

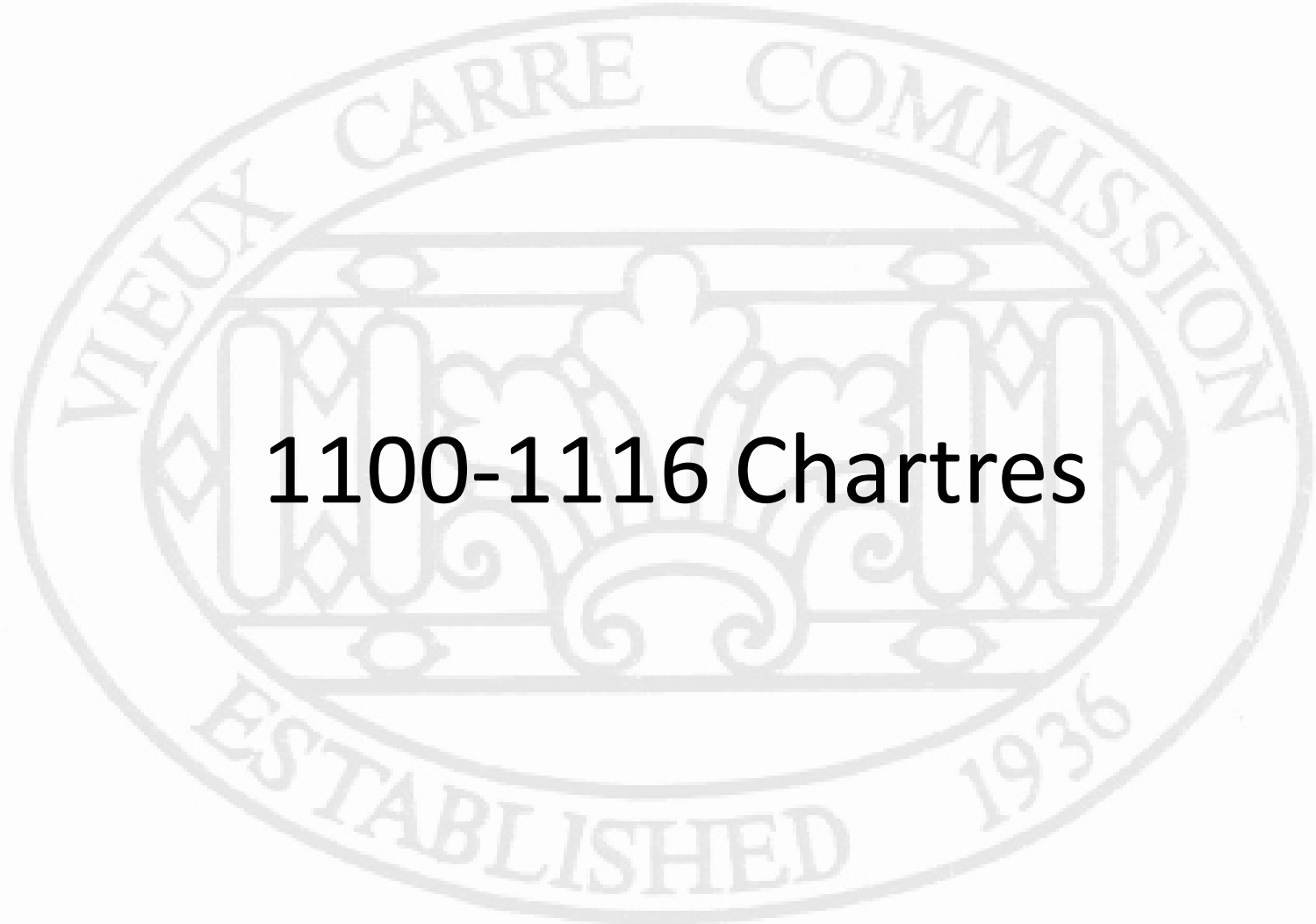


**Vieux Carré Commission  
Architecture Committee Meeting**

**Tuesday, October 11, 2022**



**Old Business**



**1100-1116 Chartres**

ADDRESS:	1100 - 1116 Chartres		APPLICANT:	Hector Lopez
OWNER:	Archdiocese of New Orleans		SQUARE:	19
ZONING:	VCR-2		LOT SIZE:	52,893 sq. ft.
USE:	Church		OPEN SPACE-	
DENSITY-			REQUIRED:	10,578 sq. ft.
ALLOWED:	N/A		EXISTING:	Unknown
EXISTING:	0		PROPOSED:	Unknown
PROPOSED:	No Change			

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Ursulines Convent: **Purple**, or of national architectural and/or historical significance.  
Church building: **Blue**, or of major architectural and/or historical significance  
Connection between convent and church: **Yellow**: contributes to the character of the district.

The c. 1750 Ursuline Convent is the only building in the Mississippi Valley known definitely to date from the early French period in Louisiana.

In 1845, after the closing of the Almonester Chapel and after the Ursulines moved to their new downriver convent, the French born and educated architect J.N.B. DePouilly designed a new church, which was built next to the Nuns' old convent. This church today is known as St. Mary's Church or Our Lady of Victory Church.

**Architecture Committee Meeting of** **10/11/2022**

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**DESCRIPTION OF APPLICATION:** 10/11/2022  
**Permit # 22-13026-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to install new 30 kw standby generator, per application & materials received 05/02/2022 & 09/27/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 10/11/2022

This application was last reviewed at the 07/12/2022 Architecture Committee meeting where staff and the Committee expressed concern for the limited amount of information provided, the proposed location of the generator, and the absence of any screening. The applicant has submitted additional information regarding this proposal.

The location of the proposed generator appears to be the same as previously proposed, immediately adjacent to the yellow rated construction that connects the purple rated convent to the blue rated church and just outside of an existing mechanical yard. The distance from the building is not noted but staff measured the distance as less than 2'.

From the generator a feed cable would be run along the exterior wall around the building and to new equipment in the alleyway on the Gov. Nicholls elevation of the church. There appears to be typo on the plans that staff believes should read that the cable would be routed overhead. Staff questions if this is the intention for the installation. Staff recommends that any wiring be run underground or through the interior of the yellow rated building. The new alleyway equipment would consist of a connection between the new generator feed and the existing electrical system.

There are no notes or indication on the plans of any screening for this equipment. Staff suggests that if the existing mechanical yard fencing was reconstructed to enclose this proposed new equipment, that would significantly improve the proposal. Staff also recommends a greater distance between the equipment and the building.

Staff notes that the Guidelines require Commission level review of mounted equipment for this rating of building if this moves forward. Staff requests commentary from the Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:** 10/11/2022

**Architecture Committee Meeting of****07/12/2022****DESCRIPTION OF APPLICATION:**  
**Permit # 22-13026-VCGEN**

07/12/2022

**Lead Staff: Nick Albrecht**

Proposal to install new 30 kw standby generator, per application & materials received 05/02/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

07/12/2022

The applicant proposes to install a new generator in the Gov. Nicholls and Chartres corner of the rear courtyard at a distance of only 3' from the building. A representative for the Archdiocese stated that a fence would be constructed around the generator but no information was included in the original submittal regarding any screening.

Staff reached out to the contractor requesting additional information including photographs of the proposed installation location and photos showing the visibility into this area, the specs on the generator, and details on an aluminum stand that was noted in the proposal.

Staff recommends that the applicant revise the proposal to be more consistent with the Guidelines, specifically locating the equipment in a more discrete location farther away from any buildings and provide details on any proposed screening.

Staff recommends deferral of the proposal to allow the applicant time to submit the requested information and make revisions as necessary.

