

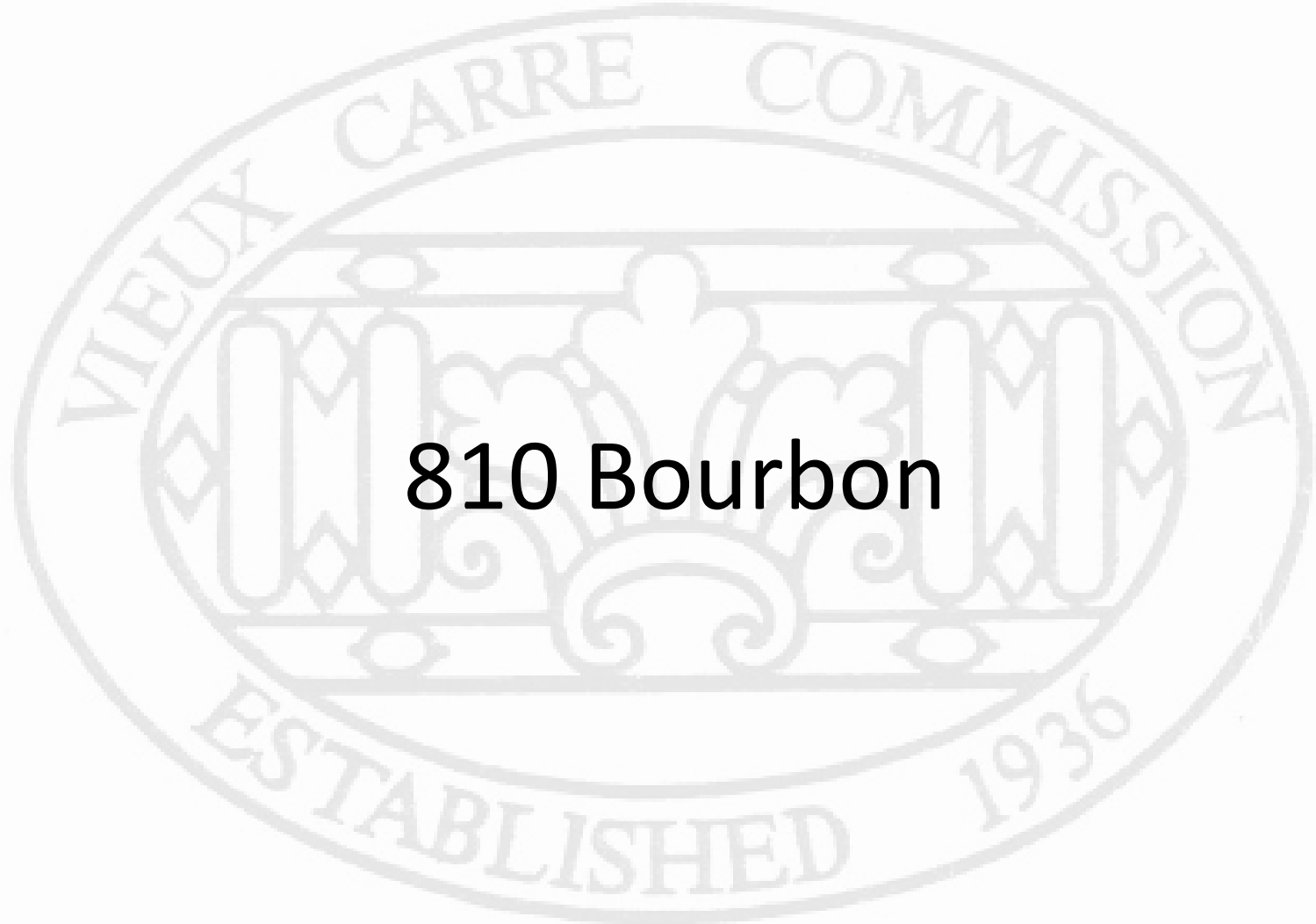


**Vieux Carré Commission
Architecture Committee Meeting**

Tuesday, March 29, 2022



New Business



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 **03/29/2022**

DESCRIPTION OF APPLICATION: 03/29/2022
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: 03/29/2022

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: 03/29/2022

<u>Vieux Carré Commission Meeting of</u>	09/22/2021
<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>	08/24/2021
<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**03/29/2022****DESCRIPTION OF APPLICATION:**

03/29/2022

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:

03/29/2022

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:

03/29/2022



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.

