

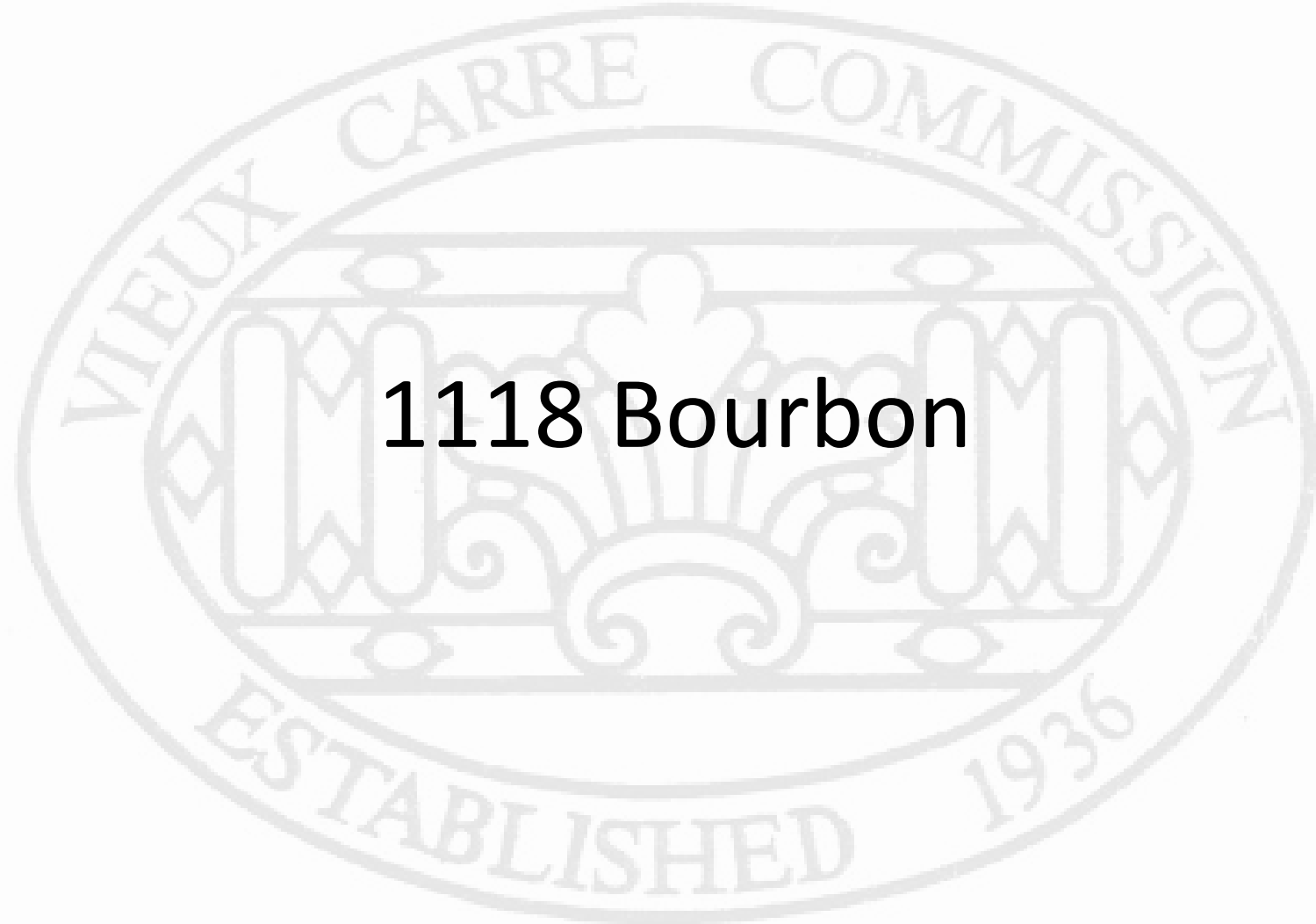


**Vieux Carré Commission  
Architecture Committee Meeting**

**Tuesday, December 20, 2022**



# Old Business



**1118 Bourbon**

ADDRESS:	1118 - 1120 Bourbon Street		
OWNER:	Soren E Gieson	APPLICANT:	John Gray
ZONING:	VCR-1	SQUARE:	55
USE:	Residential	LOT SIZE:	4,795 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	5 Units	REQUIRED:	1,439 sq. ft.
EXISTING:	3 Units	EXISTING:	836 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

The circa 1840 brick cottage at this address has retained many of its original features, including the detached two-story kitchen building. VCC archival photographs show that the cottage was “Victorianized” in the late 19<sup>th</sup> century and then “restored” ca. 1950, with the removal of such decorative additions as Eastlake brackets, lintels and fascia.

Main and detached kitchen – Green

**Architecture Committee Meeting of** **12/20/2022**

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**DESCRIPTION OF APPLICATION:** 12/20/2022  
**Permit # 21-10129-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to modify existing property line walls by replacing existing wood portions with new masonry, per application & materials received 04/09/2021 & 12/05/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 12/20/2022

This application has not been reviewed since the 10/12/2021 meeting and the scope of work has been slightly reduced from the previously proposed scope. The proposed work is now limited to increasing the height of the existing masonry walls at the side and very rear of the property. As was previously noted, the applicant proposes to increase the height of the side property line walls from the existing height of approximately 5’10” to an increased height between 9’4” and 9’6” using matching brick masonry. The applicant has indicated that the step-down detail of the wall would be used for the last 8-1/2’ of the wall, reducing that portion of the wall to 7’8” as it nears the front property line. At the rear property line, the existing brick wall is proposed to be increased in height by 5’3” to a total height of 10’.

Staff had previously requested an updated engineer’s report as the original one noted the need for pilasters and pilasters were not included in the current proposal. The applicant is working on getting a new engineer’s report stating the wall would not need pilasters. If the wall in fact does require pilasters, staff has no objections to including them, but the plans would need to be updated to show their locations.

The walls are noted as being perforated in the top two feet of the proposed taller wall. This was noted as a request of at least one of the neighbors during a previous meeting. Although somewhat atypical, the perforations would increase airflow and should be beneficial for the properties.

Although the Guidelines note that a wall enclosing a courtyard is generally 6- to 8-feet in height, there is no prohibition for a taller wall and staff does not find the proposed 9-1/2 to 10’ height atypical for these locations. (VCC DG: 10-4) As the wall will be constructed of matching masonry and to a height that staff finds appropriate, staff recommends approval of the proposal provided that an updated engineer’s report is provided stating that pilasters are not needed. If the engineer determines that pilasters are required, staff requests commentary from the Committee if this should return to the Committee or be reviewed at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:** 12/20/2022

**Architecture Committee Meeting of** **10/12/2021**

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**DESCRIPTION OF APPLICATION:** 10/12/2021  
**Permit # 21-10129-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials

received 04/09/2021 & 09/13/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/12/2021

*See Staff Analysis & Recommendation of 09/28/2021.*

**ARCHITECTURAL COMMITTEE ACTION:** 10/12/2021

Mr. Albrecht read the staff report. There was no one present on behalf of the application. With no one present, the Committee elected to move to the next application.

**Public Comment:**

**Nikki Szalwinski**

**FQC**

Pleased defer given lack of discussion.

**Motion and Discussion:**

Mr. Bergeron made the motion to defer this matter in order to allow the applicant time to be present with a revised structural report. Ms. DiMaggio seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of** **09/28/2021**

**DESCRIPTION OF APPLICATION:**

09/28/2021

**Permit # 21-10129-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials received 04/09/2021 & 09/13/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 09/28/2021

This application was deferred at the 07/13 Architecture Committee meeting to allow the applicant to submit additional engineering information regarding the ability of the existing foundation to support the additional weight of the vertical additions to the garden walls as well as how the new masonry would be tied to the existing. The applicant has provided an engineer's report that notes, "*the total weight imposed is below the 750psf typically observed for allowable bearing pressures without soil investigations in this area of the City of New Orleans.*" The report continues, "*the foundations observed underneath the masonry wall were horizontal brick masonry approximately three (3) courses deep bearing on existing clay soil.*" Finally, the engineer's letter proposes the use of integral brick masonry pilasters due to the proposed new heights.

The applicant stated in a recent email that because the overall height of the walls has been reduced since the time the engineer studied the proposal, that they no longer believe pilasters would be necessary. Staff does not object in concept to a wall without pilasters but requests a revised engineering letter stating that this design would be acceptable from an engineering perspective.

As far as connecting new masonry to the existing, the applicant notes that the top two existing courses of the wall would be removed and the additional masonry with a common bond would be installed above. The wall would be topped with a string course and header course.

As a reminder on the overall proposal, the applicant proposes to increase the height of the side property line walls from the existing height of approximately 5'4" to an increased height of 9'8". The plans include an option to lower the last 8-1/2' closest to Bourbon St. down to a height of 7'8". At the rear property line, the existing brick wall is proposed to be increased in height by 5'3" to a total height of 10'.

There is a second aspect of the proposal concerning the installation of copper awnings above the openings. Staff believes that the Architecture Committee was generally in agreement that the installation of the simplified awnings was approvable.

Staff requests commentary from the Architecture Committee regarding the proposed increase in wall height.

**ARCHITECTURAL COMMITTEE ACTION:** 09/28/2021

Mr. Albrecht read the staff report. There was no one present on behalf of the application. The Committee decided to move on without discussion.

**There was no Public Comment.**

**Discussion and Motion:**

Mr. Bergeron made the motion to defer the application in order for the applicant to be present. Ms. DiMaggio seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of**

**07/13/2021**

**DESCRIPTION OF APPLICATION:**

07/13/2021

**Permit # 21-10129-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials received 04/09/2021 & 06/25/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

07/13/2021

When this application was last reviewed at the 06/08/2021 meeting staff and the Architecture Committee noted the following items of concern:

- The height of the proposed masonry walls and the possibility of tapering down the height near the front gates
- The lack of wall perforations as stated as desired by the adjacent side neighbor
- The lack of response from the rear neighbor, and
- The decorative nature of the proposed awnings.

The applicant noted the following changes or requests along with the current set of plans.

The owner would prefer to maintain the proposed side wall height of 9'6" all the way to the front property line rather than reducing the height. The owner notes that this request is for security as someone jumped the fence and stole a bike about 18 months ago. Additionally, the owner notes that the increased height will help with noise and increase privacy for the property. The applicant has included an option to reduce the height to 7'8" for the first 8-1/2' of wall running back from the front property line.

Staff has concerns for the heavy fortification of this property and would prefer the option with the side wall reduced near the front property line. Although both 1118 Bourbon and the neighboring 1112-1116 Bourbon are located at the front property line, a full height wall all the way to the front property line would obstruct views of both buildings from the street.

The wall details shown on sheet A410 show that 2 vertical feet of perforated brick wall has been added near the top of both the proposed side wall and rear wall. The applicant states that they have been unable to get a response from the rear neighboring property owner but they have reduced the proposed wall height in this area from the previously proposed 13'6" to 9'8" in a hope this will suffice in the absence of a response from this neighbor. The Guidelines note that, "*a privacy wall enclosing a courtyard or yard lining a sidewalk are generally 6- to 8-feet in height.*" (VCC DG: 10-4)

An option for a more simplified awning is proposed on sheet A220 in addition to the scalloped design. Given that the historic precedence on this building is for a simple metal awning, staff finds the simplified design more appropriate, but the Architecture Committee may find either design approvable.

Staff requests commentary from the Architecture Committee regarding the proposed walls and awnings.

**ARCHITECTURAL COMMITTEE ACTION:**

07/13/2021

Ms. Bourgogne read the staff report with Mr. Gray and Mr. Giseson present on behalf of the application.