**ARCHITECTURAL COMMITTEE ACTION:**

07/12/2022

Mr. Block gave the staff presentation with Mr. Lopez present on behalf of the application. Mr. Fifield inquired what other equipment would need to be installed in addition to the generator itself. Mr. Lopez replied that the transfer switch near the electric meters would be needed. Mr. Fifield inquired how the conduit and wires would be run from one to the other. Mr. Lopez replied that it would have to go between the boiler room and come out near the meters. Mr. Fifield commented that the conduit run was not indicated on the proposal.

Mr. Fifield stated the importance of this building as one of the top five in the city, if not the entire Mississippi River Valley and limited and insufficient materials submitted for review. He recommended that an electrical engineer be involved in the project to ensure that the overall proposal created no potential of fire.

Angie Bowlin, noted that she shares a piece of the courtyard wall with the convent and noted that she cannot tell from the submittal where exactly they want to put the generator, any information about how often it has to run, and that she would like more information on these aspects of the proposal.

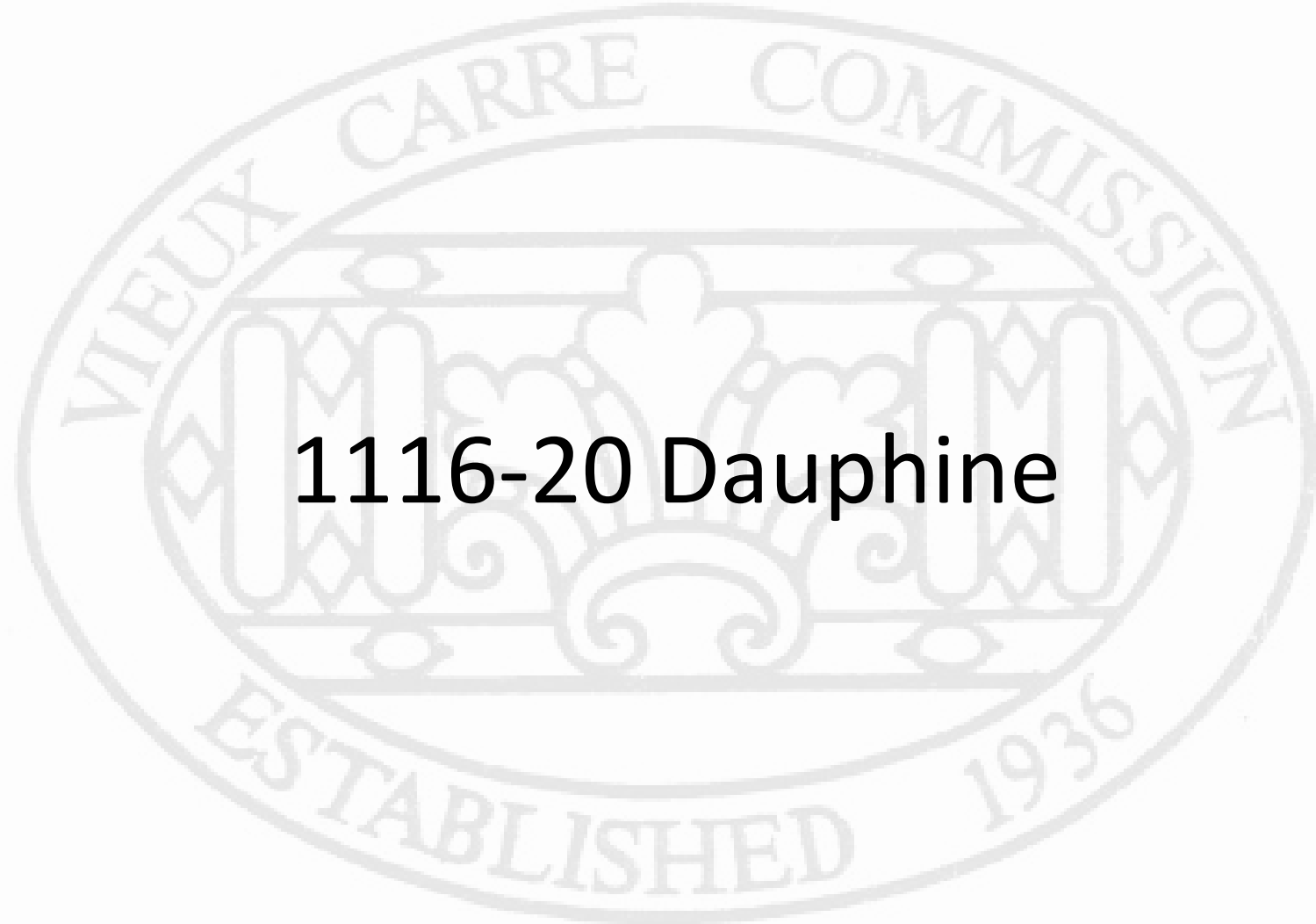
Nikki Szalwinski, voiced her concern for the generator and location and possible code compliance issues with the proximity of the generator to existing air conditioning units. Ms. Szalwinski noted the large yard of the property and encouraged a location away from neighboring walls.

Mr. Lopez noted that the maintenance cycle would be programmed to only run once a month.

Mr. Bergeron moved to defer the application to allow the applicant to submit the materials requested in the staff report and in today's discussion. Mr. Fifield seconded the motion, which passed unanimously.



**New Business**



**1116-20 Dauphine**

ADDRESS:	1116-20 Dauphine Street	
OWNER:	Laura Donkervoet	APPLICANT: Laura C Donkervoet
ZONING:	VCR-1	SQUARE: 78
USE:	Residential	LOT SIZE: 4080 sq. ft.
DENSITY:		OPEN SPACE:
ALLOWED:	4 Units	REQUIRED: 1224 sq. ft.
EXISTING:	3 Units	EXISTING: 1766 sq. ft.
PROPOSED:	No change	PROPOSED: No change

### **ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

Rear dependency: **Yellow**, contributes to the character of the district.

This c. 1892 4-bay frame double shotgun cottage, which combines Eastlake and late Victorian millwork, originally had a frame balustrade on the front porch, now replaced by an iron railing. The first floor of the earlier 19th c. 2-story service building may still exist in the rear service building.

**Architecture Committee Meeting of** **10/11/2022**

**DESCRIPTION OF APPLICATION:**  
**Permit #22-26866-VCGEN**

10/11/2022

**Lead Staff: Erin Vogt**

Proposal to modify pavers and patio elevation in middle and rear courtyards, and to modify courtyard steps, per application & materials received 09/12/2022 and 09/26/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** **10/11/2022**

The applicant is proposing to remove inappropriate pavers and eliminate unnecessary level changes in the rear courtyard and extend the raised paver patio in the middle courtyard, as follows:

#### Rear courtyard:

The existing brick paver pattern is unique and unusual but not historic, with a large diamond-shaped pattern in the middle and triangular sections surrounding it. Several triangular flower beds are also present. In the Bourbon/Gov. Nicholls-side corner, this area is raised 2-3" and paved with white stone instead of brick. The applicant proposes to eliminate this paving and install matching masonry at the same level as the rest of the brick. Three flower beds will also be eliminated, with two to be retained. The existing pavers are laid in dirt but mortared between; the applicant proposes to install the new brick infill on a sand and gravel bed. They have stated that they have no issues with drainage or ponding water in this area. Staff finds all work proposed at the rear courtyard to be **approvable**.

#### Middle courtyard:

The middle patio is raised a step and currently measures approximately 12'-3" x 17'-10". The applicant proposes to infill a small flower bed, maintaining the existing herringbone pattern. The lower, Ursulines-side portion of the patio will be removed, and the raised patio will be extended in width to 27'-2", leaving a 4" trench drain at the Ursulines side wall. This patio is also proposed to be unmortared, with brick installed on sand and gravel. The applicant proposes to install a utility trough for the existing sewerage and water lines that run from the rear building to the main building. It is shown as a 2" thick, 8" wide concrete trench, with a ¼" steel plate above to provide maintenance access. Staff has not seen similar detailing at other properties, and seeks the guidance of the Committee regarding the utility trough. Staff considers the extension of the patio **approvable**.