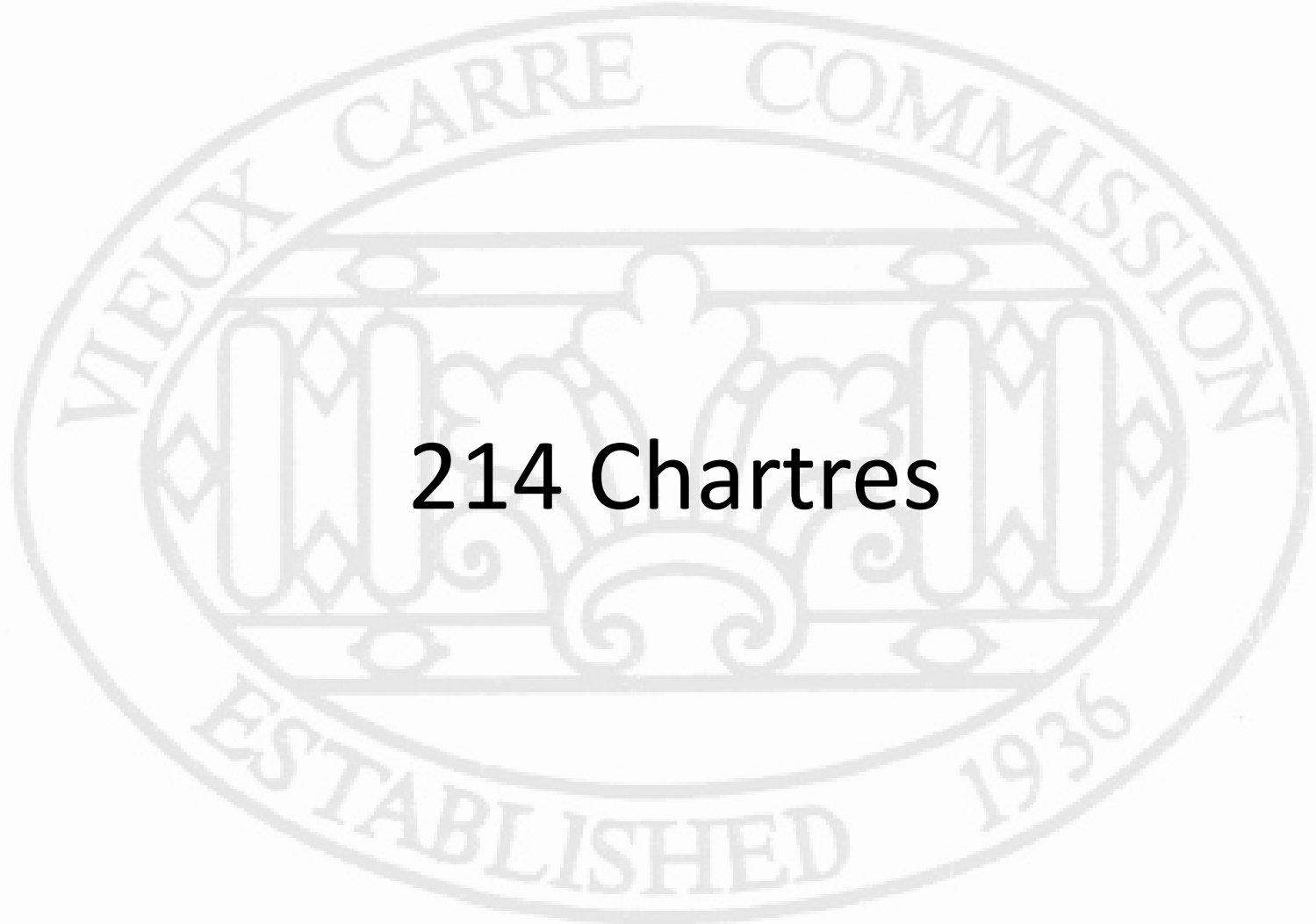
Although there is more color variation in the existing slate of this roof (compared to 927 Toulouse), staff is still concerned that the proposed replacement slates would not blend into the roof and would be readily apparent, particularly if used together in a large patch. Additionally, as this is a blue-rated 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 **03/29/2022**

<u>DESCRIPTION OF APPLICATION:</u>	03/29/2022
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: 03/29/2022

