historically and stylistically incompatible*
- *Install building materials that do not exist in the surrounding area or are a poor imitation” (VCC DG: 14-10)*

The use of concrete block for the walls may be found approvable for new construction, however additional finishing such as lath and stucco may be needed. The use of metal/aluminum windows and doors would not be found on even newer buildings of similar style in the Vieux Carré. Staff notes that the style of the proposed windows and doors are similar to many historic window and door types and therefore staff would consider metal versions a poor imitation of traditional wood windows and doors and inappropriate in this instance. Although the staff appreciates the contemporary approach to the proposed materiality, the overall form of the building is reflective of historic townhouse construction. Traditional materials would be more appropriate.

STAFF RECOMMENDATION:

02/25/16

Staff recommends **conceptual approval** of the application provided the applicant:

- Relocate the rooftop mechanical equipment to below 50’

- Address the narrow gap between this building and 800-804 Royal
- Submit additional information regarding approvals from zoning
- Reduce the depth and overall mass of the projecting element
- Address the window and door patterns on the first and fourth floors
- Utilize traditional materials on the exterior of the building.

ARCHITECTURE COMMITTEE ACTION:

02/25/16

Mr. Albrecht gave the staff presentation with Mr. Williams and Ms. Wotring present on behalf of the application. Mr. Musso stated he believes this proposal needs to be revisited due to nine items of concern identified by staff and himself. Mr. Musso listed some of these items to be revisited as the depth of the front balcony, the percentage of openings on the ground floor, the heaviness of the metal work, the fact that if metal windows are used they should appear as metal windows. Mr. Musso stated that it would behoove the applicants to defer the application today to allow them to address the issues.

Mr. Brady asked about the use of the exposed concrete block. Mr. Williams replied that it would be a building material of its time and that it could be stuccoed.

Mr. Fifield stated that the building was like mixing metaphors with the new materials in a traditional form, a 10' garage door dominating the façade, the passageway door in the middle of the building.

Mr. Fifield moved to **defer** the application and recommended that the applicants return with a more unified proposal. Mr. Musso seconded the motion. Mr. Block requested that the Architectural Committee comment on the fourth floor façade level. Mr. Fifield noted that was well addressed in the staff report. Mr. Taylor called the vote, which passed unanimously.

Architecture Committee Meeting of**06/23/2015****DESCRIPTION OF APPLICATION:**

06/23/15

Proposal to construct new four story building, per application and materials submitted 06/09/15.

STAFF ANALYSIS & RECOMMENDATION:

06/23/15

The proposed new construction consists of a four story building with a sunken basement garage. The ground floor is primarily space noted as being an art gallery. The second floor is split between addition space for the art gallery and a home theatre room for the residence. The third and fourth floors are exclusively part of the single family residence.

The proposed building is built from property line to property line on all sides so that the building occupies the entire parcel with no open space. The applicant has indicated that the previous building had no open space and they would like to keep this condition.

Staff notes that Sanborn maps from 1876 through 1908 show a small open courtyard within the property. The 1940 Sanborn map is the first to indicate the presence of a one story infill closing in the courtyard.

On the Royal Street façade, the proposed new construction rises three floors at the front property line with a fourth floor setback a little over 4½'. Projecting balconies are proposed for the second and third floors and a balcony behind the parapet proposed for the fourth floor. Staff questions this setback fourth floor arrangement and encourages the applicant to explore other options if a fourth floor is desired.

Staff notes that all windows and doors are noted as being constructed from steel and glass. Staff would encourage the applicant to use traditional materials in all openings. Staff notes that if windows are placed on the property lines, as is suggested for the side and rear elevations, additional approvals will be required from the State Fire Marshall.

Staff recommends deferral of the application with the following suggestions for the applicant:

- Create the required 30% open space on the parcel
- Utilize traditional materials in all window and door openings
- Reconsider the setback nature of the fourth floor

ARCHITECTURE COMMITTEE ACTION:

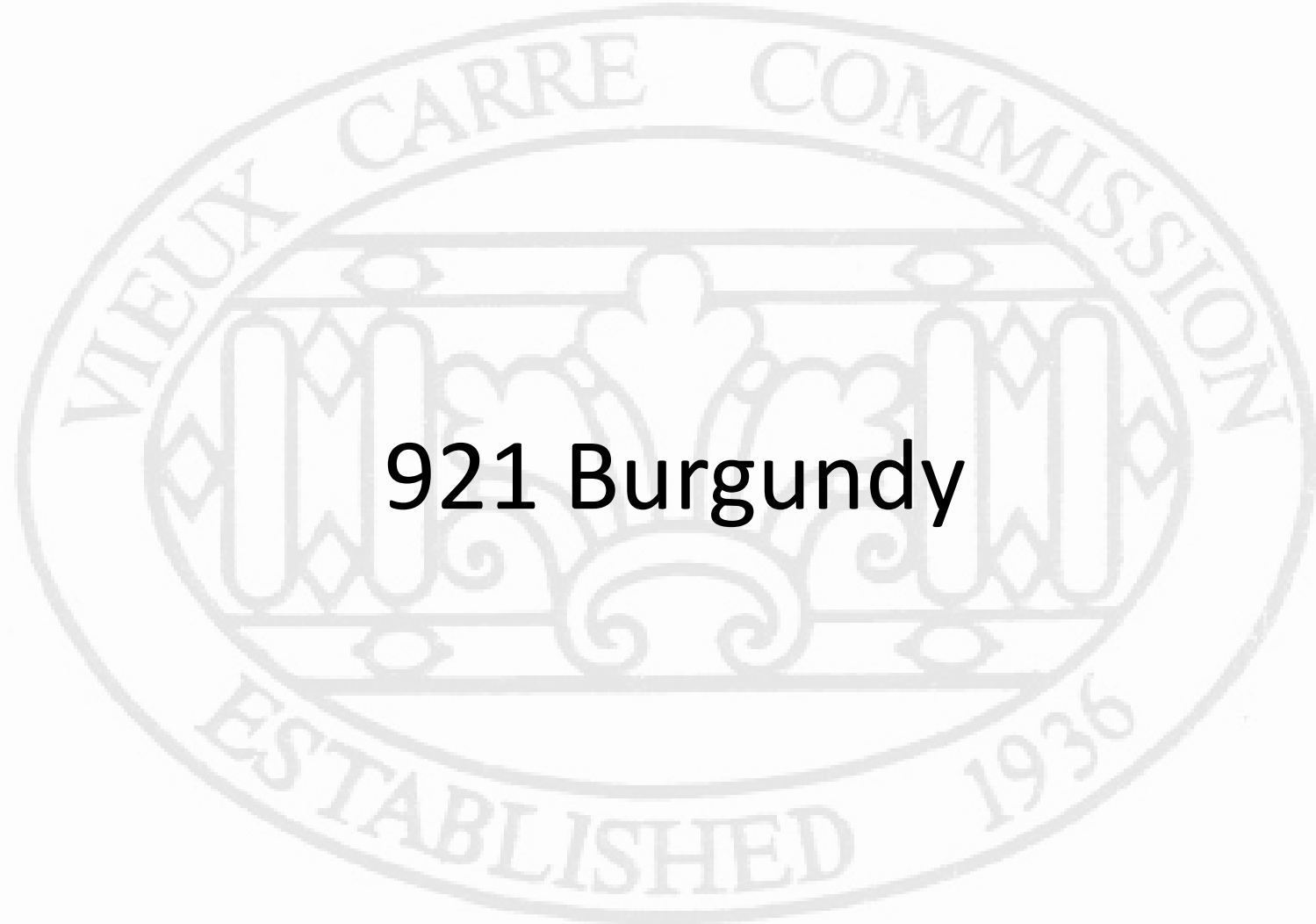
06/23/15

Mr. Albrecht gave the staff presentation with Mr. Williams and Ms. Wotring present to represent the application. Mr. Musso stated he does not consider the lack of open space of the previous building as a reason for no open space for new building. Mr. Williams stated that they are allowed one year to rebuild

with the same amount of open space. Mr. Fifield stated he doesn't believe that the zoning section applies in this situation.

Mr. Fifield stated the proposed building was an odd mixture of industrial and 19th century elements. Mr. Fifield stated he would like to see the proposed building in the context of the adjoining buildings.

Mr. Fifield moved for **deferral** to allow the applicant to prepare responses based on the meeting discussion. Mr. Musso seconded and the motion passed unanimously.



921 Burgundy

ADDRESS:	921-25 Burgundy	APPLICANT:	Charles Berg
OWNER:	Cheryl Lynn Kirby	SQUARE:	104
ZONING:	VCR-1	LOT SIZE:	4223.5 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	1267 sq. ft.
ALLOWED:	4 units	EXISTING:	2373 sq. ft.
EXISTING:	1 unit	PROPOSED:	2000 sq. ft.
PROPOSED:	2 units		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

An early (c. 1810), brick-between-posts Creole cottage, with the addition of late Victorian cornice lintels over the façade openings. [N.B: As with 901-907 Burgundy, the bricks-between-posts construction has been left exposed, but in this instance it has been painted over.]

Architecture Committee Meeting of **04/13/2021**

DESCRIPTION OF APPLICATION: 04/13/2021
Permit #20-43443-VCGEN **Lead Staff: Erin Vogt**

Proposal to construct two-story rear dependency, per application & materials received 10/12/2020 & 03/29/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/13/2021

Since last reviewed on 12/22/2020, the applicant has revised several elements of the proposal, as follows:

- The roof pitch has been changed to 7:12 and the parapet eliminated.
- Dimensions were provided for the overall height of the building, at 36'-4". The elevation shows 11'-0" ceilings on the first and second floor, while the section shows the second-floor ceiling dropped to 8'-0" on the interior to allow for more headroom in the loft space. Staff advised the architect to reduce the height as 9'-0" to 10'-0" ceilings are typical for rear dependencies and the amount of brick over the first and second floor doors is out of proportion. The owner was unwilling to reduce the height below 11'-0", stating that she was disinclined to move forward with building the dependency if this added height is not allowed by the Committee.
- Structural drawings have been provided, showing the exterior walls as two-wythe thick, reinforced brick; veneer is no longer proposed. The foundation is shown as slab on grade with perimeter and center footers. Staff notes that the balcony section deviates from typical details for wooden balcony and gallery structures, and joist hangers should be discretely used.
- Minor changes have been made to openings on the St. Philip and Dumaine elevations. A narrow four-over-four window is shown on the first floor, Dumaine elevation, but overall dimensions are not specified. Six-over-six windows are shown on both sides of the second floor, and a small, fixed four-lite window is shown in the loft on the St. Philip elevation.

On the front elevation, staff notes that the French doors and transoms appear to be taller than the 9'-0" brick fence at the rear of the property; there appears to be a discrepancy with the building section, which shows the second floor as only 8'-0" tall. Staff does not recommend reducing the height of the millwork, as the floor-to-ceiling height is already out of proportion for typical dependencies.

A full door and window schedule will be required for subsequent reviews, as well as head, jamb and sill details for all new millwork.