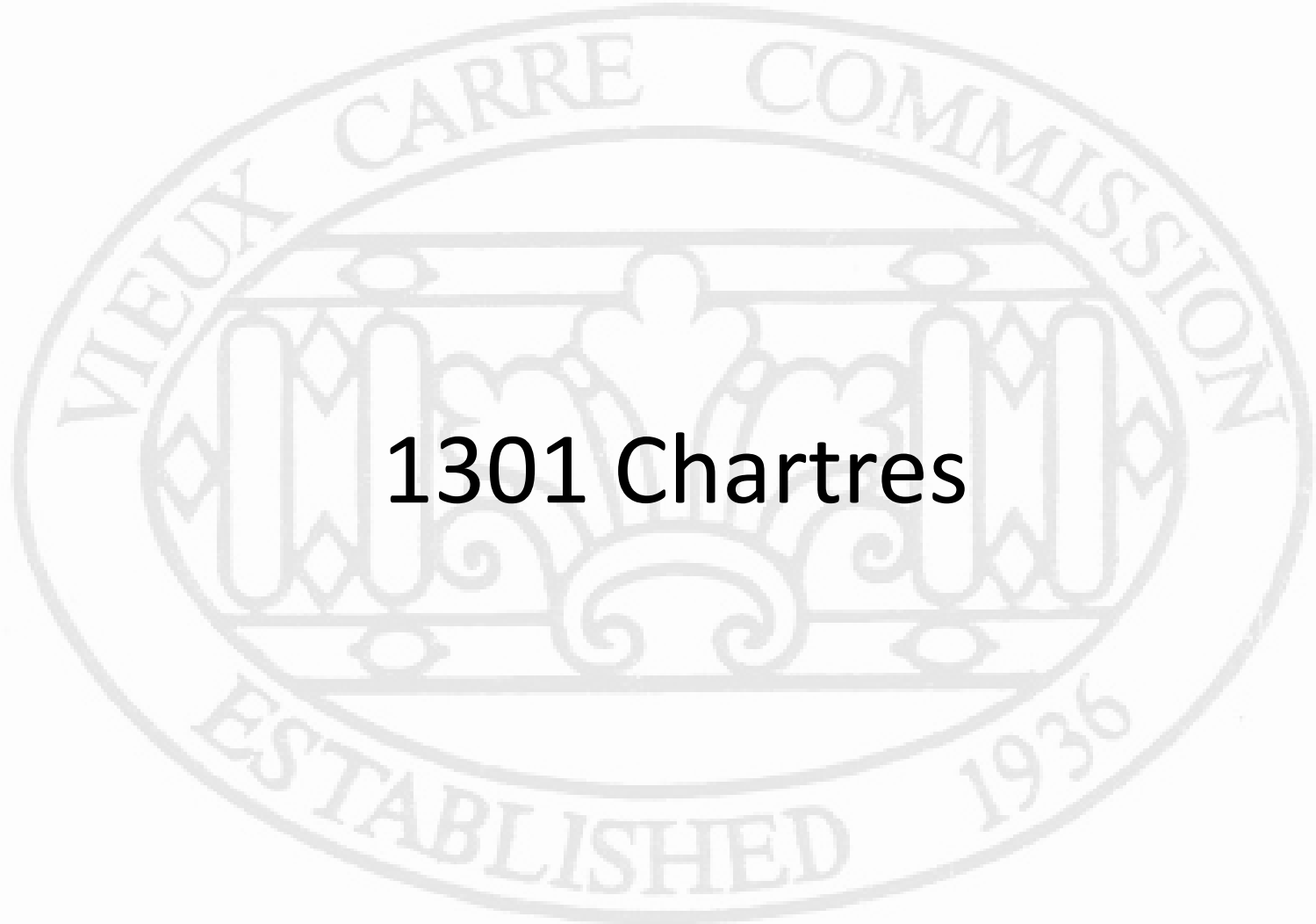
#### Steps:

At the rear detached dependency, the applicant proposes to remove the temporary concrete steps on the Ursulines side of the Dauphine elevation and install brick steps to match the adjacent opening. Staff finds this **approvable**.

At the rear of the main building, the applicant proposes to remove existing mismatched steps (one set is brick, while the other is concrete) and install new wooden steps. Staff notes that wooden steps are more appropriate for the style of this and age of the property. While they would not typically have landings, the applicant is proposing 4'-0" long landings at the doors for accessibility purposes. They are shown with 12" treads and 6-1/2" risers, with 6" beaded board sides and at the landing. Staff notes that the landing should be revised to be 5/4" tongue and groove, as would typically be found on a balcony or gallery, since beaded board is never used in this type of application. Foundation details are not shown, but the applicant expressed a desire for these stairs to be movable in order to provide access below the building. Some details will need to be refined prior to permit, including 1" rounded nosing on the treads, etc., but staff finds the wooden stairs **conceptually approvable**.

**ARCHITECTURAL COMMITTEE ACTION:** **10/11/2022**





1301 Chartres

ADDRESS:	1301 Chartres/601-03 Barracks		
OWNER:	1301 Rue Chartres Condominium Assoc.	APPLICANT:	1301 Rcca
ZONING:	VCR-2	SQUARE:	52
USE:	Residential	LOT SIZE:	3,575 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	Three Units	REQUIRED:	715 sq. ft.
EXISTING:	Seven Units	EXISTING:	868 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

**1301 Chartres/601-03 Barracks**

Rating: **Green:** Of Local Architectural or Historical Importance.

At this address is a nice example of a late 1820s (c. 1827) Creole style brick corner building and detached kitchen. This double building retains arched ground floor openings, dormers, rear loggia and a wrought iron railing, originally a balcony but now extended into a gallery.

**607-09 Barracks Street**

Rating - main and service buildings--Green: Of Local Architectural or Historical Importance; rear additions--Brown: Objectionable or of no Architectural or Historical Importance.

The main building at the front of this property was constructed circa 1841, when this site, which existed as part of the corner property until that time, was sold of. Its service building, however, which has the unusual configuration of extending over the lakeside property line of 1301 Chartres/601 Barracks, predates the main structure and was constructed in the late 1820s as part of the corner property. Sanborn maps from 1876 and 1896 show that this situation still existed in the later 19th century.

**Architecture Committee Meeting of**

**10/11/2022**

**DESCRIPTION OF APPLICATION:**  
**Permit # 22-28345-VCGEN**

10/11/2022

**Lead Staff: Nick Albrecht**

Proposal to structurally reinforce balcony on the rear elevation of the main building including the addition of new metal plates at each existing wood outrigger, per application & materials received 09/19/2022 and 09/27/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

10/11/2022

Photographs indicate that this entire balcony was constructed between 1962 and 1964. Sanborn maps appear to indicate that no balcony existed on this elevation prior to the 1960s construction. The balcony is now evidently experiencing structural issues, resulting in the proposed structural reinforcements. Staff notes that the brackets currently under the balcony were not part of the original construction and added at a later time, presumably because of structural concerns at that time.

The current proposed structural additions include new 4” x 3/8” metal fitch plates to be bolted to each of the wood outriggers. The new metal would penetrate through the wall to also be bolted to the existing wood joists on the interior of the building. In addition to the proposed fitch plates, the proposed work also includes new bolts at the brackets which would be bolted to new interior metal plates.

Noting that this is not a historic balcony, staff suggests that if the balcony is in need of such drastic intervention that maybe it should be completely reconstructed with metal outriggers, eliminating the wood altogether. Staff sees this condition as better than the proposed mashup of wood and metal parts.