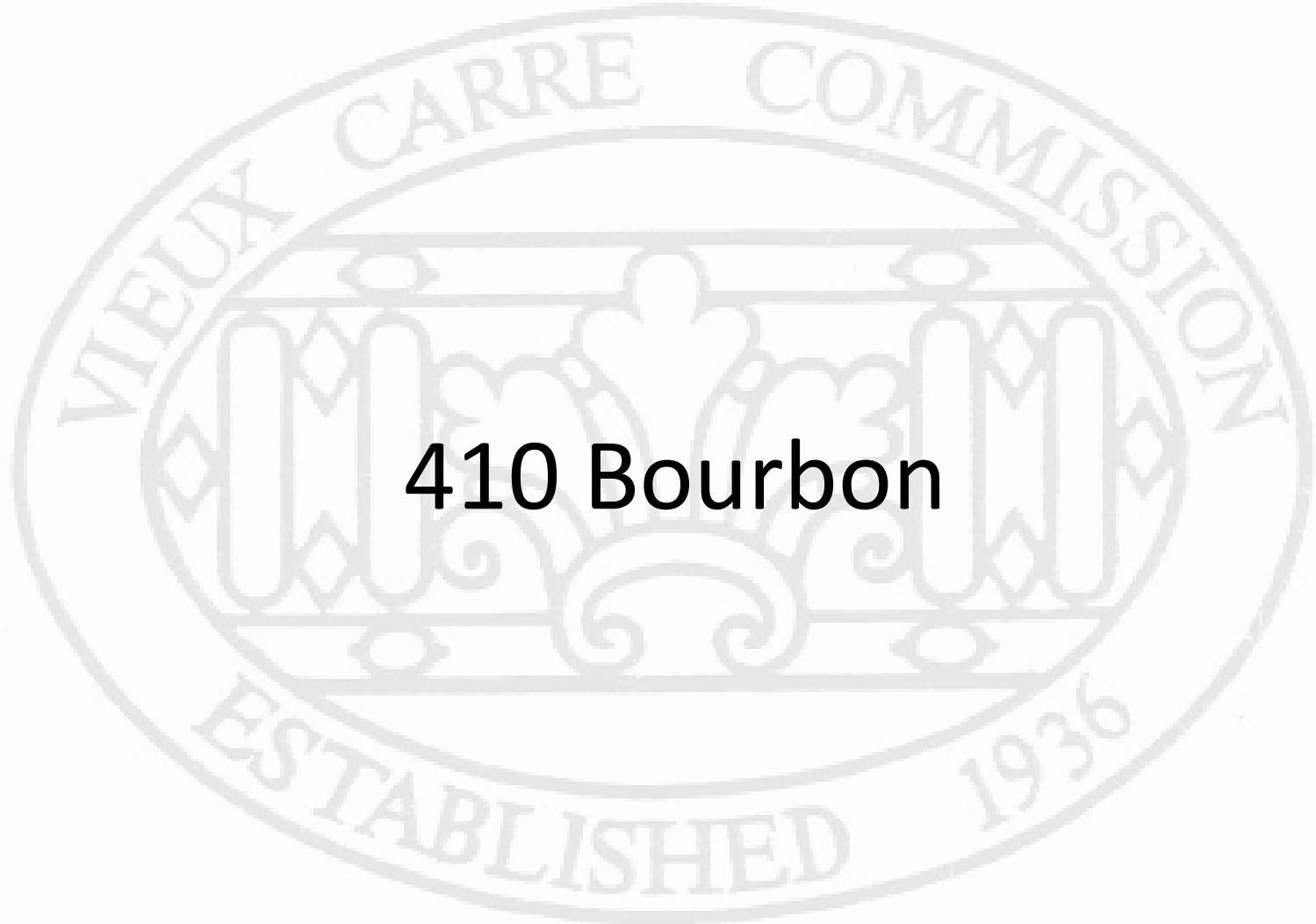
Staff issued a permit on 10/01/2021 in response to a demolition by neglect violation that cited the deteriorated millwork on the rear balcony/fire escape. Upon inspection of completed conditions, staff noted that synthetic decking had been installed contrary to the permit, which called for treated tongue 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: 03/29/2022



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 **03/29/2022**

DESCRIPTION OF APPLICATION: 03/29/2022
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: 03/29/2022