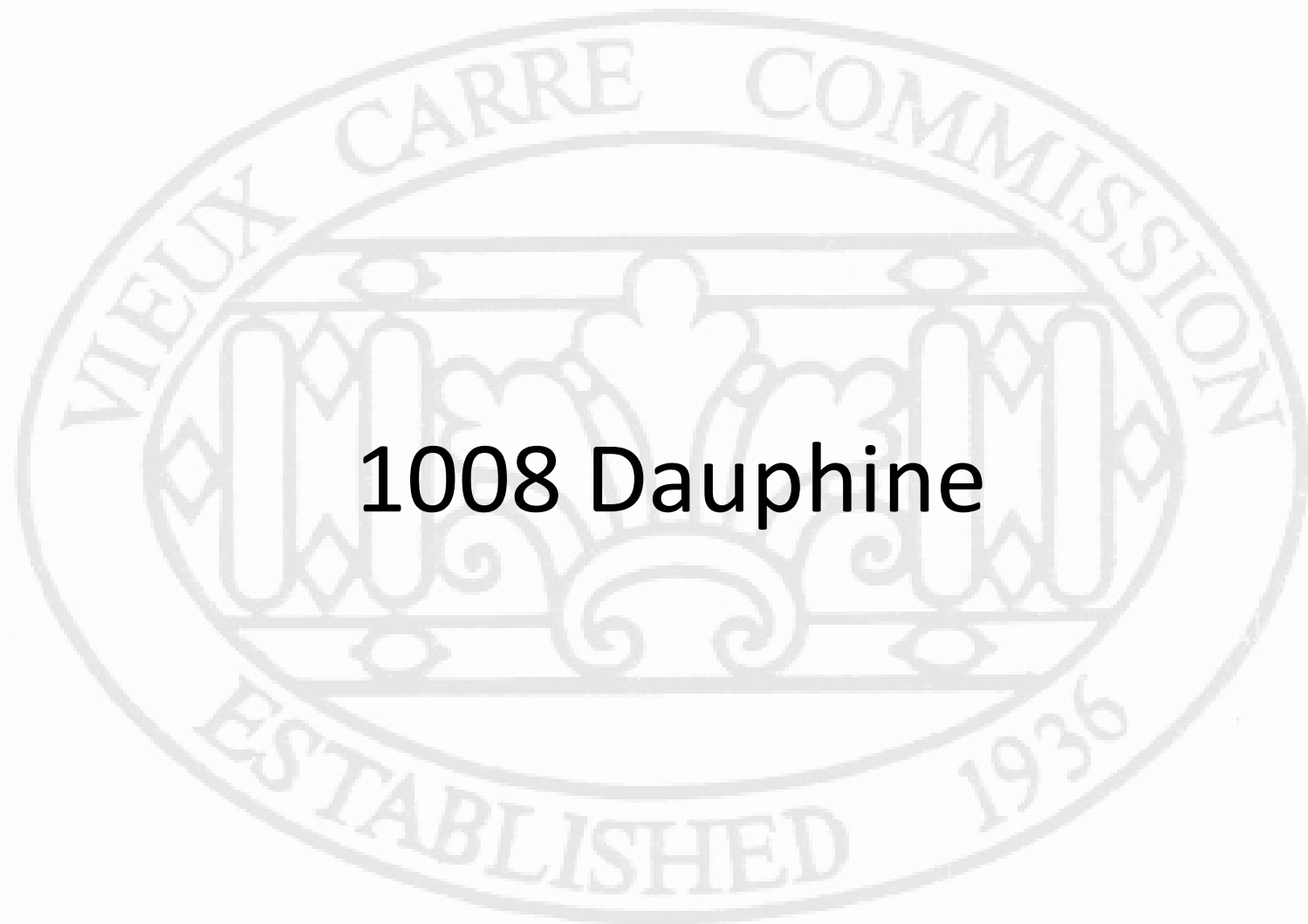
- Balcony millwork has been revised to use chamfered posts instead of turned columns. The handrail and stair are shown in elevation, but are not sufficiently detailed to review the profiles and dimensions of these elements. A stair section should also be provided, and the side elevation of the balcony overhang should be developed further.
- Staff requests that the applicant show the locations for all exterior mechanical equipment.

VCC Design Guidelines for New Construction requires new construction utilize compatible design principles, such as scale (height and width), building form and massing, setback, site coverage, façade proportions, architectural elements, and materials. It also recommends *“designing a new secondary building or structure to compliment the period and style of the principle building and other buildings on*

the site – this includes using similar form, materials, colors and simplified detailing; constructing a new secondary building in a manner that does not damage other resources on the site and respects the footprints and foundation of all prior secondary structures, as well as potential architectural resources.” (VCC DG: 14-4, 14-19) Staff is concerned that the scale, form and massing, and façade proportions of this building may be atypical when compared with similar detached dependencies. Other aspects of this proposal are satisfactory and could be moved to the Commission for review and proceed to design development if found conceptually approvable by the Committee. Staff seeks feedback from the Committee regarding these elements and any other revisions needed prior to a recommendation to move the design forward.

ARCHITECTURAL COMMITTEE ACTION:

04/13/2021



1008 Dauphine

ADDRESS:	1008-1010 Dauphine	APPLICANT:	Maple Ridge Architects
OWNER:	Angela C Johnson	SQUARE:	77
ZONING:	VCR-1	LOT SIZE:	2040 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	612 sq. ft.
ALLOWED:	2 units	EXISTING:	Unknown
EXISTING:	6 units	PROPOSED:	Unknown
PROPOSED:	6 units		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building & kitchen: **Green**, of local architectural and/or historic significance.
Connecting structure and rear addition: **Brown**, detrimental, or of no architectural and/or historic significance

Nice 2½-story masonry c. 1833 double townhouse, which has frieze windows across the front façade and four bays (2 doors and 2 short windows) on each floor. The upper French doors open onto a small balcony.

Architecture Committee Meeting of **04/13/2021**

DESCRIPTION OF APPLICATION: 04/13/2021
Permit #20-48257-VCGEN **Lead Staff: Erin Vogt**

Proposal to perform structural repairs on front elevation, replace courtyard stair, install new HVAC equipment, and other work in conjunction with renovation, per application & materials received 12/02/2020 & 03/17/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/13/2021

The applicant has submitted revised plans responding to revisions and additional information requested at the 01/12/2021 Committee hearing, as follows:

Structural ties:

Elevations indicate that five ties will be installed on the Dauphine elevation, with four of them located at the third floor and one at the second floor. Two are proposed for the St. Philip side, but the three ties previously shown on the third floor, Bourbon elevation have been removed. The detail drawing (2/A-4.2) shows the tie as a 1” dia. galvanized steel tie rod with turnbuckle, penetrating four existing floor joists and an additional, added joist, with a ½” x 12” x 8” steel plate welded to the tie rod. The front, exterior plate is noted as a “decorative steel escutcheon plate,” but size and type of decoration are not specified.

Paving plan:

The paving plan (1/A2.3) shows TriCircle medium gray “Edison” pavers in a stacked bond pattern. Staff found the manufacturer’s site for the product and does not consider it to be within the Design Guidelines, as the pavers are irregularly shaped to allow for permeability. Since permeability can be achieved by installing traditional brick or cast stone pavers with no mortar over sand/crushed stone bed, staff recommends the applicant select an alternate paver and traditional pattern, either herringbone, basketweave or running bond.

Mechanical:

Manufacturer’s specifications have not yet been submitted for condensers and water heaters. The plan is largely unchanged, with two mini splits serving the service ell mounted to the historic masonry wall. The Design Guidelines discourage mounted equipment whenever possible, and staff is uncomfortable with the rotated, narrow orientation of the units. Staff recommends the applicant consider a louvered HVAC cabinet or screening in this area, with no equipment mounted to the building.

Staff notes that the recently submitted elevations show louvered vents on the St. Philip and Bourbon elevations of the main building and the St. Philip elevation of the connecting structure. Additional detail drawings will be needed for further review.

Lighting plan:

The lighting plan shows a mix of new surface-mounted can lights and wall-mounted sconces in the courtyard, alleyway, and front elevation. The locations are conceptually approvable, with minor revisions and fixture selection to be handled at staff level provided they meet the Design Guidelines.

Courtyard stair and Aeratis decking:

Sections and details have been provided for the reconstructed stairs, which have a steel structure made from channels, angles, and pipe columns (A5.1). The risers, treads and landings are shown as Aeratis synthetic materials. 42” tall steel guardrails and handrails are also shown at the stairs and Brown-rated structures. While staff acknowledges that much of the existing conditions in the courtyard are not historic or sacred in and of themselves, staff finds the proposed steel structure and synthetic materials overly contemporary considering the Brown-rated additions are still somewhat historic in appearance. Staff has no objection to using Aeratis decking at the Brown-rated portions (but it should not be used on the main building); other Aeratis materials have not been approved for use by the Committee. The exposed steel channels and pipe columns are notably inappropriate, and the steel guardrails and handrails are commercial in appearance. Instead of mixing steel and wood rails, staff recommends that the applicant propose wooden stairs and rails that comply with the VCC’s typical details for dependencies. This will also improve the appearance and detailing of the louvered screening used to hide the mechanical equipment below both stairs.

At the Brown-rated rear addition, sections have been provided showing the Aeratis decking system over stringers and a self-adhered flashing membrane. Staff notes that Aeratis decking is not watertight and any water that drains from this space will run down the face of the stucco wall. Staff requests that the applicant study this condition further to avoid details that may contribute to water intrusion or deterioration.

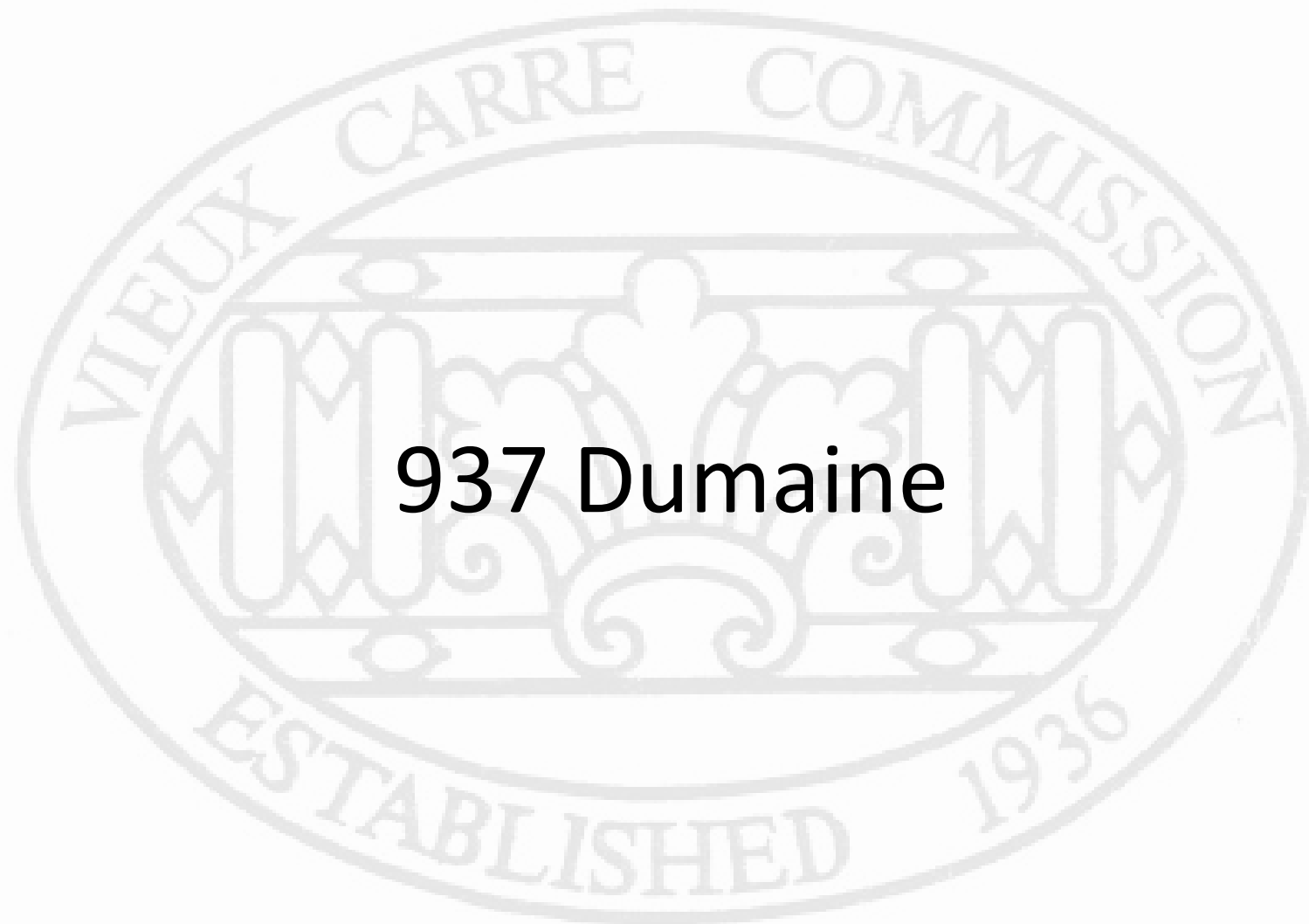
In conclusion:

Staff recommends:

- **Conceptual approval** of the structural ties, if found typical by the Committee,
- **Deferral** of the paving plan, with revisions as noted above,
- **Conceptual approval** of the mechanical plan, with the proviso that the two service ell units must be not be mounted to the masonry wall,
- **Conceptual approval** of the lighting plan, with revisions and final fixture selection to take place at staff level,
- **Deferral** of the courtyard stair, decking details, and mechanical screening.

ARCHITECTURAL COMMITTEE ACTION:

04/13/2021



937 Dumaine

ADDRESS:	937 Dumaine Street	
OWNER:	937 Dumaine Street LLC	APPLICANT: John C Williams
ZONING:	VCR-1	SQUARE: 85
USE:	Residential	LOT SIZE: 1448.5 sq. ft.
DENSITY:		OPEN SPACE:
ALLOWED:	1 unit	REQUIRED: 434.5 sq. ft.
EXISTING:	8 units	EXISTING: Unknown
PROPOSED:	6 units	PROPOSED: Unknown

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

2½-story exposed brick Greek Revival townhouse with attic frieze windows, square-headed openings, an intact wooden cornice, granite lintels, a wrought iron balcony, and an attached 3-story service ell. It is one in a row of four buildings, constructed in 1837 by Sidle and Stewart, builders, for a group of owners that included Dr. Thomas, the owner of the residence at the corner of Royal St. and Père Antoine Alley.

Architecture Committee Meeting of **04/13/2021**

DESCRIPTION OF APPLICATION: 04/13/2021
Permit #20-50455-VCGEN **Lead Staff: Erin Vogt**

Proposal to renovate the property to address demolition by neglect issues, per application & materials received 12/29/2020 & 03/30/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/13/2021

A partial permit was issued on 03/02/2021, allowing work to begin to stabilize and restructure the building. The architectural and MEP drawings were deferred to allow for additional review of items revised by the applicant, as follows:

MEP

The mechanical plans show four different models of condensers, ranging between 1.25 and 2 tons. They measure between 36” x 15” x 24” and 49” x 21” x 21”. Sound data is listed between 46-56 dBL, depending on whether they are heating or cooling. Staff finds the equipment and proposed screening **approvable**, with a preference for the louvered screening shown with a center lock rail.

The refrigerant lines are shown running from the equipment at the rear of the site, up the Dauphine-side elevation of the service ell to the attic. A note calls for them to be installed behind an “B.F. aluminum enclosure;” staff is unsure what B.F. stands for or if it indicates a finish, but the overall dimensions need to be clarified.

Millwork:

At the passageway door, the applicant proposes to match the four-panel solid wood doors found at the other buildings in the row. In the transom, the applicant proposes to install 5/8” diameter iron rods instead of restoring the multi-lite plaid transom sash. Staff does not find this objectionable, as this will allow for some airflow to be maintained in this space.

Much of the millwork will be replaced with new doors and windows that are more appropriate in size and scale, since many of the openings had been repeatedly altered or replaced with millwork salvaged from elsewhere. Review of head, jamb, and sill details, as well as minor revisions, can be handled at staff level.

Opening I, on the second floor of the service ell, is shown as a window and shutters in plan, but the opening schedule shows fixed shutters. Given the location and the non-historic nature of this opening, staff has no objection to installing fixed louvered shutters in this opening, but questions what will be installed behind the shutters. If possible, this window should be fully functional so operation can be restored if the interior is modified. Staff notes that the opening is very narrow, and the proportions of the shutters should be studied further.

The louvered shutter doors at the new electrical cabinet in the first-floor loggia are extremely tall at 10’-6”, and staff is concerned they may not hold up to warp and use. Staff requests that the applicant explain what is driving the height of these shutters. If the full height is needed for equipment, revisions may be needed to ensure the millwork is durable but appropriate. If the height is driven by the existing opening, a fixed transom panel above may be the more desirable approach.

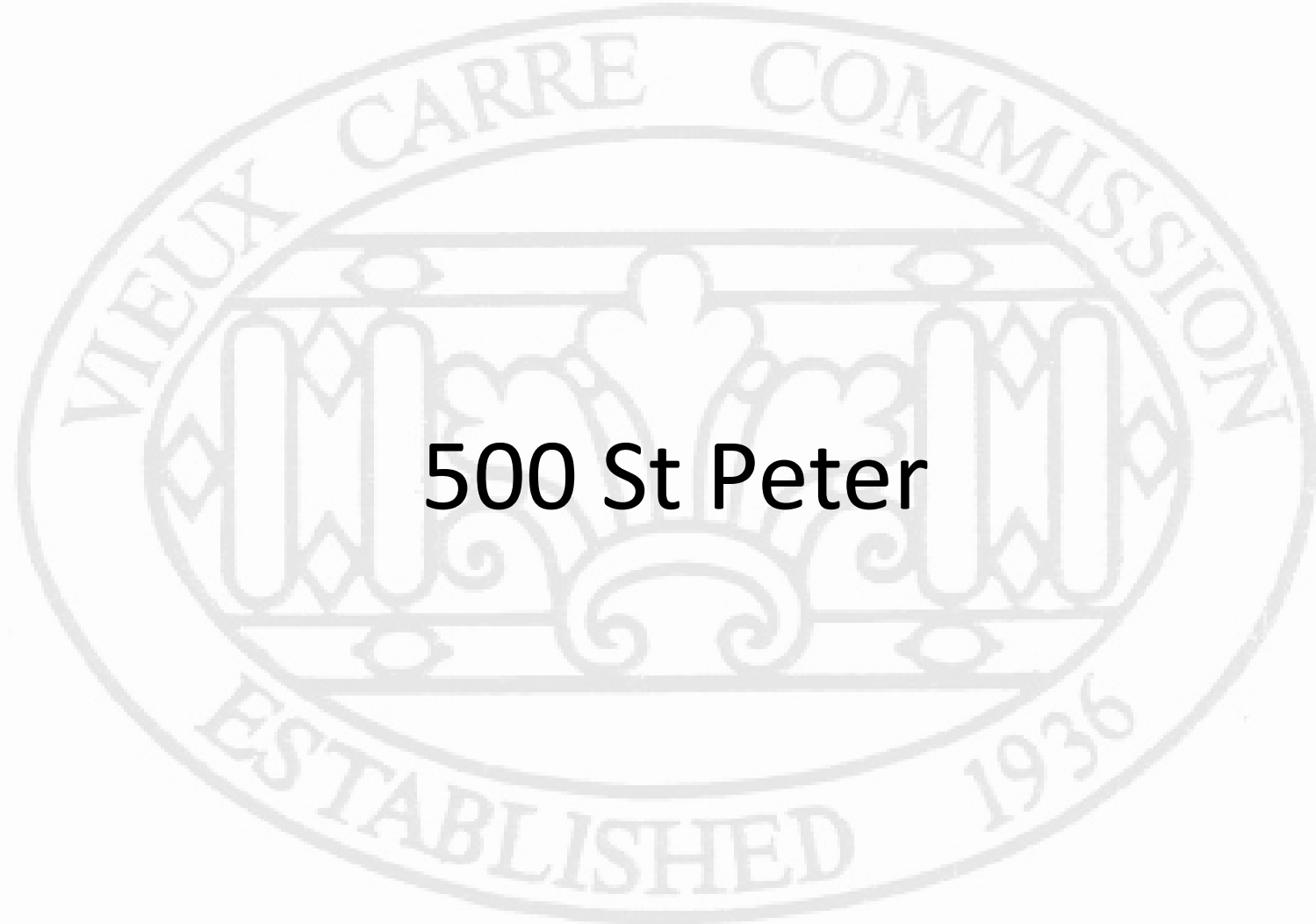
Overall, staff finds the millwork **conceptually approvable**, with further review of revisions and details to be handled at staff level.

In conclusion:

Staff notes that minor revisions throughout the A-MEP set will be needed prior to permit issuance, and will provide the applicant with redlines noting these items. Staff recommends **conceptual approval** of the proposed work, with revisions to be completed as noted above and permitting to be handled at staff level. If the finish and/or size of the refrigerant line enclosure becomes a concern, staff will return this item to the Committee for further review.

ARCHITECTURAL COMMITTEE ACTION:

04/13/2021



500 St Peter

ADDRESS:	500-40 St. Peter		
OWNER:	City of New Orleans (Upper Pontalba Building Restoration Corp.)		
ZONING:	VCC-1	APPLICANT:	Blake Kidder
USE:	Commercial / Residential	SQUARE:	25
DENSITY		LOT SIZE:	32,543 sq. ft.
Allowed:	54 units	OPEN SPACE	
Existing:	50 Units	Required:	8,514 sq. ft.
Proposed:	No Change	Existing:	1,704 sq. ft.
		Proposed:	No change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Purple** - of national architectural and/or historical importance.

Baroness de Pontalba's lasting contribution to the architectural landscape of the city remains the two ca. 1850 block-long Philadelphia red brick structures that flank the upper and lower sides of the square, with sixteen elegant townhouses in each on the upper floors and separate commercial spaces on the ground floors. Henry Howard finalized James Gallier Sr.'s plans for these twin structures, known as the Upper and Lower Pontalba buildings.

Architecture Committee Meeting of

04/13/2021

DESCRIPTION OF APPLICATION:

04/13/2021

Permit #21-04902-VCGEN

Lead Staff: Erin Vogt

For Recommendation Only: Conceptual review of proposal to renovate courtyards, including restoration of exterior balconies and alteration of non-historic windows and wall materials, per application & materials received 02/23/2021 & 03/29/2021.