Although there are several current permits for various projects at this property, no permits have been issued for this work specifically and it appears that the work has already begun without permits.

Staff requests commentary from the Architecture Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

10/11/2022



1117 Royal

ADDRESS:	1117 Royal St.	APPLICANT:	Philip Hebert
OWNER:	Roland Toups et. Al.	SQUARE:	55
ZONING:	VCR-2	LOT SIZE:	3,114 sq. ft.
USE:	Residential (Condominiums)	OPEN SPACE-	
DENSITY-		REQUIRED:	934 sq. ft.
ALLOWED:	5 Units	EXISTING:	818 sq. ft. approx.
EXISTING:	5 Units	PROPOSED:	No Change
PROPOSED:	No Change		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

One of the 15 2 ½-story row houses constructed in this block as an investment in 1831-2 by the Company of Architects of New Orleans, this building also has an added late Victorian cast iron gallery.

Rating: **Green**, of local architectural and/or historical significance.

#### **Architecture Committee Meeting of**

**10/11/2022**

#### **DESCRIPTION OF APPLICATION:** **Permit # 22-22947-VCGEN**

10/11/2022

**Lead Staff: Nick Albrecht**

Proposal to replace existing French doors at alleyway entrance with new single leaf door, per application & materials received 09/26/2022.

#### **STAFF ANALYSIS & RECOMMENDATION:**

10/11/2022

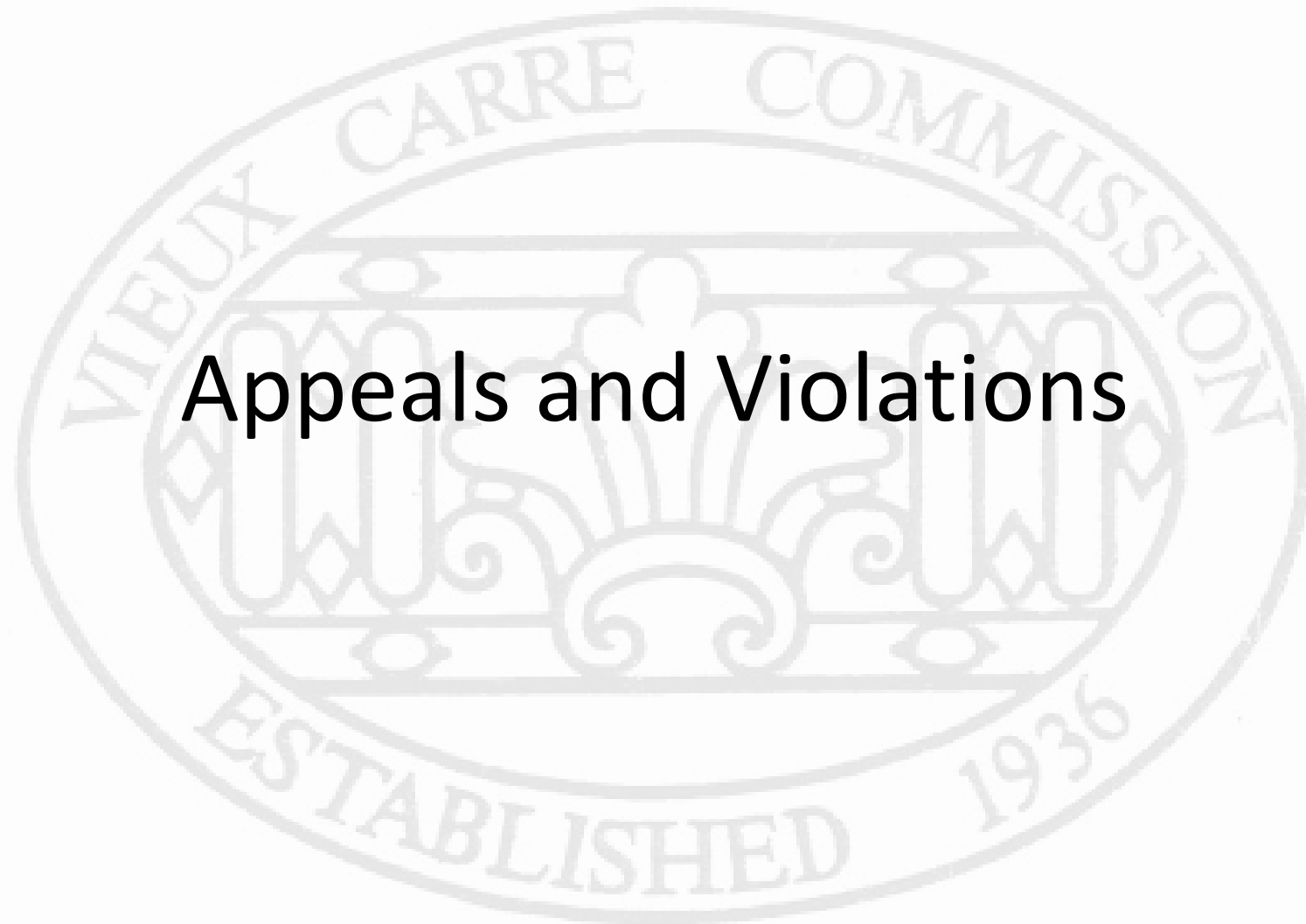
This building is one in the nearly block long row of matching townhouses constructed in 1831. The majority of the others in the row have single leaf doors with six panel doors appearing to be the most common style. The applicant proposes to replace the existing paired doors with a new six panel door matching the neighboring one at 1115 Royal St. This same style door also appears to be at 1127 Royal St.

Historic photographs of this building and the rest of the row are unclear and show a variety of modified or different millwork. Many of the doors appear to have been modified from a six-panel design. Staff notes that the header bar is noticeably thicker at the 1115 opening and wants to confirm with the applicant that no modifications to the existing header bar at 1117 Royal St. are proposed. Notably the height difference appears to only affect the transom as the tops of the doors appear to be inline.