Mr. Gray state that the step down was approximately 20" to align with the neighboring gate. Mr. Giseson stated that he was confused. Mr. Gray stated that option 2 would be to the height of the gray gate. Mr. Giseson stated that this was a security concern more than anything else. He went on to say that the awnings were to protect the openings and that they were ok with a more simplified design. Mr. Fifield asked if the wall was 9'8". Mr. Gray stated that they said 10' but that it was transcribed as 9'8". Mr. Fifield stated that that would fall within one course of brick. Ms. DiMaggio stated that there was a lot of "jogging" in the height between the two properties. Mr. Gray stated that he had studied the site

lines and the full height would only obscure a portion of the building but “not anything historic.” The Committee moved on to the next agenda item.

**Public Comment: No Public Comment**

**Discussion and Motion:** Ms. DiMaggio moved to defer the application to allow the applicant to confer with the structural engineer and provide additional information on the foundation and how the extra height would be added to the wall, such as being tied into the existing masonry. Mr. Bergeron seconded the motion, which passed unanimously.

**Architecture Committee Meeting of**

**06/08/2021**

**DESCRIPTION OF APPLICATION:**  
**Permit # 21-10129-VCGEN**

06/08/2021

**Lead Staff: Nick Albrecht**

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials received 04/09/2021 & 05/21/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

06/08/2021

**Landscape Walls**

The existing masonry fencing varies in height from between 5’3” above grade to 5’10” above grade with wood and lattice extensions above the masonry extending up to between 9’6” and 13’6”. Interestingly, staff found that in 2001 a proposal to retain lattice screening was reviewed and denied by the Committee. The Committee at that time instructed the applicant at that time to remove the lattice extensions and “*recommended that the applicant return with a plan to increase the height of the brick wall up to seven feet for approval at the staff level. The Committee noted that if the applicant wishes to build the brick wall up to more than seven feet, the support of the neighbors must be attained by the applicant and approval of the VCC would be required.*”

The lattice screening was evidently never removed, and a new applicant now proposes to increase the height of the masonry fence to between 9’6” and 13’6”. Staff sees no reason that the previous requirements of the Committee should not be followed. Those being letters of support from the neighbors and approval of the full Commission. The lower fence would be located at the side property line between this building and the neighboring 1112-1116 Bourbon St. while the taller fence is proposed for the rear property line shared with 725 Ursulines Ave.

The applicant has been in touch with the Bourbon St. neighbor who would be adjacent to the side 9’6” fence. The email provided by the applicant noted that the neighbor was in agreement of raising the fence provided that the top two feet were laid in a staggered pattern with openings in the wall. The current drawings do not reflect this condition.

Regarding landscape walls, the Guidelines state that, “*a privacy wall enclosing a courtyard or yard lining a sidewalk are generally 6- to 8-feet in height*” although there are no limits noted for heights above 8 feet. (VCC DG: 10-4) Staff questions that if the side wall is found conceptually approvable, if the height should taper down as it approaches the front gate, which is shown as approximately 8’ tall.

Although the wall would be located more than 3’ away from either building, staff is concerned about the height of 9’6”. Staff would be more comfortable with an overall reduction in the height of the wall.

Staff had not heard that the applicant had successfully contacted the rear, Ursulines neighbor. The wall at the rear property line is proposed to be increased to a total height of 13’6” and pilasters added for stability.

The proposed wall in this location would be between two existing and significantly taller masonry buildings. This wall would otherwise not be near an existing building. Courtyard space exists on both sides of the wall. Although 13’6” is a bit towering for a landscape wall, given these conditions staff is less hesitant regarding this aspect of the proposal.

**Awnings**

The second aspect of the proposal is the removal of existing cloth awnings and associated framework from above all window and doors on the two side elevations and installation of new copper awnings. The proposed new awnings vary in depth from 1’8-1/2” to 2’2”. All awnings are noted as being 1’ tall and the widths vary with the openings. All awnings are shown with a decorative scalloped bottom.

The Guidelines state that, “*an awning may also be installed at a residential property where appropriate*”

and “*similar to commercial awning requirements, a residential awning should have open sides and be retractable.*” (VCC DG: 12-9) Still, the Architecture Committee has approved similar fixed copper awnings at other residential properties.

Staff finds it slightly atypical to have awnings at every opening on the two side elevations. Still, the smaller scale of the copper awnings is appreciated compared to the larger existing cloth awnings.

**Recommendations**

Staff requests commentary from the Committee regarding the proposed landscape walls but suggests that the side property line wall may need to be reduced in height and/or perforations in the wall added.

Staff requests commentary from the Committee regarding the proposed new awnings in general as well as the scalloped bottom edge.

**ARCHITECTURAL COMMITTEE ACTION:**

06/08/2021

Mr. Albrecht read the staff report with Mr. Gray present on behalf of the application. Mr. Gray stated that the current conditions had a step down and that he believed the owner would be ok with that at the front. Mr. Bergeron asked what was the function of the copper awnings. Mr. Gray stated that they were to protect the openings. Mr. Bergeron pointed out that the historic photos showed metal awnings that were less decorative. Mr. Gray stated that the owner liked this style and that he understood that it was not completely historically accurate. With nothing left to discuss, the Committee moved on to the next agenda item.

**Public Comment:**

**Received after comment period 3:26PM**

**Nikki Szalwinski, FQ Citizens**

Adding height to the fence is out of compliance with the CZO

**21.6.N.1 GENERAL FENCE REQUIREMENTS**

Unless otherwise restricted by Paragraphs 2 and 3 below, all fences and walls are subject to the following regulations.

- a. Unless otherwise permitted or restricted by this Ordinance, a fence or wall may be located in any yard but may not exceed eight (8) feet in height, except within national historic districts, where a fence or wall may not exceed seven (7) feet in height. Fences in front yards shall be open fences.

**Motion and Discussion:**

Mr. Bergeron moved to defer the application to allow the applicant to make changes based on the staff report and the Architecture Committee comments. Ms. DiMaggio seconded the motion, which passed unanimously.



ADDRESS:	1118 - 1120 Bourbon Street	APPLICANT:	Barry Siegal
OWNER:	Soren E Giseson	SQUARE:	55
ZONING:	VCR-1	LOT SIZE:	4,795 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,439 sq. ft.
ALLOWED:	5 Units	EXISTING:	836 sq. ft.
EXISTING:	3 Units	PROPOSED:	No Change
PROPOSED:	No Change		

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

The circa 1840 brick cottage at this address has retained many of its original features, including the detached two-story kitchen building. VCC archival photographs show that the cottage was “Victorianized” in the late 19<sup>th</sup> century and then “restored” ca. 1950, with the removal of such decorative additions as Eastlake brackets, lintels and fascia.

Main and detached kitchen – Green

**Architecture Committee Meeting of** **06/16/2022**

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**DESCRIPTION OF APPLICATION:** 06/16/2022  
**Permit # 22-10796-VCPNT** **Lead Staff: Nick Albrecht**

Proposal to remove seven pairs of atypical existing French doors and install seven pairs of new French doors, per application & materials received 04/11/2022 & 04/28/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 06/16/2022

*See Staff Analysis & Recommendation of 05/10/2022.*

**ARCHITECTURAL COMMITTEE ACTION:** 06/16/2022

Mr. Albrecht read the staff report with Mr. Siegel present on behalf of the application. Mr. Siegel stated that they were looking for consistency and that the proposed design was inspired by the VCC Guidelines.

There was no public comment.

Mr. Bergeron made the motion for the approval with all details to be worked out at the staff level. Ms. DiMaggio seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of** **05/10/2022**

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**DESCRIPTION OF APPLICATION:** 05/10/2022  
**Permit # 22-10796-VCPNT** **Lead Staff: Nick Albrecht**

Proposal to remove seven pairs of atypical existing French doors and install seven pairs of new French doors, per application & materials received 04/11/2022 & 04/28/2022, respectively.

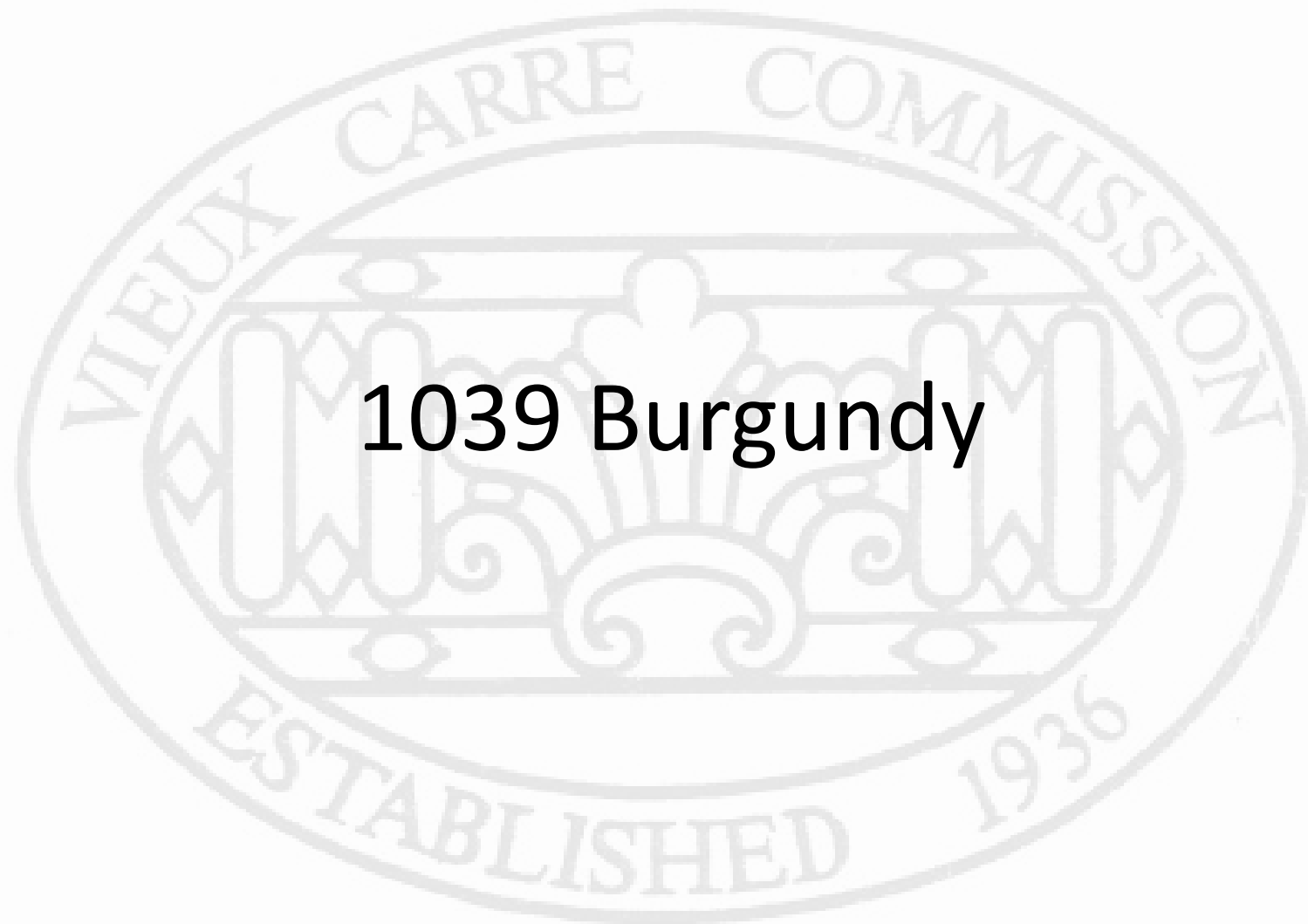
**STAFF ANALYSIS & RECOMMENDATION:** 05/10/2022

The existing unusual doors in the rear building feature a typically sized lite near the top of the door, a thick rail dividing this lite from a much taller lite, and a more typical rail and single panel at the bottom of the door. The applicant proposes to replace these unusual doors with new three lite over single panel doors. Two designs are shown to correspond to the two different door opening heights of the building. The proposed designs are more appropriate for the building and staff was able to locate a 1949 photograph of this rear building which shows a three lite over single panel door at the first floor, similar to the doors being proposed.

