

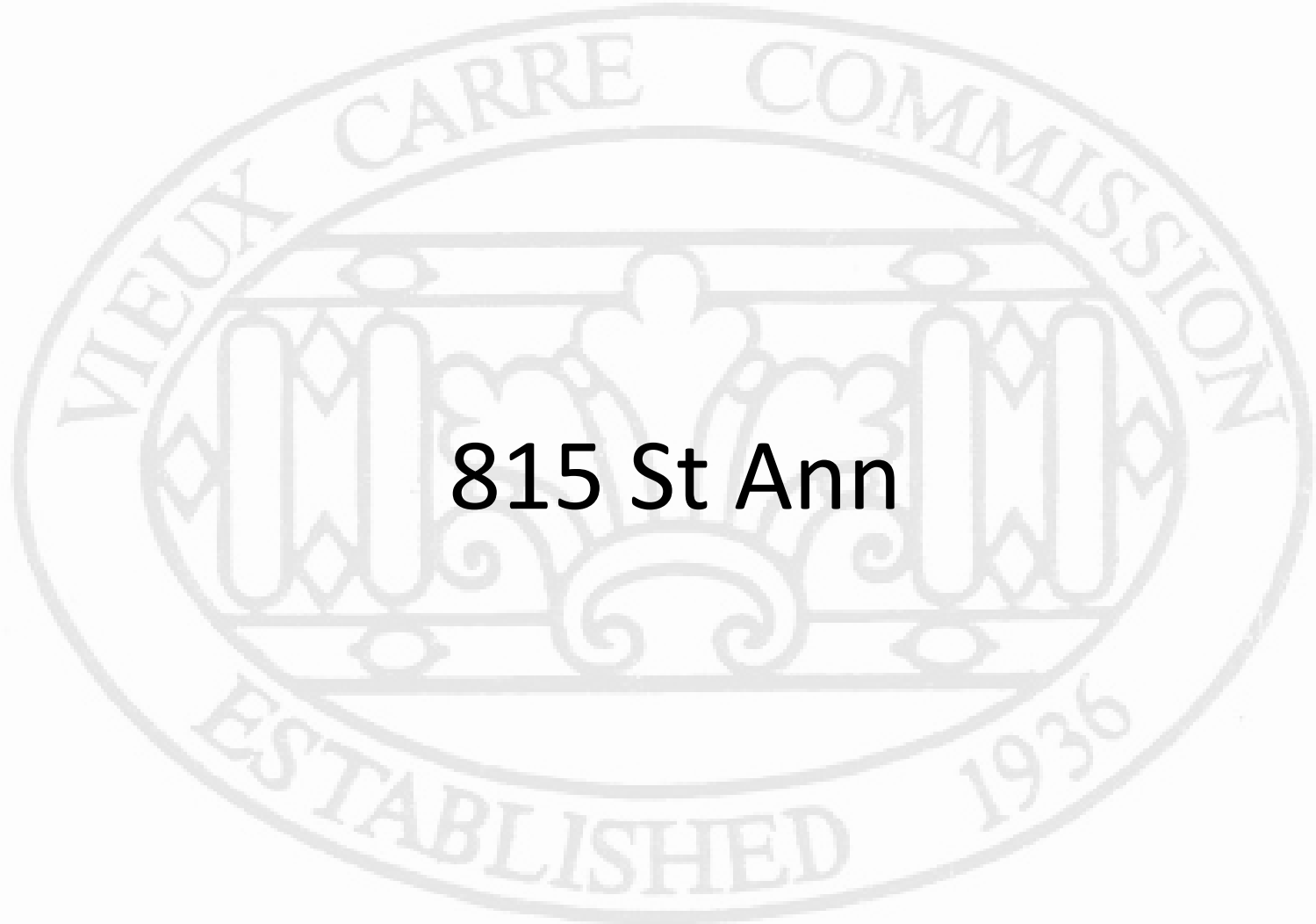


**Vieux Carré Commission
Architecture Committee Meeting**

Tuesday, March 22, 2022



Old Business



815 St Ann

ADDRESS:	813-815 St. Ann	APPLICANT:	John C Williams
OWNER:	Sandra Sachs, Lisa Sindere,	SQUARE:	75
ZONING:	VCR-1	LOT SIZE:	3,672 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		ALLOWED:	5 Units
ALLOWED:	5 Units	REQUIRED:	1,102 sq. ft.
EXISTING:	3 Units	EXISTING:	1,198 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Ratings:

Main building: **Green**, or of local architectural and/or historical significance.
Rear shed: **Brown**, or of no architectural or historical significance
Extreme rear kitchen: **Blue**, or of major architectural and/or historical significance.

This two-story brick Greek revival building, which was constructed c. 1852, has exposed brick, an entrance with a crossette enframement, a post-supported cast iron gallery, and a blue-rated brick kitchen, which dates from circa 1810. At that time, this property, along with the adjacent early 19th century building at 817-19 St. Ann, was part of the holdings of the Cazalars, a free family of color who figured in the early development of the French Quarter.

Architecture Committee Meeting of **03/22/2022**

DESCRIPTION OF APPLICATION: 03/22/2022
Permit # 21-21655-VCGEN **Lead Staff: Nick Albrecht**

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 11/04/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/22/2022

In the time since this property was last reviewed staff and members of the Architecture Committee have been able to perform further observations of the wall. These observations included some exploratory interior demolition to get a better view of the interior side of the masonry wall. Staff also had the opportunity to discuss this proposal with a third-party professional engineer. The engineer stated that the building is not in imminent danger of collapse.

Upon further study, staff does not believe that a complete deconstruction of this masonry wall is necessary. The condition of the wall near the base of the wall is in poor shape, but the masonry conditions appear to improve higher up on the wall. Considerable work is required for the wall, but staff believes this can be accomplished without a complete deconstruction of the wall.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022

Vieux Carré Commission Meeting of **12/15/2021**

DESCRIPTION OF APPLICATION: 12/15/2021
Permit # 21-21655-VCGEN **Lead Staff: Nick Albrecht**

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 11/04/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 12/15/2021

The Architecture Committee has reviewed this proposal to completely demolish the St. Ann elevation of the main building a few times since August of this year. Although limited documentation has been provided to date, based off of staff observations and photographs the Committee found that this proposed work was warranted and that less extreme alternatives may not be successful.

The applicant proposes to completely deconstruct the St. Ann elevation in order to pour a new concrete foundation. The wall would then be rebuilt re-using the existing bricks, millwork, trim, etc. The applicant has stated that the existing gallery could be braced and left in place while the masonry work was going on.

Staff had the opportunity to visit and inspect the interior of 815 St. Ann back on 11/04/2021. The interior inspection was very insightful as the problems experienced by the wall are much more evident on the interior side. There is significant cracking along the interior side of the first floor of the front wall as well as possible separation from the front wall and the perpendicular side and interior walls. The floor level immediately behind the front wall has sunk by an estimated 2” and there appears to possibly be a rolling effect of the wall below the windowsill. Similar cracking, spacing, and other damage was also observed at the second-floor level, though not to the extreme seen at the first.

Staff still requires significant documentation prior to permit issuance and final approval but overall staff has been convinced that the concept proposed by the applicant appears to be the most viable option for the renovation of this building.

The Committee found the proposal conceptually approvable at the 11/09/2021 meeting and forwarded the proposal to the Commission for review. Staff recommends conceptual approval of the deconstruction and reconstruction with the applicant to provide documentation including detailed drawings, a catalog of existing material to be salvaged and reinstalled, and a breakdown of approximate timeline and order of operations.

VIEUX CARRÉ COMMISSION ACTION:

12/15/2021

Mr. Albrecht read the staff report with Mr. Williams and Mr. Saxon present on behalf of the application. Mr. Williams stated again that there was limited documentation because they wanted to make sure their strategy would be ok and get conceptual approval before they did all the drawings. He went on to say that if approved they would develop the plans for the deconstruction and reconstruction with the gallery in place and they would detail it stage by stage. Ms. Gasperecz asked if there were any questions from the Commission. Mr. Fifield stated that it was very unfortunate that this had happened and perhaps routine maintenance could have prevented this tragedy. He went on to say that the ARC was not and should not be allowed to review something as structural as this in nature and that it would be beneficial in the future to have access to an independent engineer. Ms. Gasperecz asked if the neighboring buildings and the right of way would be in jeopardy. Mr. Bergeron asked if perhaps once they started it might not be as bad as they initially thought. Mr. Saxon stated "doubtful." He went on to say that he thought it would in fact be worse and that there has been a significant amount of movement. Mr. Saxon again stated that his was from the street and sidewalk construction done not lack of maintenance. He went on to say that they had actually removed part of the building's footing when doing the street and sidewalk construction. With nothing left to discuss, the Commission moved on to the next agenda item.

Public Comment:

I am writing to express my concern about the proposed demolition of the facade at 815 St. Ann. While I was attending the Harvard Graduate School of Design, there was a problem with the historic homes in the Beacon Hill area. The water table had subsided and the original Oak pilings on the homes rotted. It would have been convenient to simply demolish the historic structures and build anew. The neighborhood association required excavation and new foundations laid beneath the homes without disturbing the original facades. One of the advantages of brick masonry construction is the ability to repoint and repair. I have been doing this work on my home and feel it is appropriate here.

Respectfully,
Terrence Patrick Jacobs

We vehemently oppose this proposal which sets a terrible precedent in an area where numerous buildings desperately need maintenance and repointing. In fact 800 Royal has already filed a similar request for the wall adjacent to 808 which collapsed in 2014 after many years of neglect.

Our concerns:

Was foundation inspected 8-10 feet down where it steps out under the public right of way?

Why not shore the facade and repoint/repair the facade and foundation in kind as others have done and as required? The building withstood Ida and we question how unstable it really is that repair is not an option. Why not test a section? Look at other buildings that repaired similar damage by repointing?

A concrete foundation will introduce differential settling relative to side and rear walls and is in conflict with the design guidelines which requires “replacing masonry that matches the historic masonry in type, color, texture, size, shape, bonding pattern and compressive strength.”

What guarantees do we have that this will be completed once it is taken down and materials will be reused? Will they be required to escrow funds to guarantee work will be completed in a timely fashion?

If the entire facade is replaced how will this affect the current vcc rating?

If damage was done by Hard Rock Construction and they are in litigation have they had any structural analysis done? Why are the properties not suffering the same damage?

We agree with Comm. Fifield that it is imperative that VCC have access to independent engineers as the commission and public have no way of knowing what was actually discussed with the engineer to arrive at this drastic intervention. Please deny this proposal and ask for one that repairs rather than demolishes history.

Nikki Szalwinski

FQ Citizens

We want to reiterate the concerns we previously submitted about this very drastic intervention. The structure has suffered deferred maintenance in the years prior to the damage from the recent construction work. The applicant seemed to immediately pursue a full deconstruction, rather than a traditional shoring and repointing remediation measure that historic property owners typically resort to. If the commission chooses to allow this to move forward, we hope that every effort will be made to repurpose all usable building materials, including the original brick, and that the façade be rebuilt in an exact manner and appearance as it was originally. Further, the disruption to the surrounding properties must be mitigated to avoid any other collateral damage to this block.

Lastly, this brings up a larger issue for the VCC and the preservation of this important district. How can this body and the city work to prevent this kind of damage to our historic inventory resulting from insensitive and destructive contract work for city services?

Erin Holmes

Executive Director

With regard to the proposed plans for 815 St. Ann please note my objection and comments. This plan will set a bad precedent for this historic neighborhood. I am aware of at least one other similar request already and this plan has not yet even been approved. Has the VCC met with the structural engineer to determine why he feels this is the only plan? Have shoring and repointing as alternatives been discussed? What will this do to the building’s current rating if the entire façade is replaced? If this building is so unstable that drastic measures are required, how did it survive IDA? There are many more questions that should be answered by the VCC before this type of “overhaul” is allowed – this is a slippery slope and if allowed no doubt many more such applications are in the wings.

Angie Bowlin

French Quarter resident/property owner

Angela M. Bowlin

Good afternoon. I don't always participate in VCC meetings because the commissioners and my colleagues at VCPORA and French Quarter Citizens do such reliably good work. I joined today, however, because a concerned resident of the Quarter reached out to PRC about this project.

I want to endorse Mr. Fifield's suggestion that the commission retain a third-party structural engineer to advise on situations such as this one. Morphy Makofsky is a very respectable firm, but that may not be the case in other situations. Perhaps the VCC can coordinate with the Historic District Landmarks Commission to retain an independent evaluator to advise and consult in all the city's historic districts. I

am sure the HDLC would benefit as well.

Regarding the deconstruction and reconstruction, I would advise that all historic doors, windows, trim and bricks be cataloged and reinstalled and that staff inspect the process to ensure they are retained.

Thank you,

Nathan Lott
Policy Research Director & Advocacy Coordinator
Preservation Resource Center of New Orleans

Discussion and Motion: Mr. Bergeron made the motion to defer in order for staff to consult with a third-party engineer. Mr. Fifield seconded that motion and the motion passed unanimously.

Architecture Committee Meeting of

11/09/2021

DESCRIPTION OF APPLICATION:
Permit # 21-21655-VCGEN

11/09/2021

Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 11/04/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

11/09/2021

Staff had the opportunity to visit and inspect the interior of 815 St. Ann following the last Architecture Committee meeting. The interior inspection was very insightful as the problems experienced by the wall are much more evident on the interior side. There is significant cracking along the interior side of the first floor of the front wall as well as possible separation from the front wall and the perpendicular side and interior walls. The floor level immediately behind the front wall has sunk by an estimated 2” and there appears to possibly be a rolling effect of the wall below the windowsill. Similar cracking, spacing, and other damage was also observed at the second-floor level, though not to the extreme seen at the first.

Given the previously submitted engineer’s report as well as staff’s own observations, staff is comfortable moving forward with the proposed deconstruction and reconstruction method suggested by the applicant. Staff still requires significant documentation prior to permit issuance and final approval but overall staff has been convinced that the concept proposed by the applicant appears to be the most viable option for the renovation of this building.

Staff recommends conceptual approval of the deconstruction and reconstruction with the applicant to provide documentation including detailed drawings, a catalog of existing material to be salvaged and reinstalled, and a breakdown of approximate timeline and order of operations.

ARCHITECTURAL COMMITTEE ACTION:

11/09/2021

Mr. Albrecht read the staff report with Mr. Williams and Mr. Abry present on behalf of the application. Mr. Williams stated that staff had taken a lot of time to visit the site and walk through the building. Mr. Bergeron stated that he had been hesitant to approve this application as he was not sure this was completely necessary however, after seeing the photos he felt more confident that this was the correct path. Mr. Abry stated that they could keep the gallery in place and do the work around it. Mr. Williams that they wanted to start and work through the process together. Mr. DiMaggio thanked everyone for attending the meeting. She went on to thank staff as the photos were a “huge help.” With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

Nikki Szalwinski

FQ Citizens

While there is no denying that this building is in dire need of maintenance which has been absent for decades, we still believe this is a a drastic intervention: One that not only sets a bad precedent but also raises concern that additional changes will be offered along the way of this proposal, resulting in a significantly different building.

The existing foundation for a building of this type is typically a number of feet below street level and likely steps out, in this case under the public right of way. Today’s presentation does not make clear how the foundation will be rebuilt given the depth of the historic foundation, if it will be rebuilt in kind and how they will deal with the public utilities below the sidewalk. We are also extremely concerned that this

proposal will result in damage to the existing foundations of the rest of the building and the eventual loss of the entire structure. If this proposal is allowed to go forward what guarantees do the VCC and more importantly the public have that the work will use salvaged or period materials AND be completed versus abandoned or drawn out over many years, causing significant disruptions?

We note numerous properties throughout the city have suffered settling and have been restored and kept in use without tearing down a facade. The applicant could stabilize and rebuild only the failing cracks and instead repair the interior to account for the settling as numerous other properties owners have done. Please consider another approach to this issue than what is offered currently.

Discussion and Motion: Ms. DiMaggio moved to conceptually approve the proposal to be forwarded to the Commission for review. Mr. Bergeron seconded the motion, which passed unanimously.

Architecture Committee Meeting of

10/12/2021

DESCRIPTION OF APPLICATION: **Permit # 21-21655-VCGEN**

10/12/2021

Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 09/27/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

10/12/2021

This proposal was last reviewed at the 08/24 Architecture Committee meeting where the Committee noted that much more information was needed in order to review a proposal this extreme. The applicant has arranged for a structural engineer to be on the call and has submitted an engineer's letter which states the following:

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

In consideration that the lower half of the wall needs to be removed to allow for the total replacement of the footing, and theoretically, significant sections removed to allow for needle beams to be installed to support the upper portions and finally portions of the upper wall need to be removed and rebuilt to restore the integrity; the portion that would remain is insignificant and would be very difficult to maintain during all the renovations. In view of this extent of work, the entire front façade will need to be removed and rebuilt. This also provides the safest means of restoration of the front façade...”

Despite requests from staff, no additional drawings have been submitted besides the engineer's drawings that were present at 08/24/2021 meeting. Given the extreme nature of this work staff is hesitant to make any recommendations until a full scope of work can be reviewed so that it becomes clear how this work will proceed. This is much more complicated than if it were simply a solid brick wall as this front elevation contains windows, doors, trim, a cast iron gallery, etc. Staff is concerned how all these elements will be treated to ensure a rebuilt condition would be indistinguishable compared to the previously existing.

Additionally, staff considers this demolish and rebuild strategy essentially an option of last resort and questions if there are any less extreme alternatives that may offer long term stability for the building. Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

10/12/2021

Mr. Albrecht read the staff report with Mr. Williams, the architect, Mr. Saxon, the structural engineer, and Mr. Abry present on behalf of the application. Mr. Williams stated that he had all parties present and that they were looking for conceptual approval before he went through and did all the drawings. Mr. Saxon stated that the wall was very buckled- 5'-6' above grade. He went on to say that all the windows and doors would have to come out. He then stated that they were going to shore the roof, floors and gallery. Mr. Abry stated that he agreed with Mr. Saxon and that they just felt there wasn't enough material left at the end so to rebuild seemed the right way to go. Mr. Fifield asked Mr. Williams if he would supply all the drawings. Mr. Williams stated yes and method and means. For clarification Mr. Fifield asked Mr. Williams if he was looking for an agreement that this concept was ok. Mr. Williams stated yes. Mr. Bergeron asked if the building was in imminent danger of collapse. Mr. Saxon stated that given the right

circumstance, yes. Mr. Fifield stated that he was in this building a decade ago and at that time he was concerned. Mr. Block stated that that they needed to figure out if this needed to go to the full Commission. Mr. Fifield state that that was a procedural issue for staff. Mr. Block agreed. Mr. Williams stated that he was fine going to Commission. With nothing left to discuss the Committee moved on to the next agenda item.

Public Comment:

Erin Holmes

Executive Director

Vieux Carré Property Owners, Residents and Associates

We echo the Review Committee's concerns regarding the drastic nature of this request. If dismantling the full facade and reconstructing it in place is the only possible solution, we would hope that the applicants will submit a component catalogue, or something similar, indicating all historical elements that will be salvaged, repaired, and reused.