STAFF ANALYSIS & RECOMMENDATION:

04/13/2021

Following review on 03/09/2021, staff met with the applicant twice to review revisions and discuss refining the proposal.

Courtyard Revisions:

Courtyard 1:

The existing second and third floor plaster walls and windows on the west, north and east elevations, will be removed. The walls will be rebuilt with new millwork to resemble balconies with posts and fixed louvered shutters.

On the west elevation, the narrow four-over-four windows have been replaced with six-over-six windows with a three-lite transom on the second floor. The decorative wooden railings were replaced with interior railings that do not read on the exterior of the building. On the north elevation, narrow casement windows are located behind fixed louvered shutter panels, which have been revised to improve proportions. A "rail" was added to the exterior face of the shutters at the lock rail to add depth and prevent the elevation from appearing too flat, and the bottom portion of the shutters were replaced with solid panels to give a more grounded base.

Courtyard 2:

The wall and millwork alterations in Courtyard 2 are largely similar to those proposed in Courtyard 1, with the exception of the east elevation. The second floor, east elevation was shown with fixed louvered panels, resembling louvered shutters, with a six-over-six double-hung window in the center. It has been revised with a stuccoed wall, eliminating the fixed louvered panels. An alternate proposal utilizes wood siding instead of stucco, further distinguishing it as a later addition.

Courtyard 5:

Large, six-over-six double-hung windows are proposed on the south elevation, with pilasters and railings in between the bays. The north elevation resembles the east elevation of Courtyard 2, two options provided for stucco or siding. The west elevation has two large bays with fixed shutter-like louvered panels, pilasters, and simulated fascia. The two bays towards the north side are restored to full balconies, and new six-over-six windows will be set back into the existing historic rough openings.

Wall sections:

Cement board has been eliminated and all millwork proposed is now natural wood. The applied louvered shutters, pilasters, etc. have been designed with an airgap between the plywood sheathing and fluid applied waterproofing, allowing for drainage to prevent deterioration. Millwork profiles and proportions are largely typical and appropriate.

Roof replacement and repairs:

The applicant has revised and clarified items raised as concern at the last meeting, including drainage modifications and use of elastomeric coating.

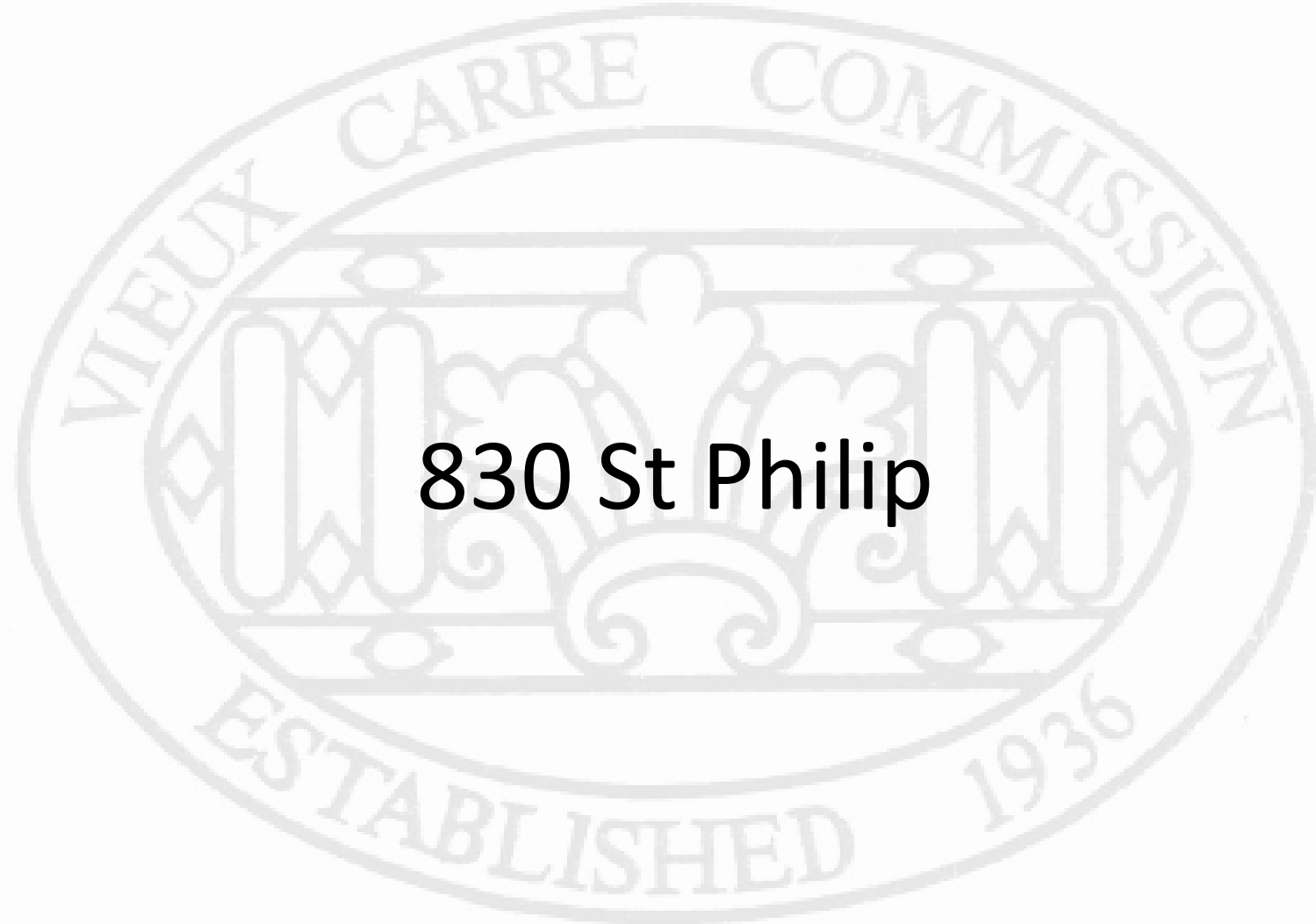
Overall, staff finds the revisions to be successful and appropriate, and seeks additional comment and suggestions from the Committee. While further revisions and development will be needed prior to permit issuance, staff recommends the Committee forward a **positive recommendation** to the Commission for consideration.

ARCHITECTURAL COMMITTEE ACTION:

04/13/2021



New Business



830 St Philip

ADDRESS:	830 St. Philip St.	
OWNER:	Donald H Sefton, Adrienne Trogden, Helen Leask, Thomas Allen Merrill, Marina Valdes, Royal D Saunders, Madeline B Schwartz, Frances A Jones, Cold Spring Nola LLC, Wynton Edward Wilson	
	APPLICANT:	Thomas Allen Merrill
ZONING:	VCR-1	SQUARE: 76
USE:	Residential	LOT SIZE: 5147.8 sq. ft.
DENSITY:		OPEN SPACE:
ALLOWED:	5 Units	REQUIRED: 1552.2 sq. ft.
EXISTING:	11 Units	EXISTING: 2414.8 sq. ft.
PROPOSED:	No change	PROPOSED: No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This 3-story, 3-bay masonry building with an attached service ell was built c. 1844, by Myrtle Courcelle, builder and François Correjolle, supervising architect. A double cast iron gallery dominates its front façade, which has simple Greek Revival detailing.

Architecture Committee Meeting of **04/13/2021**

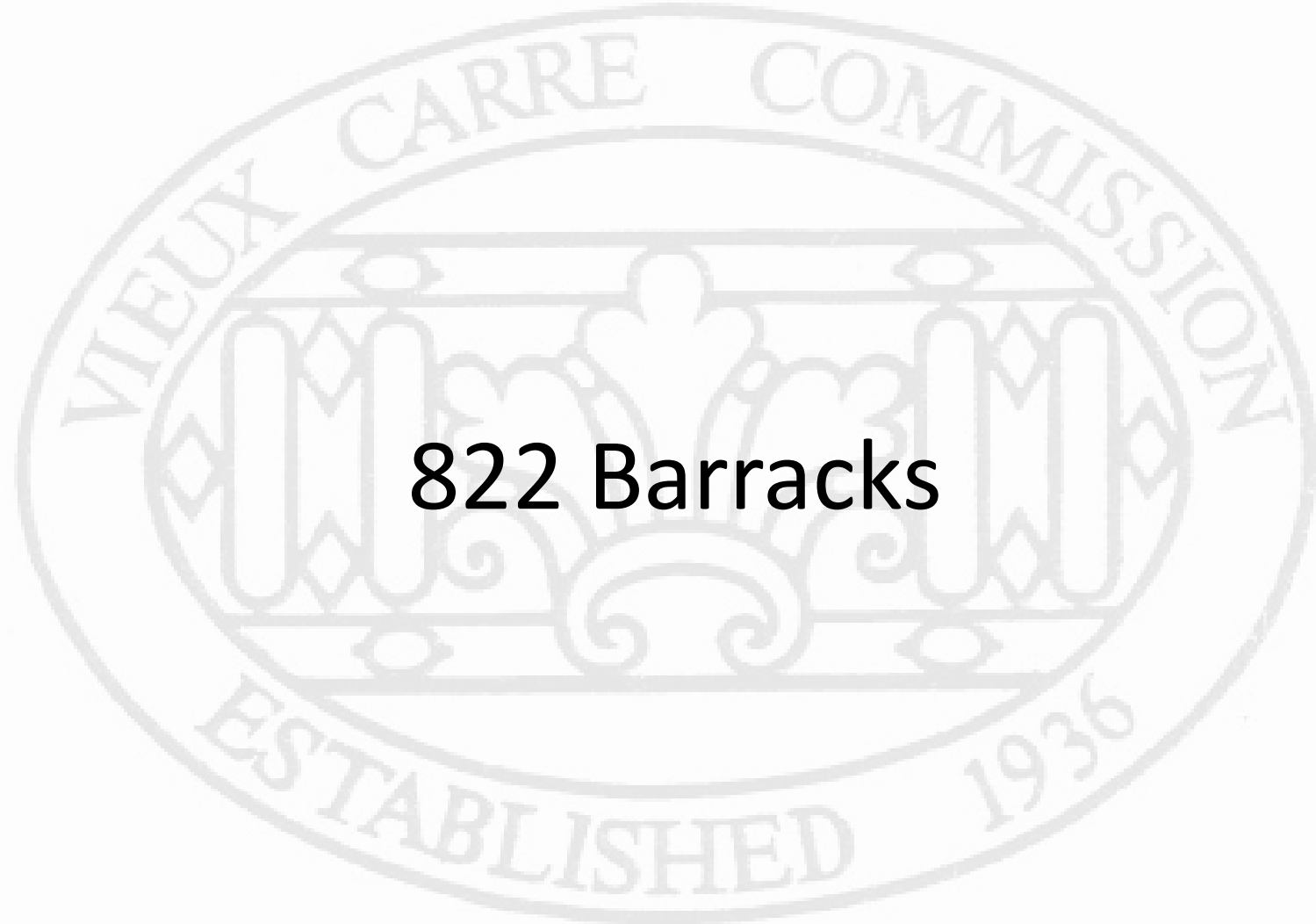
DESCRIPTION OF APPLICATION: 04/13/2021
Permit #21-02821-VCGEN **Lead Staff: Erin Vogt**

Proposal to rebuild service ell railing using atypical details, per application & materials received 02/04/2021 & 03/15/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/13/2021

The applicant submitted a proposal to rebuild the service ell balcony railings, which were damaged in Hurricane Zeta. A permit was issued to reconstruct the rails to match historic details, but the applicant wishes to build a more substantial, heavier rail that is resistant to damage, stating that the previously-existing 1-1/4” pickets required frequent replacement. The drawing provided by the applicant shows a 2x4 handrail on the flat, 2x2 pickets, and a 2x4 bottom rail. Given the visual differences in size and profile between the proposed handrail and typical wooden gallery details for a building of this age and style, staff recommends **denial** of the proposal.