The Guidelines require Committee approval to replace an existing door with a historically appropriate door that does not match the existing. In this instance staff finds the proposed door appropriate and recommends approval of the installation with any final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:** 05/10/2022

There was no one present on behalf of the application. Mr. Bergeron made the motion to defer the application in order to allow the applicant time to be present. Ms. DiMaggio seconded the motion and the motion passed unanimously.



1039 Burgundy

ADDRESS:	1039 Burgundy Street	APPLICANT:	John C Williams
OWNER:	Michael Katzenstein	SQUARE:	105
ZONING:	VCR-1	LOT SIZE:	2945 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	589 sq. ft.
ALLOWED:	3 units	EXISTING:	600 sq. ft.
EXISTING:	3 units	PROPOSED:	No change
PROPOSED:	1 unit		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Green**, of local architectural and/or historic significance.  
Attached service building and Garage: **Orange**, post 1946 construction.

The first floor of this 2-story masonry corner commercial building, which has millwork in the Greek Revival style, evidently dates from the mid-19th c. Its second floor, however, was added c. 1880-90. The attached service ell does not appear on any Sanborn maps and is not seen in a 1964 photo.

**Architecture Committee Meeting of** **12/20/2022**

**DESCRIPTION OF APPLICATION:** 12/20/2022  
**Permit #22-15634-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install generator on roof, per application & materials received 05/24/2022 & 12/06/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 12/20/2022

The applicant is proposing to revise the mechanical plan for the renovation, moving the proposed new HVAC unit to the St. Philip-side alley and installing a generator in the rooftop location where the condenser was initially conceptually approved. The unit is a 26kW Generac generator with the following specs:

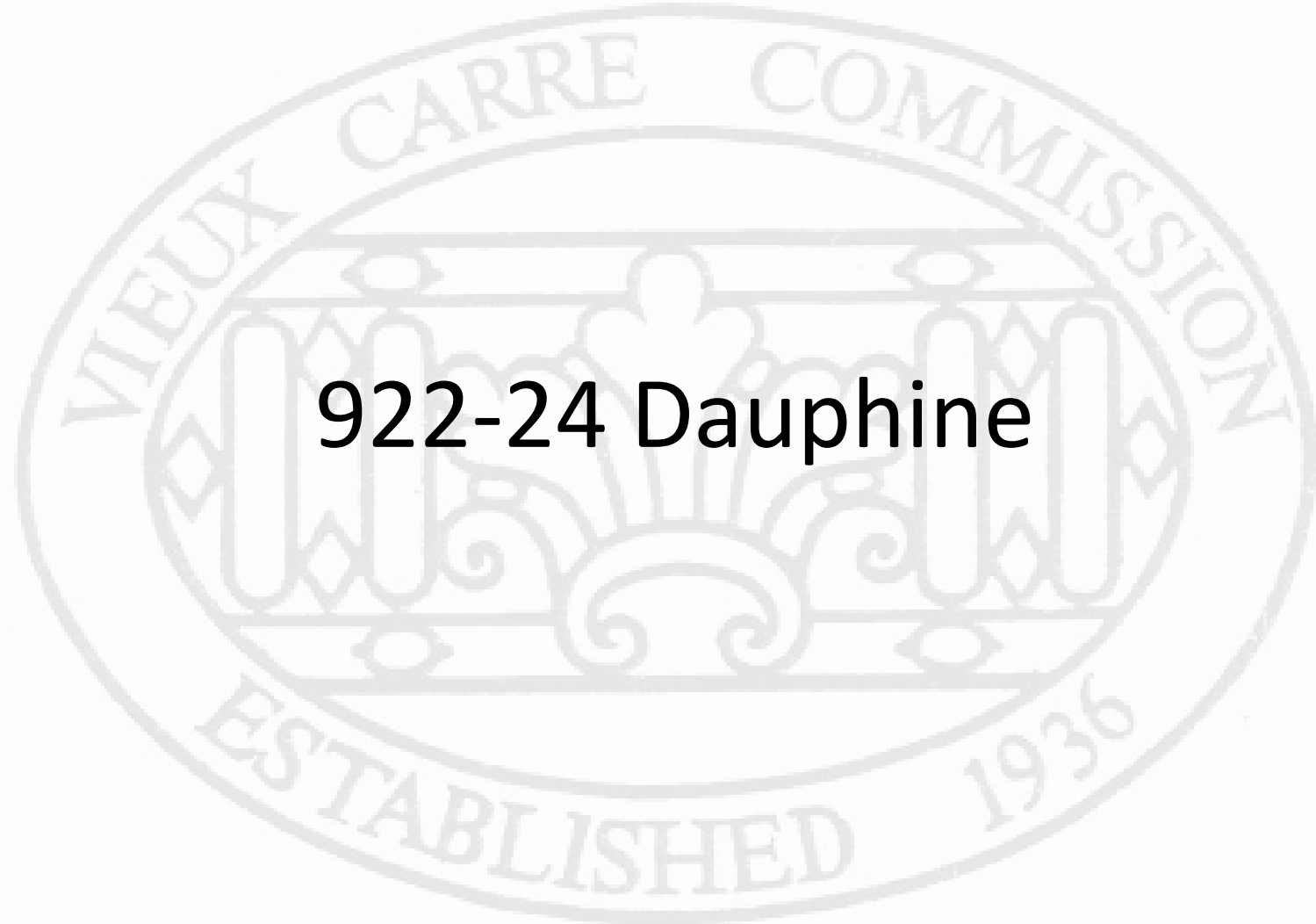
Unit weight (lb / kg)	518 / 235
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	57
Exercise duration	5 min

It appears that the bathroom portion of the addition has been reduced in size to accommodate the equipment, with the Ursulines-side wall set back further than when previously reviewed. Staff requests confirmation from the architect. The unit is shown exactly 5’-0” from the Ursulines-side door, which is the absolute minimum setback from doors and openings required by the City of New Orleans. Since no revised elevation has been provided for review, staff requests that the applicant confirm that the door size and/or location have not changed since last reviewed by the Committee. The generator is shown set back 3’-0” from the N. Rampart-side addition wall, 1’-6” from the bathroom addition wall, and 3’-6” from the property line and neighboring building at 1012 Ursulines.

The drawing notes that the interior of the generator enclosure will be lined with a noise barrier/sound absorber composite blanket. Staff requests confirmation that this will be attached to the wood screening surrounding the generator. Staff notes that the screening must be operable to allow service to the equipment. It is not shown what height the generator and screening will have in relation to the roof deck or parapet, or if the generator will be installed on any type of curb or vibration isolating pad.

Overall, staff finds the location of the equipment and its sound output as provided by the manufacturer to be **conceptually approvable** but requests additional information as noted above prior to final review as part of the future construction document set.

**ARCHITECTURAL COMMITTEE ACTION:** 12/20/2022



**922-24 Dauphine**

ADDRESS:	922-24 Dauphine Street		APPLICANT:	Debbie Sinopoli
OWNER:	Debra A Sinopoli Trust		SQUARE:	76
ZONING:	VCR-1		LOT SIZE:	5760 sq. ft.
USE:	Residential		OPEN SPACE:	
DENSITY:			REQUIRED:	1728 sq. ft.
ALLOWED:	6 units		EXISTING:	Unknown
EXISTING:	6 units		PROPOSED:	Unknown
PROPOSED:	1 unit			

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

Main building: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1910-20, 2-story apartment building.

**Architecture Committee Meeting of** **12/20/2022**

**DESCRIPTION OF APPLICATION:** 12/20/2022  
**Permit #22-19945-VC GEN** **Lead Staff: Erin Vogt**

Proposal to build courtyard storage shed, per application & materials received 07/05/2022 & 12/16/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 12/20/2022

On 08/23/2022, the Architecture Committee reviewed and denied an appeal to install a prefabricated shed. Rather than appeal this decision to the Commission, the applicant was able to receive a refund on their down payment and is proposing to construct a new 8' x 10' shed in the same location. It is shown as 9'-0" tall on the Dumaine elevation, sloping down to 8'-0" towards St. Philip. Staff notes that the elevation and plan show the door on the left side of the St. Philip elevation; the site plan has been updated more recently and shows the door on the right, so the elevation and plan will be mirrored from what is currently shown. The elevation indicates wood siding and a standing seam metal roof, and a 6 panel 36" x 80" fiberglass door. The size of the siding and type of metal must be specified prior to permit. Staff notes that fiberglass doors are not considered approvable by the Design Guidelines, so this must be revised to be a solid wood door.

### **SMALL STRUCTURES, SHEDS & ENCLOSURES**

A small structure or shed can be functional or for recreation. They are generally less than 100-square feet in size and include a tool or garden shed, play house, dog house, laundry shed and outdoor restroom. A shed or enclosure can also be used to screen equipment, such as pool or mechanical equipment or a garbage bin, and can be constructed with or without a roof structure.

A modern addition like a shed may affect the historic integrity of a site and its surroundings. A small structure, shed or enclosure should be constructed of materials that are approved for the existing main building such as a wall and/or roof. (Refer to appropriate *Guidelines* sections.) **The installation of a pre-manufactured shed, particularly one with metal or vinyl wall cladding, is not allowed in the Vieux Carré.**

Any small structure or shed should be minimal in size with a form that is compatible with all existing buildings on the property. (Refer to *Compatible Design Principles, Guidelines for New Construction, Additions & Demolition*, page 14-4.) It should also be located to minimize its impact on the historic character of the surrounding area (generally to the rear of the main building), to minimize its visibility from the public and to ensure that it does not block the view of a historic building or feature. Where the proposed location might have a negative visual impact, the VCC might require landscape screening.

Overall, staff finds the shed **conceptually approvable** per the Design Guidelines and recommends final review and approval at staff level.

**ARCHITECTURAL COMMITTEE ACTION:** 12/20/2022



**632 Esplanade**

ADDRESS:	632 Esplanade	APPLICANT:	Alexander Adamick
OWNER:	Begue House LLC	SQUARE:	52
ZONING:	VCR-2	LOT SIZE:	4,059 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,218 sq. ft.
ALLOWED:	6 Units	EXISTING:	365 sq. ft. approx.
EXISTING:	7 Units	PROPOSED:	No Change
PROPOSED:	6 Units		

**Architecture Committee Meeting of****12/20/2022****DESCRIPTION OF APPLICATION:**  
**Permit # 22-23886-VCGEN**

12/20/2022

**Lead Staff: Nick Albrecht**

Proposal to renovate building including removing or relocating select windows, constructing new entry stoops, installing new rooftop mechanical equipment, and installing new decorative gas fixtures, per application & materials received 08/09/2022 & 12/12/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

12/20/2022

This application was reviewed and deferred at the 08/23/2022 meeting, with staff's primary concerns related to rooftop mechanical equipment, gas light fixtures, and modifying windows.

**Rooftop Mechanical Equipment**

Since that time the applicant had an opportunity to further develop the rooftop mechanical equipment and installed a mockup that staff was able to inspect. The inspection of the mockup showed that the equipment platform would be minimally visible from Esplanade thanks to the height of the building and the tree canopy. The platform is set far back on the building, about 25' from the front of the building to help reduce its visibility. The railing around the platform could likely be reduced and still meet mechanical code. It is unclear how this platform would be accessed. As a permanent access would likely be required, staff recommends that a roof hatch be incorporated into the design.

**Decorative Gas Fixtures**

The number of proposed decorative gas fixtures has been significantly reduced with staff now counting a total of three proposed fixtures for the property. Two fixtures are proposed for the second floor of the service ell, adjacent to the primary entrance doors of units 4 and 5. The third fixture is shown on the rear of the service ell, adjacent to the primary entrance door of unit 2. Staff finds this proposed decorative lighting plan much more in keeping with the recommendations of the Guidelines and potentially approvable.