Nikki Szalwinski

FQC

This building has arrived at this unfortunate state due to lack of maintenance over many decades but this request is an extreme and drastic request which lacks prepared drawings to truly evaluate. While we do not deny that this building needs masonry repairs and repointing, a complete facade demolition is a harsh approach which sets a terrible precedent. After all numerous buildings in the district could use this same approach rather than simply preserving what exists. Demolition shouldn't be a substitute for repointing. The current owners purchased units in 2013 and 2015 and are only now claiming this is a necessary intervention. We note that one of the present owners was cited and fined \$3000 by the city short term renting Unit 1. One stop shows this fine remains unpaid.

Lastly granting conceptual approval when the applicant has provided NO drawings has been used by others in the past gain approvals from other city agencies as well as advantages in litigation. Please deny.

Motion and Discussion:

Mr. Bergeron made the motion to defer the application in order to have the opportunity to ask the applicant further questions. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

08/24/2021

DESCRIPTION OF APPLICATION:

08/24/2021

Permit # 21-21655-VC GEN

Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 08/18/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/24/2021

The applicant has submitted limited engineering drawings and have discussed completely demolishing the St. Ann elevation of the main building in order to pour a new concrete foundation. The wall would then be rebuilt re-using the existing bricks. The plans also include several references to masonry repairs utilizing helical ties but it is unclear where these repairs are being proposed.

The proposed deconstruction and reconstruction is obviously a major act for the c. 1852 building and staff questions why such a major intervention is needed. The Guidelines note that, "*once a historic resource or building that contributes to the community's heritage is destroyed, it is generally impossible to reproduce the design, texture, materials, details, special character and interest of the resource in the Historic District.*" (VCC DG: 14-20) Staff questions if all alternatives to the proposed demolition and reconstruction have been explored by the applicant.

If the Architecture Committee finds the proposal conceptually approvable, staff requests that architectural drawings are provided that completely document the existing conditions and details as well as the plans and details for the reconstruction.

Staff seeks the advice of the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

08/24/2021

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Fifield commented that the drawings appeared to be out of order. Mr. Fifield stated that there didn't seem to be much to talk about here. He asked the applicant if there was a collapse here. Mr. Williams stated no, that it was from the street construction. Ms. DiMaggio stated that she would like to hear from a structural

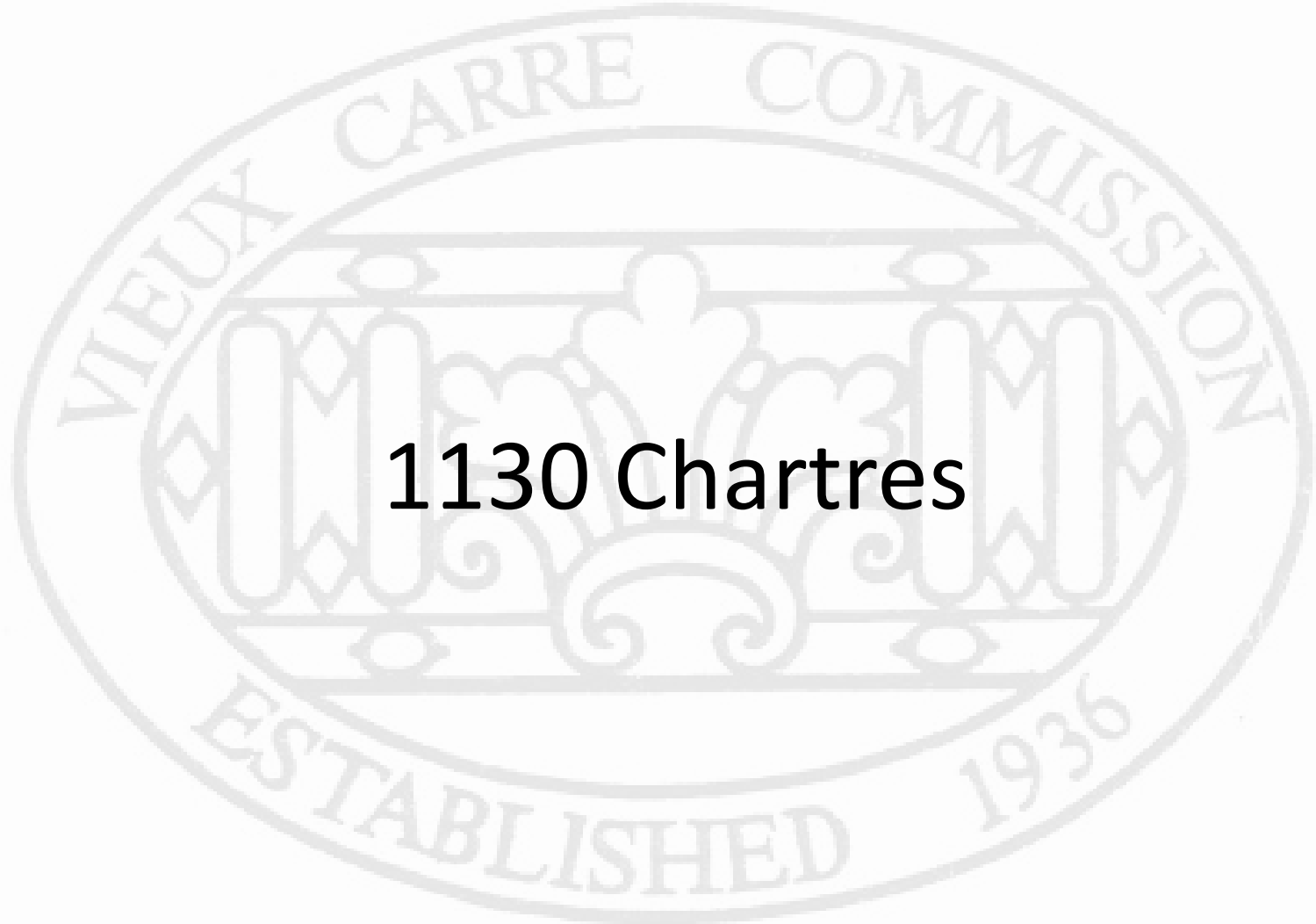
engineer in order to determine if this was the only course of action. Mr. Fifield asked the Committee if they agreed there was not enough information presented by the applicant. Mr. Bergeron agreed. Ms. Bourgoigne asked that the motion include a staff inspection. The Committee agreed. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

Nikki Szalwinski, FQ Citizens

We agree with the staff report that this is a drastic intervention.

Discussion and Motion: Ms. DiMaggio moved to defer the application noting that much more information was needed before something this extreme could be approved. Ms. DiMaggio noted that structural engineer reports or letters need to be submitted and that the engineers should be present for future meetings. Finally, staff will perform an inspection in the interim. Mr. Bergeron seconded the motion, which passed unanimously.



1130 Chartres

ADDRESS:	1130 Chartres	APPLICANT:	Sarah Nickelotte
OWNER:	Soniat Holdings LLC	SQUARE:	19
ZONING:	VCR-2	LOT SIZE:	6,191 sq. ft.
USE:	Hotel	OPEN SPACE-	
DENSITY-		REQUIRED:	1,857 sq. ft.
ALLOWED:	10 Units	EXISTING:	2,097 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Green: Of Local Architectural or Historical Importance.

This masonry Transitional style townhouse with central carriageway was built between 1836 and 1837 for Edmond Soniat. Its unusual courtyard configuration consists of twin service wings, terminating in symmetrical bays. Originally described as having three stories, this building today has only two stories, covered with an unoriginal flat roof.

Architecture Committee Meeting of **03/22/2022**

DESCRIPTION OF APPLICATION: 03/22/2022
Permit # 21-33567-VCGEN **Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of new rooftop mechanical equipment, per application & materials received 12/02/2021 & 03/14/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/22/2022

Following the deferral at the 02/22 meeting, the applicant met with staff and elected to remove some of the more challenging aspects of the proposal.

Roof

On the roof, a new “VRF System” is still proposed for installation to replace several existing more residential sized condensing units. Given the location of this equipment back from the front parapet approximately 21’ and with an existing side parapet that would rise approximately 18” above the top of the proposed equipment, staff does not find the proposed condition any more visually obtrusive than the existing collection of condensers. The applicant has provided panoramic photographs from the approximate location and height of the equipment that appear to confirm there would be virtually no visibility of this equipment from neighboring properties. Staff appreciates the overall reduction in number of pieces of equipment and the more orderly appearance of the proposed conditions.

Carriageway Door

The previously proposed new carriageway door has been eliminated from the proposal in favor of simply keeping the existing gate conditions.

Generator

The previously proposed generator has been eliminated from the proposal. Any future proposals for this type of equipment would need to return to the Architecture Committee for review.

Summary

In summary, staff appreciates the applicant working with staff and the more light-handed approach of the current proposal. Staff recommends approval of the proposal with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022

Architecture Committee Meeting of**02/22/2022****DESCRIPTION OF APPLICATION:**
Permit # 21-33567-VCGEN

02/22/2022

Lead Staff: Nick Albrecht

Proposal to renovate building including the installation of new mechanical equipment, installation of metal cap flashing, and conversion of existing lanterns from electric to gas, per application & materials received 12/02/2021 & 02/08/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

02/22/2022

Staff notes that the submitted materials for this property and the next on the agenda, 1133 Chartres, were submitted as one combined set. Although these buildings operate as one business, they are distinct buildings and properties and staff requests that the materials be separated as such to ease review and ultimately permitting.

Staff met with the applicant and representatives for this property following the 01/11/2022 deferral and the applicant has submitted a revised proposal based on that discussion.

Roof

The first noted exterior changes for 1130 Chartres is seen on sheet A1.06 with the roof plan with the most relevant roofing detail seen on sheet A5.01. The new proposed TPO roof is noted on the detail as GAF gray and the previously proposed cap flashing has been revised to what staff finds to be an acceptable flashing detail. A new "VRF system" is seen in both plan and elevation for installation on the roof but staff did not see any additional information regarding this mechanical equipment. In elevation, this equipment is shown as rising well above the parapet so staff has concerns over possible visibility of this equipment.

Carriageway Door

On sheet 2.0 a new door is proposed for the carriageway to be in the same style as the existing door of 1137 Chartres across the street. This door is shown in detail on sheet 5.08. There is currently a metal gate in this opening so the installation of a wood door would be a significant change for the front elevation. Historic photos of this building are somewhat unclear but staff could not locate any showing a solid door in this location. A 1963 photo shows what appears to be the existing gate in place. Earlier photographs appear to all show the openness of this space. Staff believes more research may be needed regarding this aspect of the proposal.

Generator

On sheet A-4.0 a detail is shown of a small existing structure. The applicant proposes to install a generator on the roof of this structure and screen it with aluminum shutters. These shutters are detailed on sheet A-5.06. The generator is noted as being 10' wide by 4'10" tall. The screening is shown as 5' tall by 15'5" wide, spanning nearly the entire width of the small building. The use of aluminum as a shutter material is atypical, but as this is proposed as mechanical screening, rather than window or door shutters, some alternative materials may be considered. Staff questions if wood screening would be allowable from a Safety & Permits perspective due to the proximity to the equipment.

Spec sheets were submitted for this generator and another proposed for 1133 Chartres. Based off the rough dimensions, staff believes this generator is proposed to be the 4.5 L model. The sound levels for this generator are notes at a distance of 7 meters in various directions from the unit. These sound levels range between 59 and 66 dB when there is no load on the machine. If the machine is generating its maximum amount of electricity, these numbers increase to between 63 and 67 dB. Staff did not quickly see any information regarding how often and for how long this unit would need to run a maintenance cycle.

Summary

Staff finds the proposal for this building generally approvable but requests commentary from the Architecture Committee regarding the proposed new mechanical equipment and carriageway door.

ARCHITECTURAL COMMITTEE ACTION:

02/22/2022

Mr. Albrecht read the staff report with Mr. Marcantile and Mr. Hargrave present on behalf of the application. Mr. Marcantile stated the following: roof- the height of the equipment does peak above the parapet but we will be moving it back 20feet. We are considering a modified bit roof and are looking at TPO lead times. Carriageway door- there is an early photo with wood step and at the bottom you can see what looks to be a bottom rail. Generator- we think it will have to run a maintenance cycle one time a month but we can change it to less- perhaps 3-6 months.

Ms. DiMaggio agreed that she could also see the wood rail on the carriageway door. Mr. Block also

agreed. Mr. Bergeron agreed that it seemed like a precedent. He then stated that the mechanical plan didn't seem to match up and that some additional drawings would help so they could decide what could be set back and what could not. Mr. Fifield stated that the current gate allowed for visibility and it would be sad for the public to lose this opening into a French Quarter courtyard. He went on to say that if they did entertain a wood gate, he would ask the applicant to study the panels and rails more closely. Mr. Hargrave asked if they could have the wood gate and then a metal gate further into the corridor. Mr. Fifield stated that he was just saying how nice it is to be able to see in as you pass by. He went on to discuss the mechanical screen, and stated that he would like to suggest a study of this that possible did not look like shutters or doors, a different vocabulary. Mr. Bergeron asked if they did install the solid panel gates how they would function. Mr. Hargrave stated that they would sue a buzzer that would call a cellphone for entry. Mr. Fifield stated that this would also diminish the air flow, which might be a detriment to the building. Mr. Fifield then asked Ms. Bourgogne her thoughts. Ms. Bourgogne stated that if they were making the case to go back to the wood gate, then they go back to the wood with no additional iron gate. Mr. Hargrave stated that he was happy with the options and the discussion so they would go back and discuss. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

We agree with Commissioner Fifield regarding the existing gate: it allows a view into a traditional courtyard and much better ventilation. We also fell that all property owners should be treated the same and if an open iron gate is required for a property owner's driveway on Dauphine then it should be required for a hostel on Chartres. Personally I also find an iron gate safer for me as a property owner and hotel guest anywhere since I can see and hear what is happening as I come and go.

As to the generator we have major concerns about not only noise but fumes. Even if it is natural gas it will emit carbon monoxide which will sink into any adjacent area below other on their lot or blown over to one adjacent. While the noise dB may seem similar to a typical HVAC unit one need only have walked around during Ida to understand the noise is dramatically worse under full load and reverberating and amplifying off all the brick in the vicinity as long as the power is off. This is a very large generator and they typically require a maintenance cycle on a WEEKLY basis for 30 minutes. This will destroy the tout ensemble of the entire square and detrimentally impact the blue rated property next door. Given how rare outages are in the Vieux carrels due to buried lines we respectfully ask the owner to consider whether a permanent generator is even necessary. After all, in a Katrina type event the gas will also be shut off citywide.

Nikki Szalwinski
FQ Citizens

With regard to 1130 Chartres which is back on the agenda for 2/22/22, we continue to object to the installation of a generator on the roof of the small building in the courtyard of 1130 adjacent to our courtyard/fence. If this generator will run the entire part of the hotel located at 1130 Chartres there will be issues with substantial noise. We also have reviewed the plans and are concerned about the "shutters" that are on the plans proposed to conceal the generator. We would like more information on this "shuttering system – i.e., high how, materials to be used, etc. as this will be in our direct line of sight from our windows. It seems logical the more appropriate place for the generator would be the roof of the hotel with the other mechanical equipment.

I am sending a supplemental comment now that I have seen the information regarding the specs of this proposed generator. The small building in the courtyard of the hotel adjacent as the location for this massive generator is going to create unacceptable noise levels for this residential neighborhood. We would ask the architectural committee and VCC to not approve this new mechanical equipment in the courtyard adjacent to our property at all, but at a minimum, until more information is providing regarding when this equipment will run at full capacity, the exact noise levels and how those comply with residential neighborhood rules/regulations and more information is provided by the owners as to how they plan to lessen any negative impact to their neighbors.

Angie Bowlin
Property Owner

I object to and ask the committee to address the environmental effects of replacing electric lanterns with natural gas.

The burning of natural gas contributes to climate change. The needless burning of natural gas is irresponsible.

Energy efficient, and attractive lightbulbs are available with devices that turn them off during daylight.

To switch backwards from electricity to gas is foolish, and particularly egregious when - as always seems to be the case - the gas burns 24/7.

This isn't about history. The French Quarter did not always have gas lighting. At some point it converted to gas. It is past time to convert to electricity. And certainly not the time to go backwards and retrofit for gas

John Reed
1218 Burgundy

We object to 1130 Chartres' proposed placement of the generator due to the potential of excessive noise.

Thank you,

Thomas and Tamara Skeuse
528 Governor Nicholls Unit C

I am opposed to the wooden gate. Besides that numerous other property owners have been refused this exact request, the existing gate allows for better ventilation. I also note that as I have stayed at thousand of hotels worldwide in the course of my career and I find those with solid doors leave me feeling vulnerable as I come and go. The gate as is better for guests.

As to the generator I am opposed. The rooftop location will facilitate fumes collecting in the lower areas adjacent. The noise will be unbearable for EVERYONE in the as it reverberates off surrounding walls. While the db ratings seem acceptable I speak from experience that my one yard is an OSHA violation when the power goes off due to generator noise and makes my home unusable. The maintenance cycles are recommended weekly not one a month and if not run damage results causing the unit to run far louder. Finally in my more than 30 years in the FQ we have only lost power for any significant time twice: Katrina and Ida. Ida was a worse storm yet we only lost power for a few days. In Katrina the power was kept off in the lower FQ longer than necessary until the city was drained. A generator is simply not cost effective and destroys the tout ensemble the lament it is installed. Addis finally the vibration on both this structure and the adjacent isn't desirable as far as preservation.

Lt Terrence Jacobs

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Lt Terrence Jacobs

We agree with the AC comments that a visually obstructed carriageway would eliminate some of the charm and visual intrigue of the streetscape. We also are very concerned about proposed generator installations, given their sheer size and potential for sound intrusion on neighboring properties.

Erin Holmes
Executive Director
Vieux Carré Property Owners, Residents and Associates

Discussion and Motion: Mr. Bergeron moved to defer this matter to further develop this proposal based on today's discussion. Ms. DiMaggio seconded the motion, which passed unanimously.

Architecture Committee Meeting of	01/11/2022
<u>DESCRIPTION OF APPLICATION:</u> Permit # 21-33567-VCGEN	01/11/2022 Lead Staff: Nick Albrecht

Proposal to renovate building including the installation of new mechanical equipment, installation of metal cap flashing, and conversion of existing lanterns from electric to gas, per application & materials received 12/02/2021.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	01/11/2022
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See Staff Analysis & Recommendation of 12/21/2021.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	01/11/2022
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The applicant asked for a deferral prior to the reading of the staff report.

Public Comment:

Our comment pertains to 1130 Chartres and the notation regarding a proposed generator on the top of the small storage building in the courtyard. Please note our initial objection to the placement of any such mechanical equipment on top of that building without more information such as the size of the generator, what would be done to make it less visible for the adjacent property, noise reduction, etc. It appears you all are asking for more information but want to be on the record with regard to our position as owners of the adjacent property.

Thanks.