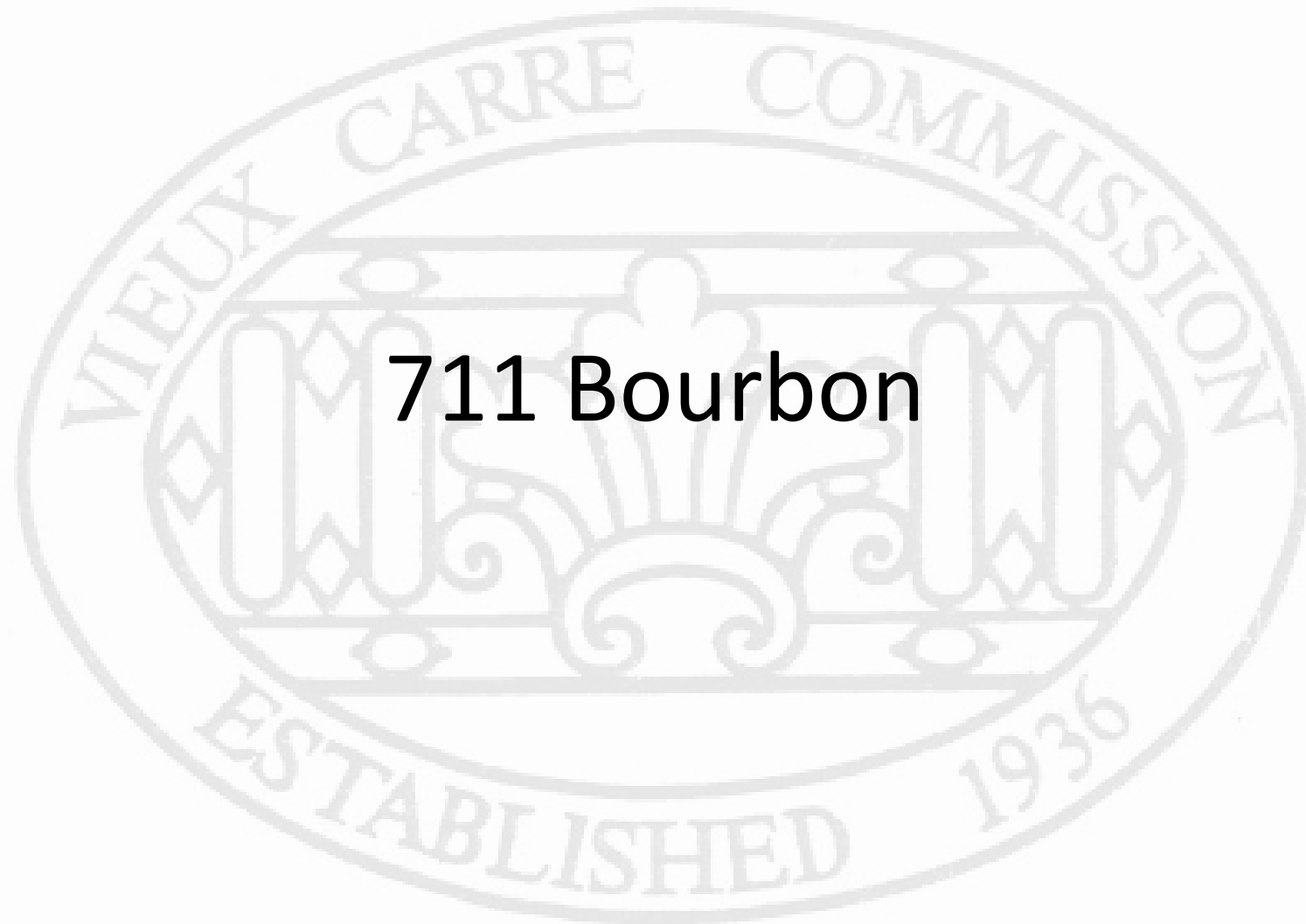
Staff finds the change to a single door and the proposed design based off the existing neighboring door appropriate and recommends approval of the proposal with any final details to be worked out at the staff level.

#### **ARCHITECTURAL COMMITTEE ACTION:**

10/11/2022



# Appeals and Violations



711 Bourbon

ADDRESS:	711 Bourbon Street	APPLICANT:	Christione Turner
OWNER:	Seven-Eleven Bourbon LLC	SQUARE:	73
ZONING:	VCE	LOT SIZE:	4,422 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		ALLOWED:	7 Units
ALLOWED:	7 Units	REQUIRED:	1,326 sq. ft.
EXISTING:	None	EXISTING:	1,263 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:**

Rating: **Blue** - of major architectural/historical importance.

The Tricou House is a fine example of a Transitional porte cochere building, designed c. 1832-34 by the prolific architect duo of Gurlie and Guillot. Its elaborate wood cornice with garlands, the rhythm of its arched ground floor openings, and the nicely detailed dormer windows are characteristic of the architects' work.

#### **Architecture Committee Meeting of**

**10/11/2022**

#### **DESCRIPTION OF APPLICATION:**

10/11/2022

**Permit # 22-23903-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #20-22727-VCCNOP**

**Inspector: Marguerite Roberts**

Proposal to correct or retain violations including proposed retention of paint on previously exposed natural brick, per application & materials received 08/09/2022 & 10/04/2022, respectively.

#### **STAFF ANALYSIS & RECOMMENDATION:**

10/11/2022

The applicant has submitted slightly revised materials since this item was last heard and deferred at the 09/27/2022 meeting.

#### **Painted Brick**

The proposed retention of the painted brick has not changed from the previous submittal. As noted in the previous staff report, staff continues to request that tests be performed with several different products to see what may be the best fit for these conditions.

#### **HVAC Equipment**

The applicant is now proposing louvered wood screening between the building wall and the existing plants that partially screen the equipment in order to fully screen the equipment and lines. The screen is shown as 8' tall above the courtyard level with the middle portion operable to access the mechanical yard. The previously noted misting equipment is now proposed for removal.

The Guidelines note the benefit of screening to conceal ground mounted equipment and to diminish visibility. (VCC DG: 10-11) Staff finds the proposed screening potentially approvable.

#### **Gas Heaters**

No changes for the gas heaters are noted in the new materials. Staff previously noted that if fixed gas heaters are desired, staff suggests that ones that are not mounted directly to the building may be easier to approve than the current balcony mounted heaters. Mounting to the courtyard wall may be an alternative to explore. Alternatively, portable patio heaters are considered to be furniture and do not require VCC permits.

#### **String Lights**

The applicant now proposes to "replace string lights with conical shielded type." Although this type of fixture may be viewed more favorably than the existing unpermitted string lights, no details are provided regarding the type of fixture or locations. Staff suggests that a string light like this may be approvable in the courtyard space depending on the details, but no string lights should be installed in the carriage way.

#### **Cap Flashing**

Staff previously noted that the locations of the existing cap flashing appeared to be at low parapets of the rear service ell. Staff requested additional details regarding the conditions at these parapets but none were included in the revised set.

#### **Summary**

In summary Staff recommends:

Denial of the proposed retention of painted brick with the applicant to test several different strippers for effectiveness

Conceptual approval of the proposed mechanical screening

Denial of the proposed under balcony mounted gas heaters

Deferral of the remaining items to allow the applicant time to submit additional information.

**ARCHITECTURAL COMMITTEE ACTION:** 10/11/2022

**Architecture Committee Meeting of** **09/27/2022**

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**DESCRIPTION OF APPLICATION:** 09/27/2022  
**Permit # 22-23903-VCGEN** **Lead Staff: Nick Albrecht**  
**Violation Case #20-22727-VCCNOP** **Inspector: Marguerite Roberts**

Proposal to correct or retain violations including proposed retention of paint on previously exposed natural brick, per application & materials received 08/09/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 09/27/2022

*See Staff Analysis & Recommendation of 09/13/2022.*

**ARCHITECTURAL COMMITTEE ACTION:** 09/27/2022

Mr. Albrecht read the staff report although there was no one present on behalf of the application. Ms. Szalwinski, representing French Quarter Citizens, noted that this was a problem business, that the string lights were obnoxious, and the mechanical equipment area was unusable and likely unbearable for the neighbors.

Ms. Harmon arrived after the public comments to represent the application. Ms. Harmon stated that they would like to retain the AC units and were generally in agreement with the staff recommendations. Mr. Block noted one of the pieces of equipment was labeled as a mister and that any misting system needed to be removed as they were very detrimental to the buildings.

Mr. Bergeron moved to defer the application to the next meeting noting the applicant's agreement with the staff recommendations. Ms. DiMaggio seconded the motion, which passed unanimously.

**Architecture Committee Meeting of** **09/13/2022**

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**DESCRIPTION OF APPLICATION:** 09/13/2022  
**Permit # 22-23903-VCGEN** **Lead Staff: Nick Albrecht**  
**Violation Case #20-22727-VCCNOP** **Inspector: Marguerite Roberts**

Proposal to correct or retain violations including proposed retention of paint on previously exposed natural brick, per application & materials received 08/09/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 09/13/2022

This property was brought to an adjudication hearing in August and the applicant has submitted a new application to attempt to resolve the various violations. The violations in need of Architecture Committee review include the proposed retention of paint on the brick, retention of HVAC platform and equipment in courtyard, retention of mounted gas heaters, retention of string lights, and retention of cap flashing.