**Window Modifications**

On sheet D201, a second-floor window on the Royal St. elevation, noted as D-04.01, is now being proposed to be completely removed. This window removal was not proposed during the previous review. The Guidelines state that infilling all of a window opening to remove it is discouraged, particularly on a more prominent building façade. (VCC DG: 07-20) It appears this window would be in conflict with the proposed interior floorplan, specifically a toilet and vanity shown proposed for the interior side of the window. Staff would prefer if this window could remain in place, even if it becomes sealed off on the interior side.

On the first floor of this same elevation, a window is still proposed to be moved towards the back of the property by about 5'. Staff previously noted that the window is currently vertically aligned with a second-floor window. The Guidelines again discourage this kind of modification but as this opening is not readily visible and the size of the opening is not changing, staff does not find the proposed change particularly objectionable.

On the second floor of the Chartres St. elevation of the main building, a series of three adjacent windows are proposed to be removed and one new large six over six window installed. The new window would match the immediately adjacent walkthrough window. Comparing the existing and proposed elevations, staff finds that the existing condition is very likely a later modification and the proposed condition is certainly plausible as the original arrangement. Vertical alignment of openings is seen throughout the building and the proposed changes would align this new window with the ground floor window below.

Finally, on a bump out addition of the service ell, an existing window and door are proposed to be removed and two new six over six windows installed. Again, the Guidelines discourage this type of modification, but as this is most likely an addition to the building, staff does not find this aspect of the



proposal objectionable.

### **Summary**

Overall, staff finds the proposed work generally approvable but is concerned about the complete window removal noted above (window D-04.01). Staff recommends conceptual approval of the proposal with the Committee to comment on the proposed complete window removal.

**ARCHITECTURAL COMMITTEE ACTION:** 12/20/2022

**Architecture Committee Meeting of** 08/23/2022

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**DESCRIPTION OF APPLICATION:** 08/23/2022  
**Permit # 22-23886-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate building including removing or relocating select windows, constructing new entry stoops, installing new rooftop mechanical equipment, and installing new decorative gas fixtures, per application & materials received 08/09/2022 & 08/16/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 08/23/2022

This property has new ownership who is planning a rather significant renovation of the property. The exterior modifications associated with the renovation are relatively minimal with the following items in need of Architecture Committee review.

### **Entry Stoops**

At the rear of the building, the applicant proposes to demolish the existing exterior landing and construct a new concrete landing and steps. Staff does not object to the concept of a new exterior landing and steps but questions if a more typical material, such as brick, would be desired.

At the front entrance steps, the applicant proposes to remove the marble steps that were replaced in the past few years. These replacement marble steps ended up being a poor replication of the previously existing fine marble steps. The applicant proposes to install new marble steps that will more closely match the previously existing conditions.

### **Rooftop Mechanical Equipment**

The applicant proposes to install a total of seven (7) new AC condensers on the flat roof portion of the main building mansard roof. Given the height and orientation of the roof and adjacent buildings, staff believes that the proposed location may not be particularly visible from the street or surrounding properties. A mockup and/or photographs looking out from this location may be necessary to definitively determine the visibility of equipment in this location. The applicant should also confirm the code requirements for access and safety around these units. As this will be a six-unit complex, the commercial requirements for mechanical equipment will likely apply requiring permanent access and safety railings that may significantly increase the visibility of this location.

### **Decorative Gas Fixtures**

Several decorative gas fixtures are proposed throughout the property. On the Esplanade elevation, two wall sconces are proposed for installation at the second-floor level and one hanging fixture is proposed above the primary entrance door. On the service ell, an additional eight wall sconce gas fixtures are proposed. Finally, a wall sconce is proposed outside the door at the rear of the service ell.

As the Guidelines call for decorative fixtures to be “*limited in number to avoid a cluttered appearance*” and “*located near a focal point of the building, such as the primary entrance door*” staff does not find all of the proposed decorative fixtures approvable. (VCC DG: 11-7) The hanging fixture at the primary entrance door is aligned with these Guidelines and likely approvable.

There are two apartment entrances on the second floor of the service ell and a third entrance at the rear of the service ell. Decorative fixtures adjacent to these doors may be in keeping with the Guidelines to help distinguish these doors as apartment entrances.

Staff recommends a general reduction in the number of proposed decorative fixtures to be more aligned with the Guidelines.

### **Window Modifications**

The elevations note a few modifications to existing windows. On the Royal St. elevation, a window near the back of the service ell on the first floor is proposed to be shifted approximately 5' towards the back of the property. The window is currently vertically aligned with a second-floor window. The Guidelines note that, "*the modification or addition of a window or door opening is discouraged, particularly on a more prominent building façade. This includes the infill of all or part of an opening to make it smaller or to remove it.*" (VCC DG: 07-20) As this opening is not readily visible and the size of the opening is not changing, staff does not find the proposed change particularly objectionable.

On the second floor of the Chartres St. elevation of the main building, the demolition plans on D202 note removal of existing six over one windows but these windows are shown in proposed elevations on sheet A202 with no noted changes. Staff seeks clarification from the applicant regarding this opening.

Finally, on a bump out addition of the service ell, an existing window and door are proposed to be removed and two new six over six windows installed. Again, the Guidelines discourage this type of modification, but as this is most likely an addition to the building, staff does not find this aspect of the proposal objectionable.

### **Summary**

Staff requests commentary from the Committee and applicant regarding the items noted and recommends deferral of the application to address these items.

### **ARCHITECTURAL COMMITTEE ACTION:**

08/23/2022

Mr. Albrecht read the staff report with Mr. Adamick present on behalf of the application. There was a lot of discussion about a number of aspects of the proposal including Mr. Adamick noting that for the AC on the roof, he believed it was the best spot for the equipment and that they had consulted with an engineer regarding the size of the platform.

There was no public comment.

Mr. Bergeron made the motion to defer the application. Ms. DiMaggio seconded the motion and the motion passed unanimously.



616 Conti

ADDRESS:	614-16 Conti	APPLICANT:	Terri Dreyer
OWNER:	Conti Street Holding, LLC	SQUARE:	37
ZONING:	VCC-2	LOT SIZE:	1696 sq. ft.
USE:	Vacant	OPEN SPACE	
DENSITY		REQUIRED:	508.8 sq. ft.
ALLOWED:	2 units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	Unknown		

### **ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Main building – **Green**, of local architectural or historical importance  
 Courtyard infill – **Brown**, objectionable or of no architectural or historical importance.

This three-story masonry structure with four bays on the two upper floors and an altered ground floor dates from c. 1830. A three-story detached dependency was demolished between c. 1908 & c. 1940-51; the courtyard was infilled and a partial second floor was added on the Decatur side, mimicking a service ell. A third floor was illegally added sometime between 2009-10.

**Architecture Committee Meeting of** **12/20/2022**

**DESCRIPTION OF APPLICATION:** 12/20/2022  
**Permit #22-31816-VCGEN** **Lead Staff: Erin Vogt**

Proposal to perform structural repairs and reinforcement in conjunction with renovation, including millwork and roof replacement, per application & materials received 10/21/2022 & 12/06/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 12/20/2022

[**Note:** Work on this building is being phased, with Phase 2 to be in conjunction with a future change of use to restaurant. Committee and Commission review of Phase 2 will take place following a City Planning hearing regarding an open space variance at this property. The Phase 1 work proposed today is needed to stabilize and secure the building, independent of any future change of use, and can be permitted by staff following Committee approval. Much of this work was previously approved by the Committee during reviews in 2019 and 2020.]

#### **Demolition:**

Items for demolition include the main building roof, dormer framing, shingles and doors, gallery roof, gutters, downspouts, all millwork on the rear elevation, and all first-floor millwork on the front elevation. The inappropriate brick infill at the granite storefront will also be removed.

#### **Proposed work:**

All roof work is typical, but metals for flashing and drainage elements need to be specified. The roof will be replaced with a cementitious slate-type shingle. [A note is shown indicating a future location for a kitchen hood exhaust vent; this should be removed prior to release of the Phase 1 permit.] Structural drawings show extensive roof beam and rafter repair and replacement (see SR.2.), with collar ties to be replaced as needed throughout.

At the first floor, front elevation, new millwork is proposed as previously reviewed and approved: single doors with one lite and double panels below on the far right and left sides, with bifold doors at the center left and a louvered utility door for the gas meter at center right. The granite lintel above the bifold doors is not noted for installation; staff requests comment from the architect on this item. Additional millwork drawings will be needed prior to fabrication and installation, but staff finds the proposed alterations conceptually approvable.

Structural reinforcement and replacement is proposed at the second and third floor balconies on the front elevation. The existing 3” outriggers will be replaced with 5” members, with 1” steel pipes welded to the ends of the outriggers to receive threaded rods from the rails above. Wood purlins will be installed to hide embedded structural steel angles. These details are unchanged since receiving approval from the Committee in September 2020.

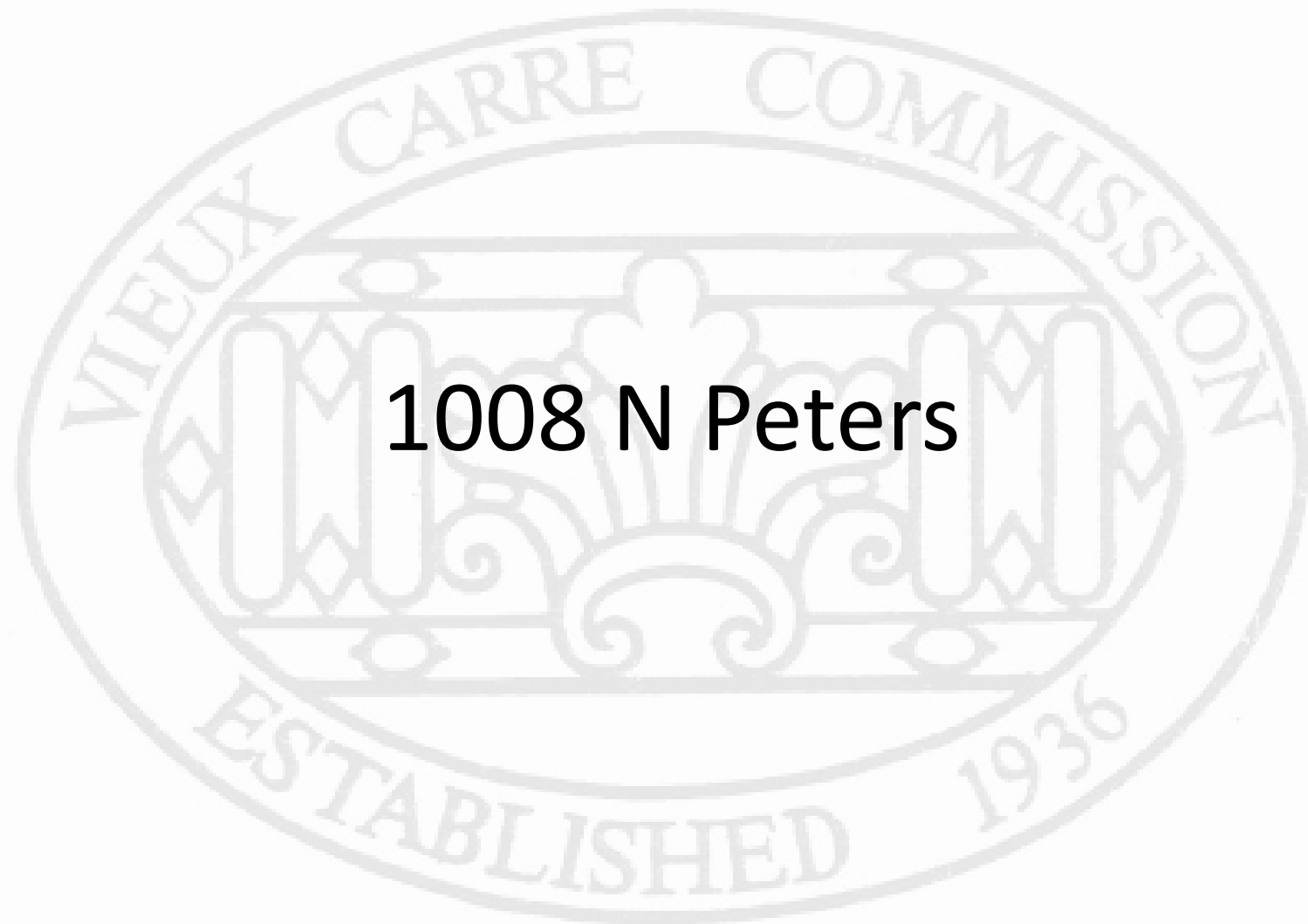
Extensive masonry work is proposed throughout. Several areas on the rear elevation of the main building are called out for reconstruction and lintel installation or replacement. At the perimeter courtyard walls, areas where the masonry is of varying depth may be patched and infilled. On the rear, Chartres-side courtyard wall (seen in plan on SR.1), a note calls for infilling a wythe of masonry using soft brick and VCC mortar, with “Helifix ties at 16” o.c. square to tie wythes that remain.” The detail noted in this area

was not provided. This work was previously interior and was not reviewed by the Committee in previous submittals; additional review of these items in particular is requested by staff.