Angie Bowlin

Discussion and Motion: Mr. Bergeron moved to defer the application, noting the applicant's request to do so. Ms. DiMaggio seconded the motion, which passed unanimously.

Architecture Committee Meeting of	12/21/2021
<u>DESCRIPTION OF APPLICATION:</u> Permit # 21-33567-VCGEN	12/21/2021 Lead Staff: Nick Albrecht

Proposal to renovate building including the installation of new mechanical equipment, installation of metal cap flashing, and conversion of existing lanterns from electric to gas, per application & materials received 12/02/2021.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	12/21/2021
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Staff notes that the submitted plans include references to both this property and the next property on the agenda, 1133 Chartres. Staff has separated the plans as much as possible but there is still overlap and references on the plans to 1133 Chartres. This report will only pertain to the work related to 1130 Chartres.

Exterior work related to 1130 Chartres begins on sheet A1.06 with the roof plan. Staff notes the following proposed new roof work:

- A new TPO roof
- New HVAC equipment (VRF system)

- New mechanical roof jacks
- A new roof cricket, and
- New metal cap flashing

The new TPO roof is likely approvable but staff requests information on the proposed color noting that the Guidelines do not allow these roofs to be white and/or reflective.

The new HVAC equipment is shown behind existing rooftop condensers and staff notes that this flat roof has several other pieces of mechanical equipment. The elevation on sheet A2.0 shows the new equipment rising about 2' above the front parapet but staff notes that this equipment is more than 21' back from the front wall and therefore should not be visible.

The detail for the proposed new cap flashing is shown on sheet A5.01. The detail shows the parapet rising well above the flat roof, with the TPO flashing completely independent of the proposed cap flashing. Staff finds the proposed detail slightly confusing as it notes the wall surfaces and parapet cap will be plastered with soft lime mortar but it appears this is shown under the proposed copper metal coping. The proposed coping would partially obscure the existing architectural detail of the parapet.

As it appears this proposed cap flashing is simply to waterproof the top of the parapet, staff believes other details are available that would successfully accomplish this without the need for the metal coping. This could be through the use of harder mortar/Portland cement, vapor permeable waterproofing products, and/or a combination of these.

Staff notes that the roof plan also shows a generator on a small rear storage building. This text is partially greyed out and staff found no additional information regarding this generator. Staff questions if the applicant plans to address this aspect with a separate application.

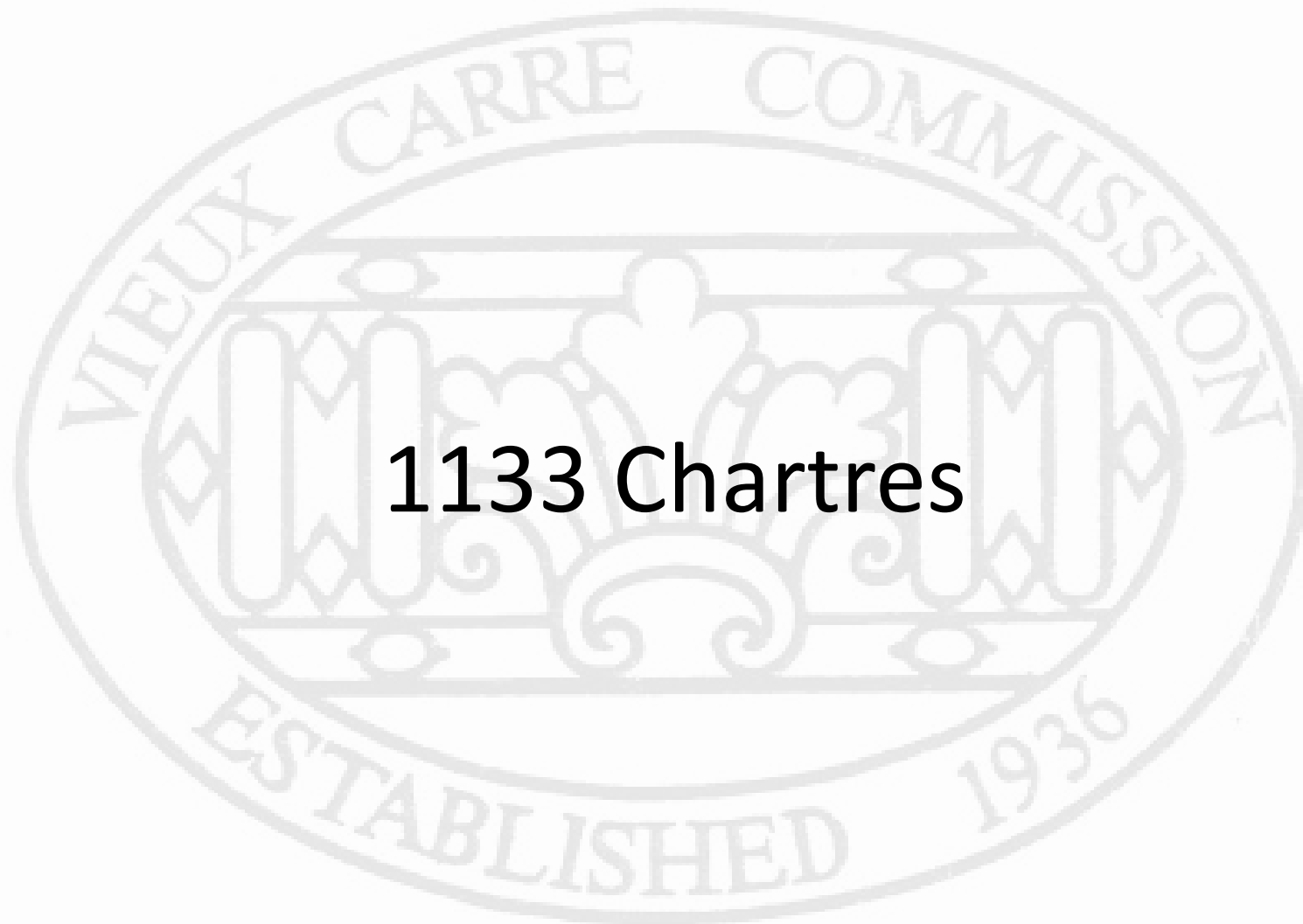
It appears the only other exterior changes proposed for this building is the conversion of all existing electric decorative fixtures to gas. This includes three fixtures on the front elevation, three fixtures down the carriageway, and one fixture each on the two service ells. As these are existing decorative fixtures staff has no objection to the proposed conversion to gas. Staff only notes that gas fixtures tend to emit less light than electric and that the conversion may necessitate the addition of more functional lighting.

Staff recommends denial of the proposed cap flashing detail and conceptual approval of all other aspects of the proposal, with final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

12/21/2021

The item was deferred as there was no one present on behalf of the application.



1133 Chartres

ADDRESS:	1133-1137 Chartres	APPLICANT:	Sarah Nickelotte
OWNER:	Soniat Holdings LLC	SQUARE:	50
ZONING:	VCR-2	LOT SIZE:	4,993 sq. ft.
USE:	Hotel	OPEN SPACE-	
DENSITY-		REQUIRED:	1,498 sq. ft.
ALLOWED:	8 Units	EXISTING:	1,402 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

The Soniat House is housed in an outstanding Creole townhouse in the late Georgian style, which was built in 1829 by builder Francois Boisdore for Joseph Soniat Dufossat. An archival drawing from 1865 shows the house with all round-headed openings on the ground floor, rather than the existing square-headed ones; with the original wrought iron balcony, rather than the existing cast iron gallery; and with two round-headed dormers, rather than the existing pediment-type ones.

Rating: Blue - of major architectural and/or historical importance.

Architecture Committee Meeting of

03/22/2022

DESCRIPTION OF APPLICATION:

03/22/2022

Permit # 21-33579-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate building including construction of new skylights, installation of new mechanical equipment, and installation of a new steel gate, per application & materials received 12/02/2021 & 03/14/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

03/22/2022

Similar to 1130 Chartres, the applicant discussed several aspects of this proposal with staff following the 02/22 meeting and has submitted a revised proposal that has eliminated some of the aspects of previous proposals.

Skylights

The previously proposed large skylight on the front, Chartres elevation roof slope has been eliminated in favor of retention of the existing skylights. Two large new skylights are still proposed for the rear slopes. As noted in a previous meeting, the applicant intends to install these skylights above the roof framing so as not to modify the framing. Although slightly atypical, staff finds these proposed skylights fall within the spirit of the Guidelines regarding skylights.

Mechanical Equipment

The previously proposed generator has also been eliminated from this property. Staff again notes that any future proposals for similar equipment will need to return to the Architecture Committee. Proposed exterior mechanical equipment now includes “new VRF equipment on existing platform to handle entire building.” This platform is located where the main building meets the service ell. Staff will need additional details on the equipment proposed for installation but finds this aspect of the proposal generally approvable.

In addition to this replacement equipment, the applicant has developed the proposal for a new kitchen exhaust system following discussions with staff. The exhaust system is first seen on Sheet A3.00. The applicant proposes to utilize an inline fan contained within the building, running the duct into the existing chimney within the attic, and exhausting from a new chimney cap on top of the existing chimney. Provided that all details of this proposal are approvable per mechanical codes, staff applauds the applicant for this creative approach to kitchen exhaust. Staff notes that a similar technique was used successfully at the restaurant at 1026 St. Louis St. Staff finds this aspect of the proposal conceptually approvable and requests commentary regarding the preferred chimney cap treatment.

Steel Gate

A new steel gate is still proposed for installation separating the entrance alleyway of the 1137 building from the larger shared courtyard space. This is seen in plan on sheet A1.01 and detailed on sheet 5.08. The proposed gate is relatively simple in design utilizing primarily vertical ½” vertical steel bars with two areas of diagonal bars between horizontal bars. The gate is shown at 8’1” tall and 4’ wide with 7” fixed panels on either side.

Staff notes that no hardware is indicated on the gate and staff questions how the gate will generally function: will it be typically open, typically closed and locked, typically closed but requires egress

hardware, etc.

Brick Sealer

Staff notes that a detail seen on sheet A 5.02 notes the application of Siloxane PD penetrating sealer at exposed brick surfaces. Staff finds this aspect of the proposal potentially approvable but questions if the applicant has consulted with the manufacturer of this product. As this manufacturer offers several different products that address different masonry conditions and issues, staff requests a letter from the manufacturer regarding this specific product and application.

Summary

In general, staff finds this revised proposal potentially approvable but requests commentary from the Committee and applicant regarding the items noted in the report. Staff notes that for this rating of building, Guidelines require Commission review for any new skylights as well as the installation of new gates.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022

Architecture Committee Meeting of 02/22/2022

DESCRIPTION OF APPLICATION: 02/22/2022
Permit # 21-33579-VCGEN **Lead Staff: Nick Albrecht**

Proposal to renovate building including construction of new skylights, installation of new mechanical equipment, and installation of a new steel gate, per application & materials received 12/02/2021 & 02/08/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 02/22/2022

Staff still has several of the concerns noted in the 12/21/2021 report but noted the following changes in this set. On sheet A2.0 the previously proposed new gate at the carriageway has been eliminated in favor of retention of the existing doors. A large new skylight is still shown on this front elevation roof slope which staff finds highly problematic and not approvable per the Guidelines. Additional new large skylights on shown on sheet A3.01. Given that these would require significant modification to the roof framing, these do not conform with the Guidelines either, although multiple smaller skylights that do not require framing modifications may be approvable.

A new generator on this property is located on the roof of a small shed structure located in the courtyard. This generator is also proposed to be screened with aluminum shutters. Specs were provided for two models of generators. If this is the larger model of the two for which specs were provided, it would have a higher sound output, operating between 70 and 73 dB with no power load measured at 7 meters in various directions. If operating under a full electrical load it would operate between 74 and 77 dB. Again, staff did not note any comments on the frequency and length of any maintenance cycles.

Staff request commentary from the Architecture Committee regarding the proposed skylights and generator.

ARCHITECTURAL COMMITTEE ACTION: 02/22/2022

Mr. Albrecht read the staff report with Mr. Mercantile and Mr. Hargrave present on behalf of the application. Mr. Mercantile stated that the skylights were intended to not modify the roof structure and that the front one they did reduce in size. He went on to say that they had the same comments here as for 1130 regarding the generator. Ms. DiMaggio stated that she was VERY hesitant over the front skylight as it was highly visible and the high rating of the building. Mr. Bergeron agreed and asked the purpose of the skylight. He then stated "oh it is a bedroom." Mr. Fifield stated that he had the same comments for the enclosure and that he shared his colleagues response to the skylights on the building particularly the slope facing Chartres street. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

Like at 1130 Chartres we have major concerns about not only noise but fumes of the generator. Even if it is natural gas it will emit carbon monoxide which will sink into any adjacent area below other on their lot or blown over to one adjacent. While the noise dB may seem similar to a typical HVAC unit one

need only have walked around during Ida to understand the noise is dramatically worse under full load and reverberating and amplifying off all the brick in the vicinity as long as the power is off. This is a very large generator and they typically require a maintenance cycle on a WEEKLY basis for 30 minutes. This will destroy the tout ensemble of the entire square and detrimentally impact the blue rated property next door. Given how rare outages are in the Vieux carrels due to buried lines we respectfully ask the owner to consider whether a permanent generator is even necessary. After all, in a Katrina type event the gas will also be shut off citywide.

Nikki Szalwinski
FQ Citizens

We oppose the conspicuously placed skylights on the roof of this blue-rated building, as they will drastically alter the framing and exterior of the building and are not approvable per the design guidelines.

Regarding the comments on incremental changes, it would be beneficial for the applicant to present their full designs for the property for not only the VCC Reviewing body and staff, but also for the surrounding community, which will be impacted by the future commercial use of these multiple properties. Thus far, there has been no mention of a restaurant in submitted applications, which would require a hood vent.

Erin Holmes
Executive Director
Vieux Carré Property Owners, Residents and Associates

Discussion and Motion: Ms. DiMaggio made the motion to defer until all anticipated changes could be included in the proposal, incl. items that would impact the review of the current proposal, submittal of requested info by staff needed for review of certain components of proposal as well as general clarifications, and request the applicant take into consideration the AC discussion and public comments today. Mr. Bergeron seconded the motion and the motion passed unanimously.

<u>Architecture Committee Meeting of</u>	<u>01/11/2022</u>
<u>DESCRIPTION OF APPLICATION:</u>	01/11/2022
Permit # 21-33579-VCGEN	Lead Staff: Nick Albrecht

Proposal to renovate building including construction of new skylights, installation of new mechanical equipment, and installation of a new steel gate, per application & materials received 12/02/2021.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	01/11/2022
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See Staff Analysis & Recommendation of 12/21/2021.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	01/11/2022
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The applicant asked for a deferral prior to the reading of the staff report.

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio moved to defer the application, noting the applicant's request to do so. Mr. Bergeron seconded the motion, which passed unanimously.

<u>Architecture Committee Meeting of</u>	<u>12/21/2021</u>
<u>DESCRIPTION OF APPLICATION:</u>	12/21/2021
Permit # 21-33579-VCGEN	Lead Staff: Nick Albrecht

Proposal to renovate building including construction of new skylights, installation of new mechanical equipment, and installation of a new steel gate, per application & materials received 12/02/2021.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	12/21/2021
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Staff again notes that these plans have some overlap with the previously reviewed 1130 Chartres. The work proposed for this building is slightly more involved than the proposed work for 1130 Chartres.

On the first floor at the entrance into the 1133-1135 portion of the property, the applicant proposes to modify the existing door and add a new metal gate. This is seen in the plan on sheet A1.01 and detailed

on sheet A5.08. The proposed changes include cutting the existing panel doors vertically and hinging them together. The existing fixed side panels would also be hinged so the now three pieces of each side of the door could be folded flat against the jamb. A new decorative metal gate is then proposed for installation behind the existing door.

Although photographs indicate that the existing carriageway doors were installed sometime after 1963, staff finds the proposed modifications highly atypical. A plan book drawing from 1865 shows paneled carriageway doors similar to the existing. Although a proposal to modify the doors to open the full width of the carriageway may be approvable, staff is hesitant regarding the proposed subdividing of the existing center portions of the doors.

The proposal to install a new gate on the interior side of the doors in a carriageway is atypical and not directly addressed by the Guidelines. The Committee more frequently reviews proposals to install new gates at the entrance to deep vestibules rather than in carriageways. Staff is concerned that the combination of these two elements could dramatically change how this carriageway functions with the doors left open the majority of the time and the gate being used as the entrance.

A “new arch and security gate” are shown at the end of the alleyway for the 1137 Chartres entrance to the property on sheet A1.01. Staff was unable to locate any details on this proposed gate and requests additional information regarding this aspect of the proposal.

On the same sheet, one pair of double doors is noted as being modified to be fixed in a closed position. Staff requests additional information on how this would be done, noting that this type of work should be reversible.

At the roof plan on sheet A1.06 several new and enlarged skylights are proposed on this building. Staff notes that currently there are two small skylights on the front slope of this building and several additional skylights on the rear slope. Staff found in the report reviews from 1988 concerning the installation of two new 2'4" x 4'6" skylights on the rear roof slope of the main building. These skylights were approved but there was no mention of skylights on the front slope and it is unclear when these skylights were installed.

The applicant proposes to enlarge one of the existing skylights on the front slope to a new size of 5'2-1/2" x 7'. On the rear slope, the applicant proposes to install a completely new 4'5" x 7' skylight near the two existing skylights on this slope. Finally, a small existing skylight on the rear slope of the 1137 Chartres building is proposed to be enlarged to a new 5'6" x 7' skylight.

Regarding skylights the Guidelines state that, “*a skylight can dramatically alter the appearance of a roof. Therefore, an appropriate location for a new skylight is fairly limited.*” (VCC DG: 04-10) The Guidelines continue that a skylight, “*should be installed in a manner that:*

- *Minimizes its visibility from all locations*
- *Minimizes changes to existing roof framing*
- *Minimizes the number of skylights, such that it comprises a maximum amount of 3-percent of a roof slope*”(VCC DG: 04-10)

Staff does not find that the proposed skylights satisfy these criteria.

The roof plan also indicates new heat pumps on the rear slope of the main building. Regarding rooftop mechanical equipment, the Guidelines state that, “*the installation of rooftop mechanical equipment... is not permitted where it will be visibly obtrusive.*” (VCC DG: 04-11) The visibility of this proposed equipment is unclear but as this is a blue-rated building with no existing rooftop mechanical equipment, staff would highly encourage that alternative locations are sought. It appears that all existing mechanical equipment is located on a mechanical rack located between the main building and service ell.

“New roof jacks for exhaust fans” are noted on the front slope of the main building. Staff requests additional information regarding this aspect of the proposal.

Finally, the roof plan shows a generator in the Gov. Nicholls and Royal corner of the property. Like the one at 1130 Chartres, this one is also partially greyed out and staff questions if this will be applied for separately.

Also like at 1130 Chartres, all existing electric decorative fixtures are proposed for conversion to gas fixtures. Again, staff finds this aspect of the proposal approvable but notes that additional functional lighting may be required because of the overall reduction in light emitted from gas fixtures.