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:

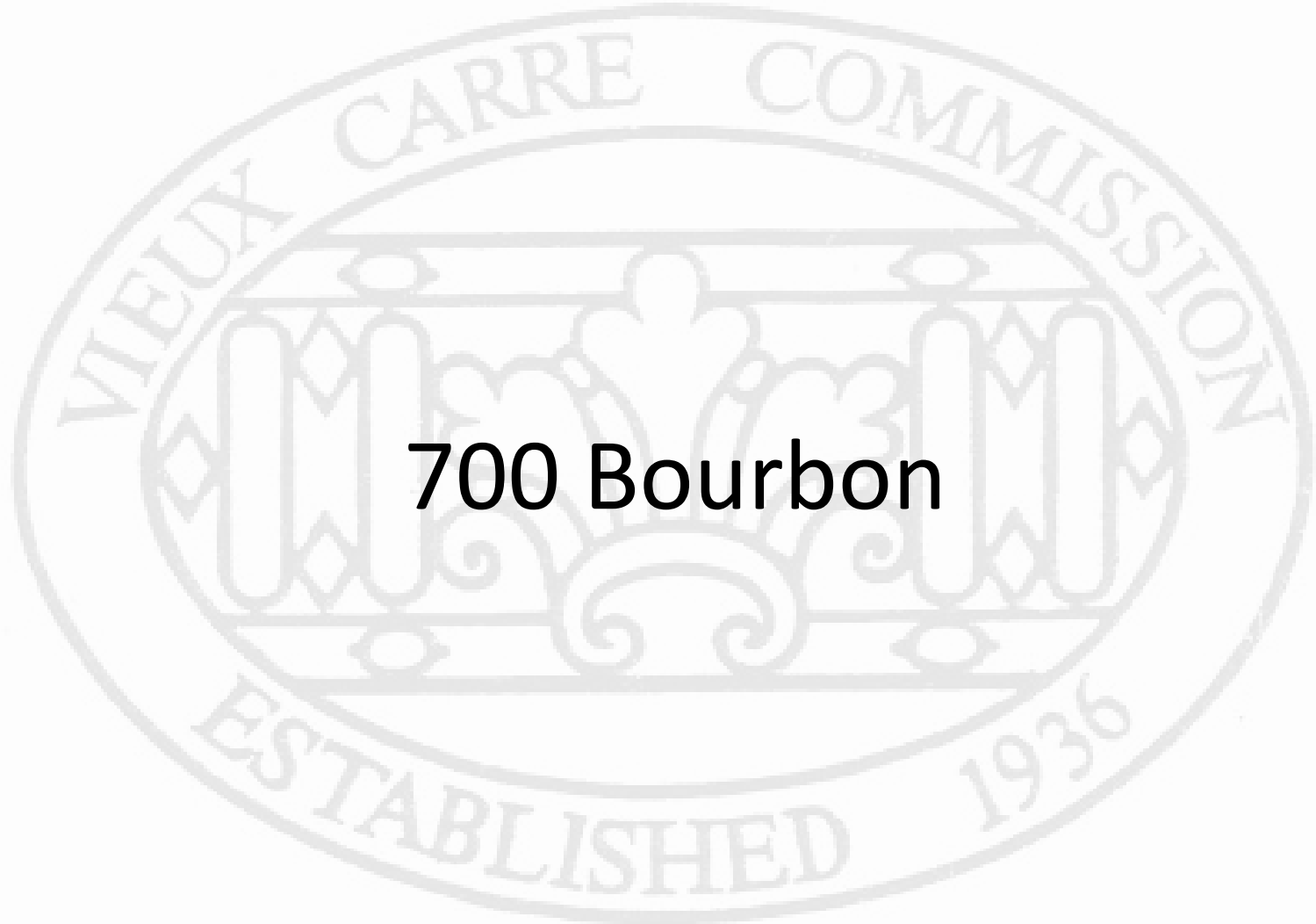
- *Remove corrugated metal wall cladding; new stucco; paint. Remove T1-11 plywood wall cladding; new stucco; paint.* Staff recommends exploratory demolition prior to approval of stucco application so underlying conditions may be inspected.
- *Remove and replace eight-over-eight windows and wood infill 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: 03/29/2022