Staff seeks the guidance of the Committee regarding the proposed structural items. All other work was found to be within the Design Guidelines and typical, except as noted above. Overall, staff recommends **conceptual approval** so work may begin to secure this vulnerable building as promptly as possible.

**ARCHITECTURAL COMMITTEE ACTION:**

12/20/2022



1008 N Peters

ADDRESS:	1008 N. Peters (Fr. Mkt. Prk.)		
OWNER:	French Market Corporation	APPLICANT:	Blake Kidder
ZONING:	VCP	SQUARE:	Unknown
USE:	Commercial	LOT SIZE:	Unknown
DENSITY-		OPEN SPACE-	
ALLOWED:	Unknown	REQUIRED:	Unknown
EXISTING:	Unknown	EXISTING:	Unknown
PROPOSED:	Unknown	PROPOSED:	Unknown

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

An orange-rated townhouse style building built prior to 1975.

Main building – Orange

**Architecture Committee Meeting of****12/20/2022****DESCRIPTION OF APPLICATION:**

12/20/2022

**Permit # 22-36401-VCGEN****Lead Staff: Nick Albrecht**

**FOR RECOMMENDATION ONLY:** Proposal to renovate building including the widening of all ground floor door openings, per application & materials received 12/06/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

12/20/2022

The renovation of this building was reviewed at the 11/09/2022 meeting and was given a positive recommendation. At that time the most significant change being proposed was raising the first-floor slab level around 4-1/2". Following the meeting, a new application was filed with complete construction documents. When reviewing this new set staff found that the ground floor doors were now proposed to be widened. According to the door schedules, the existing doors are 4'10" wide in a 5'8" opening. The applicant proposes to widen the opening to 6'10" with 6' wide doors. This will provide a 36" wide leaf to meet egress requirements.

A total of six doors on the ground floor are noted as being used for egress with an additional four sets of doors not being used for egress but still being proposed to be widened for consistency. Staff is concerned that this rather dramatic change in proportion of the doors, going from a single leaf of 29" to 36", will have a negative impact on the overall appearance of the building. The applicant noted exploring other options for egress, including having unequal sized leaves in the existing opening. This arrangement would feature a 2' wide leaf and a 3' wide leaf. Another option was to only widen the openings at the six door openings required for egress, leaving the remaining four doors untouched. The applicant ultimately landed on the current proposal, to widen all ten openings to the proposed 6' width.

Staff appreciates the need to satisfy egress requirements but questions if this approach is the best practice. The existing door openings are already wider than a typical French door so the fairly common practice of fusing the two leaves together does not seem to be an option as the resulting door would be wider than what is allowed per code. Perhaps doors with sidelights or other infill could be a solution. Staff questions if the applicant would consider narrowing the opening to the width that would allow for a fused door. Staff believes that if the openings were narrowed approximately 10" this could be done and the resulting proportions may be more typical.

Staff requests commentary from the Committee and applicant regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

12/20/2022

**Architecture Committee Meeting of****11/09/2022****DESCRIPTION OF APPLICATION:**  
**Permit # 22-32114-VCGEN**

11/09/2022

**Lead Staff: Nick Albrecht**

**FOR RECOMMENDATION ONLY:** Proposal to raise the header height of all first-floor doors to accommodate raising the interior first floor level approximately 4-1/2", per application & materials received 10/25/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

11/09/2022

The extent of the work indicated on the plans is rather extensive but appears to be primarily to match existing. The noted work includes removal and replacement of the existing roof, all upper floor windows and doors, the brick and sheathing, and the existing canopy. Staff is a little alarmed with the scope of the work that sounds like will essentially strip this building down to the studs but given that this is an orange-rated building and ultimately out of VCC control, staff can offer recommendations only. Staff encourage the applicant to attempt to complete the removal and replacement work in a timely manner and ensure that all replacements are accurate to the existing.

The one notable change from existing occurs at the first-floor level where the door openings are proposed to be shifted up about 4-1/2" to allow for the interior floor level to be brought up that same distance to meet minimum BFE requirements. The doors themselves would remain the same size with the header height being brought higher up the wall. Staff finds that the canopy that wraps the building entirely on the N. Peters and St. Philip elevations should help to hide this change in height. The header height will get closer to the underside of the canopy but all dimensions above the canopy will remain the same.

Staff finds the proposal rather simple in its solution to raising the floor level height. Staff questions the extent of the overall project and extent of demolition but recommends a positive recommendation of the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

11/09/2022

Mr. Albrecht read the staff report with Mr. Kidder and Mr. Ferg present on behalf of the application. Mr. Kidder noted that the building was damaged during hurricane Ida including windows getting blown out. During the course of initial surveying of the damage it was discovered that there was no exterior waterproofing on the sheathing and a major renovation would be needed to properly repair and waterproof the building. The level of this work brought the property over the 50% substantial improvement threshold and necessitated meeting current BFE requirements.

Mr. Bergeron noted that a previous applicant on today's agenda claimed to have received a waiver of BFE requirements for a proposed new construction. Mr. Kidder noted that they are on the BBSA agenda seeking a similar waiver.

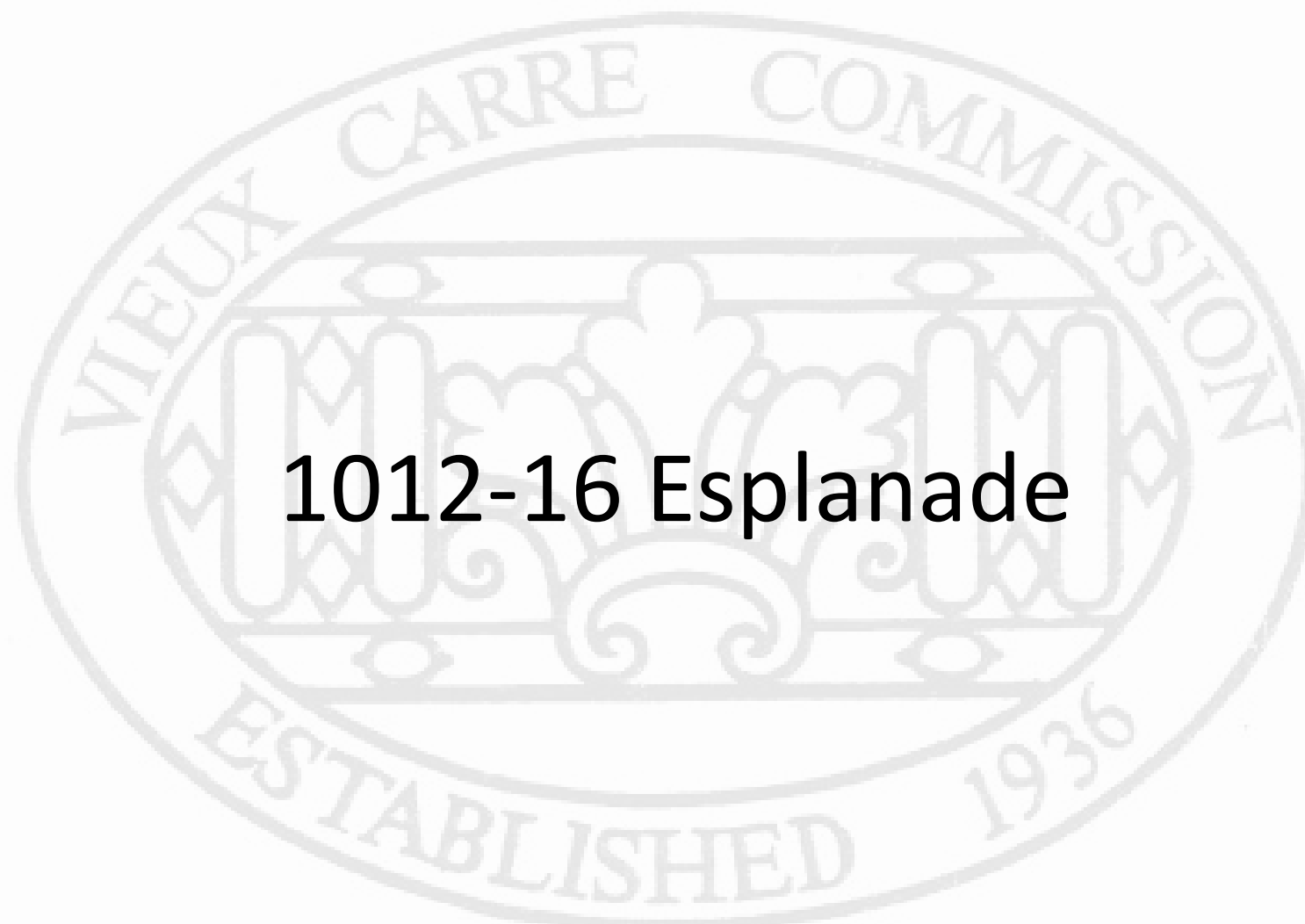
Mr. Fifield asked how raising the slab would affect their accessibility requirements. Mr. Kidder stated that the sidewalk could be sloped and they believed everything could satisfy code and requirements without adding railings.

Mr. Bergeron moved to positively recommend the proposal as submitted. The motion, seconded by Mr. Fifield, passed unanimously.





**New Business**



**1012-16 Esplanade**

ADDRESS:	1012-16 Esplanade Ave		
OWNER:	June Weyant Irrevocable Trust, Steven Daniel Teeter, Christine M Rummel, James R Bazzle, The Hoaterry Trust, Craig M Bloodworth, Karyn N Williams, D Ray Knight, Eve M Melvan, Michael J Locke, Andre Goeritz		
ZONING:	VCR-2	APPLICANT:	Bloodworth Craig
USE:	Residential	SQUARE:	108
DENSITY:		LOT SIZE:	8921 sq. ft.
ALLOWED:	9 units	OPEN SPACE:	
EXISTING:	Unknown	REQUIRED:	2676.3 sq. ft.
PROPOSED:	No change	EXISTING:	Unknown
		PROPOSED:	No change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Green**, of local architectural and/or historic significance.  
Rear additions: **Yellow**, contributes to the character of the district

A plan book drawing from 1851 depicts at this site a late 1840s, 3-bay, 2-story side-hall townhouse with pillars running through the second-level gallery. Although the Sanborn Maps from 1876 and 1896 depict dwellings of slightly varying shapes, the existing double-galleried, 3-bay side-hall building may be the c. 1847 structure remodeled and enlarged c. 1880. The rear additions were added c. 1905.