### **Painted Brick**

The previously natural brick of the second floor of the Bourbon St. elevation of the main building, the first and second floors of the Dauphine St. elevation of the main building and the first and second floor of the Orleans elevation of the service ell were all painted in September 2020. The Architecture Committee reviewed a previous proposal to retain the painted brick in January 2021 and denied the proposal. The submitted materials note that attempts to remove the paint from the brick have been unsuccessful without causing damage to the bricks.

To staff's knowledge, only one product called Savogran Superstrip was tested and did not produce good results. Staff has requested on numerous occasions that tests be performed with several different products to see what may be the best fit for these conditions. It does not appear that any such test was ever performed. Staff continues to request that this be done.

### **HVAC Equipment**



The HVAC platform and equipment is located on a concrete pad at the back of the courtyard and is screened with hedges. Staff finds this location consistent with the Guidelines and equipment has been previously approved in this location. Staff has concerns regarding the associated condensing and/or electrical lines for the equipment which all congregate at the end of the service ell and enter the building. Previously, these lines were much fewer and better concealed. There are currently seven (7) pieces of mechanical equipment in this location. Photographs from April 2020 show only three units in this location. Staff is also concerned that the plans include a piece of equipment noted as mister.

Staff questions why this equipment and associated lines has multiplied rather dramatically in the last few years and requests a survey be completed to determine if any of the lines or equipment is defunct or could be better concealed or consolidated. These lines are in clear view when looking down the carriageway from the street.

### **Gas Heaters**

Hanging gas heaters are not currently installed but gas lines remain in place and the applicant has stated that they would like to reinstall the gas heaters once the weather cools. Staff generally recommends portable patio heaters which are considered to be furniture and do not require VCC permits.

If fixed gas heaters are desired, staff suggests that ones that are not mounted directly to the building may be easier to approve than the current balcony mounted heaters. Mounting to the courtyard wall may be an alternative to explore.

### **String Lights**

String lights are present at the ceiling as well as the walls of the carriageway with additional string lights suspended above the courtyard. Although the Committee has been experimenting with approvals for string and similar suspended lights, staff finds the lights in the carriageway inappropriate. Staff suggests that some kind of suspended lights, such as lights with top shades, may be proposed for the courtyard space, but recommends that more typical functional lighting be proposed for the carriageway and the carriageway string lights removed.

### **Cap Flashing**

Cap flashing is installed on the parapet of the rear service ell, although the parapet of the main building appears to be flashed properly. No details are provided on the parapet but photographs show that it may be quite low compared to the roof. If the parapet is low over the roof, there may be a good argument for the retention of the cap flashing. Staff requests more information regarding this parapet and the cap flashing.

### **Summary**

Staff recommends:

Denial of the proposed retention of painted brick with the applicant to test several different strippers for effectiveness

Requests commentary from the applicant and Committee regarding the possibility of tightening up or more discreetly running the lines and wires for the HVAC

Denial of the proposed under balcony mounted gas heaters

Denial of the string lights with the applicant to return with an alternative lighting plan, and

Requests additional information regarding the service ell parapet and cap flashing.

### **ARCHITECTURAL COMMITTEE ACTION:**

09/13/2022

The applicant requested deferral of this application prior to the meeting. Ms. DiMaggio moved to defer the application noting the applicant's request. Mr. Fifield seconded the motion, which passed unanimously.

### **Architecture Committee Meeting of**

**01/12/2021**

### **DESCRIPTION OF APPLICATION:**

01/12/2021

**Permit # 20-49245-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #20-22727-VCCNOP**

**Inspector: Marguerite Roberts**

Proposal to retain paint on previously exposed natural brick, per application received 12/11/2020.

### **STAFF ANALYSIS & RECOMMENDATION:**

01/12/2021

A painting application was submitted on Tuesday, September 8<sup>th</sup>, 2020 which noted among the other information that the existing wall color was Sherwin Williams Baked Clay and proposed a new wall color of Sherwin Williams Mindful Gray. Staff observed that painting work had started on Friday, September 11<sup>th</sup> prior to a permit being issued. Staff instructed the workers to stop and staff issued the paint permit over the weekend on Sunday, September 13<sup>th</sup>.

Among the other information, the permit stated that the work included, “making minor millwork and masonry repairs as necessary to match existing conditions and to paint as follows to match existing conditions: walls: Mindful Gray SW 7016. flat or eggshell”

Following the issuance of the permit, staff observed that the previously natural brick of the second floor of the Bourbon St. elevation of the main building, the first and second floors of the Dauphine St. elevation of the main building and the first and second floor of the Orleans elevation of the service ell had all been painted. VCC Guidelines state that, “*the VCC does not allow painting traditionally unpainted material, such as ... previously unpainted brick or stone*” and notes that the application of a coating or paint to previously unpainted brick or stone requires Commission approval for all buildings rated yellow or higher. (VCC DG: 09-8)

Although the permit noted the painting of walls, the intention was for painting only on the stuccoed and historically painted walls. Nothing in the application or permit implied or called out the unpainted bricks as approved for painting. Staff notes that the paint permit boilerplate has since been updated to say the permit does not allow for painting to any currently unpainted materials.

Regarding this instance, staff is concerned about the likely difficulty in removing paint from this much brick without doing damage to the brick itself. Still, staff feels a test patch or multiple test patches of various paint strippers may be worthwhile.

Staff requests commentary from the Committee regarding this situation.

**ARCHITECTURAL COMMITTEE ACTION:**

01/12/2021

Mr. Albrecht read the staff report. There was no one present on behalf of the application. Ms. DiMaggio and Mr. Bergeron stated that they were both "horrified" by the painting of a previously unpainted brick on such a highly rated building. Ms. Bourgogne stated that she had written almost every paint permit for the past 6 years and this had NEVER occurred. With no applicant present, the Committee moved on to the next agenda item.