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 **03/29/2022**

DESCRIPTION OF APPLICATION:
Permit #22-03726-VCGEN
Violation #18-07079-VCCNOP

03/29/2022
Lead Staff: Erin Vogt
Inspector: Anthony Whitfield

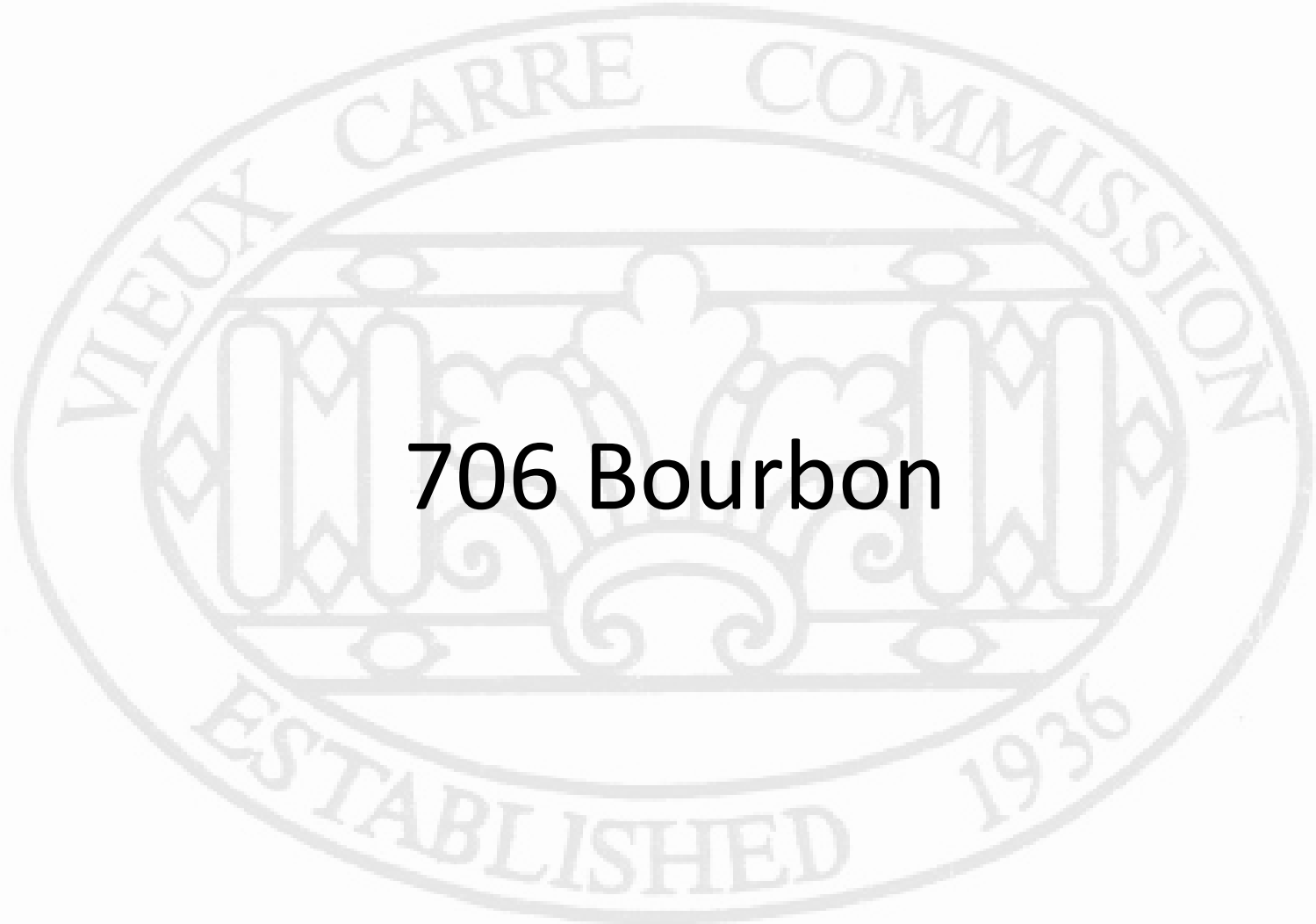
Appeal to retain work completed without benefit of VCC review and approval, per application & materials received 02/07/2022. [Notice of Violation sent 07/30/2018]

STAFF ANALYSIS & RECOMMENDATION: 03/29/2022

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: 03/29/2022



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 **03/29/2022**

<u>DESCRIPTION OF APPLICATION:</u>	03/29/2022
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]