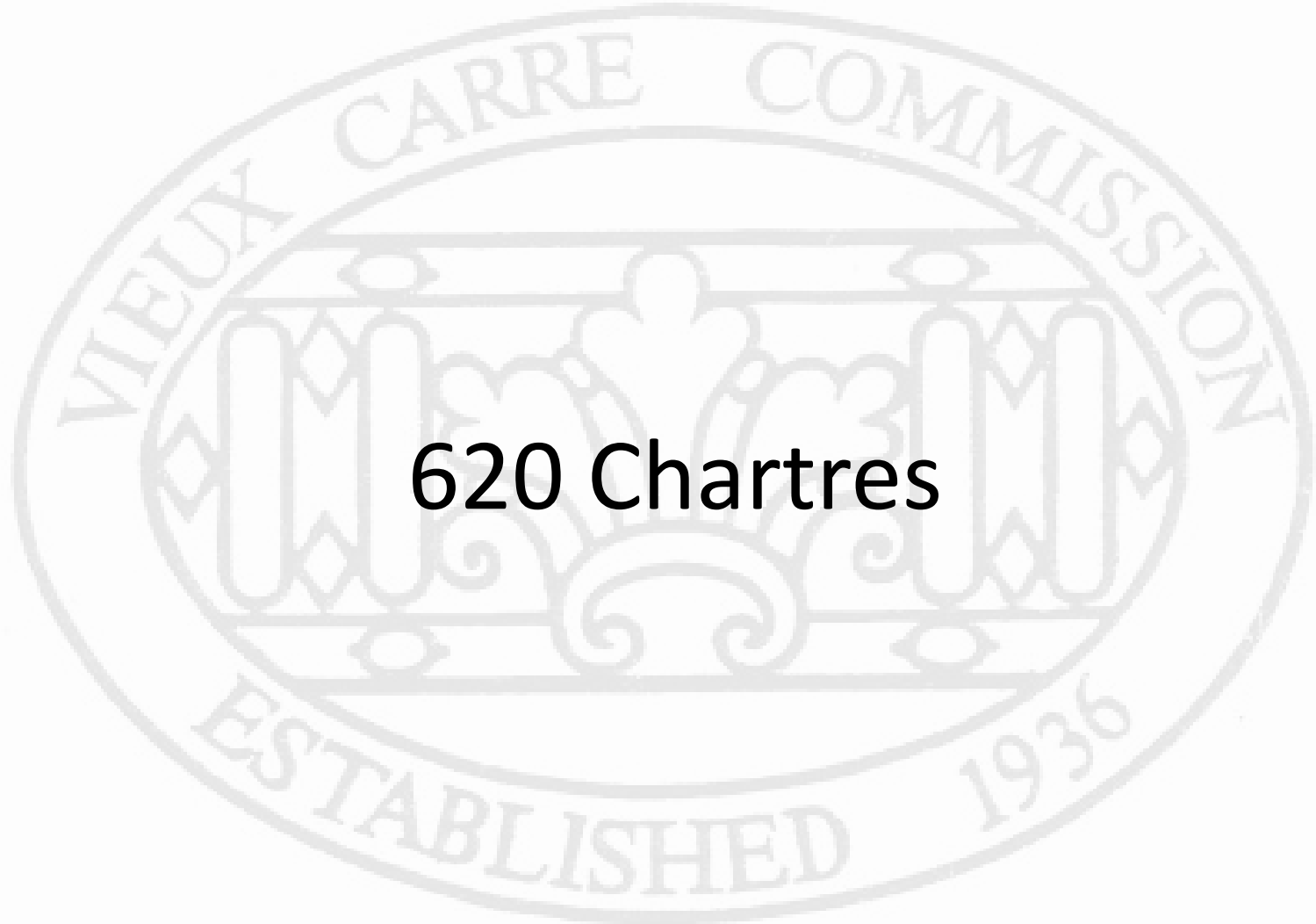
Staff recommends deferral of the overall application to address the items noted above but requests commentary from the Committee and applicant regarding: the proposed door modification and gate installations,

the proposed skylights, rooftop mechanical equipment, “new roof jacks,” and generator

ARCHITECTURAL COMMITTEE ACTION:

12/21/2021

The item was deferred as there was no one present on behalf of the application.



620 Chartres

ADDRESS:	618-24 Chartres Street	APPLICANT:	Edward Fleming
OWNER:	Chartres Group, LLC	SQUARE:	25
ZONING:	VCC-2	LOT SIZE:	4,602 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	920 sq. ft.
ALLOWED:	7 Units	EXISTING:	788 sq. ft.
EXISTING:	None	PROPOSED:	620 sq. ft.
PROPOSED:	No Change		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Green – of Local Architectural or Historical Importance.

This c. 1825-30 2-story stuccoed brick building incorporates two separate structures and an attached 2-story service building. The building on the downtown side (622-24) once had a passageway that lead into the courtyard and service yard area which was subsequently filled in and incorporated into the interior. This important property was owned by John McDonogh, 1844-59. Details shown on a plan book drawing include a shed roof overhang, rather than the existing cast iron gallery, and a low tile-covered hipped roof.

Architecture Committee Meeting of **03/22/2022**

DESCRIPTION OF APPLICATION: 03/22/2022
Permit # 21-22947-VCGEN **Lead Staff: Nick Albrecht**

Proposal to enlarge the existing rooftop mechanical platform including the construction of a new roof hatch, per application & materials received 03/02/2022 & 03/11/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/22/2022

Following the deferral at the 03/08/2022 meeting, the applicant consulted with Safety & Permits regarding the requirements on mechanical safety railings. Safety & Permits informed the applicant that railings more than 10' from the roof edge can be eliminated and the space between the rails can be up to 21". The applicant has submitted revised drawings based on these requirements.

The applicant has also shifted the roof access hatch closer to Chartres St. This revised proposal has eliminated approximately half of the width of the proposed new platform compared to the previous proposal. The current proposal would add approximately 7-1/2' of width to the existing platform.

Approximately 2-1/2' of new decking is still proposed on the upslope side of the existing platform, but again staff notes that this additional platform area would not increase the overall visibility of the mechanical platform.

Given the reduced size of the proposed platform compared to the previous proposal and the reduction in safety railing material, the Architecture Committee may find the revised proposal approvable. Staff requests commentary from the Architecture Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022**Architecture Committee Meeting of** **03/08/2022**

DESCRIPTION OF APPLICATION: 03/08/2022
Permit # 21-22947-VCGEN **Lead Staff: Nick Albrecht**

Proposal to enlarge the existing rooftop mechanical platform including the construction of a new roof hatch, per application & materials received 03/02/2022 & 02/22/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/08/2022

The existing mechanical rack is located on the St. Peter side wing of this green-rated property. There are currently eight pieces of mechanical equipment on this rack. The applicant proposes to enlarge this rack, add safety railings, and add a roof hatch in order to meet current mechanical code and to allow for the installation of additional equipment. Staff is concerned about the significant size increase of these elements on this roof. The square footage of the mechanical rack would more than double from approximately 130 sq. ft. to approximately 296 sq. ft.

Regarding roof mounted equipment, the Guidelines state that, *"the property owner is encouraged to limit the amount of rooftop equipment and number of penetrations in order to minimize the overall appearance*

of clutter” and “the installation of rooftop mechanical equipment, such as an air conditioner compressor unit...is not permitted where it will be visibly obtrusive.” (VCC DG: 04-11)

Given the location of the mechanical equipment and the surrounding buildings, staff does not believe the proposed mechanical equipment would be any more visibly obtrusive than the existing. Still, staff has concerns that such a large percentage of the roof would be covered by the mechanical rack and walkways. Staff questions if the type of equipment could be modified to use slightly larger, but fewer, pieces of equipment that might allow for a smaller mechanical rack.

Staff requests commentary from the Architecture Committee regarding the proposed enlarged mechanical platform and roof hatch.

ARCHITECTURAL COMMITTEE ACTION:

03/08/2022

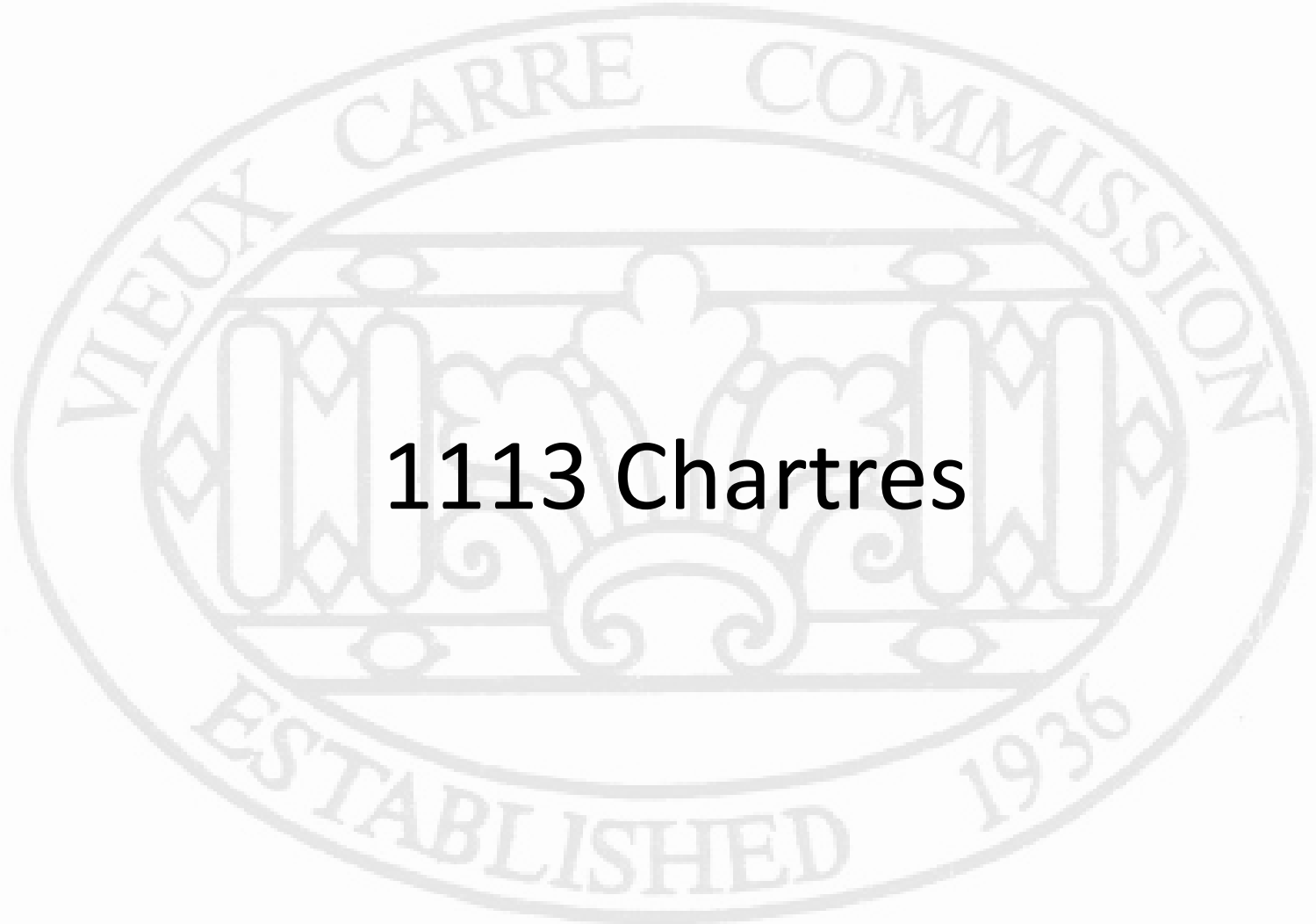
Mr. Albrecht read the staff report with Mr. Fleming present on behalf of the application. Mr. Fleming stated that currently the deck being used for the mechanical was unsafe as it was not large enough. He went on to say that they would like to keep the current equipment as it would be costly to replace. As for the hatch, Mr. Fleming stated that the location was at the far right, but that it could be moved approximately 6' but it would complicate the interior access. Mr. Fifield asked if the original screen that had been approved was ever installed. Mr. Fleming stated that there was no evidence of that. He went on to say that currently there was no working room on the platform and that for access they would go over the Chartres Street building. Mr. Fifield asked if the front alignment would be the same. Mr. Fleming stated yes that it would be extended to the east and widened to the north. Mr. Fifield asked if the extensive guardrail system was necessary. Mr. Fleming stated that to his knowledge he believed it was necessary. Mr. Fifield asked if they could be minimized. Mr. Bergeron agreed and stated that it was at least worth investigating, particularly around the roof hatch. Mr. Fifield agreed with Mr. Bergeron and asked the applicant to rethink it while considering the visibility. Mr. Fleming stated that he agreed and would investigate to see whether they could just eliminate the rails at the hatch to help with visibility. He went on to say that when this work was done they would also be repairing the roof. The Committee thanked the applicant and moved on to the next agenda item.

There was no Public Comment.

Discussion and Motion: Mr. Bergeron made the motion to defer the application in order for the applicant to investigate the visibly concerns of the rails. Mr. Fifield seconded the motion and the motion passed unanimously.



New Business



1113 Chartres

ADDRESS:	1113 Chartres Street	APPLICANT:	Robert Cangelosi
OWNER:	Beauregard-Keyes Foundation	SQUARE:	50
ZONING:	VCR-2	LOT SIZE:	11,680 sq. ft.
USE:	Museum	OPEN SPACE-	
DENSITY-		REQUIRED:	3,550 sq. ft.
ALLOWED:	19 units	EXISTING:	3,504 sq. ft. (approx.)
EXISTING:	2 units	PROPOSED:	No Change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Ratings:

- Main house & rear service building: **Purple** - of National Architectural or Historical Importance
- Extensions of service building on both uptown & downtown sides: **Yellow** - Contributes to the character of the district

In 1826 architect Francois Correjolles, the son of refugees from Saint-Dominique, designed the Le Carpentier-Beauregard-Keyes House, a landmark from the French Quarter's transitional period between French and American building traditions. The extensions of the rear service building on both the uptown and downtown sides are of early twentieth-century construction.

Architecture Committee Meeting of

03/22/2022

DESCRIPTION OF APPLICATION:

03/22/2022

Permit # 22-22947-VCGEN

Lead Staff: Nick Albrecht

Proposal to repair existing windows and doors and to replace existing louvered shutters with new board and batten shutters, per application & materials received 02/23/2022.

STAFF ANALYSIS & RECOMMENDATION:

03/22/2022

A similar proposal to replace louvered shutters with paneled shutters on the Chartres St. elevation was reviewed and approved in 2019. The applicant now proposes to replace the existing main floor louvered shutters on the Ursulines elevation with new paneled shutters.

In the instance of the shutters on the front elevation, there was strong documentation of the paneled shutters being in place as seen in historic photographs and the 1934 HABS drawings. The louvered shutters on the front elevation were not seen until a photograph dated “no later than 1954.” On the side elevation, louvered shutters are seen in the earliest photograph of this building, dated to 1900. Staff was unable to find any documentation of the presence of paneled shutters on the side elevations of this building.

Given the building’s age and style, staff finds the existing louvered shutters completely appropriate. Additionally, staff finds the presence of solid, paneled shutters on the front elevation of a building for increased security and louvered shutters on the side elevations for increased ventilation an entirely plausible combination. Without sufficient evidence of the presence of the proposed shutter style on the side elevations, staff cannot support the proposed shutter style change. Staff recommends deferral of the application to give the applicant an opportunity to provide supporting documentation for the proposed change.

ARCHITECTURAL COMMITTEE ACTION:

03/22/2022



300 Decatur

ADDRESS:	300-02 Decatur/ 417 Bienville	APPLICANT:	Terrell Fabacher
OWNER:	308 Decatur-New Orleans LLC		
ZONING:	VCE-1	SQUARE:	8
USE:	Commercial	LOT SIZE:	4,480 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	7 Units	REQUIRED:	896 sq. ft.
EXISTING:	Unknown	EXISTING:	0 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Pink - of Local or Major Architectural or Historical Importance that has been detrimentally altered (but, if properly restored, could be upgraded to Blue or Green)

This address features four circa 1830 Transitional style buildings which were remodeled first between 1876 and 1896 when an upper floor was removed and a new parapet added and second in 1966 when the mansard roof was added.

Architecture Committee Meeting of **03/22/2022**

DESCRIPTION OF APPLICATION: 03/22/2022
Permit # 22-06001-VCGEN **Lead Staff: Erin Vogt**

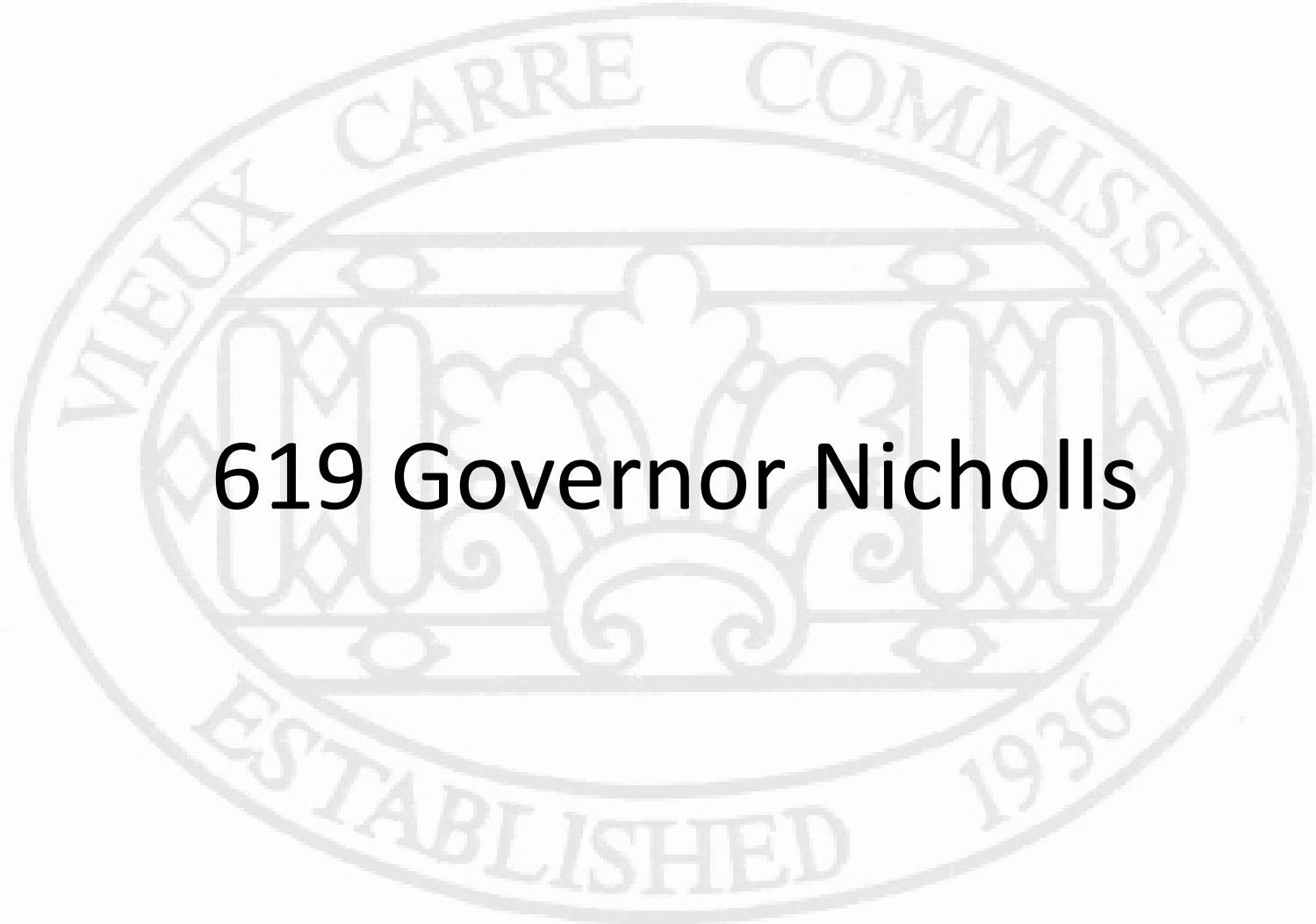
Proposal to install new rooftop mechanical equipment, per application & materials received 02/24/2022 & 03/11/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/22/2022

The applicant is proposing to replace previously existing rooftop mechanical equipment, installing five new condensers, a new intake vent, and corresponding duct work. The condensers will be installed on steel beam supports towards the middle of the roof, smaller in size and in a more discreet location than previous equipment. All penetration and flashing details are typical. Two (2) units by Daikin labeled CU-1 will be installed, measuring approximately 67” X 49” X 30” and a sound output of 68 dBA. Three (3) more units (CU-2) with the same measurements and sound output will also be installed adjacent. The new intake will replace an existing cowl, with ductwork to be added for code compliance. Staff finds all proposed mechanical equipment and alterations to be **approvable**.