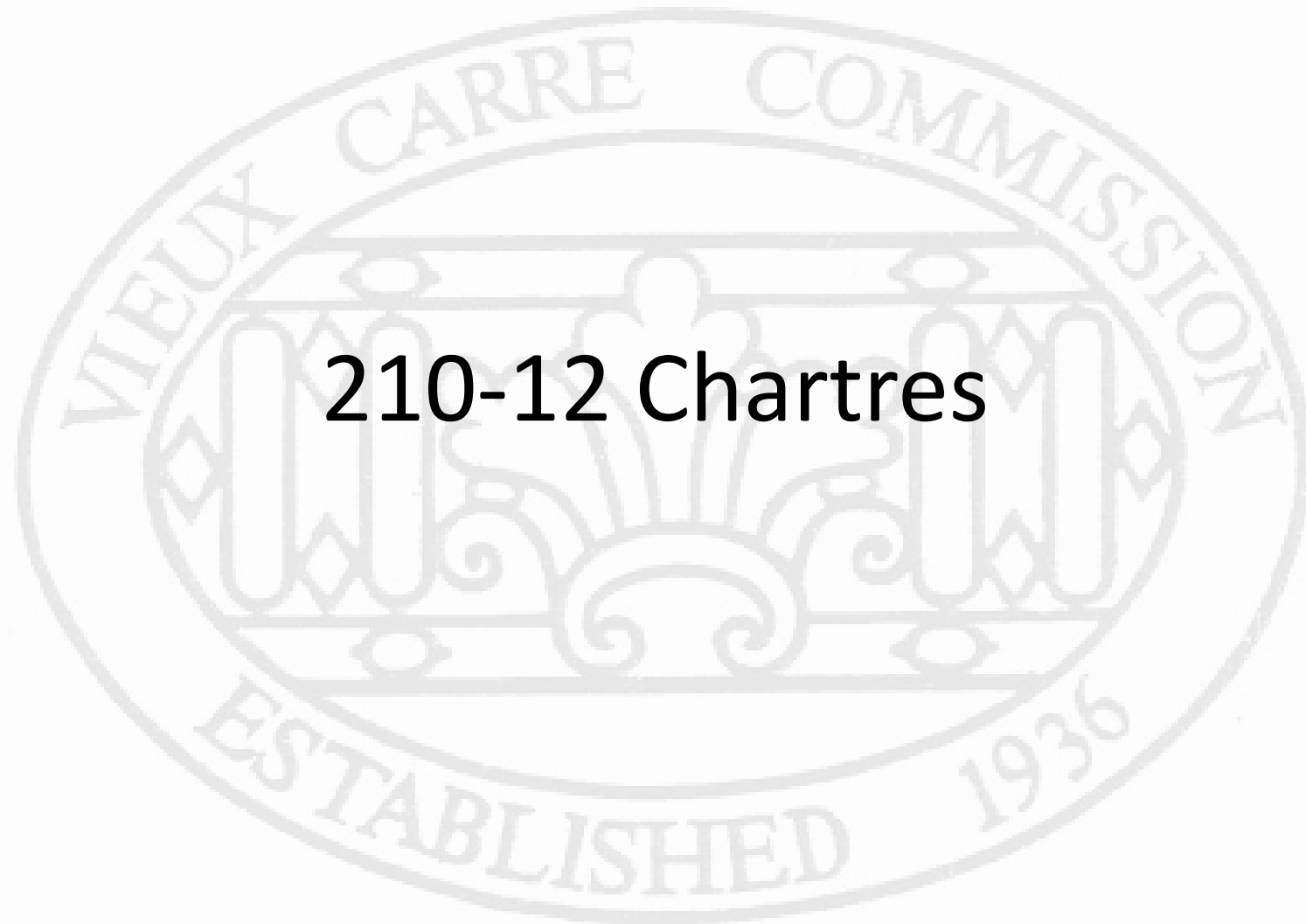
**Public Comment:**

Work without permit should be taken much more seriously, particularly in the cases of commercial entities who are deriving profit and when performed on weekends. This work can be reversed using Peel-Away products which I have personally used with great success to removed 75 years worth of paint from brick. We ask that the committee deny retention.

Nikki Szalwinski  
FQ Citizens

**Discussion and Motion:** Ms. DiMaggio made the motion for the denial of retention of inappropriately painted masonry. She went on to state that the methods of paint removal must be submitted in advance for staff review and approval, and that a test patch using submitted/approved methods and materials must be done in an inconspicuous location [location also to be approved in advance by staff] for staff review. Multiple methods may be required to achieve removal without damaging masonry [anything done must be submitted in advance for approval by staff].

She amended the motion, per Mr. Fifield's request, to make it clear that the Committee was denying retention of inappropriately painted masonry. Mr. Bergeron seconded the motion and the motion passed unanimously.



# 210-12 Chartres

ADDRESS:	210-12 Chartres		APPLICANT:	Cornelius Spottsville
OWNER:	212 Management Associates LLC			
ZONING:	VCC-2	SQUARE:	30	
USE:	Mixed	LOT SIZE:	2407 sq. ft.	
DENSITY:		OPEN SPACE:		
ALLOWED:	4 Units	REQUIRED:	722 sq. ft.	
EXISTING:	9 Units	EXISTING:	Unknown	
PROPOSED:	No change	PROPOSED:	Unknown	

### **ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

C. 1850-60 four story masonry store with granite posts and lintels on the ground floor and balconies, which were added in the twentieth century, on the second and third levels. In the 1940s the building still had late Italianate cornices over the second-floor openings.

### **Architecture Committee Meeting of**

**10/11/2022**

### **DESCRIPTION OF APPLICATION:** **Permit #22-28207-VCGEN**

10/11/2022

**Lead Staff: Erin Vogt**

Appeal to reconstruct rear deck and stair built without benefit of VCC review and approval, and to repair structural crack in brick courtyard wall, per application & materials received 09/19/2022 & 09/26/2022. [Notices of Violation sent 06/02/2021 & 06/22/2022]

### **STAFF ANALYSIS & RECOMMENDATION:**

10/11/2022

On 12/02/2020, staff inspected an adjacent property on Iberville and was able to observe the courtyard of 210-12 Chartres. An unpermitted deck and stair were seen, as well as a concerning structural crack in the masonry wall shared by 210 Chartres and 535 Iberville. The existing deck and stair are supported by the compromised wall, and the previous owner stated that they had built the structure to provide a second means of egress for the second-floor unit. The new owner is proposing to rebuild the deck and repair the wall as follows:

#### Deck and stair:

The deck is shown as 9'-7-3/4" wide by the depth of the courtyard. A new 6x6 treated column is proposed at the top of the stairs, but it is otherwise supported by an "epoxy/bolt anchor system" embedded in the courtyard walls and the rear elevation of the Green rated building. The framing is shown as 2x12 @ 16 o.c. The deck is approximately 14' above grade, so the access stair is very large. No open space calculations have been provided with and without the deck and stair, but it appears from the site plan that it would take up more than half of the courtyard. As such, this may not be approvable under the Comprehensive Zoning Ordinance without a waiver from BZA.

Staff has major concerns with the proposed structure of this deck and its impact on the Green rated building, and the shared courtyard walls that are already showing significant signs of structural stress and require extensive crack repair. Additionally, staff notes that the deck and stair do not and would not provide any legitimate means of egress, as there is no discharge from the courtyard without reentering the building at the first floor. Staff does not find the proposed deck and stair approvable and recommends **denial**.

#### Wall repair:

Staff notes that through-wall ties are shown in detail 6/0611, but it is unclear if they are only proposed in conjunction with the construction with the deck and stair or if they are needed for the repair of the wall. The primary method of repair is shown as the addition of Simpson strong ties embedded in mortar joints with a maximum spacing of 16". Notes call to "chase bed joint 20" on either side of the affected area to a depth of approximately 1-1/4" Mix non-shrink repair grout or mortar per product instructions and place into the prepared bed joint, filling the void to approximately two thirds of its depth. Simpson Strong-Tie FX-263 repair mortar should be used. Embed the tie at one-half the depth of the void. Trowel displaced grout to fully encapsulate the tie. Fill any remaining voids and vertical cracks with non-shrink repair grout or other repair mortar to conceal repair site." New stucco is proposed, with a drip screed one course above grade. Embedded copper fabric flashing is shown at the corbel, below the stucco.