ARCHITECTURAL COMMITTEE ACTION: 04/13/2021



822 Barracks

ADDRESS:	822 Barracks Street	APPLICANT:	Brent LeMoine
OWNER:	Barda Properties, LLC	SQUARE:	79
ZONING:	VCR-1	LOT SIZE:	10,438 sq.ft.
USE:	vacant	OPEN SPACE	
DENSITY		REQUIRED:	2,880 sq. ft.
ALLOWED:	11 units	EXISTING:	3,050 sq. ft.
EXISTING:	none	PROPOSED:	5,685 sq. ft. approximately
PROPOSED:	4 units		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main building and two rear service wings - Green, of local architectural or historical importance

In 1879 Coralie Correjjolles organized 30 women into “La Société Hospitaliere des Dames Louisianaises” to provide food and medicine to the needy of New Orleans, many of whom had lost everything during the Civil War. The group became especially concerned by the plight of elderly ladies, who, due to the loss of their husbands in the war, were destitute and living in squalid conditions. This grew to be the institution known as the Maison Hospitaliere.

When the Maison Hospitaliere opened its first home for elderly ladies in 1893, the charitable group added a second floor to an existing c. 1830 one-story building at 822 Barracks. The remaining two service wings are also believed to date from c. 1830. The building, as altered in 1893 and in subsequent remodelings (such as arched ground floor openings), was the first piece of what would become a larger complex. The Maison Hospitaliere campus eventually grew to incorporate additional properties on Bourbon and Dauphine Streets. In November 2006 following the devastating effect of Hurricane Katrina on the metropolitan area and due to the inability for residents to return or a regular work force to provide care, the Maison closed its doors and sold the property.

Architecture Committee Meeting of **04/13/2021**

DESCRIPTION OF APPLICATION: 04/13/2021
Permit # 21-07400-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new copper gutter with copper spitters on the Barracks elevation of the existing gallery, per application & materials received 03/15/2021.

STAFF ANALYSIS & RECOMMENDATION: 04/13/2021

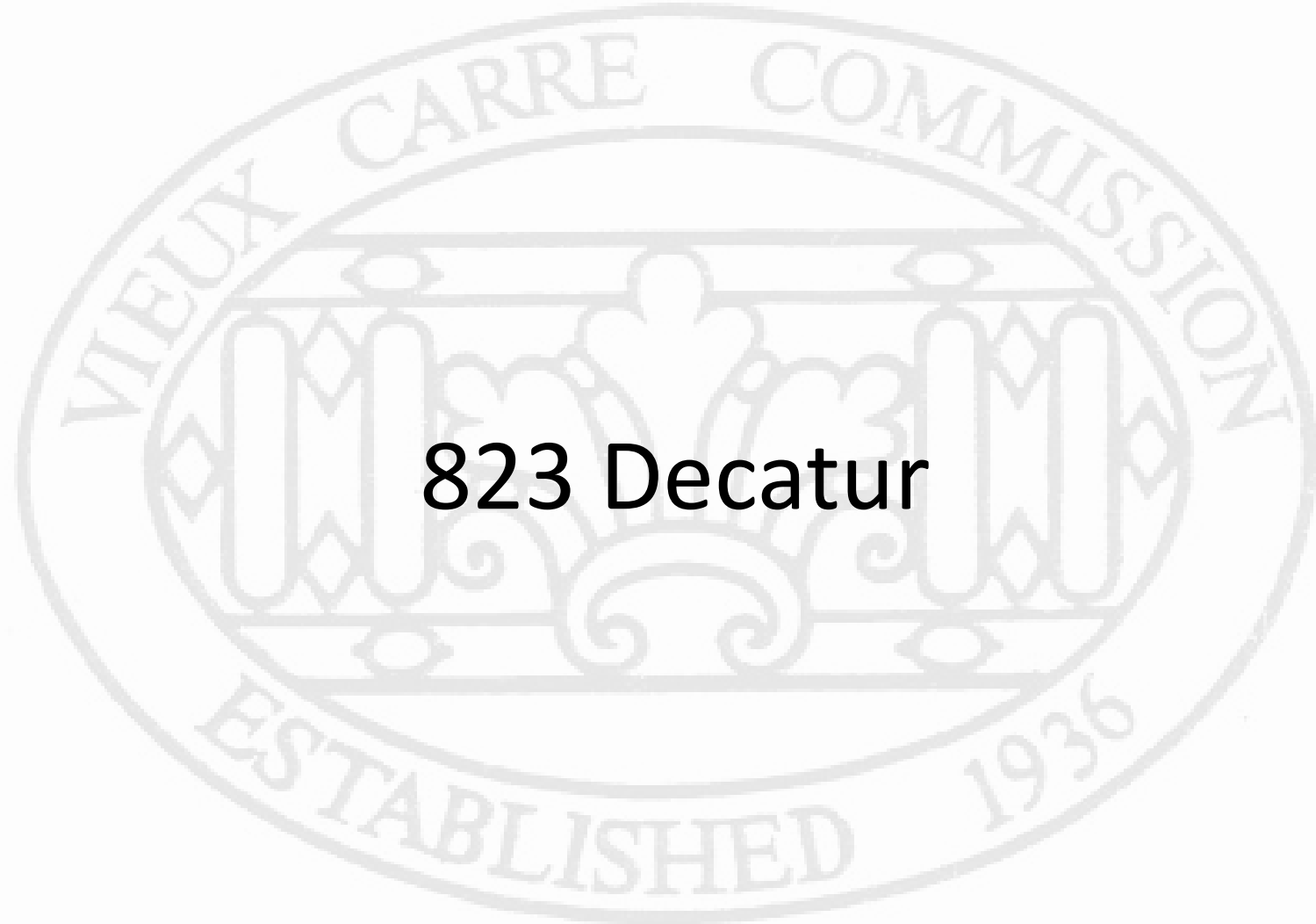
Photographs indicate that this gallery did feature a shaped gutter from at least ca. 1950 until this building was extensively renovated in 2016. The approved renovation plans for the building did not show a gutter being reinstalled on this gallery. The applicant now proposes to install a copper half round gutter with round copper spitters.

Staff notes that the approved plans did note the reinstallation of a small area of half round gutter and a round downspout at the corners of the main building to match the existing condition. These gutters and downspouts were not installed as part of the renovation work.

Staff recommends that if a gutter is now desired on the gallery that it should match the previously existing condition. That is, a shaped gutter with a downspout that ties in with a downspout from the main building.

Staff recommends deferral of the application to allow the applicant to revise the proposal to resemble the previously existing conditions more closely including the reinstallation of gutters and downspouts at the main building.

ARCHITECTURAL COMMITTEE ACTION: 04/13/2021



823 Decatur

ADDRESS:	823 Decatur St.	APPLICANT:	Pro Signs & Graphics
OWNER:	823 Decatur LLC	SQUARE:	22
ZONING:	VCC-1	LOT SIZE:	3,316 sq. ft.
USE:	Commercial (restaurant)	DENSITY-	
		ALLOWED:	5 Units
		EXISTING:	Unknown
		PROPOSED:	No Change
		OPEN SPACE-	
		REQUIRED:	663 sq. ft.
		EXISTING:	Unknown
		PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main building: green, or of local architectural and/or historical importance.
Service building: pink, or of local or major importance but with distracting modifications.
Courtyard infill: brown, detrimental or of no architectural and/or historical importance.

In 1827 Joseph Cheyron bought a portion of the site of the Naval Arsenal from the U.S. Government and built a two-story brick building at the corner of Decatur Street and the newly laid Madison Street. Before 1929 when Cheyron's old building became the home of Tujague's Restaurant, it was popular as Begué's Restaurant. Several significant changes have occurred to the typically Creole building since its construction. The first floor arches have disappeared; the ground floor façade has been rusticated; and the historic courtyard area has been filled in with inappropriate construction.

Architecture Committee Meeting of **04/13/2021**

DESCRIPTION OF APPLICATION: 04/13/2021
Permit # 21-07480-VCSGN **Lead Staff: Nick Albrecht**

Proposal to modify existing non-conforming sign with new sign faces and incorporated LED lighting, per application & materials received 03/16/2021.

STAFF ANALYSIS & RECOMMENDATION: 04/13/2021

Although staff recommended that the existing Tujague's sign be designated a Classic Sign in 2016 this process was never completed as the final designation would need to come from City Council. The applicant proposes to remove the sign faces from the existing sign and install all new faces with back lit acrylic faced letters. Each sign face measures approximately 49 sq. ft. Staff notes that if approved by the VCC, this sign would also require multiple BZA waivers.

Given that the VCC considers this sign a Classic sign and the proposed sign is not only completely out of scale but also features non-approvable internal illumination, staff finds the proposed modifications inappropriate and not approvable. Staff recommends that either:

- A) The owner seeks to designate the sign as a "Classic sign" and retains it exactly as is, or
- B) The sign be completely removed from the building.

Staff recommends denial of the current proposal and suggests that the applicant apply for a sign that conforms with the requirements of the CZO.

ARCHITECTURAL COMMITTEE ACTION: 04/13/2021



320 Exchange Place

ADDRESS:	320 Exchange Place		
OWNER:	Ponte Vedra (2008) Limited Liability Co, Brigid Brown, Armand J Rigaux 2008 Revocable Trust, Tonita A Davis, John C Mccurdy, Tonita A Davis, Orleans Tabac LLC	APPLICANT:	Armand J Rigaux
ZONING:	VCC-2	SQUARE:	37
USE:	Commercial/Residential	LOT SIZE:	2080 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	3 Units	REQUIRED:	624 sq. ft.
EXISTING:	7 Units	EXISTING:	Unknown
PROPOSED:	No change	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1837 5 bay building constructed on two lots, part of Exchange Alley arcade, based on design by DePouilly.

Architecture Committee Meeting of **04/13/2021**

DESCRIPTION OF APPLICATION: 04/13/2021
Permit #21-07754-VCPNT **Lead Staff: Erin Vogt**

Proposal to install Aeratis synthetic decking on balcony, per application & materials received 03/18/2021.

STAFF ANALYSIS & RECOMMENDATION: 04/13/2021

The applicant is seeking to replace deteriorated wooden decking with Aeratis synthetic decking on the small second floor balcony. The balcony has three stringers, which would need to be increased to four to accommodate the 16” span of synthetic decking. While the VCC Design Guidelines do not allow for use of synthetic decking, the Committee has approved it for limited use on buildings that meet certain criteria: buildings that are Yellow rated or lower, and/or balconies or galleries that are uncovered. The applicant stated that they are seeking to install Aeratis after replacing their treated pine decking several times in recent years. Considering the building is Blue rated, staff cannot recommend approval. However, staff notes that the balcony is very small, and the Committee may choose to make an exception if they see fit.