At some point between 02/20/2021 and 09/03/2021, the roof was replaced without benefit of VCC review and approval, and several large pieces of mechanical equipment were removed at that time. It is not clear from available photographs and imagery if the roof was replaced with TPO or a prohibited torch-down system, but it is white in color, which is not within the VCC Design Guidelines for roofing materials due to reflectivity. Given the height and location of this building, it is unlikely that added reflectivity is a concern for this property. As staff would prefer not to see sound roofing disturbed, staff recommends **temporary retention** of the unpermitted roofing material until such time that it requires replacement, with the existing conditions to be fully documented prior to retroactive permit issuance.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022



619 Governor Nicholls

ADDRESS:	619 Gov. Nicholls	APPLICANT:	Orleans Sheet Metal & Roofing
OWNER:	Mardi Gras Manor Owners' Association	SQUARE:	51
ZONING:	VCR-2	LOT SIZE:	8,597 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-ALLOWED:	14 units	REQUIRED:	2,579 sq. ft.
EXISTING:		EXISTING:	3,205 sq.ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION:

In 1825 when the Ursulines Nuns relinquished their property in Sq. 51, no building stood on this site. Although documentary evidence to pinpoint the date of these assorted brick buildings is lacking, they probably date from the early 1830s when the widow of Jean Baptiste Poeyfarre moved from her uptown plantation house into the great house on Ursulines Streets (today the Stone-Ingraham House). She perhaps built the assorted brick service buildings at 619 Gov. Nicholls, as well as on the site of 625 Gov. Nicholls, to increase the site of her urban estate.

Ratings: **Green**, of Local Architectural or Historic Significance (all buildings except the following) **Orange**, post-1946 construction (linking structure between the front building & the adjacent riverside building)

Architecture Committee Meeting of **03/22/2022**

DESCRIPTION OF APPLICATION: 03/22/2022
Permit # 22-06514-VCGEN **Lead Staff: Nick Albrecht**

Proposal to replace existing Lamarite roofing material with new DaVinci synthetic slate roofing on green-rated buildings, per application & materials received 03/03/2022.

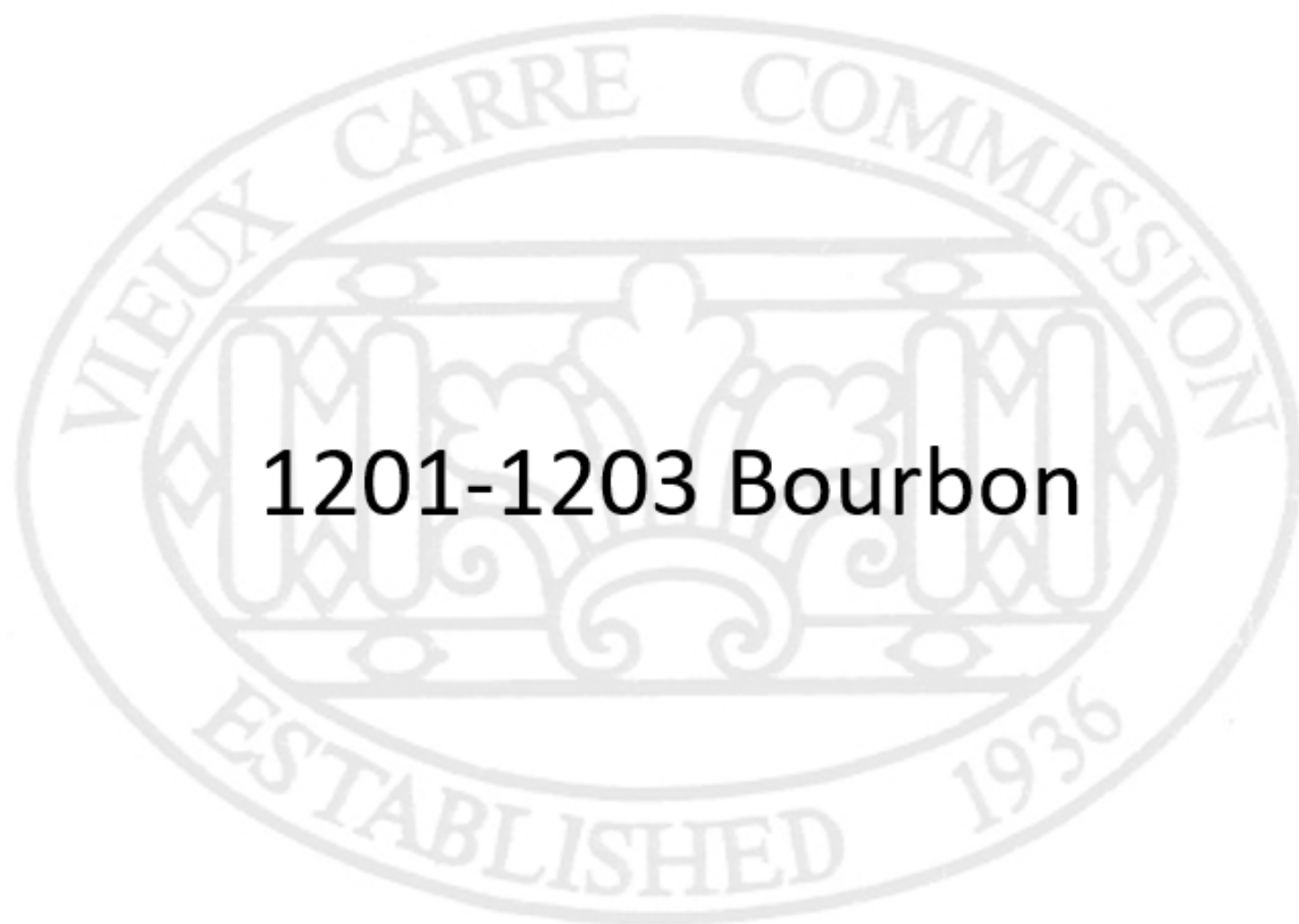
STAFF ANALYSIS & RECOMMENDATION: 03/22/2022

In August 2005, Hurricane Katrina did significant damage to the roofs of several of the buildings in this complex. A few months later on 11/28/2005 a permit was issued to remove the existing asbestos roofing materials and to install new Lamarite synthetic slate shingles. The VCC categorizes Lamarite shingles in the non-cement, slate type shingles category, generally only approvable for yellow, orange, or brown-rated buildings. However, in the months that followed Hurricane Katrina, several exceptions were made in order to get roofs back on damaged buildings.

The Lamarite roofing is now in need of replacement on four separate roof slopes across three buildings in the complex. The applicant proposes to install DaVinci synthetic slates which are also categorized as a non-cement, slate type shingle. Although these materials are comparable and this could be viewed as a replacement to match existing, as these are green-rated buildings and non-cement, slate type shingles are not approvable for this rating per the Guidelines, this application is not staff approvable.

Staff requests commentary from the Architecture Committee regarding the proposed work.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022



1201-1203 Bourbon

ADDRESS:	1201-03 Bourbon Street	
OWNER:	Rose J Lemarie	APPLICANT: Erika Gates
ZONING:	VCR-2	SQUARE: 79
USE:	Residential	LOT SIZE: 1728.62 sq. ft.
DENSITY:		OPEN SPACE:
ALLOWED:	2 units	REQUIRED: 345 sq. ft.
EXISTING:	Unknown	EXISTING: 280 sq. ft.
PROPOSED:	No change	PROPOSED: No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This building is another example of a one-story corner cottage (c. 1840) which had a second floor added in the late Victorian period. In this instance, the ground floor retains some Greek Revival millwork and the upper addition has a deep, bracketed overhang and a cast iron gallery.

Architecture Committee Meeting of **03/22/2022**

DESCRIPTION OF APPLICATION: 03/22/2022
Permit #22-03965-VCGEN **Lead Staff: Erin Vogt**

Proposal to replace decking with Aeratis synthetic decking, per application & materials received 03/07/2022.

STAFF ANALYSIS & RECOMMENDATION: 03/22/2022

While the Design Guidelines prohibit most uses of synthetic materials, the Committee has allowed synthetic decking in limited cases due to the poor quality of treated pine. After a test case review period, the Committee established the following criteria limiting approval to:

- brown, orange, and yellow-rated properties,
- locations above the first floor
- areas where decking is not protected by any kind of overhang and generally open to the sky

The Committee has also required that these products be painted on all sides rather than relying on the prefinished color. Limiting these types of products to brown, orange, and yellow-rated properties is consistent with the roofing guidelines that allow for similar synthetic materials to be used as roofing on these lower rated buildings, provided they are not replacing a natural slate roof.

The applicant proposes to install Aeratis synthetic decking on the wraparound gallery and service ell balcony, which are continuous. The widths have not been specified, but the applicant has included purlin replacement in their scope of work, and the existing purlins are not historic. As the building is Green rated, staff recommends **denial** of the proposal.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022



939 Iberville

ADDRESS:	939 Iberville		
OWNER:	French Quarter Apartments Limited Partnership.	APPLICANT: David Cimino	
ZONING:	VCC-2	SQUARE: 93	
USE:	Commercial Residential	LOT SIZE: 46,732.48 sq. ft. (all 3 parcels)	
DENSITY:		OPEN SPACE:	
Allowed:	77 Units	Required:	9347 sq. ft.
Existing:	87 Units	Existing:	None
Proposed:	No Change	Proposed:	None

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY

939-69 Iberville/200 Burgundy- Rating: Yellow - Contributes to the character of the district

In 1923 Emile Weil, the prolific New Orleans architect noted mostly for his residential and commercial designs in the Central Business Districts, design this building, which is known as the Maison Blanche Annex. Weil’s multi-story building combines the utilitarian Commercial style with some Art Deco ornamentation.

916 Bienville- Rating: Orange – Post-1946 construction.

In 1954, the local architectural firm of Goldstein, Parham and Labouisse designed this 4 story masonry warehouse for use as the Maison Blanche service building.

Architecture Committee Meeting of **03/22/2022**

DESCRIPTION OF APPLICATION: 03/22/2022
Permit # 22-06729-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #19-01039-VCCNOP **Inspector: Marguerite Roberts**

Proposal to install new projecting metal awning above a 6th floor roof access door, per application & materials received 03/07/2022.

STAFF ANALYSIS & RECOMMENDATION: 03/22/2022

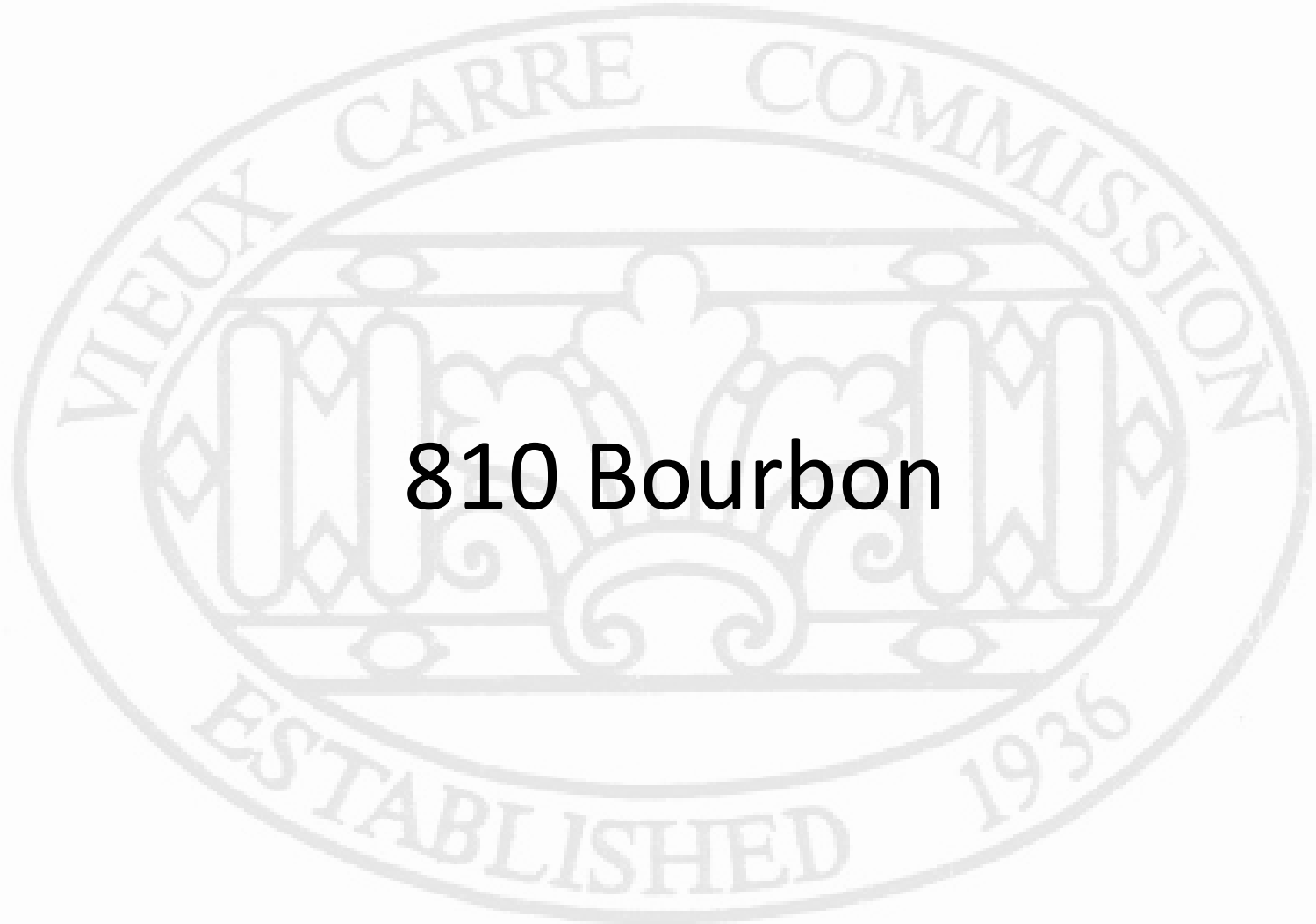
The proposed awning measures 4’ wide by 7’3” deep and is proposed for installation above a sixth-floor door that provides access to the rooftop terrace and pool area. The awning is shown constructed of a metal framework, low cap decking roof, and 1-1/2” square metal braces above the projecting awning. Given the location, staff believes visibility would be limited to only from this rooftop terrace.

Given the unique nature of this building and this proposed location, the Guidelines regarding awnings do not accurately address this situation. Staff notes that there is an existing related projecting metal awning above the main entrance on the Iberville elevation. Staff finds the proposed depth of the awning slightly atypical, but again, given the unique characteristics of this building staff does not find this necessarily objectionable.

Staff notes that there is an existing violation on this property that has not been addressed. On the Burgundy elevation of the building portion that fronts onto Bienville St. roof drains or spitters were installed. These drains were not shown on the original approved renovation plans and the water that drains through these drains directly onto the neighboring property at 924 Bienville. As water cannot drain directly into neighboring properties, this violation should be addressed immediately. Staff recommends that any approvals for this proposed awning be contingent on this issue being addressed.

Staff requests commentary from the Architecture Committee regarding the proposal and violation.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022



810 Bourbon

ADDRESS:	808-810 Bourbon St.	APPLICANT:	L. Katherine Harmon
OWNER:	810 Bourbon LLC	SQUARE:	58
ZONING:	VCR-2	LOT SIZE:	2,752 sq. ft.
USE:	Vacant	OPEN SPACE-	
DENSITY-		REQUIRED:	826 sq. ft.
ALLOWED:	4 Units	EXISTING:	621 sq. ft.
EXISTING:	Vacant	PROPOSED:	818 sq. ft.
PROPOSED:	1 Unit		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

C. 1830 exposed brick, gable-ended 4-bay Creole cottage.

Ratings: **Main Building: Green**, of local architectural and/or historical significance.
Service Building: Green, of local architectural and/or historical significance.
Rear Addition: Brown, objectionable or of no Architectural or Historical importance

Architecture Committee Meeting of **03/22/2022**

DESCRIPTION OF APPLICATION: 03/22/2022
Permit # 22-06935-VCGEN **Lead Staff: Nick Albrecht**

Proposal to modify previously approved plans including relocating exterior stairs, creating opening in existing property line masonry wall, and installing exterior mechanical equipment, per application & materials received 03/08/2022.

STAFF ANALYSIS & RECOMMENDATION: 03/22/2022

Renovations for this property were reviewed and approved in 2021 and permits issued in January 2022. The applicant is returning with a revision to the proposed exterior stairs as well as two new aspects of the proposal.

Exterior Stairs

When recently permitted, the existing metal stairs were to be demolished and new wood stairs were permitted for construction parallel with the balcony on the rear building. The applicant has revised the proposal and now proposes to construct a new wood stair in essentially the same footprint as the existing metal stair. Sanborn maps of this property do not indicate an exterior stair for this building; however the material change to a wood stair is certainly more appropriate for the building.

Mechanical Equipment

Exterior mechanical equipment was not included on the previously permitted set of plans. The applicant now proposes the installation of mechanical equipment including two standard condensers installed near grade in the small space between the main building and rear building. A 6’ tall wood lattice gate is proposed between these units and the rest of the courtyard. Staff finds this mechanical equipment consistent with Guidelines and approvable.