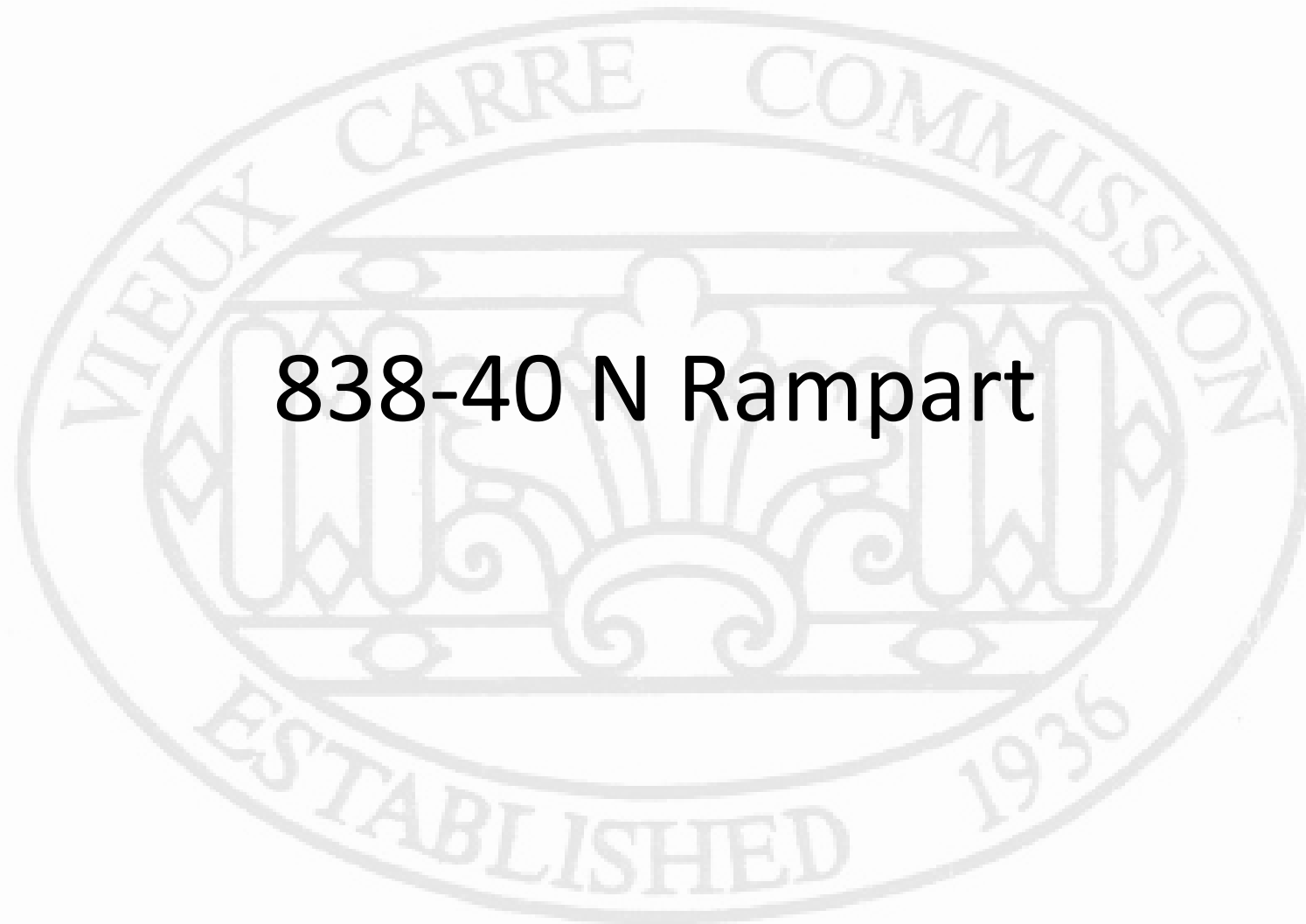
Staff notes several issues with this repair that are outside the Design Guidelines and typical practice, which would ordinarily dictate that the wall around the crack be reconstructed to whatever degree necessary, using VCC mortar. At least four different types of brick exist in this wall, and poorly executed

patches have been attempted in the past; staff finds it likely that the disparate sizes, hardness and porosity of these bricks, combined with the extra stress on the wall from the deck, have led to this damage. It is difficult to tell from the vegetation, but it appears that the wall may be varying thickness at the bottom of the wall as well. Staff requests that the applicant provide an engineer's report with narrative explaining the current conditions and proposed repair. Additional information will also be needed regarding the proposed Simpson strong ties, and spec sheets for the repair mortar, but staff is concerned that this method of repair may ultimately turn out to be unapprovable.

Staff recommends **deferral**, with the applicant to submit an engineer's report and additional information as requested.

**ARCHITECTURAL COMMITTEE ACTION:**

10/11/2022



**838-40 N Rampart**

ADDRESS:	838-40 N. Rampart	APPLICANT:	Richard K Woodroof
OWNER:	Richard Woodroof	SQUARE:	103
ZONING:	VCC-2	LOT SIZE:	4800 sq. ft.
USE:	Mixed	OPEN SPACE:	
DENSITY:		REQUIRED:	930 sq. ft.
ALLOWED:	8 units	EXISTING:	1625 sq. ft.
EXISTING:	8 units	PROPOSED:	No change
PROPOSED:	No Change		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Green**, of local architectural and/or historic significance.  
Rear addition: **Brown**, detrimental, or of no architectural and/or historic significance

These two townhouses were constructed circa 1835 by the Improvement Co. of New Orleans.. The primary significance of the buildings, however, derives not from architectural features but from the fact that from the late 1940s until 1956 Cosimo Matassa here made musical history with pioneering recordings made in his J & M Studio.

**Architecture Committee Meeting of** **10/11/2022**

**DESCRIPTION OF APPLICATION:** 10/11/2022  
**Permit #22-28495-VCGEN** **Lead Staff: Erin Vogt**

Appeal to retain work without permit, including mechanical equipment and venting, window screens, parapet cap flashing, gutters, and paint in deviation from permit, per application & materials received 09/22/2022 & 09/27/2022, respectively. [Notices of Violation sent 02/03/2010, 02/28/2014, 04/04/2018, and 11/08/2019]

**STAFF ANALYSIS & RECOMMENDATION:** 10/11/2022

The property has been cited for a significant number of violations, most of which are small in scope and can be handled at staff level. Staff notes that additional information is needed for several of these items, and staff maintains that this application would benefit from the involvement of a design professional due to the extensive scope, for the sake of having a clear and comprehensive proposal.

The applicant is appealing to retain the following items:

Paint: the building has been repeatedly cited for inappropriate tan paint on the millwork and trim. A permit issued in 2009 states “wooden trim including doors, windows, frames, [etc.] off white, such as Hepplewhite Ivory, Navajo White or Bone White, rather than the tan (Powell Buff) as requested on the application.” Paint permits issued since have also called for these elements to be off white. Since white or off white are required by the Design Guidelines, staff recommends **denial**.

Window screens: located at the attic eyebrow windows and installed between 2011 and 2014, exterior window screens are prohibited by the Design Guidelines (VCC DG: 07-17), which recommends interior screening as an alternative. Staff recommends **denial**.

**Roof**

The applicant stated that the metal cap flashing was installed to address water intrusion. No application was submitted for this work. The most recent roofing permit, issued in 2013, calls for the installation of natural slate and explicitly states that metal cap flashing on the parapets is not allowed. The applicant told staff that a “variance” was granted by the VCC to allow for synthetic slate to be installed instead, but no record of this could be found, and the applicant was unsure whether the current roof is slate or synthetic. The applicant is appealing to retain the cap flashing and inappropriate k-style gutters installed on the rear of the building. The gutters are prohibited by the Design Guidelines; staff recommends **denial**, with half-round gutters to be installed. Temporary retention of the cap flashing may be considered until end of life is reached, but should not be viewed as a permanent solution.

**Dryer vents:**

The applicant is appealing to retain modifications to the dryer vents penetrating the roof of the brown rated building. Staff notes that the violation also included HVAC equipment installed on this roof, which has not been permitted and is arranged in a manner and location that is not approvable or code compliant. The vents themselves deviate from alterations approved by the VCC in 2004. Prior to this, the vents discharged to the rear, towards the adjacent property. The VCC approved the redirection of vents below the parapet, and this work was completed in 2004. They have since been modified and are extremely visually obtrusive on the Dumaine elevation. It also appears that this roof may be being used as an

unapproved rooftop patio, which is an additional concern due to code compliance and visibility.

It is unclear what, if any, of this work may be retained, but the vents could certainly be relocated to be less visually obtrusive. Staff continues to request that the applicant consult with a mechanical engineer to identify what equipment is present on the roof and how to rearrange it so that it is code compliant and approvable within the Design Guidelines. The Committee may wish to defer until this is provided, but staff recommends **denial** of the appeal to retain the roof vents in their current configuration.

Staff reiterates that the overall proposal and materials submitted for review at staff level are confusing and do not comprehensively address all violations in a manner that can be approved and permitted. A design professional should be consulted to assist the applicant with this scope of work so all items may be resolved, and the violation closed.

**ARCHITECTURAL COMMITTEE ACTION:**

10/11/2022