**Architecture Committee Meeting of** **12/20/2022**

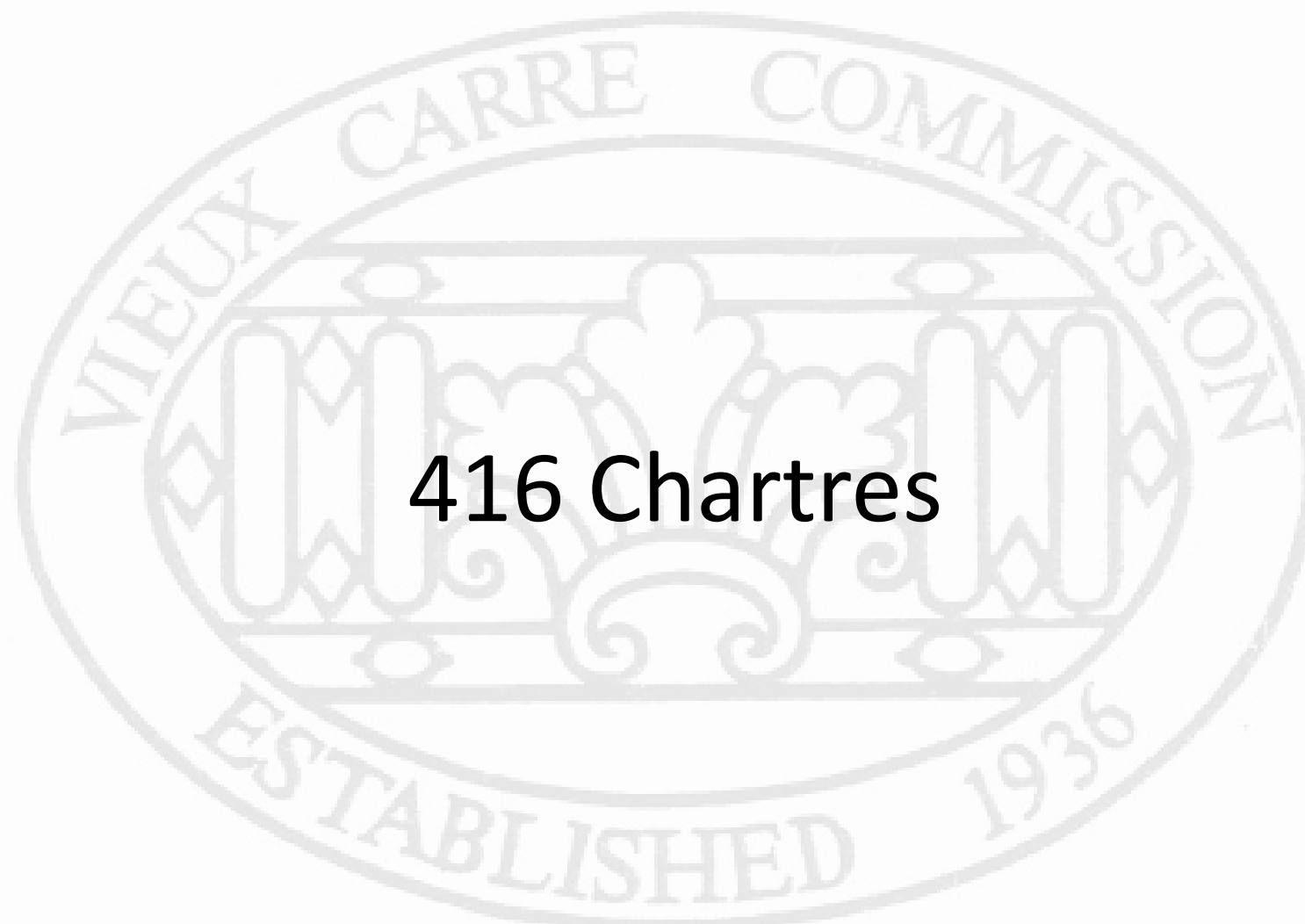
**DESCRIPTION OF APPLICATION:** 12/20/2022  
**Permit #22-35674-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install new handrails at exterior steps, per application & materials received 11/29/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 12/20/2022

In response to requirements from the insurer, the applicant is proposing to install 36” tall iron lambs tongue handrails at three exterior stoops, two in the courtyard and one at the main, front entrance. Staff notes that the drawings are minimal in detail and need to be revised to add additional dimensions in plan, showing the width of walking space between the rails, and the dimension between the edge of the steps and where the rail will be mounted. Notes must be added calling out the railing materials and dimensions for all components, and the method of attachment to the steps must be shown in detail. Staff finds the rails **conceptually approvable**, with final review and approval at staff level. If future submitted materials are out of line with typical details approved elsewhere in the District, staff may return the application to the Committee for further consideration.

**ARCHITECTURAL COMMITTEE ACTION:** 12/20/2022



416 Chartres

ADDRESS:	416-20 Chartres Street		
OWNER:	FQB Nola Real Estate LLC, K-Paul's La Enterprises Inc	APPLICANT:	Daniel Winkert
ZONING:	VCC-2	SQUARE:	28
USE:	Restaurant	LOT SIZE:	4144 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	2 units	REQUIRED:	1243 sq. ft.
EXISTING:	None	EXISTING:	x
PROPOSED:	No change	PROPOSED:	x

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

416-18 Chartres: **Green**, of local architectural and/or historic significance.  
410 Chartres: **Brown**, detrimental, or of no architectural and/or historic significance

Although it only has two remaining of its original four floors, this is the most intact of the 3, 4-story brick stores constructed in 1834 for Delachaise by the builders Mitchell and Fox. [N.B: The current ratings of 'Green' for 416-418 Chartres and 'Brown' for 420 Chartres were given before the two buildings were rehabilitated and combined into the single large building which now houses K-Paul's Restaurant; a new rating of 'Yellow' for the entire structure has been recommended by the Vieux Carré Commission staff, but as of Feb. 2009, the new rating had not yet been submitted for approval.]

**Architecture Committee Meeting of** **12/20/2022**

**DESCRIPTION OF APPLICATION:** 12/20/2022  
**Permit #22-35797-VCGEN** **Lead Staff: Erin Vogt**

Proposal to renovate building, including installation of new mechanical equipment and modifications to millwork and openings, per application & materials received 11/29/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 12/20/2022

The applicant is proposing the following work at the property in conjunction with a renovation to open as a patisserie. This application does not require a change of use hearing, as the previous business was also a restaurant (staff notes that the period a building must be empty to be considered “vacant” use by the Zoning Department has temporarily been lengthened past six months, in response to covid-19 measures).

Millwork and openings:

At the second floor, Conti-facing courtyard wall, two existing vinyl windows that had been cited as work without permit violations will be removed and replaced with wood windows. Two inappropriate windows in the third floor, Brown rated Conti-side wall will be removed and infilled with masonry to match the wall surface. Adjacent, an existing opening (with unspecified millwork) accesses the third-floor roof of the Green rated building; the applicant proposes to install a flat, hollow metal door in this location. Staff notes that this door may be visible from the adjacent HNOC building, and the federal courthouse across the street, so an alternative door design should be explored.

Mechanical:

The mechanical drawings call for five (5) new condenser units and a rooftop packaged air handling unit, with tonnages of 6, 8.5, 12.5, 15, 15 & 20. Manufacturer’s spec sheets for the make and model of each unit must be submitted. While none of this equipment will be visible from the street, staff is concerned that at least four of the large units will be visible from adjacent buildings, and screening may need to be considered.

The roof plan shows existing rooftop curbs for previous equipment will remain. Exhaust and intake fans are shown for the prep kitchen and pastry kitchen, but there are also notes stating that these are missing. Staff requests clarification regarding whether the equipment is complete as shown, or if more needs to be added.

Roof:

All sloped portions of the roof will be replaced with a DaVinci synthetic slate shingle, which is approvable considering these portions of the building are all Brown rated. However, the applicant also proposes to cap the second floor, front elevation cornice with the DaVinci shingles. These synthetic shingles, which are moulded and interlock, have never been approved for any other use and are unlikely to be installable as proposed. A detail on the waterproofing drawings also calls for the installation of metal counterflashing and flashing, with a reglet to be cut into the masonry. Staff recommends the Committee require the use of natural slate for this limited detail, and further consideration of the need to install metal flashing.

Extensive and visually obtrusive metal wall cladding is currently installed on the inside face of the Brown

rated parapets, and has been cited in previous violation cases as work without permit. It appears this will all be replaced as part of the waterproofing plan, but different parapets are receiving different treatments based on their construction method and it is unclear what this replacement material and appearance will be. Staff requests the applicant provide more information about the finish for these visible roof details.

Lighting:

Staff notes that the second-floor gallery fans, which included prescribed internal light kits, were removed and may not be replaced in kind. The electrical drawings show no lights under the gallery at the first floor and small fixtures directly behind the gallery fascia on the second floor, both of which would be highly atypical. Staff will work with the applicant to develop the plan in accordance with the Lighting Guidelines, but fixtures should be submitted for initial discussions.

The courtyard was covered with a canopy and structure that left the property with no open space. It was approved for temporary retention, which would expire upon transfer of ownership. The architectural set shows removal of the canopy and all supports, and shows string lighting installed over the courtyard. E201 shows four ceiling fans and track lighting in the courtyard; since the applicant intends to remove the canopy, this discrepancy must be corrected. String lights may be found approvable in this instance, as the courtyard should not be visible from any surrounding properties, but product specs must be provided for review and should meet the general lamping requirements. Shields directing the light downward are also required for consideration.

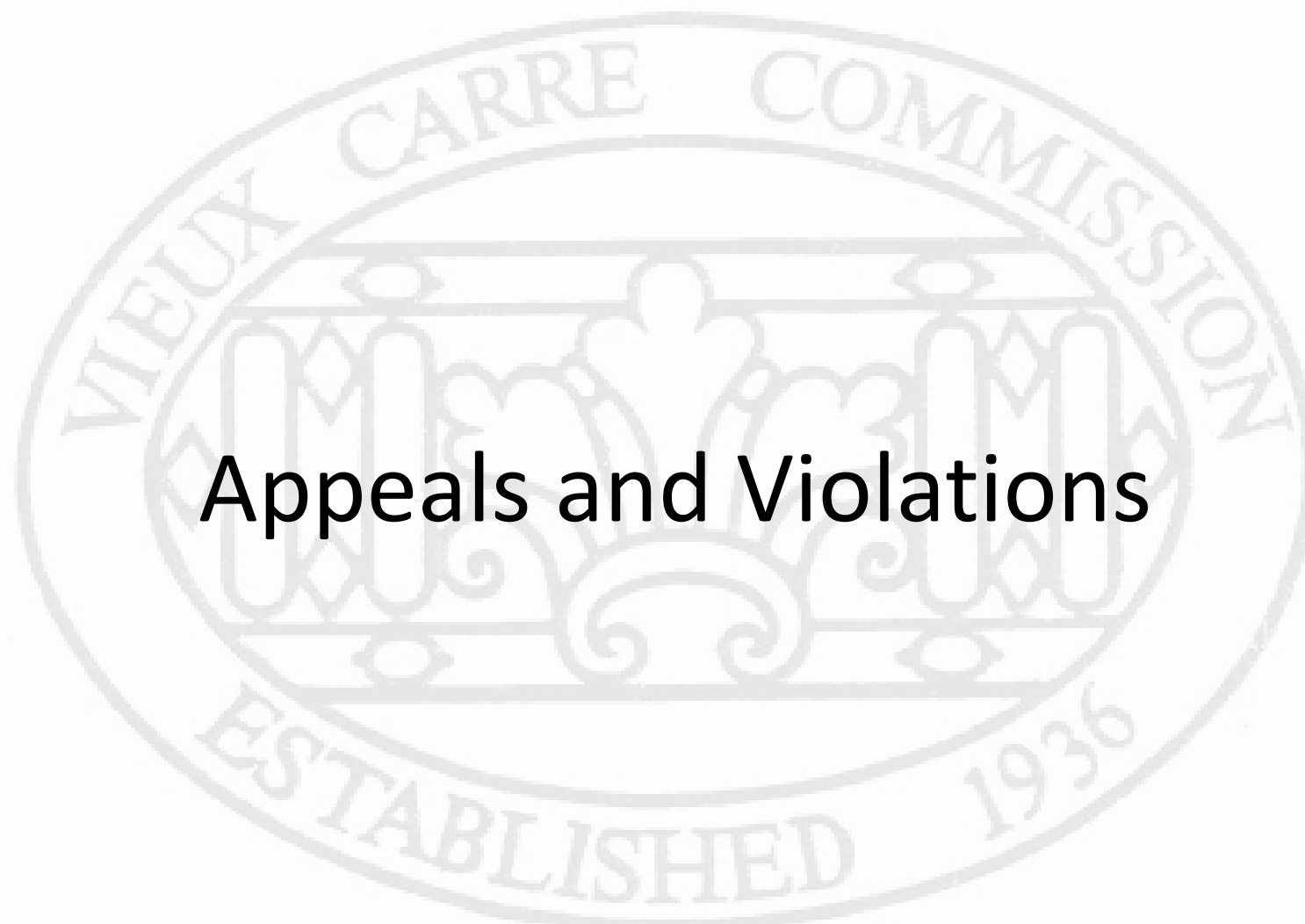
Structural:

A helical tie detail was provided for masonry repair but seems to be limited to use at the interior wall separating the Green and Brown rated buildings. Staff requests that the applicant confirm that no helical ties are proposed for use at any exterior structural walls under VCC jurisdiction.