In addition to these standard condensers, two new mini split condensers are proposed for installation near grade below where the balcony of the service building meets the masonry wall along the rear property line. Lattice screening is also proposed around these units. Staff finds this proposed equipment consistent with the Guidelines as well.

Property Line Opening

The final aspect of the proposed work is the creation of a new 2’10” x 6’8” opening in the rear property line to provide access between this property and the parking area of the neighboring 812 Bourbon St. The opening is shown as being located under the repositioned stair.

A tongue and groove vertical beaded board gate is proposed for installation in this opening. Staff questions if the applicant has discussed this aspect of the proposal with other City agencies. Provided the necessary agreements and conditions are satisfied, staff does not find this proposed opening objectionable.

Summary

In general, staff finds this proposed work generally approvable but requests commentary from the Architecture Committee and applicant regarding the proposed stair arrangement and new property line wall opening.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022

<u>Vieux Carré Commission Meeting of</u>	<u>09/22/2021</u>
<u>DESCRIPTION OF APPLICATION:</u>	09/22/2021
Permit # 21-20920-VCGEN	Lead Staff: Nick Albrecht

Proposal to demolish existing, brown-rated rear addition and courtyard stair and to construct a new stair to the second floor of the rear building, per application & materials received 07/20/2021 & 08/17/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/22/2021

The applicant proposes to demolish the rear addition, with no new construction proposed in its place. Two existing doors and one existing window on the rear elevation of the main building would be repaired or replaced to match existing. One new window is proposed to be installed to mirror the existing window and bring symmetry to the rear elevation. Staff finds this window, door, door, window arrangement typical for this building type and notes that the proposed demolition will restore the original footprint of the main building on this property. Staff welcomes the proposed demolition of the brown-rated infill.

At the service building the existing metal stairs to the second floor would be demolished. The applicant proposes to construct a new wood stair parallel with the balcony. Although there is no documentation in either Sanborn maps or historic photographs of this property indicating a historic exterior stair, staff finds the proposed new stair an improvement over the existing and potentially approvable.

The Architecture Committee found all aspects of the proposal approvable and forwarded the proposal to the Commission with a recommendation of approval.

VIEUX CARRÉ COMMISSION ACTION: 09/22/2021

Mr. Albrecht read the report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that they agreed with the report. Mr. Fifield stated that the ARC had worked closely with the applicant and they were very pleased with the improvement this applicant had made.

There was no public comment.

Mr. Reeves made the motion for approval consistent with the staff report and the ARC approval. Mr. Fifield seconded the motion and the motion passed unanimously.

<u>Architecture Committee Meeting of</u>	<u>08/24/2021</u>
<u>DESCRIPTION OF APPLICATION:</u>	08/24/2021
Permit # 21-20920-VCGEN	Lead Staff: Nick Albrecht

Proposal to demolish existing, brown-rated rear addition and courtyard stair and to construct a new stair to the second floor of the rear building, per application & materials received 07/20/2021 & 08/17/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/24/2021

Although this application was reviewed at the 08/10/2021 meeting, the submitted plans are a drastic departure from the previously reviewed plans. The applicant still proposes to demolish the rear addition, but no longer proposes any new construction in its place. Two existing doors and one existing window on the rear elevation of the main building would be repaired or replaced to match existing. One new window is proposed to be installed to mirror the existing window.

At the service building the existing metal stairs to the second floor would be demolished. The applicant proposes to construct a new wood stair parallel with the balcony. Although Sanborn maps of this property do not indicate an exterior stair, staff finds the proposed new stair an improvement over the existing and potentially approvable.

Staff welcomes the proposed demolition of the brown-rated infill and notes that the work will result in restoring the original footprint of buildings on this property. Staff recommends that the Architecture Committee forwards the proposal to the Commission for consideration of the demolition with a recommendation of approval.

ARCHITECTURAL COMMITTEE ACTION: 08/24/2021

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that they agreed with the staff report. Mr. Fifield stated that this was a huge improvement. He then asked the Committee if they had any questions or comments. Ms. DiMaggio and Mr. Bergeron agreed with the staff report and with the applicant. With nothing left to discuss, the Committee moved on to the

next agenda item.

Public Comment: There was no public comment.

Discussion and Motion: Mr. Bergeron moved to forward the proposed demolition to the full commission with a recommendation for approval. Ms. DiMaggio seconded the motion, which passed unanimously.

<u>Architecture Committee Meeting of</u>	<u>08/10/2021</u>
<u>DESCRIPTION OF APPLICATION:</u>	08/10/2021
Permit # 21-20920-VCGEN	Lead Staff: Nick Albrecht

Proposal to demolish existing, brown-rated rear addition and construct a new two-story connecting structure, per application & materials received 07/20/2021.

STAFF ANALYSIS & RECOMMENDATION: 08/10/2021

The proposed exterior work occurs exclusively in the courtyard space behind the main building. The applicant proposes to demolish the existing approximately 155 sq. ft. brown-rated shed roof addition located across the entire rear elevation of the main building. With the addition demolished, two existing door openings at the rear elevation of the main building would be restored with French doors and one six over six window would also be restored.

There is approximately 6'4" between the rear wall of the main building and the side wall of the service building. The applicant proposes to connect these two buildings with a new structure spanning that gap and being about 8' wide. The interior floor plans show the entire property being used as one residential unit.

The structure would rise to a total height of about 24'. A dormer-like extension is proposed to connect the connecting structure to the roof of the main building. The interior space of the addition would provide stair access to the second floor of the main building as well as the second floor of the service building. These interior stairs would allow for the demolition of the existing inappropriate metal stairs from the courtyard.

Staff is most hesitant regarding the connection into the roof of the main building. The Guidelines note that, "*an addition to an existing historic building should not obscure, damage, or destroy a significant architectural element, detail, or material.*" (VCC DG: 14-11) As the dormer-like portion is proposed to provide adequate head height to the second floor of the main building, staff questions if these stairs could be modified or relocated so as not to need such a large element at the roof.

The connecting structure is shown with fixed shutter cladding at the first-floor level with fixed wood windows at the second-floor level above. The portion that ties into the roof of the main building is clad in wood siding. The roof is noted as being standing seam copper with copper gutters and downspout. Regarding materials of proposed additions, the Guidelines state that an addition "*should be subordinate to the historic building and read clearly as a present-day addition.*" (VCC DG: 14-11) In similar connecting structure type additions (1017 St. Philip, 1035 Royal), the VCC has recommended the use of more modern materials so that may be a consideration in this instance as well if the project develops further.

Staff believes the second-floor portion between the two buildings would be visible from the neighboring 812-814 Bourbon St. property but otherwise the entire addition would be minimally visible. The plans note that this wall would be a new solid brick wall and measures about 13-1/2' above the existing masonry wall.

Staff finds the overall concept of the proposal as an improvement for the property and generally compatible with the Guidelines for additions, however, staff is hesitant regarding the proposed significant roof modification of the main building and suggests this element be significantly scaled down. Staff requests commentary from the Committee regarding the overall concept as well as materials if the concept is found to be worth developing further.

ARCHITECTURAL COMMITTEE ACTION: 08/10/2021

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that regarding the height, she could maybe spare 9", otherwise it would not be functional. She went on to say that they were also open to more modern materials and that it was to be a single-family home, so they wanted to remove the stair. Mr. Fifield asked if there were any comments or questions from the Committee.

Ms. DiMaggio stated that she agreed with the staff report and the proposal was a huge improvement on the current conditions. She went on to say that if the elevation facing the courtyard was more modern and lighter it would help the massing. Lastly, she stated that she believed there were definitely options. Mr. Bergeron stated that he agreed with Ms. DiMaggio. He went on to say that he was unsure how necessary the connecting structure actually was, and he agreed about the materials. Mr. Fifield stated that he understood why they wanted the connector but that it looked like infill. He went on to say that materials question was an interesting one. Ms. DiMaggio stated that the casement and siding should be abandoned for a more modern take and the rest of the design would likely follow. She went on to say that the stair and lean-to removal were positive enough for her to consider the approach. She then stated that the siding should be a different material and the casement should follow suit.

Mr. Fifield asked about the shutters on the first-floor wall. Ms. DiMaggio stated that she was looking to the Committee for that aspect. She believed that that it would follow suit once the other adjustments were made. Mr. Bergeron stated that he agreed. He went on to say that the materials evoked an accumulation of building over time and that he believed one material would be better. Ms. Harmon stated that owner was now rethinking the proposal. Mr. Fifield asked if he was understanding currently, the owner now wished to just replace the metal stair with wood? Ms. Harmon stated yes that they would turn it ninety-degrees to be parallel. Mr. Fifield stated that he was hesitant to discuss this change without an actual proposal. Mr. Block stated that they would have to defer in order to have time to review any changes. Mr. Fifield asked the Committee if they thought the Committee could vote for a conceptual approval on the massing and size with additional review. Mr. Bergeron stated yes. Mr. Fifield state that he would also like an elevation from the rear side. With nothing else to discuss, the Committee moved on to the next agenda item.

Public Comment:

There was no public comment.

Discussion and Motion:

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



927 Toulouse

ADDRESS:	927 Toulouse St.	APPLICANT:	Witten Roofing
OWNER:	Toups Family Investment Company, LLC	SQUARE:	89
ZONING:	VCR-1	LOT SIZE:	5,120 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,536 sq. ft.
ALLOWED:	5 Units	EXISTING:	Approx. 2,132 sq. ft.
EXISTING:	6 Units	PROPOSED:	No Change
PROPOSED:	7 Units		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Green: Of Local Architectural or Historical Importance.

Although somewhat altered from its original appearance, as shown in a plan book drawing, this circa 1830 porte cochere townhouse has fine detailing, including pilasters at the ends of the front facade of the building and between the openings on the upper floors, refined dormers, and an unusual balcony railings. The building was owned by Philippe Avegno between 1822-61 and reputedly was the home of the subject of John Singer Sargent's Madame X.

Architecture Committee Meeting of**03/22/2022****DESCRIPTION OF APPLICATION:**

03/22/2022

Permit # 22-08037-VCGEN**Lead Staff: Nick Albrecht**

Proposal to repair and patch existing slate roof with slate shingles that do not match existing, per application & materials received 03/17/2022 & 03/02/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

03/22/2022

The applicant is seeking to make repairs to this existing slate roof which was damaged during hurricane Ida. The owner and contractor have been instructed by the insurance company to utilize specific replacement slates from two local slate distributors. Although the two proposed slate shingles are nearly identical to one another, staff does not find them to be a good match for the existing slate shingles. As the proposed work is only to repair and patch the existing slate roof, rather than a complete replacement, staff believes the proposed replacement slates would be highly visible and clash with the existing slates.

As this is only a question of the size and color of the slate, rather than the use of the natural slate material in general, staff hopes that all parties will be agreeable to a different type of slate that will be a better match to the existing roof.

Staff recommends denial of the proposed slate shingles for repairs with the applicant to return with a more closely matching slate for repairs or a revised proposal for a complete roof replacement with the proposed slate material.

ARCHITECTURAL COMMITTEE ACTION:

03/22/2022



1114 Royal

ADDRESS:	1114 Royal Street		APPLICANT:	Witten Roofing
OWNER:	Toups Family Investment Co.,			
	LLC			
ZONING:	VCR-2	SQUARE:	50	
USE:	Residential	LOT SIZE:	4,914 sq. ft.	
DENSITY-		OPEN SPACE-		
ALLOWED:	8 Units	REQUIRED:	1,474 sq. ft.	
EXISTING:	6 Units	EXISTING:	1,744 sq. ft.	
PROPOSED:	No Change	PROPOSED:	No Change	

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:

Rating: Blue, of major architectural significance.

This picturesque building type--the 1 ¾ story cottage with a full-fledged series of short windows on the second floor--has few remaining examples in the Quarter, but there probably were many more, now demolished, examples from the late 18th and early 19th centuries. This remaining example at 1112-12 Royal was built soon after 1825 when it became the property of Joseph Guillot, brother-in-law and partner in a building firm with Claude Gurlie, and had repairs and improvements made in 1840.

Architecture Committee Meeting of **03/22/2022**

DESCRIPTION OF APPLICATION: 03/22/2022
Permit # 22-08064-VCGEN **Lead Staff: Nick Albrecht**

Proposal to repair and patch existing slate roof with slate shingles that do not match existing, per application & materials received 03/17/2022 & 03/02/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/22/2022

This application is very similar to the one just reviewed for 927 Toulouse and the two properties share the same owner and applicant. As with 927 Toulouse, the applicant has been instructed by the insurance company to utilize one of the two slates provided from the local distributors.

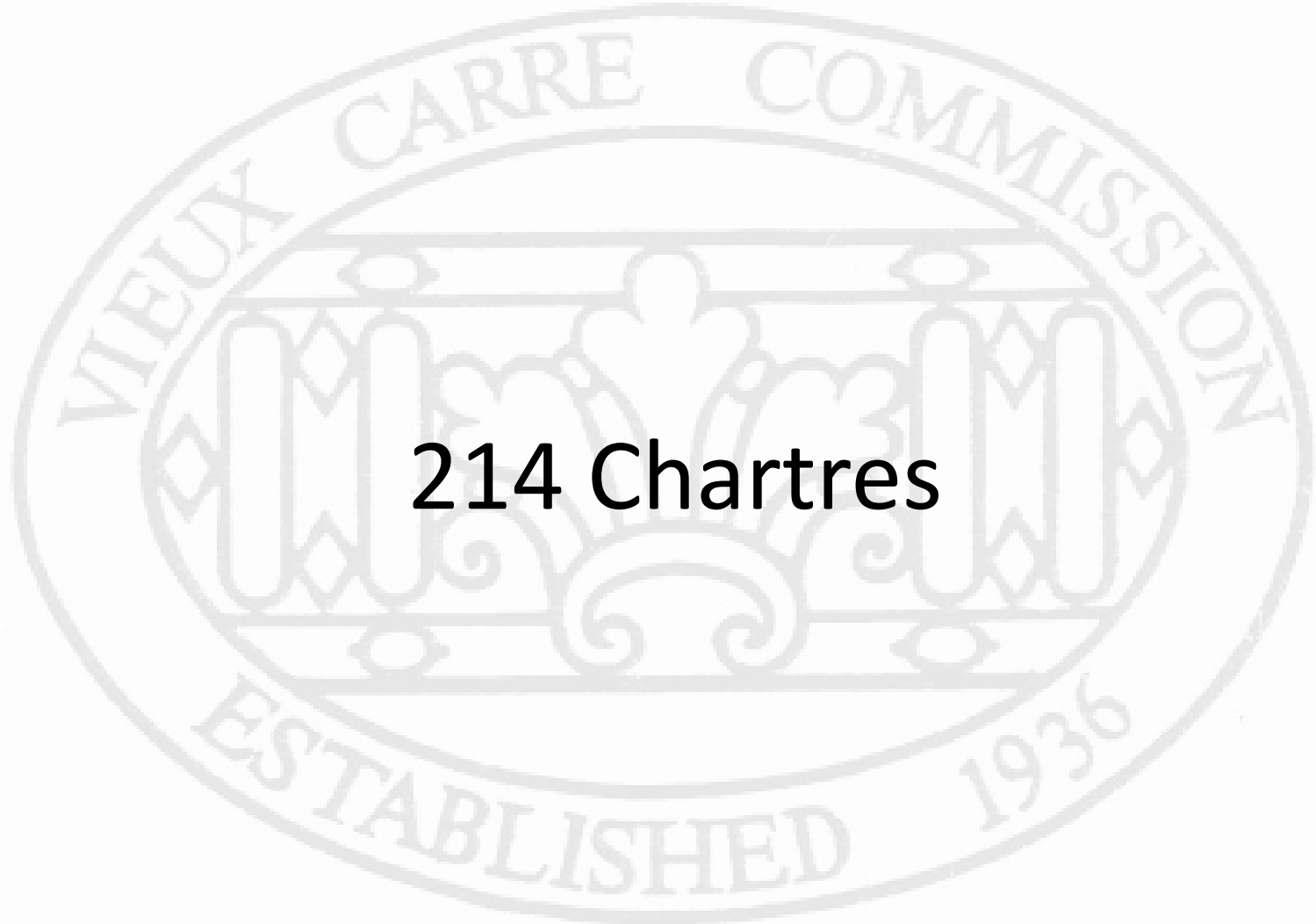
Although there is more color variation in the existing slate of this roof (compared to 927 Toulouse), staff is still concerned that the proposed replacement slates would not blend into the roof and would be readily apparent, particularly if used together in a large patch. Additionally, as this is a blue-rated building it is even more critical that the final appearance of the roof is correct.

Staff recommends denial of the proposed slate shingles for repairs with the applicant to return with a more closely matching slate for repairs or a revised proposal for a complete roof replacement with the proposed slate material.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022



Appeals and Violations



214 Chartres

ADDRESS:	214 Chartres Street		
OWNER:	Thomas Joseph Vandeveld	APPLICANT:	David Lenau
	And Myrna The, Timmie D Shedd, Larry J Stout, The Sereda Nash Revocable Trust, Sean J Hubar, Wayne F Wandell		
ZONING:	VCC-1	SQUARE:	30
USE:	Mixed	LOT SIZE:	2313 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	2 units	REQUIRED:	693.9 sq. ft.
EXISTING:	Unknown	EXISTING:	None
PROPOSED:	No change	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Rear addition: **Unrated**, non-contributing 20th century courtyard enclosure

Mid-19th century 4-story brick store in the Classical style with granite posts and lintels on the ground floor. Fire map of 1908 notes that this building survived that fire.

Architecture Committee Meeting of **03/22/2022**

<u>DESCRIPTION OF APPLICATION:</u>	03/22/2022
Permit #21-20097-VCGEN	Lead Staff: Erin Vogt
Violation Case # 20-23605-DBNVCC	Inspector: Anthony Whitfield

Appeal to retain Aeratis decking installed without benefit of VCC review and approval, per application & materials received 07/14/2021 & 02/16/2022.