ARCHITECTURAL COMMITTEE ACTION: 04/13/2021



327 Exchange Place

ADDRESS:	327 Exchange Place	APPLICANT:	Maple Ridge Architects
OWNER:	Chartres Properties LLC	SQUARE:	38
ZONING:	VCC-2	LOT SIZE:	690.7 sq. ft.
USE:	Office	OPEN SPACE:	
DENSITY:		REQUIRED:	207.2 sq. ft.
ALLOWED:	1 Unit	EXISTING:	None
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	None		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1840 two-story masonry commercial building in the Greek revival style.

Architecture Committee Meeting of **04/13/2021**

DESCRIPTION OF APPLICATION: 04/13/2021
Permit #21-07644-VCGEN **Lead Staff: Erin Vogt**

Proposal to install new mechanical equipment, including hood vent, in conjunction with a **change of use** from *vacant* to *restaurant*, per application & materials received 03/24/2021.

STAFF ANALYSIS & RECOMMENDATION: 04/13/2021

[Note: This application was reviewed and found conceptually approvable by the Committee and Commission in November 2018. Since more than a year has passed since this initial review, the conceptual approval has expired and must be renewed before staff can issue permits.]

The applicant is proposing to install a new make-up air fan and a new vertical discharge exhaust fan on the rear roof slope of the two-story building. Additionally, two new condensers will replace existing units, and a new gas water heater will be installed in the same mechanical area. A 24"x 24" hatch will be added for roof access. The applicant is seeking a **change of use** from *office* to *restaurant*, which is a permitted use in the VCC-2 overlay district. The applicant has not yet submitted specifications for the condensers or water heater, but will submit this information for VCC review if the change of use is approved. Since restaurant use is allowable within the CZO and the modifications to the building are minimally invasive and minimally visible from other properties, staff recommends **approval** of the change of use, with the application to be forwarded to the Commission for review.

Additionally, given that the new condensers and water heater are to be installed in a discrete area that is already used for mechanical equipment, and considering that the new HVAC units will be replacing existing units, the Committee may find it appropriate to allow review and approval of these specifications at staff level once this information is submitted. Staff notes that reinstallation of the shutters will also be required as part of this permit approval.

ARCHITECTURAL COMMITTEE ACTION: 04/13/2021



329 N Front

ADDRESS:	329-337 N Front		APPLICANT:	David Carimi
OWNER:	Jackson Square Investment II LLC			
ZONING:	VCS-1	SQUARE:	4A	
USE:	Commercial	LOT SIZE:	6,389 sq. ft.	
DENSITY-		OPEN SPACE-		
ALLOWED:	10 Units	REQUIRED:	1,277 sq. ft.	
EXISTING:	Unknown	EXISTING:	0 sq. ft.	
PROPOSED:	No Change	PROPOSED:	No Change	

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main building ratings: **Green** - Of local architectural or historical importance

The 1876 Sanborn Map indicates three masonry buildings on this property facing Front Street with attached rear buildings of frame construction facing Clay Street. By 1896, Sanborn Maps designate the three masonry buildings as “Molasses Warehouses”, “Molasses Mixing”, and “Cooperage.” And the rear frame buildings fronting Clay Street were replaced with masonry construction. The rear buildings partially collapsed and were ultimately demolished in 1979.

The surviving buildings are Greek Revival inspired and Italianate style sugar warehouses and offices constructed circa 1870. These buildings are amongst the last survivors of the bustling growth which occurred in this particular molasses and sugar district along the nineteenth century riverfront.

Architecture Committee Meeting of

04/13/2021

DESCRIPTION OF APPLICATION:

04/13/2021

Permit # 21-08876-VCGEN

Lead Staff: Nick Albrecht

Proposal to install new metal fencing and gate adjacent to existing mechanical enclosure and at existing doorway and proposal to install new metal awning above the same doorway, per application & materials received 03/30/2021.

STAFF ANALYSIS & RECOMMENDATION:

04/13/2021

All of the work occurs on the N. Peters elevation of the recently renovated building. There is existing wood lattice mechanical screening in this area and the applicant proposes to essentially extend this screening/fencing to enclose the existing door in this area. The applicant states that this will provide a more secure entrance and exit to the building on this elevation.

The proposed fencing and gate are metal pickets with the height to match the height of the existing wood screening at just under 6’ tall. Given the location of this building being surrounded by parking lots, staff does not object to the concept of the fence and gate in this location. Staff questions the proposed metal material of the fence and gate considering it will essentially be an extension of the existing wood fencing. Staff finds that a preferred proposal would either be for additional wood fencing with a wood gate or replacement of the existing wood fencing with the same metal. Either way, a unified material for the entire fence would be preferred to the drastic material change.

If the Architecture Committee finds the proposed metal fencing and gate approvable, staff notes that the elevation shows an expanded metal mesh security barrier around the location of the door hardware. This is typically not an approvable detail and staff suggests this could be remedied either with different door hardware or with a different gate style.

The second aspect of the proposal is to install a new 60” wide by 36” long standing seam copper awning over the rear door on this elevation. Staff finds this aspect of the proposal generally approvable.

Staff recommends conceptual approval of the proposal but requests commentary from the Committee regarding the proposed mix of materials and gate security details.

ARCHITECTURAL COMMITTEE ACTION:

04/13/2021



1103 Royal

ADDRESS:	1103 Royal St.	APPLICANT:	Gunner Guidry
OWNER:	Joseph W. Walker IV	SQUARE:	55
ZONING:	VCR-2	LOT SIZE:	2,640 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		ALLOWED:	3 Units
ALLOWED:	3 Units	REQUIRED:	792 sq. ft.
EXISTING:	Unknown	EXISTING:	620 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Green: Of Local Architectural or Historical Importance.

Architects Co. row building, remodeled between 1876-96 with the addition of a third floor and of cast iron galleries.

Architecture Committee Meeting of**04/13/2021****DESCRIPTION OF APPLICATION:**

04/13/2021

Permit # 21-08925-VCGEN**Lead Staff: Nick Albrecht**

Proposal to enclose portion of courtyard and second floor balcony at the end of the service ell to enlarge interior bathroom, per application & materials received 03/30/2021.

STAFF ANALYSIS & RECOMMENDATION:

04/13/2021

The proposed work occurs at the end of the service ell where the wall recesses back in a traditional privy arrangement. The applicant proposes to demolish the existing masonry walls and construct new wood walls with clapboard siding and short fixed glass clerestory windows. The proposed new wall would be located approximately 3-1/2' forward from the existing wall to enlarge the existing bathroom spaces at both the first and second floor.

Staff has several concerns with the proposal based off select sections of the Guidelines. Although this proposal will not expand the footprint of the building as the proposed new walls would remain under the existing roof overhang, staff still feels this proposal can be viewed as an addition. Regarding additions, the Guidelines state that, "*an addition to an existing historic building should not obscure, damage, or destroy a significant architectural element, detail, or material and should be compatible with the design of a property*" and "*whenever possible, an addition should be constructed in a manner that, if removed in the future, the essential form and integrity of the existing building would remain intact.*" (VCC DG: 14-11)

At the first floor, the proposal would enclose existing courtyard space while at the second floor the proposal would enclose existing balcony space. The Guidelines state that "*balconies, galleries, and porches are meant to be open, exterior spaces including those that access a service wing or provide access to an adjacent room. These transitional spaces are an essential element of a building's type. As a result, enclosing these spaces is a radical alteration to a building and its visual perception. The VCC does not allow the enclosure of any balcony, gallery, or porch.*" (VCC DG: 08-12)

Staff finds the existing building arrangement an important part of the history of this building, one that is in an important row of similar buildings. Based on these Guidelines staff does not find the proposal approvable as currently submitted and recommends denial of the current proposal.

ARCHITECTURAL COMMITTEE ACTION:

04/13/2021



1 Canal Street

ADDRESS: 1 Canal Street
 OWNER: Aquarium Of The Americas
 ZONING: VCP
 APPLICANT: Eskew Dumez Ripple

Architecture Committee Meeting of **04/13/2021**

DESCRIPTION OF APPLICATION: 04/13/2021
Permit #21-08971-VCGEN **Lead Staff: Erin Vogt**

For Recommendation Only: Conceptual review of proposal to construct new main entrance lobby and modify curtain wall, per application & materials received 03/30/2021 & 04/06/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/13/2021

Note: The aquarium is owned the Audubon Commission, which is a political subdivision of the State of Louisiana. Therefore, it is not under the jurisdiction of the VCC and Committee motions should be for recommendation only.

The Audubon Butterfly Garden and Insectarium are being relocated from the Customs House to the Audubon Aquarium of the Americas. The existing IMAX theater will be decommissioned to accommodate the new program. The main entrance will be moved to a new lobby on the first floor, with the Insectarium and Butterfly Exhibit located on the second floor. The new lobby will be a diamond-shaped addition, with a new monumental stair to move visitors up to the exhibits on the second floor. From there, visitors can go left into the Aquarium or right into the Insectarium. The Mississippi Exhibit curtain wall will be reglazed due to water infiltration issues.

Renderings of the river side elevation show that the new entry will be clearly marked by the jutting, diamond-shaped lobby addition. A street view from N. Peters shows that the new entry can also be identified from the rear, since the overall height of the lobby exceeds the existing massing of the theater end of the building. The existing IMAX theater entrance will be deemphasized by removing the attention-catching frit glass.

Staff finds the proposed addition and alterations to be a handsome update to the iconic Aquarium building, and recommends the Committee forward the proposal, along with any comments, to the Commission for conceptual review.

ARCHITECTURAL COMMITTEE ACTION: 04/13/2021



931 St Louis

ADDRESS:	931 St. Louis	APPLICANT:	Terry Ibert (21-09331)
OWNER:	William Mudd		Michael Reid (21-09414)
ZONING:	VCR-1	SQUARE:	90
USE:	Residential	LOT SIZE:	7,513 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	8 Units	REQUIRED:	2,253 sq. ft.
EXISTING:	Unknown	EXISTING:	3,600 sq. ft.
PROPOSED:	No Change	PROPOSED:	3,270 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Green: Of Local Architectural or Historical Importance.

This address features a c. 1900 rendition of a 1 1/2 story dormered cottage (brick construction) in the Queen Anne style.

Architecture Committee Meeting of **04/13/2021**

DESCRIPTION OF APPLICATION:

04/13/2021

Permit # 21-09331-VCGEN

Lead Staff: Nick Albrecht

Proposal to construct a 10' by 16' swimming pool in the rear yard, per application & materials received 04/02/2021.

Permit # 21-09414-VCGEN

Lead Staff: Nick Albrecht

Proposal to construct new 9' by 11' gazebo in rear yard, per application & materials received 04/05/2021.

STAFF ANALYSIS & RECOMMENDATION:

04/13/2021

Permit # 21-09331-VCGEN (Pool Proposal)

Although the Architecture Committee has reviewed a few different proposals for this courtyard in recent months and it has been clear that a pool proposal was forthcoming, this is the first time the official pool application has been reviewed.

The proposed pool measures 10' x 16' and is noted as being between 3'6" and 4'6" deep. The pool is sited near the end of the deep lot and is setback from the rear property line, as well as both side property lines, by a distance of approximately 8'4".

The pool is noted as being constructed from Gunitite with brick coping and 6" square ceramic pool tile or slate. Staff requests information on the final tile color and material as well as the color of the Gunitite but notes that provided these are somewhat traditional finishes they should be approvable. All new mechanical equipment that will be associated with the pool is noted as being installed in the existing screened mechanical area located at the end of the service ell.