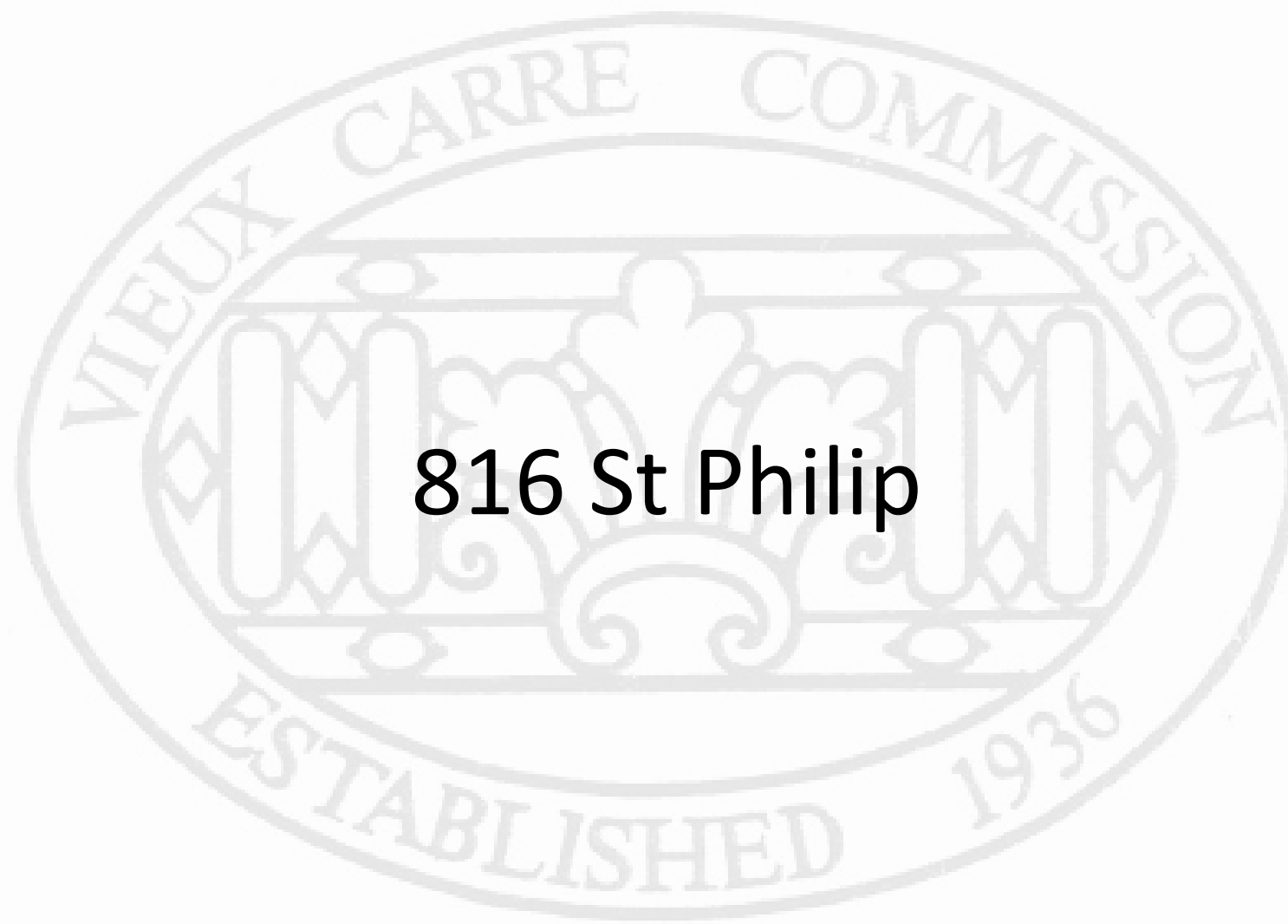
Overall, staff finds the proposed work **conceptually approvable**, with additional information and revisions to be submitted as noted above and requested by the Committee.

**ARCHITECTURAL COMMITTEE ACTION:**

12/20/2022



# Appeals and Violations



**816 St Philip**



ADDRESS:	816 St. Philip Street		
OWNER:	Marriner Properties LLC	APPLICANT:	Gates Erika
ZONING:	Residential	SQUARE:	76
USE:	VCR-1	LOT SIZE:	3890 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	4 Units	REQUIRED:	1167 sq. ft.
EXISTING:	4 Units	EXISTING:	1662 sq. ft.
PROPOSED:	No Change	PROPOSED:	1620 sq. ft.

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

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

This circa 1830 two-story structure received late 19<sup>th</sup> century modifications, including the window and door frames and the front gallery. [Note: previous reports note a 1981 façade donation and easement by the Preservation Resource Center. The PRC has no record of a façade easement at this address]

**Architecture Committee Meeting of** **12/20/2022**

**DESCRIPTION OF APPLICATION:** 12/20/2022  
**Permit #22-26305-VCGEN** **Lead Staff: Erin Vogt**  
**Violation Case #22-03187-DBNVCC** **Inspector: Anthony Whitfield**

Appeal to retain work without permit and proposal to structurally reinforce gallery, per application & materials received 08/30/2022 & 12/02/2022, respectively. [**Notices of Violation sent 07/25/2018 & 07/01/2022**]

**STAFF ANALYSIS & RECOMMENDATION:** 12/20/2022

On 07/01/2022, staff inspected the property and opened a case for demolition by neglect and work without permit. The applicant has submitted a proposal to address the issues, many of which can be handled at staff level. The following work requires Committee review:

Appeals:

The applicant is appealing to retain HVAC equipment and security cameras installed without benefit of VCC review. The cameras can be approved if painted to match the adjacent surface. The mechanical equipment, two larger Trane condensers and a Daikin mini split, have been installed on the low-slope, metal service ell roof. Permits to replace the roof and gutters with copper were issued in 2017, but this work does not appear to have been done, or was executed in deviation of permit; staff requests additional information on the status of this roof from the applicant, as the existing conditions appear to deviate from what is typically found approvable. The units themselves are likely conceptually approvable for retention if proposed for installation at grade, but the rooftop location is not approvable per the Design Guidelines or mechanical code; they are significantly visible from several vantage points, have no safety rail or screening, and no means of access for maintenance. An alternative location at grade should be proposed.

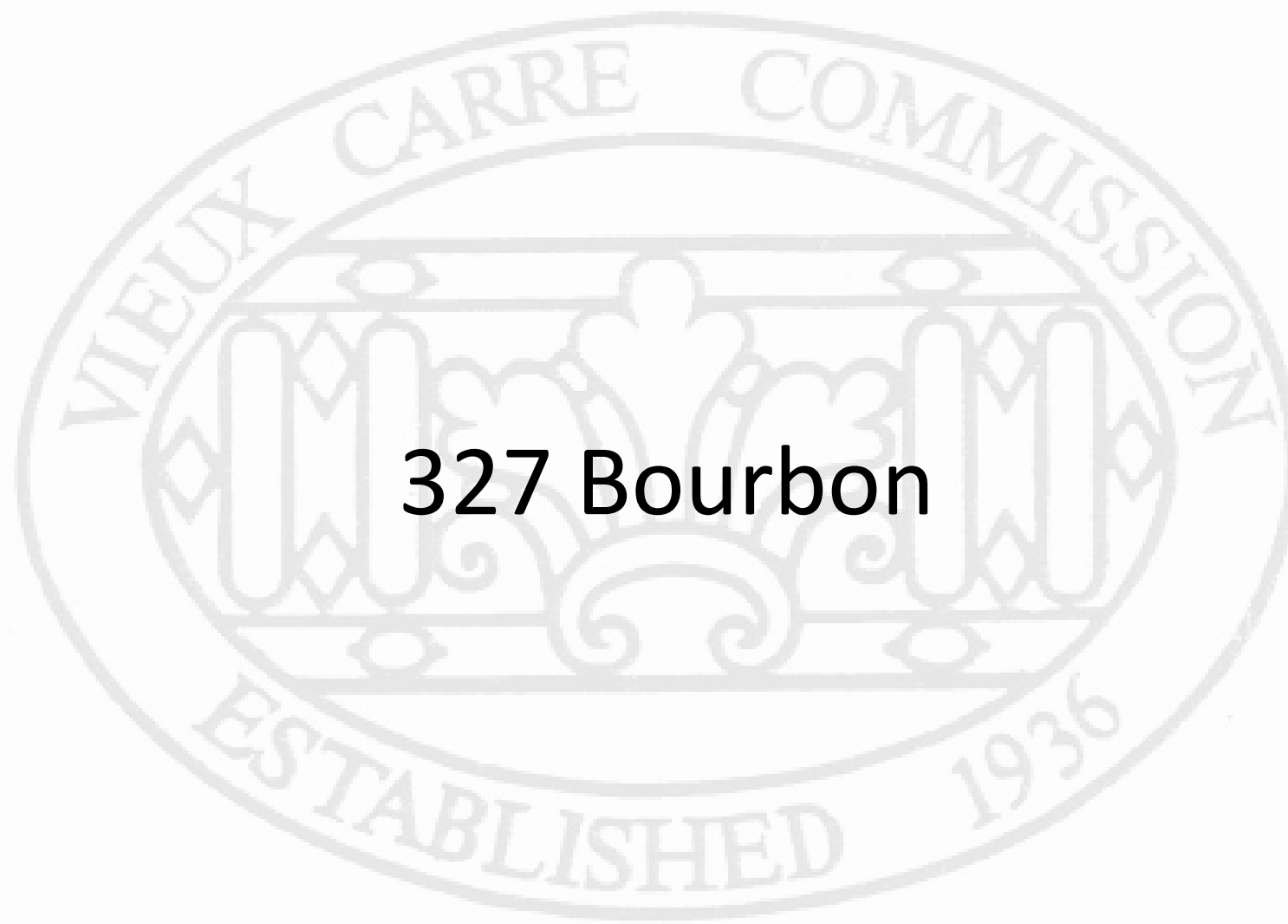
Structural reinforcement:

Staff requested an engineer's report for the property after noticing several substantial cracks and a concerning lean to the main building's chimney. A report submitted by Mr. Johann Palacios calls for tuckpointing and stucco repair in several areas, but did not find structural cracking or concerns. However, he stated that they "observed at the front façade of the residence the balcony structure needs to be repaired as a result of evidence of wood rot in noted areas. The stringers and beams are not cantilevered but rather simply supported, thus no back span into the interior is required. We recommend that Select Structural grade, Southern Yellow Pine species of the equivalent size be "sistered" onto each beam with the associated notch as depicted. We recommend that Select Structural grade SYP wood members replace the secondary members between the top deck boards and the beams as noted. An acceptable structural alternative is to fully replace the damaged outrigger beams with Select Structural grade SYP species."