STAFF ANALYSIS & RECOMMENDATION: 03/22/2022

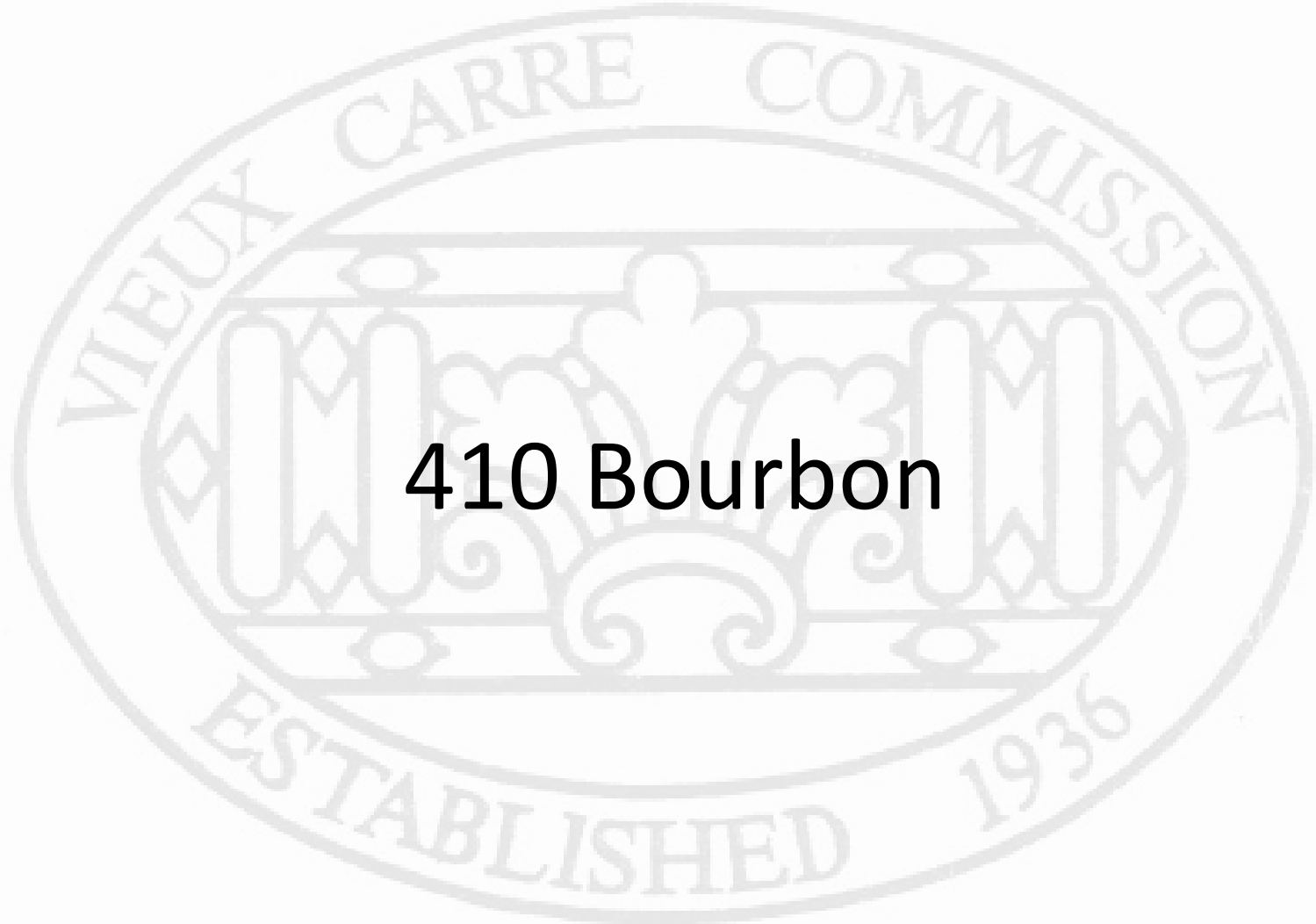
Staff issued a permit on 10/01/2021 in response to a demolition by neglect violation that cited the deteriorated millwork on the rear balcony/fire escape. Upon inspection of completed conditions, staff noted that synthetic decking had been installed contrary to the permit, which called for treated tongue and groove decking in keeping with the VCC’s typical detail sheet for balcony decking. The applicant is appealing to retain the Aeratis decking as installed on the unusual rear balcony, which is not historic and is inappropriately detailed with a combination of metal and wood railings, stock turned newel posts, and interrupted fascia and trim below.

The balcony was installed in front of two windows, which were also inappropriately altered to fixed, contemporary windows (cited as work without permit in violation case 20-23605-DBNVCC; the permit issued on 10/01/2021 addressed demolition by neglect only and was allowed to proceed so further deterioration of the historic building would be avoided). It is visible from at least four other properties in the square.

While the building is Green rated, staff finds retention of the Aeratis decking in this limited application to be less problematic than the other millwork conditions on the balcony, particularly the missing newel post and interrupted fascia and trim. Staff recommends that the Committee **conceptually approve** retention of the Aeratis decking with the following provisos:

- That the applicant agree to paint the Aeratis decking gray on top and sides and white on the bottom, consistent with the requirements for all approved uses of Aeratis in the district,
- That the missing newel post be replaced to match existing, and
- The fascia and trim be replaced to match VCC typical detail sheet no. 12.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022



410 Bourbon

ADDRESS:	410 Bourbon		APPLICANT:	Loretta Harmon
OWNER:	410 Bourbon Street LLC	APPLICANT:	Loretta Harmon	
ZONING:	VCE	SQUARE:	63	
USE:	Vacant	LOT SIZE:	3000.9 sq. ft.	
DENSITY:		OPEN SPACE:		
ALLOWED:	5 units	REQUIRED:	900.3 sq. ft.	
EXISTING:	None	EXISTING:	Unknown	
PROPOSED:	No change	PROPOSED:	No change	

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

The building at this address is one of two twin 3-story Greek Revival townhouses constructed c. 1840 for the Irish merchant, Randall Currell, who also owned the row of townhouses around the corner on Conti Street. The ground and upper floors of this individual building have received distracting alterations and, on the ground floor, originally had two double-hung windows and a grand recessed entrance consisting of a fine crossette enframing topped with an anthemion crest. If these alterations had not occurred, this would be a blue-rated building, as is its twin.

Architecture Committee Meeting of **03/22/2022**

DESCRIPTION OF APPLICATION: 03/22/2022
Permit #21-31193-VCGEN **Lead Staff: Erin Vogt**

Proposal to correct demolition by neglect violations and install tiebacks at front façade, per application & materials received 11/05/2021 & 03/09/2022, respectively. [**Notices of Violation sent 10/23/2019, 11/30/2020, & 04/20/2021**]

STAFF ANALYSIS & RECOMMENDATION: 03/22/2022

Staff has issued several violations over the last few years for longstanding demolition by neglect at this property. While most of the proposed work can be handled at staff level, the applicant is proposing the following items that require Committee review:

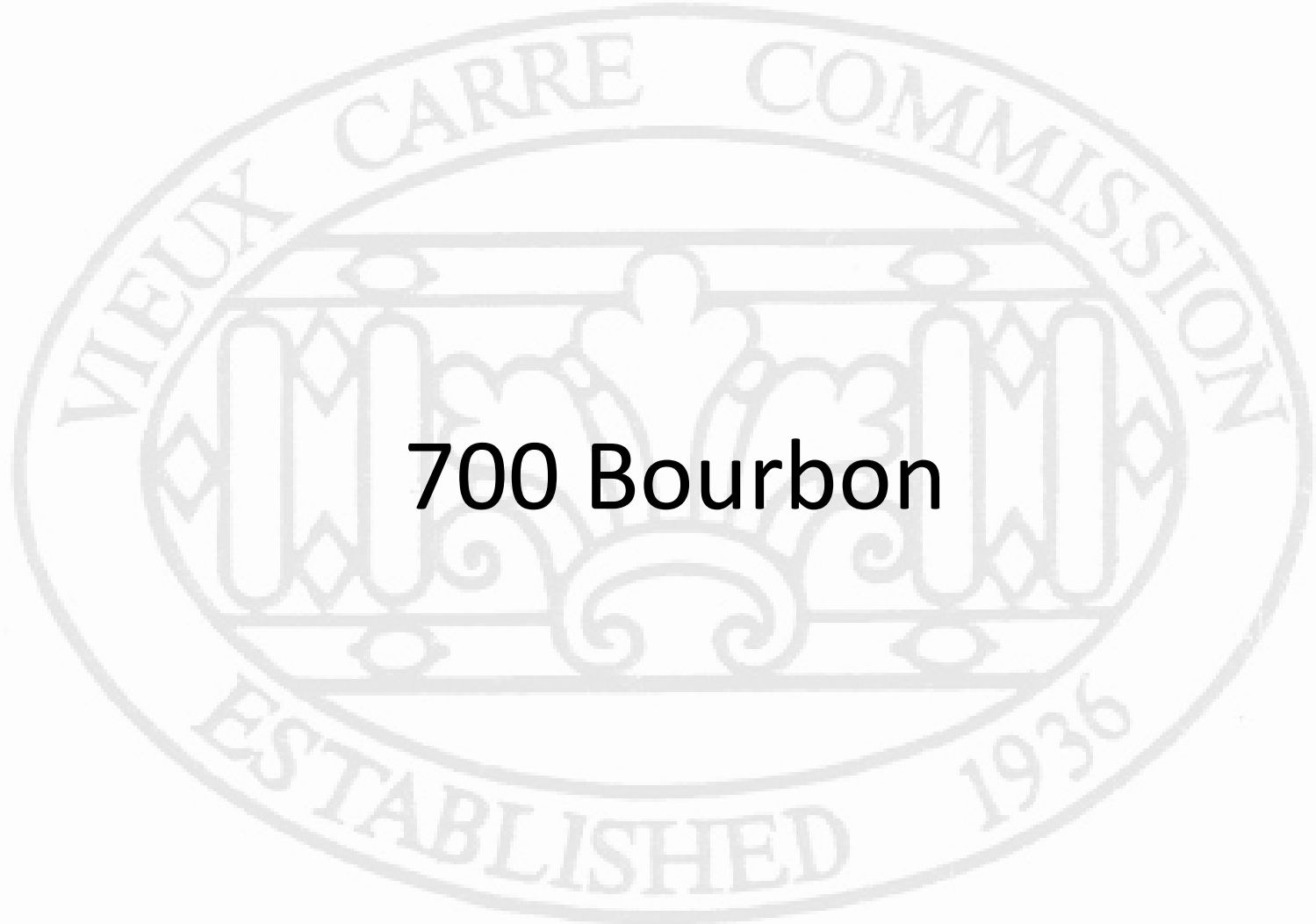
- *Remove corrugated metal wall cladding; new stucco; paint. Remove T1-11 plywood wall cladding; new stucco; paint.* Staff recommends exploratory demolition prior to approval of stucco application so underlying conditions may be inspected.
- *Remove and replace eight-over-eight windows and wood infill on rear elevation and replace with new twelve-over-eight windows to fill masonry openings.* Staff seeks the guidance of the Committee on this item.
- *Remove and replace wood doors.* Anachronistic doors will be replaced with new four-panel wood doors. Staff has no objection.
- *Retain existing K-style gutters.* K-style gutters are inappropriate for this building age and type and should be replaced with half round.
- *Retain existing painted wood seven-board fence and gate.* The fence cannot be retained as it violates building code for height of combustible materials within 3’-0” of the property line.
- *Repair or replace roof.* Staff notes that the existing roof on the service ell that is noted as “repair or replace” is a prohibited asphalt shingle roof and may not be repaired or retained. Natural or contemporary slate or a cementitious slate-type shingle should be proposed.
- *Retain existing HVAC units (tenant at 410 Bourbon is same entity as 408 Bourbon).* Staff notes that these are separate properties owned by separate companies; only the tenant is shared, and the equipment has apparently been in place for several years with no permit issuance. It is not clear how much of this equipment is used by 410 and what units might service 408 Bourbon. Staff recommends deferral of this item until more information can be provided.

Staff noted bulging on the front elevation and a significant crack at the parapet in the location where a structural strap was previously installed, and requested an engineer’s report in advance of the meeting. The engineer, Robert B. Anderson, confirmed that there had been outward movement of the front façade, and determined that three tie backs should be installed between the second and third floors. The tieback details appear typical.

This property appears to have been vacant since at least June 2021, which would trigger a change of use hearing. Staff requests that the applicant clarify the new business use so the property can be scheduled for a change of use hearing at the Commission level.

With the exception of a few items that need revision at the staff level, staff recommends **conceptual approval** of the proposed work with the following exceptions: staff recommends **denial** of the appeal to retain the seven-board fence and K-style gutter, and **deferral** of the HVAC.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022



700 Bourbon

ADDRESS:	700-04 Bourbon Street	APPLICANT:	Erika Gates
OWNER:	McConnell Enterprises	SQUARE:	60
ZONING:	VCE	LOT SIZE:	2405.94 sq. ft.
USE:	Commercial	OPEN SPACE:	
DENSITY:		REQUIRED:	481.2 sq. ft.
ALLOWED:	4 units	EXISTING:	0
EXISTING:	None	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building and service building: **Green:** of Local Architectural or Historical Importance.

This address actually consists of two c. 1848 Greek Revival two-story brick commercial buildings, the facades of which are unified by a covered cast iron gallery.

Architecture Committee Meeting of **03/22/2022**

DESCRIPTION OF APPLICATION:

03/22/2022

Permit #22-03726-VCGEN

Lead Staff: Erin Vogt

Violation #18-07079-VCCNOP

Inspector: Anthony Whitfield

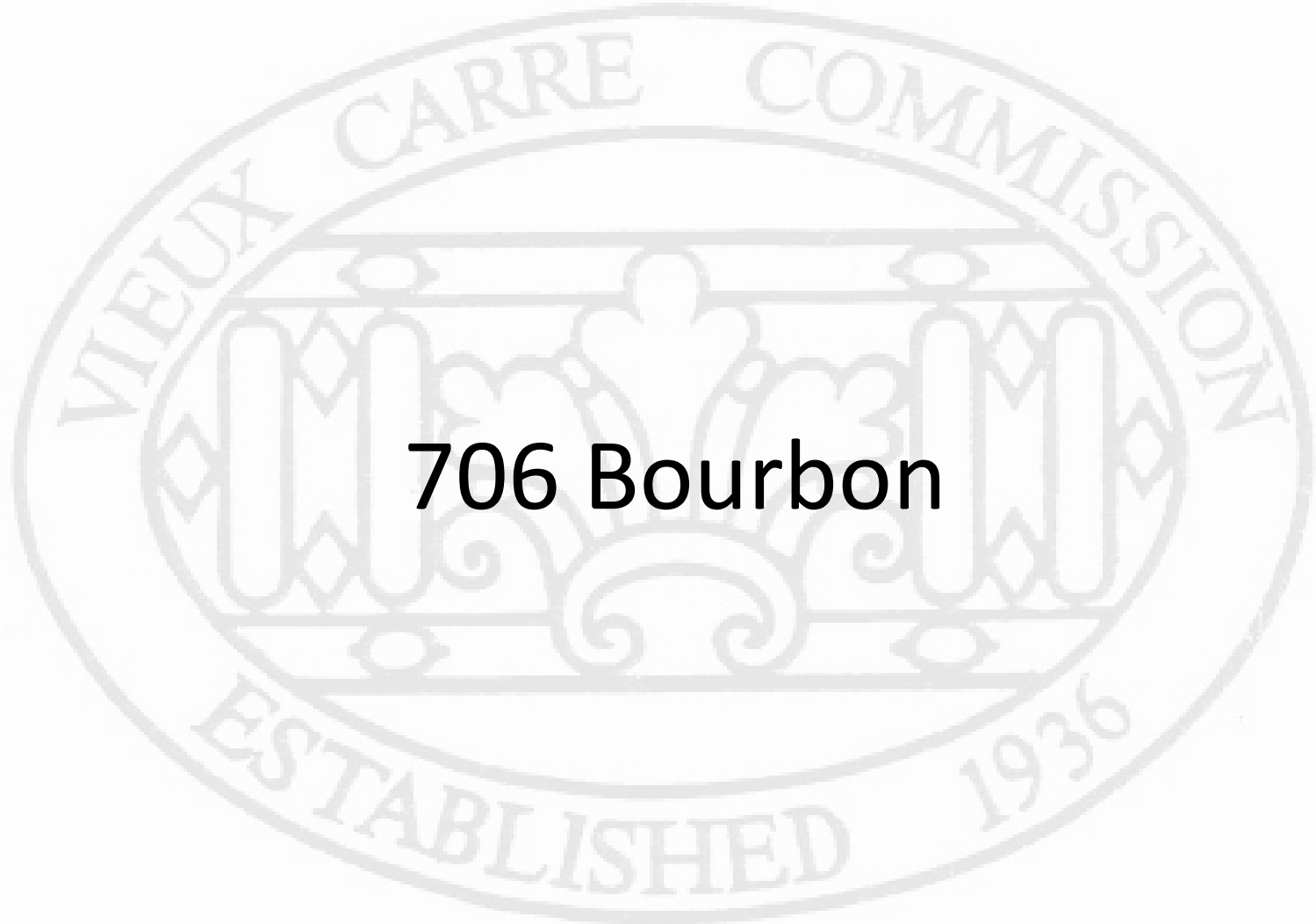
Appeal to retain work completed without benefit of VCC review and approval, per application & materials received 02/07/2022. [Notice of Violation sent 07/30/2018]

STAFF ANALYSIS & RECOMMENDATION: **03/22/2022**

Staff inspected the property on 7/27/18 and noted multiple demolition by neglect and work without permit violations, most of which can be addressed at the staff level. The applicant is appealing to retain the unpermitted ceiling fans, including light kits.

All light fixtures and exterior fixtures or equipment require VCC review and approval prior to installation, and lamped ceiling fans are prohibited within VCC Design and Lighting Guidelines (VCC DG: 11-9). The Guidelines recommend discrete fixtures that are centered either over door and window openings or between gallery bays. Staff also understands the desirability of fans in occupied exterior spaces. Staff is willing to work with the applicant on a plan to provide adequate light and fans without light kits but must recommend **denial** of the appeal to retain the existing fans as-is.

ARCHITECTURAL COMMITTEE ACTION: **03/22/2022**



706 Bourbon

ADDRESS:	706-708 Bourbon	APPLICANT:	Erika Gates
OWNER:	706-08 Bourbon Real Estate	SQUARE:	60
ZONING:	VCE	LOT SIZE:	2,407 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	722 sq. ft.
ALLOWED:	3 Units	EXISTING:	318 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

This c. 1848 2-story Greek Revival brick building, which was originally divided into two units, each with a detached service building, is the twin of 700-04 Bourbon, with which it is unified by a covered cast iron gallery.