Some final details will be needed on the finish materials of the pool as well as the associated equipment but staff finds the pool proposal consistent with the "Water Features" section of the Guidelines. (VCC DG: 10-11)

Staff recommends approval of the proposed pool with final details to be worked out at the staff level.

Permit # 21-09414-VCGEN (Gazebo Proposal)

In addition to the proposed pool, an application has been submitted for an associated gazebo structure in the courtyard area. The proposed gazebo including the roof overhang measures 12'4" x 13'-9³/₄". The structure is shown as open air on three sides with one solid wall on the side closest to the street. The proposed structure is located near the end of the existing driveway, approximately 15'8" from the wall of the service building and 6'4" from the side property line wall.

The proposed structure is shown as being constructed with four simple wood columns near the corners of the building and exposed rafters supporting a new slate roof. The one solid wall of the structure is shown with fixed louvered shutters facing the street and a solid wall behind the shutters on the "interior" side of the structure. This wall is shown as finished with cabinets, a sink, and a mini fridge. A ceiling fan with an incorporated light fixture is shown as the only other finish in the small structure. Although the Guidelines note that "*the VCC only approves ceiling mounted fans that do not include an integral light*" (VCC DG: 08-8) in the chapter regarding Balconies, Galleries, and Porches, staff does not find the proposed fixture in this location objectionable.

Regarding new secondary building & structures, the Guidelines state that they should be “*subordinate to and visually compatible with the primary building without compromising its historic character*” and “*the secondary building or structure should be located so it is minimally visible and does not detract from a historic building.*” (VCC DG: 14-19) Finally, the Guidelines state that, “*the VCC does not recommend constructing a new secondary building or structure in a location that is highly visibly from the street when a less prominent location is available.*” (VCC DG: 14-19)

Given that this building is setback over 100’ from the street and is located a significant distance from the service building, staff finds the proposed location consistent with the recommendations of the Guidelines. Although some of the details are clearly inspired from the existing building, staff requests commentary from the Committee if some of these elements should more closely resemble the existing building conditions, specifically the exposed rafters and rafter tails vs a fascia and soffit condition and the detailing of the proposed shutters more closely matching the existing shutters with an additional rail.

Overall, staff finds the proposed structure conceptually approvable and notes that if approved the Guidelines require the construction of a secondary building to be reviewed by the full Commission.

ARCHITECTURAL COMMITTEE ACTION:

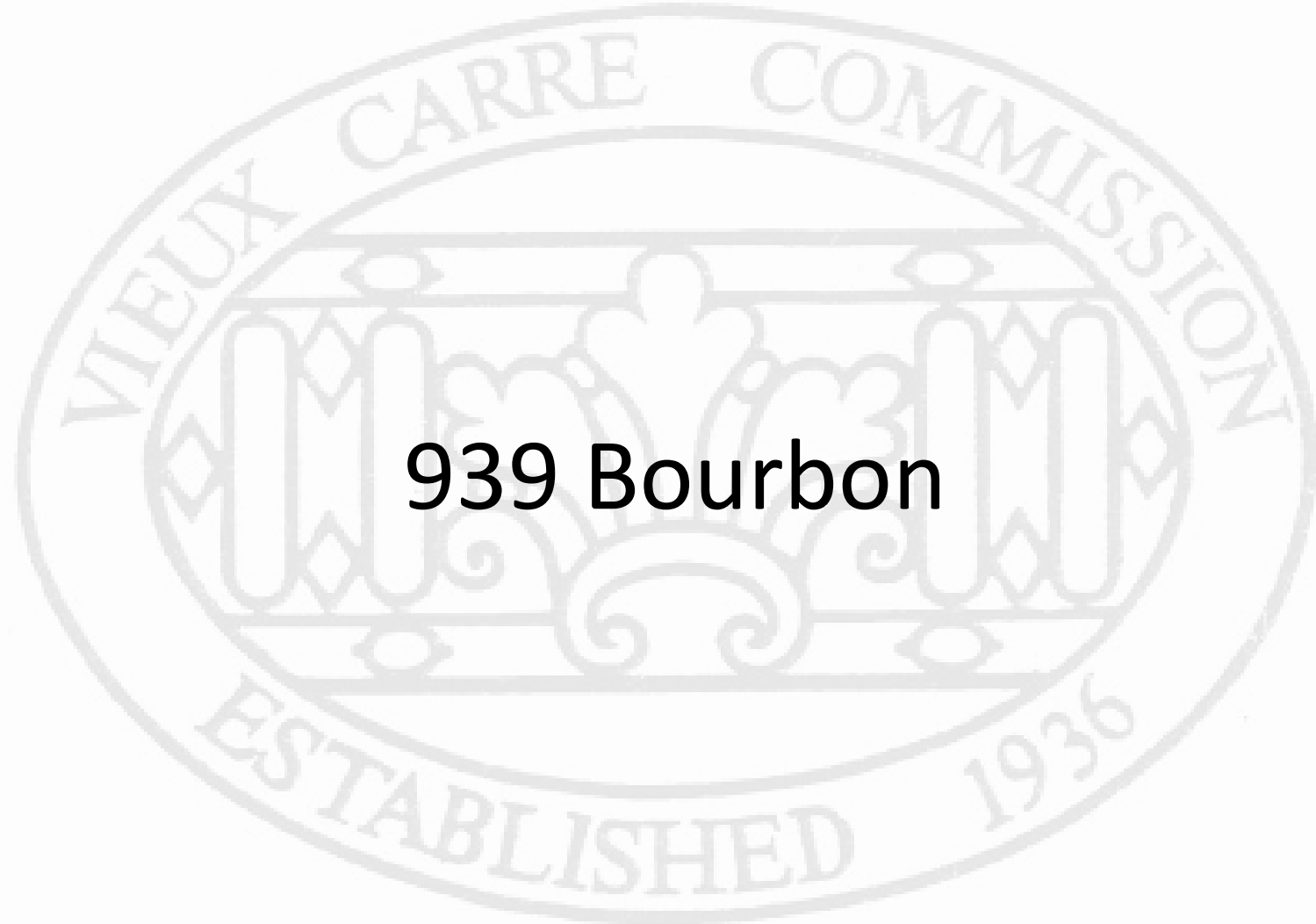
04/13/2021

Permit # 21-09331-VCGEN (Pool Proposal)

Permit # 21-09414-VCGEN (Gazebo Proposal)



Appeals and Violations



939 Bourbon

ADDRESS:	939-41 Bourbon Street		APPLICANT:	Erika Gates
OWNER:	Lafitte Blacksmith Shop Inc		SQUARE:	76
ZONING:	VCR-1		LOT SIZE:	2861 sq. ft.
USE:	Commercial (bar)		OPEN SPACE:	
DENSITY:			REQUIRED:	572.2 sq. ft.
ALLOWED:	3 units		EXISTING:	173 sq. ft.
EXISTING:	None		PROPOSED:	No change
PROPOSED:	No change			

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

1-story rear building: **Orange**, 20th century construction

This brick-between-posts French Colonial cottage most likely dates from the 1770s. Its steep hipped roof is reminiscent of French provincial thatched roof cottages and is part of a design that probably came to New Orleans via French Canada.

Architecture Committee Meeting of **04/13/2021**

DESCRIPTION OF APPLICATION:

04/13/2021

Permit #21-06254-VCGEN

Lead Staff: Erin Vogt

Violation Case #21-01554-DBNVCC

Inspector: Anthony Whitfield

Proposal to repair damaged stucco and appeal to retain lath installed without benefit of VCC review and approval, per application & materials received 03/09/2021. **[Notice of Violation sent 02/23/2021]**

STAFF ANALYSIS & RECOMMENDATION:

04/13/2021

On 02/04/2021, staff inspected the property and noted stucco deterioration on three elevations of the Blue rated main building. Cracking and impact damage are present, particularly on the two street-facing elevations where sidewalk chairs collide with the stucco walls. The erosion of the soft stucco revealed fiberglass mesh lath underneath; lath is typically not found approvable in the Quarter unless installed over a contemporary building material, such as CMU, as it is not needed to adhere lime-based stucco to historic brick.

Much of the stucco was installed in 2003, following Committee and Commission review of the condition of the brick-between-posts and deteriorating stucco. Seeking to keep the patchy, dilapidated appearance of the walls, the applicant proposed to install Prosoco Sure-Klean Weather Seal H100 to protect the masonry and apply VCC stucco to match the previously existing deteriorated stucco pattern. The Commission discussed whether the building should be fully stuccoed to prevent further demolition by neglect, or if portions of the colomage framing should be left exposed since it has become iconic for this landmark building. Ultimately, the Commission decided to allow the partially deteriorated appearance to be retained, noting that it would be difficult to maintain.

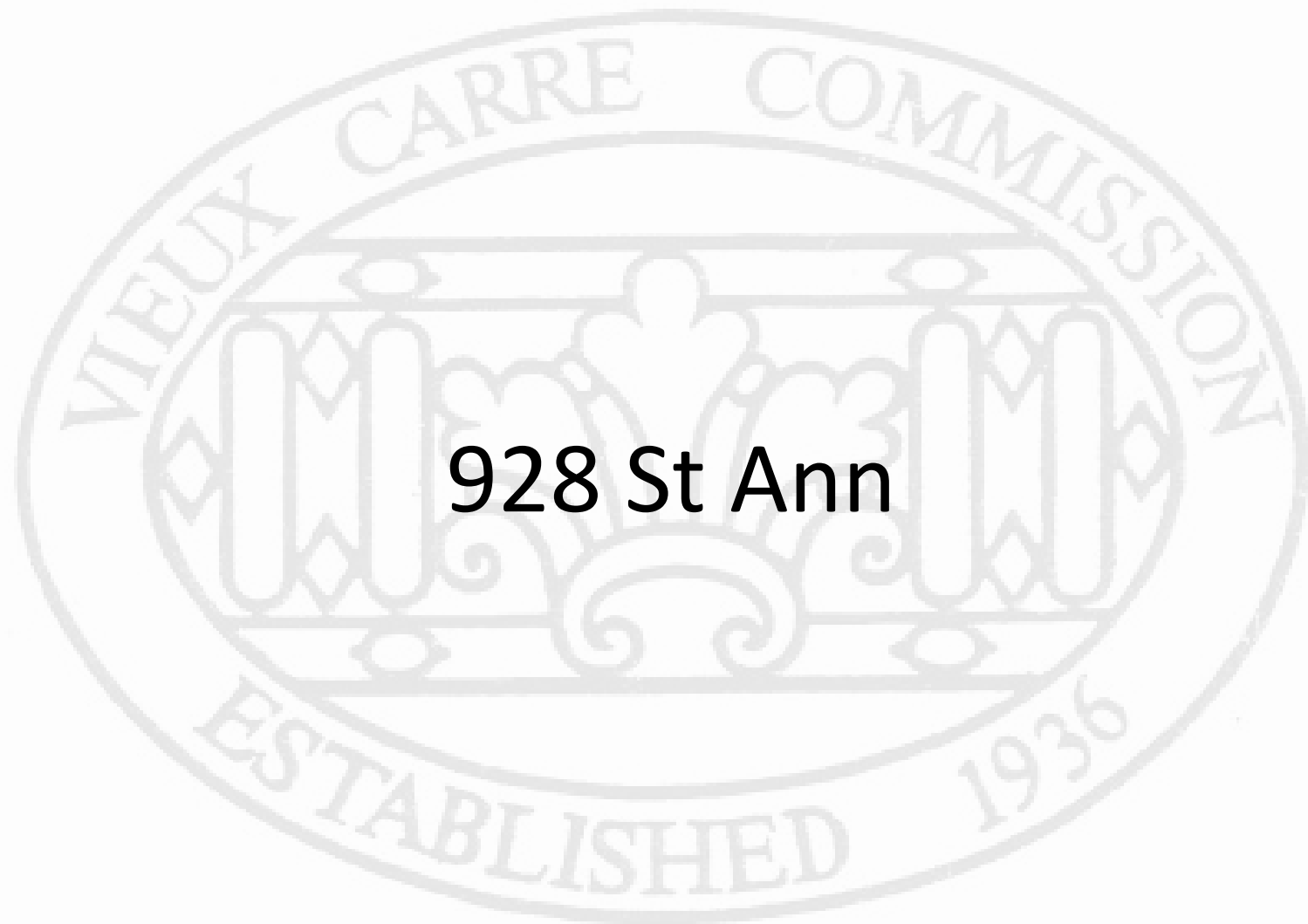
Staff notes that the stucco application, as installed, does not match the previously existing natural pattern of deterioration, and the thickness and edges of the stucco are an obvious indication that the stucco was deliberately applied to appear weathered and old. While any change in appearance to this iconic building would be unfortunate, staff finds the 2003 work to have been unsuccessful and unconvincing, and is concerned that further demolition by neglect and impact damage will lead to deterioration of the exposed brick-between-posts. The unpermitted installation of fiberglass lath is also problematic as this material reaches the end of its lifespan.