Drawings provided by the architect call for new 2x8" painted wood joists, match existing, sistered to existing joists for structural support, notched & tapered to match existing. They are shown inserted into the wall and bearing approximately 1" – 2" on the masonry. A section shows the new joists sistered to the existing beams, with countersunk screws and beaded trim applied to the bottom of the joists to make them appear to be a beaded beam. Staff is concerned that this detail would not age or weather well, and recommends that the joists be replaced with beaded beams of appropriate thickness, based on the engineer's alternative.

Staff recommends **deferral** with revisions as noted above.

**ARCHITECTURAL COMMITTEE ACTION:** 12/20/2022



**327 Bourbon**

ADDRESS:	327 Bourbon	APPLICANT:	Erika Gates
OWNER:	327 Bourbon Street, LLC	SQUARE:	69
ZONING:	VCE	LOT SIZE:	5,472 sq. ft.
USE:	Vacant	OPEN SPACE-	
DENSITY-		REQUIRED:	1,641 sq. ft.
ALLOWED:	9 Units	EXISTING:	1,679 sq. ft. approx.
EXISTING:	None	PROPOSED:	No Change
PROPOSED:	No Change		

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Blue - of Major Architectural or Historical Importance.

This c. 1835 Greek Revival townhouse is noted for its historical associations as the home of Judah P. Benjamin, as well as for its elegantly detailed features such as the carriageway entrance, main entrance, and "bow and arrow" wrought ironwork. The components of the original complex (house, kitchen, stable) remain intact. The mansard roof is a late 19th century addition.

**Architecture Committee Meeting of****12/20/2022****DESCRIPTION OF APPLICATION:**

12/20/2022

**Permit # 22-34992-VCGEN****Lead Staff: Nick Albrecht**

Proposal to renovate building including the reconstruction of previously existing rear enclosed gallery and the installation of new mechanical equipment, per application & materials received 10/13/2022 & 12/06/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

12/20/2022

The primary change in this set is the inclusion of two additional options for mechanical equipment on the roof of the main building as discussed at the 11/22 meeting.

**Option 4**

Option 4 in the submitted materials show the majority of the mechanical equipment on top of the mansard roof of the main building with screening around the mechanical equipment rising to a height of 8'-½" above the peak of the existing roof. Given that the visibility of equipment in this location may be limited, staff suggests that screening may not be necessary. If the screening is omitted, the equipment would likely still need mechanical safety rails, but these would be quite minimal in comparison to the screening shown.

The applicant has provided drawings showing that the equipment would not be visible from the courtyard of this property, although no information has been provided regarding possible visibility from the street. Still, given the height of this building and its two immediately adjacent neighbors, staff believes that the equipment would not be visible from any street level vantage points. If the applicant could submit 360-degree photos looking out from the approximate location and height of the mechanical equipment it will provide a good idea of what kind of visibility might occur from other properties.

**Option 5**

The final option is similar to one of the ones reviewed at the 11/22 meeting and places the majority of the equipment on the roof of the reconstruction. The reconstruction however is now shown with a metal roof which allows for a shallower pitch and reduces the height of the top of the equipment slightly. Staff finds this option not significantly different from the previously reviewed option as the equipment would still be readily visible from the courtyard space as well as from the dormer windows.

**Summary**

Of the two new options provided staff finds that option 4 may be worth further exploration. Staff requests 360-degree photos from this roof to understand the visibility from neighboring properties and provided that there is not significant visibility, believes this aspect of the proposal may be conceptually approvable. Staff notes that other aspects of the overall proposal will need to return to the Committee for additional review.

**ARCHITECTURAL COMMITTEE ACTION:**

12/20/2022

**Architecture Committee Meeting of****11/22/2022****DESCRIPTION OF APPLICATION:**

11/22/2022

**Permit # 22-34992-VCGEN****Lead Staff: Nick Albrecht**

Proposal to renovate building including the reconstruction of previously existing rear enclosed gallery and the installation of new mechanical equipment, per application & materials received 10/13/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

11/22/2022

Staff has met with the applicant on multiple occasions to discuss the future of this property and the renovation plans. Staff has identified a few elements of concern and feels some feedback from the Committee is appropriate at this time. As a reminder the rear enclosed gallery portion of this property was demolished without permits back around December 2021.

**Reconstruction**

The first aspect of the proposal is the reconstruction of this previously demolished element. The proposed reconstruction appears to be very similar in massing to the demolished portion. The applicant shows a new wood clad three story addition with a pitched and flat roof. The flat roof portion is shown as a possible option for new mechanical equipment. Staff does not believe there are any issues with open space with the proposed construction. Still, staff questions if this is a good opportunity to construct something better than the enclosed gallery condition that was demolished. Staff encouraged the applicant to include at least some open-air gallery space, even if that gallery was used for the installation of mechanical equipment.

The proposed reconstruction is shown as housing an elevator to access the first, second, and third floors as well as restrooms at the first, second, and third floors. These are the only restrooms at the second and third floor levels although notably there are additional restrooms in the main portion of the building at the fourth-floor level.

The proposed reconstruction features windows at the first, second, and third-floor level, which does not match the previously existing condition but may be approvable. The stairs connecting the reconstruction to the service ell have been extended to meet modern codes which creates some conflicts with existing openings of the service ell.

Staff finds the proposed concept of this reconstruction potentially approvable but would still encourage exploration of options that creates some open-air gallery space, remove the mechanical equipment off the roof, or both.

**Mechanical Equipment**

The applicant proposes three different options for mechanical equipment on the property. The first option shows six units on the roof of the reconstruction as previously noted. Additionally, two units would be installed on a new roof rack on the roof of the blue-rated service ell building. The work to the rear building would also include a new access hatch.

The second option proposes to utilize a large cooling tower piece of equipment in the same location on the service ell roof. Given the size of this equipment the applicant stated that a new steel structure would need to be constructed inside the building to support the equipment. This option does eliminate any equipment from the main building and reconstruction as this cooling tower would be the only HVAC equipment on the property. Staff finds this option has too much of a negative impact on the highly rated rear building.

The third option features the six units on the roof of the reconstruction as seen in option 1 but moves the service ell units to a new location on a rack in the courtyard space. Staff finds this location promising for the equipment for the rear building but still has concerns regarding the location of units on the roof of the reconstruction. Ideally additional equipment could be located in the courtyard and/or better incorporated into the new construction.

**Service Ell Openings & Guardrail**

The final aspect of the proposal that warrants additional commentary occurs at the service ell. At the first floor, three existing windows are proposed to be converted to new French doors to match adjacent openings. If completed the first floor would have seven sets of French doors and two windows. The Guidelines discourage this kind of window to door conversion and staff finds the number of doors atypical. Additionally, staff noted that the first window in the series proposed for conversion to a door would be right in front on an interior stair, making a door in that location unusable. The applicant stated that interior brick scarring seems to indicate that these openings were previously full height, although staff has not had a chance to investigate or view photographs showing this. Even if there is evidence of these openings previously being taller, staff is hesitant to recommend this change, noting that 1945 photographs appear to show the arrangement in its current form.

All these French doors are shown as true French doors in plan but joined together in elevation. Staff seeks

clarification from the applicant if the proposal includes joining the doors together.

Finally, a new guardrail is shown being installed behind and above the existing wood railing. No notes or details are provided in this set. This approach may be approvable, but staff recommends spacing the vertical supports to better correspond with the existing posts, or possibly eliminating the verticals completely and attaching directly to the backs of the existing posts.

### **Summary**

Staff felt it important to get the proposal in its current form before the Committee to get feedback before continuing too far down this path. Staff requests commentary from the Committee regarding the items noted above.

### **ARCHITECTURAL COMMITTEE ACTION:**

11/22/2022

Mr. Albrecht read the staff report with Ms. Gates and Mr. Martin present on behalf of the application. Ms. Gates noted that the biggest issue with the air conditioning are the tax credit requirements for the interior space. Ms. Gates continued that the main spaces are open and SHPO wants to maintain the floor plans. Regarding the number of trash cans, Ms. Gates noted that adjacent buildings use this property to store trash.

Regarding the proposed rear reconstruction, Mr. Block asked if SHPO had weighed in with a recommendation. Ms. Gates stated that SHPO wanted a more modern interjection. Mr. Block asked if SHPO accepted the enclosed condition. Ms. Gates responded that given the length of time they did accept the enclosed condition.

Mr. Fifield asked if the AC units would cover the dormer windows. Mr. Martin explained that they had created a widows walk situation and had attempted to lower the mechanical equipment. Mr. Fifield asked how this mechanical area would be accessed. Mr. Martin stated that the dormer windows are operable. Mr. Fifield recommended considering reducing the 3<sup>rd</sup> floor level so as not to block the eave.

Nikki Szalwinski, representing French Quarter Citizens, stated that this was a missed opportunity and that the HVAC would be visible to others.

Commissioner Bergeron asked if there was truly a need for 18 trash cans. Ms. Gates stated this was the consolidated trash area for this business as well as two adjacent businesses. Mr. Fifield asked if they had considered locating the HVAC on the rebuilt gallery. Ms. Gates stated that that area was designated for bathrooms in order to maintain the open interior rooms.

Commissioner Bergeron moved to defer the application to allow the applicant to further develop the proposal based on today's discussion. Commissioner DiMaggio seconded the motion, which passed unanimously.



912 St Louis

ADDRESS:	912 St. Louis	APPLICANT:	
OWNER:	Ronald King, et. al	SQUARE:	91
ZONING:	VCR-1	LOT SIZE:	3,017 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	905 sq. ft.
ALLOWED:	3 Units	EXISTING:	293.5 sq. ft.
EXISTING:	8 Units	PROPOSED:	No Change
PROPOSED:	No Change		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

C. 1845 two-story double brick townhouse divided by a common corridor in the middle of the two structures. Each side has its own two-story kitchen, situated back-to-back. A cast iron covered balcony, typical of the second half of the 20th century, is located at the second level.

Rating: **Main Building & Attached Kitchens - Green**, of local architectural and/or historical significance.

**Architecture Committee Meeting of** 12/20/2022

**DESCRIPTION OF APPLICATION:** 12/20/2022  
**Permit # 22-36258-VCGEN** **Lead Staff: Nick Albrecht**  
**Violation Case #22-06899-VCCNOP** **Inspector: Marguerite Roberts**

Proposal to retain three decorative electric lanterns installed under the balcony on the St. Louis elevation, per application & materials received 12/05/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 12/20/2022

Staff found that new decorative light fixtures were installed on this building during an inspection on 12/01/2022. Prior to the installation of the decorative fixtures this building featured two simple downlight fixtures centered between the two windows on either side of the center doorway. These two fixtures were replaced with the decorative fixtures and a third fixture was installed centered above the doorway.

The Guidelines for decorative lighting recommend limited their numbers and locating them near a focal point of the building, such as the primary entrance door (VCC DG: 11-7). As such, a decorative fixture over the center door of this building is the most appropriate location, if decorative fixtures

The Lighting Guidelines encourage even consistent lighting across a property, most easily achieved by even and consistent lighting. The Guidelines recommend fixtures installed above window and door openings. Still, staff finds the outer two fixture locations consistent with the intention of the Guidelines and finds the previously installed fixtures more inline with the lighting intention compared to the unpermitted decorative fixtures.

**ARCHITECTURAL COMMITTEE ACTION:** 12/20/2022