Main and rear building – **Green:** Of Local Architectural or Historical Importance

Architecture Committee Meeting of **03/22/2022**

<u>DESCRIPTION OF APPLICATION:</u>	03/22/2022
Permit #22-03727-VCGEN	Lead Staff: Erin Vogt
Violation #18-07154-DBNVCC	Inspector: Anthony Whitfield

Appeal to retain work completed without benefit of VCC review and approval, per application & materials received 02/07/2022. [Notice of Violation sent 07/31/2018]

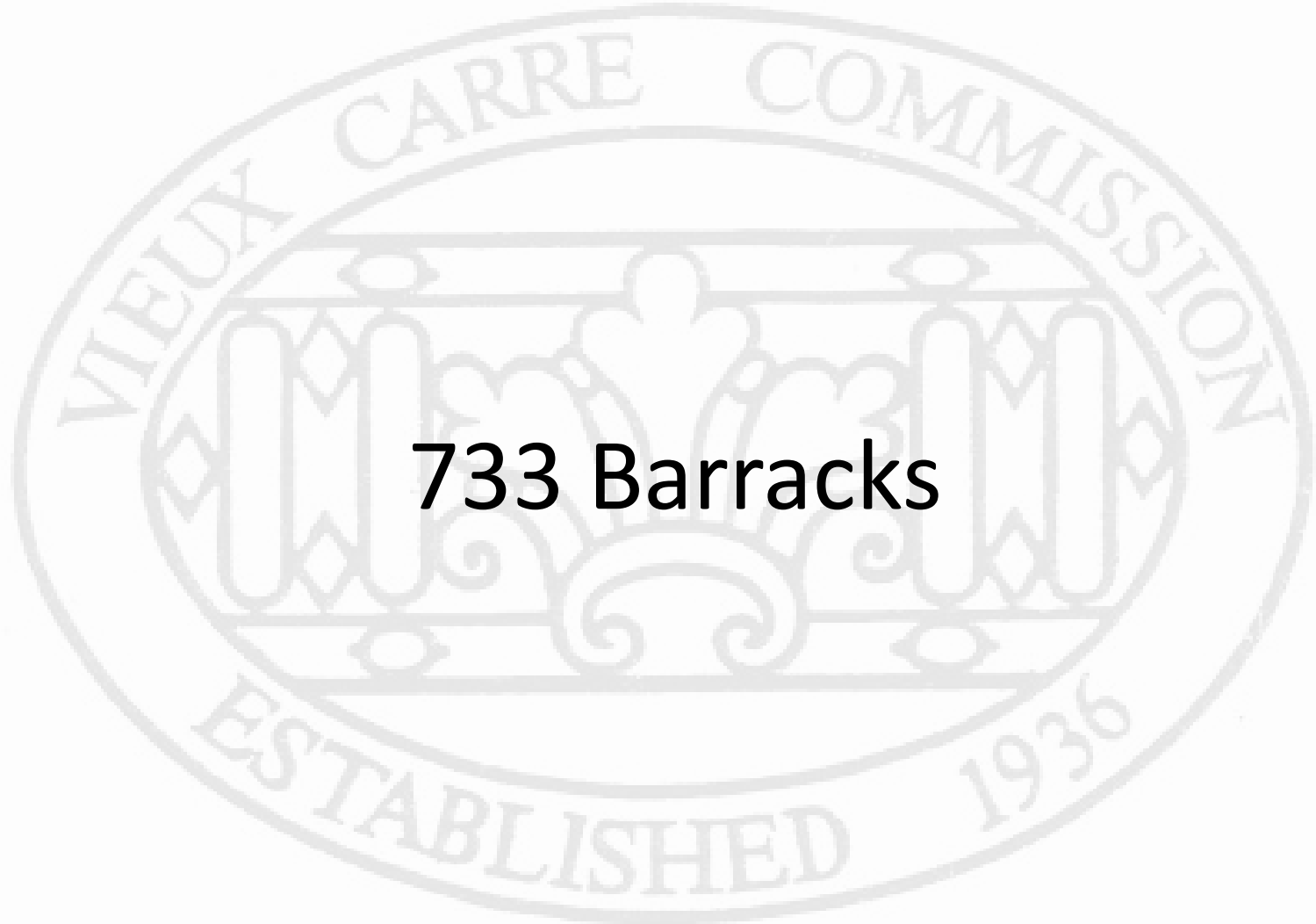
STAFF ANALYSIS & RECOMMENDATION: 03/22/2022

Staff inspected the property on 7/27/18 and noted multiple demolition by neglect and work without permit violations, most of which can be addressed at the staff level. The applicant is appealing to retain the unpermitted ceiling fans, including light kits.

All light fixtures and exterior fixtures or equipment require VCC review and approval prior to installation, and lamped ceiling fans are prohibited within VCC Design and Lighting Guidelines (VCC DG: 11-9). The Guidelines recommend discrete fixtures that are centered either over door and window openings or between gallery bays. Staff also understands the desirability of fans in occupied exterior spaces. Staff is willing to work with the applicant on a plan to provide adequate light and fans without light kits but must recommend **denial** of the appeal to retain the existing fans as-is.

Staff notes that several minor aspects of the work to enclose the underside of the courtyard stair to provide an ADA accessible restroom were not completed per stamped materials. The new enclosure wall was supposed to be capped with copper, but only a temporary material has been installed. Additionally, all exposed millwork must be painted. These outstanding items should be corrected as part of this permit.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022



733 Barracks

ADDRESS:	729-733 Barracks	APPLICANT:	David Carimi
OWNER:	730 Esplanade LLC	SQUARE:	53
ZONING:	VCR-1	LOT SIZE:	2,112 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	633.6 sq. ft.
ALLOWED:	1 Unit	EXISTING:	1,636 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Blue**, of Major Architectural or Historical importance

This 2-story brick stable is part of the Fisk-Hopkins property and has the same owner as 730 Esplanade.

Architecture Committee Meeting of **03/22/2022**

DESCRIPTION OF APPLICATION: 03/22/2022
Permit # 22-05132-VCCAM **Lead Staff: Nick Albrecht**

Proposal to install suspended security cameras that do not conform to Guidelines, per application & materials received 02/17/2022.

STAFF ANALYSIS & RECOMMENDATION: 03/22/2022

See Staff Analysis & Recommendation of 03/08/2022.

ARCHITECTURAL COMMITTEE ACTION: 03/22/2022

Architecture Committee Meeting of **03/08/2022**

DESCRIPTION OF APPLICATION: 03/08/2022
Permit # 22-05132-VCCAM **Lead Staff: Nick Albrecht**

Proposal to install suspended security cameras that do not conform to Guidelines, per application & materials received 02/17/2022.

STAFF ANALYSIS & RECOMMENDATION: 03/08/2022

Security cameras were installed on this building ca. 2016 as part of a large amount of unpermitted work of this building and the neighboring 730 Esplanade. The cameras utilize a bracket attached to the building wall to suspend the cameras above the sidewalk. This type of suspended security camera is not allowable per the Guidelines. The Guidelines state that, "*on a building without a projection...the installation of an appropriately placed wall-mounted camera is an alternative.*"

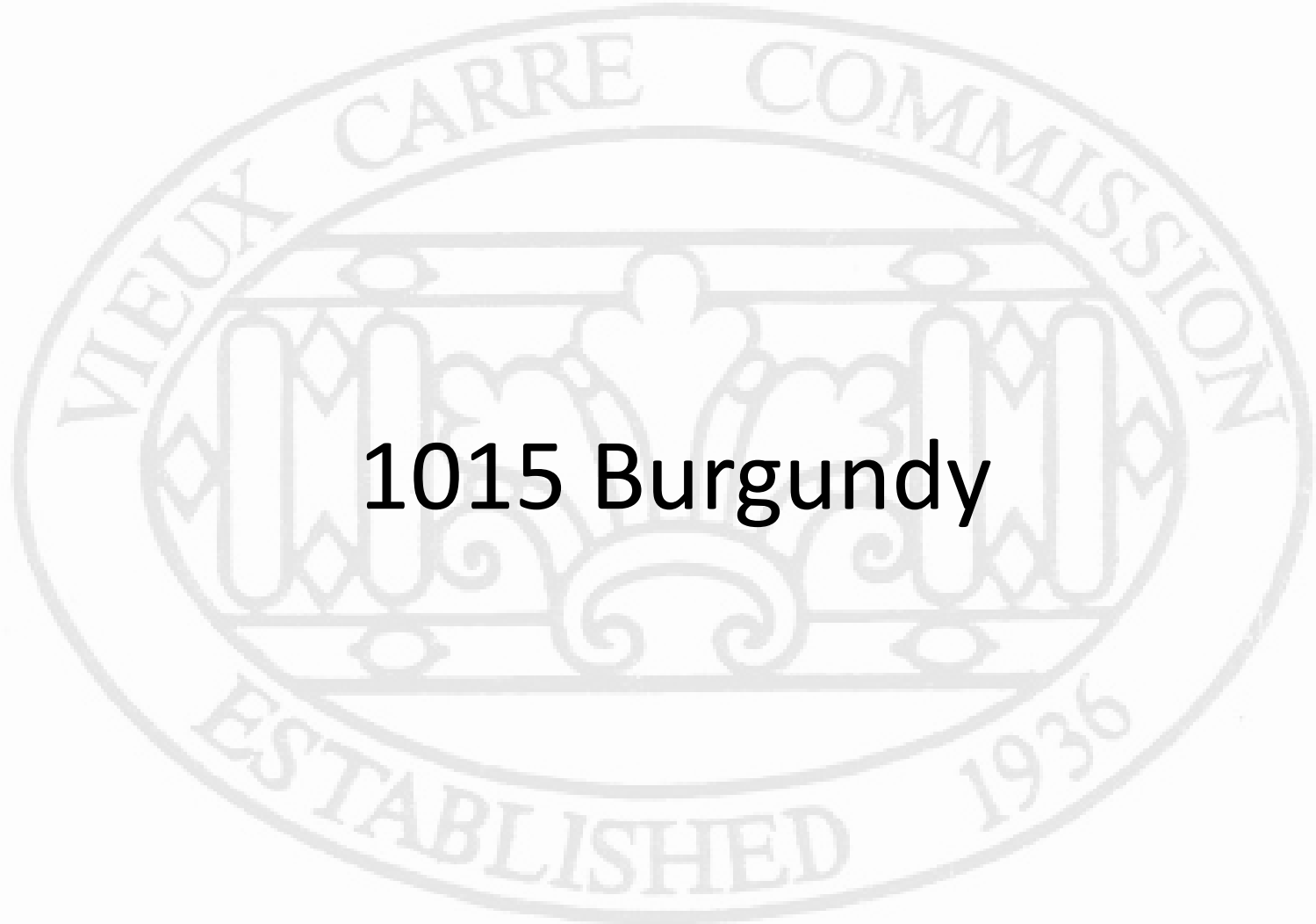
The applicant proposes to install new dome style cameras on these or similar brackets. Staff has no objections to the proposed cameras themselves, only the projecting brackets. If the proposed cameras cannot be directly mounted to the wall, staff recommends appropriate bullet style cameras.

Staff is also concerned about the large amount of vegetation that appears is being deliberately grown on the building. This vegetation can do significant damage to this blue rated building and should be addressed immediately.

Staff recommends denial of the proposed camera brackets with the applicant to revise the proposal for appropriate wall mounted cameras.

ARCHITECTURAL COMMITTEE ACTION: 03/08/2022

This application was deferred as there was no one present on behalf of the application.



1015 Burgundy

ADDRESS:	1015 Burgundy		
OWNER:	Alan M Claghorn, Bryan J Watson, Lia C Tealdi, Stephen V Mallernee, Walter Blake Costello, Nancy G Moragas, Stephen V Mallernee, Wendy S Schwartz		
ZONING:	VCR-1	APPLICANT:	Mallernee Debra
USE:	Residential	SQUARE:	105
DENSITY:		LOT SIZE:	4064 sq. ft.
ALLOWED:	4 Units	OPEN SPACE:	
EXISTING:	8 Units	REQUIRED:	1219 sq. ft.
PROPOSED:	No change	EXISTING:	1150 sq. ft.
		PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Rear additions: **Orange**, 20th century construction.

A c. 1855, 2-story brick townhouse, which has a porte-cochere, a recessed entrance with crossette enframement, a gallery, granite lintels, and an attached service ell, the last of which is new construction.

Architecture Committee Meeting of **03/22/2022**

<u>DESCRIPTION OF APPLICATION:</u>	03/22/2022
Permit #22-06004-VCPNT	Lead Staff: Erin Vogt
Violation Case # 22-00550-VCCNOP	Inspector: Anthony Whitfield

Appeal to retain vinyl window and string lights installed on gallery, per application & materials received 02/24/2022. [Notice of Violation sent 02/8/2022]

STAFF ANALYSIS & RECOMMENDATION: 03/22/2022

Staff inspected the property on 02/08/2022 and observed a vinyl window installed on the Ursulines elevation of the main building, as well as seasonal holiday lights installed on the covered gallery on a permanent basis. The applicant is appealing to retain the string lights, and temporarily retain the vinyl window until it requires replacement.

Vinyl windows are expressly prohibited by the Design Guidelines. The applicant stated that it has been in place since at least 2004, but VCC staff could find no records or photographs of this window ever being observed by the VCC, so staff is unable to confirm when it was installed. If the applicant can provide documentation that this window was installed more than 10 years ago and clearly visible from the public right of way, it may be considered grandfathered. Otherwise, the window must be replaced with an appropriate true divided lite wood window. Temporary retention of a vinyl window is not appropriate, particularly when visible from the street.

Regarding holiday string lights, the Design Guidelines state (**VCC DG: 11-7**):

Holiday and event lighting is festive and celebratory. However, lights installed for more than 90 days, including string lights in a courtyard or on a tree, are subject to VCC review.



Seasonal Lighting & Displays
 Decorative lighting and displays installed for more than 90 days are subject to VCC review and must be approved. These include light strings, often white "Christmas" lights, that are sometimes used as ambient lighting in a courtyard or to wrap a tree trunk and/or limbs.

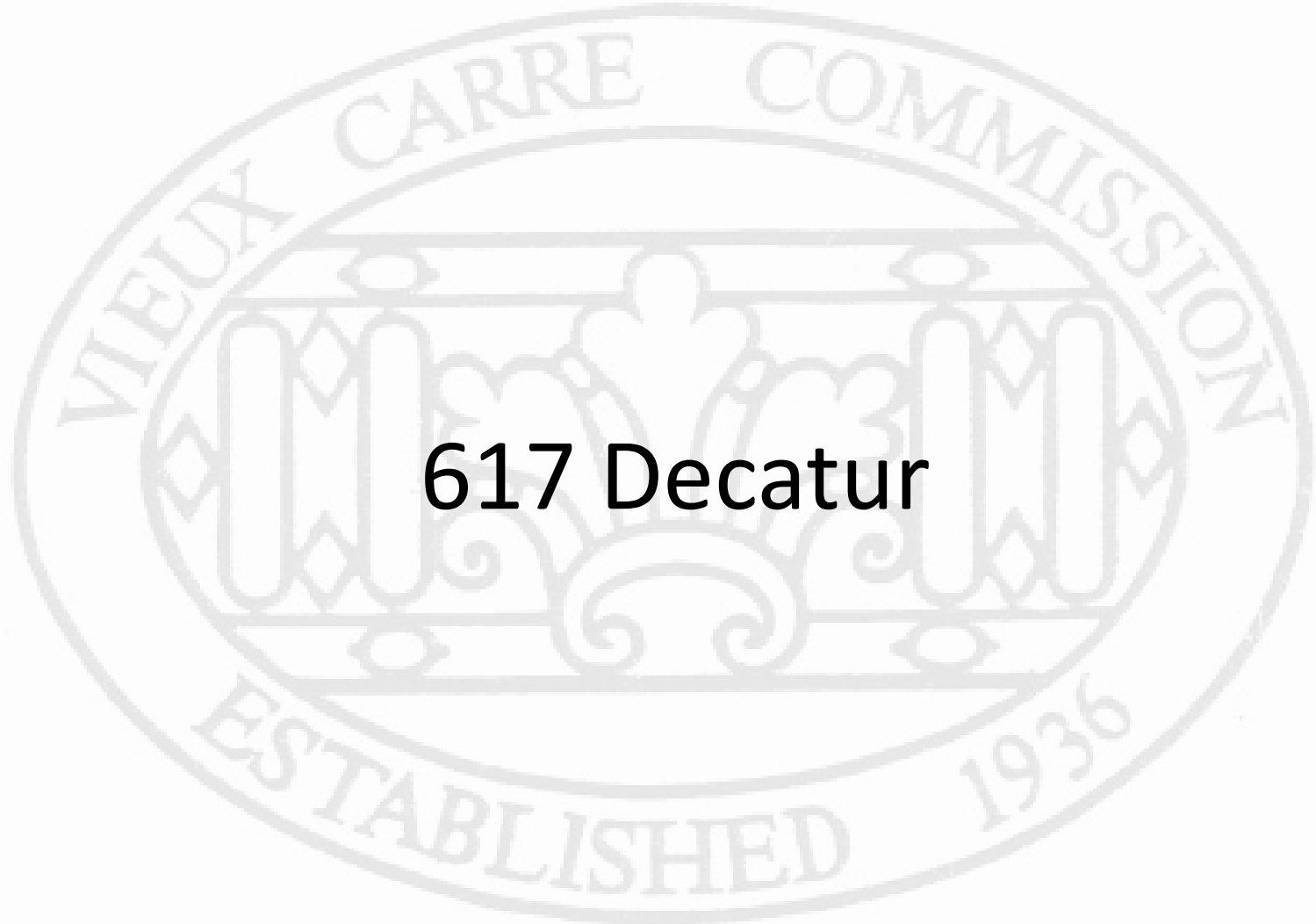
Seasonal Decorative Lighting & Displays

Seasonal decorative lighting or displays for holidays like Mardi Gras, Halloween and Christmas, as well as lights associated with special events, sports teams or seasons, can create a festive atmosphere for the residents and visitors of the French Quarter. These lights are to be installed for a short period of time and in a manner that does not necessitate permanent electrical wiring or conduit. When installing seasonal decorative lighting, great care should be taken to minimize potential damage to the building fabric from an anchor and/or penetration through a wall or architectural element. **Seasonal decorative lights are not typical of the historic character of the Vieux Carré and should be removed promptly following the holiday or event.**

Since the Guidelines explicitly state that these lights are not appropriate for the historic character of the Vieux Carré “are to be installed for a short period of time,” staff recommends **denial**.

ARCHITECTURAL COMMITTEE ACTION:

03/22/2022



617 Decatur

ADDRESS:	617 Decatur	APPLICANT:	Erika Gates
OWNER:	RIZZUTO 617 DECATUR, LLC	SQUARE:	x
ZONING:	VCC-2	LOT SIZE:	1304.7 sq. ft.
USE:	Restaurant/Bar	OPEN SPACE:	
DENSITY:		REQUIRED:	260.9 sq. ft.
ALLOWED:	2 units	EXISTING:	None
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: Orange, 20th century construction.

Late 20th century commercial building built on empty lot long after original building destroyed by fire.

Architecture Committee Meeting of **03/22/2022**

<u>DESCRIPTION OF APPLICATION:</u>	03/22/2022
Permit #22-06949-VCGEN	Lead Staff: Erin Vogt
Violation #18-08270-VCCNOP	Inspector: Anthony Whitfield

Appeal to retain mechanical equipment installed without benefit of VCC review and approval, per application & materials received 03/08/2022. **[Notice of Violation sent 08/23/2018]**

STAFF ANALYSIS & RECOMMENDATION: **03/22/2022**

Staff inspected the property on 8/23/2018 and issued a notice of violation for various demolition by neglect and work without permit violations. The applicant is appealing to retain the HVAC equipment installed on the first and second floor roofs at the rear, Chartres side of the property. Based on satellite imagery, it appears this equipment was installed at some point between January 2010 and February 2011. Staff notes that this equipment is not prescribed as it was cited before it achieved that status. No specifications or sound data have been provided.

Staff has no objection to retention of this equipment for its lifetime, but future equipment on the lower roof must be set back further from Wilkinson. Staff recommends **conceptual approval** with the proviso that a proposal for screening must be explored and submitted to the Committee for further consideration.

ARCHITECTURAL COMMITTEE ACTION: **03/22/2022**