The applicant informed staff that the architect who worked on the building in 2003 stated that he received approval to install the lath, but no reference to lath was included in the staff report or minutes from the Committee or Commission. Installation of lath was not noted in the 2003 permit for the work.

Staff notes that removal of the lath may cause substantial damage to the historic masonry and should not be undertaken without inspection of test patches. The applicant should also undertake measures to prevent the extensive impact damage from sidewalk seating from occurring again. Staff seeks comment from the Committee regarding the current state of the building, the continued exposure of the colomage framing, and retention or removal of the fiberglass mesh lath.

ARCHITECTURAL COMMITTEE ACTION:

04/13/2021



928 St Ann

ADDRESS: 928 St. Ann
 OWNER: Aura, LLC
 SQUARE: 87
 USE: Residential
 DENSITY-
 ALLOWED: 2 units
 EXISTING: 6 units
 PROPOSED: 1 unit

APPLICANT: Gunner Guidry (Architect)
 William Goliwas (Contractor)
 LOT SIZE: 2675.5 sq. ft.
 OPEN SPACE-
 REQUIRED: 802.7 sq. ft.
 EXISTING: Unknown
 PROPOSED: Unknown

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Main building and attached service ell – **Green**, or of local architectural and/or historic importance.

Narrow, 3-bay, 3-story brick townhouse and attached service ell, constructed in 1842 in the Greek Revival style by L. Cordier, builder, for Gabriel Montemart. Its main entrance has an entablature and pilasters, and there once was at its river side a carriageway that led back to the courtyard and the stable.

Architecture Committee Meeting of

04/13/2021

DESCRIPTION OF APPLICATION:
Permit # 19-07502-VCGEN

04/13/2021

Lead Staff: Erin Vogt

Appeal to retain HVAC equipment and plumbing installed in deviation from permitted materials, per application received 05/29/2019 & permit issued 09/05/2019. [**STOP WORK ORDER posted 02/25/2021**]

STAFF ANALYSIS & RECOMMENDATION:

04/13/2021

On 02/25/2021, staff inspected the site and noted work completed in deviation from permit, including the installation of two mini-splits and a PVC pipe on the rear elevation of the main building. A STOP WORK ORDER was placed for the construction of the Dauphine-side CMU wall, but work has been allowed to continue on the overall site. The applicant is appealing to retain the work as built. Approved drawings called for the installation of two mini-splits in the courtyard adjacent to the rear elevation, on a concrete pad screened with wire lattice and jasmine. The PVC pipe was not indicated on the drawings.

The Design Guidelines for mounted equipment state that *“the property owner is required to minimize the size and quantity of mounted equipment, as well as locate it to minimize visibility in or on a courtyard, yard, balcony, gallery or porch. In addition, the VCC might require the installation of solid or shrub screening to diminish visibility.”* (VCC DG: 10-11) The Committee typically does not approve mounted equipment when ample room is available at grade, as any damage to a historic structure should be avoided whenever possible. While this wall was recently repointed and stuccoed, staff is concerned that the continued mounting of this equipment could cause substantial damage to the wall over time. Staff recommends **denial** of the appeal to retain the mounted mini splits, with the units to be relocated to grade and screened per the stamped materials.

Staff has no objection to retention of the pipe in this location, but the material must be changed. PVC is not rated for exterior use and poses a risk to the building due to deterioration from UV exposure.

ARCHITECTURAL COMMITTEE ACTION:

04/13/2021



1012 N Rampart

ADDRESS:	1012 N. Rampart Street	APPLICANT:	Corbett Scott
OWNER:	1012 N. Rampart, LLC	SQUARE:	105
ZONING:	VCC-2	LOT SIZE:	4661 sq. ft.
USE:	Vacant	OPEN SPACE-	
DENSITY-		REQUIRED:	1398.3 sq. ft.
ALLOWED:	7 units	EXISTING:	2013 sq. ft. (approx.)
EXISTING:	None	PROPOSED:	1828 sq. ft. (approx.)
PROPOSED:	None		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Main building and attached service ell – **Green**, or of local architectural and/or historic importance.

A 2 ½-story, masonry, Greek Revival townhouse, constructed c. 1856, with a cast iron gallery and canopy, an entrance with pilasters and entablature, and a late Victorian (c. 1890), 2-story service ell.

Architecture Committee Meeting of **04/13/2021****DESCRIPTION OF APPLICATION:**
Permit #19-14797-VCGEN04/13/2021
Lead Staff: Erin Vogt

Appeal to retain as-built deviations from permitted materials, including service ell roof, metal stair rail, and HVAC equipment screen, per application received 05/15/2019 & permit issued 01/17/2020.

STAFF ANALYSIS & RECOMMENDATION:

04/13/2021

Work has been ongoing at this site since permits were issued on 01/17/2020. Staff inspected the property on 02/11/2021 to observe the progress so far and consult on any necessary outstanding items; at that time, the only observed deviation from the permitted materials were alterations to the front dormer (which have seen been corrected by the applicant, but must still be inspected to verify that they are appropriate). On 02/24, the applicant contacted staff regarding the status of a VCC subpermit for installation of mechanical equipment; as the work had already been completed by the subcontractor, staff requested photos for inspection. These photos showed several other deviations from permitted materials had been completed since the staff inspection on 02/11, as follows:

- Photos of the mechanical equipment area were provided from the rear dormer, which also showed that a standing seam metal roof was installed on the service ell in a prefinished slate gray color. Drawings called for natural slate to replace the previously existing seal-tab asphalt shingle roof. Staff notes that standing seam metal is generally not found approvable for the main roof of a service ell but is considered an upgraded material from the prohibited asphalt.
- The approved railing at the single-story, Brown rated portion was a wooden slat railing that doubled as screening for the HVAC equipment installed on the roof. A simple metal picket rail was installed instead, and may not be tall enough to meet mechanical code requirements for safety rails. The applicant has suggested applying wooden screening on the existing metal rail or using movable potted plants behind the rail to screen the area.

While some contemporary elements were approved for this renovation, staff finds a metal rail to be less appropriate for the age and style of this building than the approved wooden screening. The height must meet mechanical code requirements. If the existing rail is sufficiently tall and the Committee is willing to entertain a proposal to add wooden screening, drawings must be submitted for review prior to installation. If the rail does not meet height requirements, staff recommends removal of the existing rail and installation of a wooden rail and screen per the stamped approved materials.

- The courtyard stair and second floor service ell handrail were approved as wooden, with a wire lattice screen to be installed between the ground and second floor fascia. A simple metal picket rail was installed instead of a period appropriate wooden rail, and the wire lattice has not been installed. Staff has no objection to removing the wire lattice from the scope if the applicant has no intention to install it but finds the iron rail to be inappropriate for the Green-rated service ell. Staff notes that the material for the rail around the mechanical area and at the service ell should be consistent.

Staff seeks the guidance of the Committee regarding retention of the standing seam metal roof and replacement and/or alteration of the metal rails.

ARCHITECTURAL COMMITTEE ACTION:

04/13/2021



914 St Ann

ADDRESS:	914-16 St. Ann		APPLICANT:	Ryan Thiele
OWNER:	Hai P Cao, Bryan P Nelson		SQUARE:	87
ZONING:	VCR-1		LOT SIZE:	1,946.9 sq. ft.
USE:	Residential		OPEN SPACE:	
DENSITY:			REQUIRED:	584 sq. ft.
ALLOWED:	x		EXISTING:	Unknown
EXISTING:	x		PROPOSED:	No change
PROPOSED:	x			

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1890 1-story, 4-bay frame shotgun with late Victorian Italianate detailing. The extant detached service building dates from c. 1830.

Architecture Committee Meeting of **04/13/2021**

DESCRIPTION OF APPLICATION: 04/13/2021
Permit #21-09419-VCGEN **Lead Staff: Erin Vogt**

Appeal to install synthetic slate roof system begun without benefit of VCC review and approval, per application & materials received 04/05/2021. **[STOP WORK ORDER posted 04/05/2021]**

STAFF ANALYSIS & RECOMMENDATION: 04/13/2021

On 04/05/2021, staff observed roof replacement occurring at 914-16 St. Ann without a permit. The applicant was installing EcoStar synthetic slate shingles in Federal Gray, which are not approved for use on Green rated buildings, and a STOP WORK ORDER was posted.

The Design Guidelines state that “the VCC considers the existing roofing material and the property’s color rating when evaluating the appropriateness of an alternate material. When reviewing a synthetic slate roof material, for example, the VCC compares its initial appearance and strength as well as how it weathers over time. Caution is recommended when considering substitute materials because they might not have the promised longevity.” (VCC DG: 04-03)

EcoStar Majestic slate alternative shingles are made from recycled rubber and plastics, and are available in two widths and eleven colors. Synthetic slates, made from rubber, plastics, or plexiglass, are only approved for use on buildings of Yellow rating or lower due to concerns with lifting edges or curling over time. Green rated buildings (that do not have a natural slate roof) can have cementitious slate-type shingles installed. Installing a new roof system with a lesser quality material is prohibited.

Staff notes that three roofing permits were issued for this property in the span of six years: a Fire Free Plus roof was approved to replace an asbestos system in 2000; a permit was issued in 2004 to replace a “Supra-Slate” roof with Lamarite; and in 2006, a permit to replace synthetic slate roofing with Fire Free Naturals composite roofing.

In keeping with the Design Guidelines, staff recommends **denial** of the appeal, with cementitious or natural slate to be used instead of the synthetic EcoStar product.

ARCHITECTURAL COMMITTEE ACTION: 04/13/2021