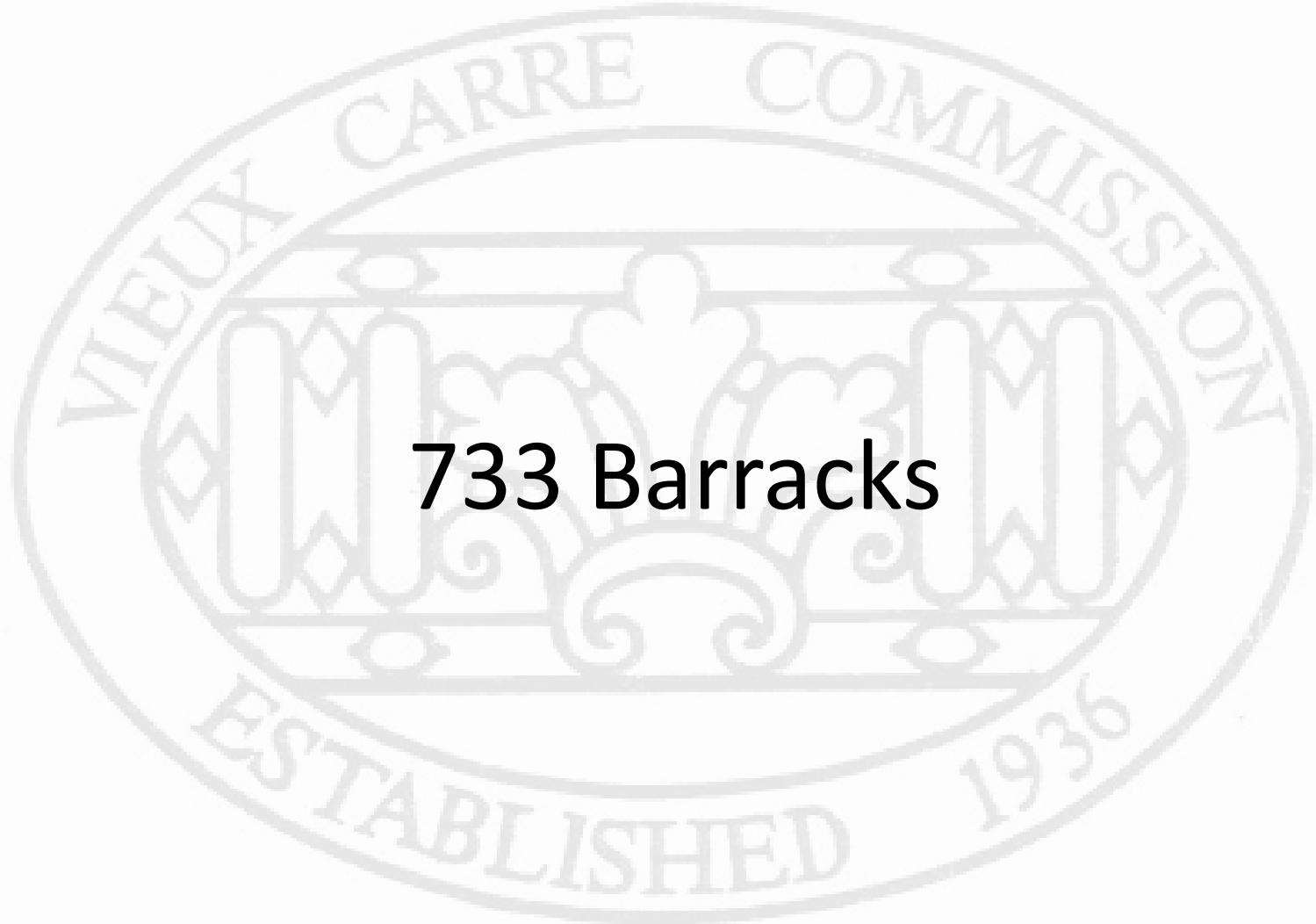
STAFF ANALYSIS & RECOMMENDATION: 03/29/2022

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: 03/29/2022



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 **03/29/2022**

DESCRIPTION OF APPLICATION: 03/29/2022
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: 03/29/2022

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

ARCHITECTURAL COMMITTEE ACTION: 03/29/2022

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.*"

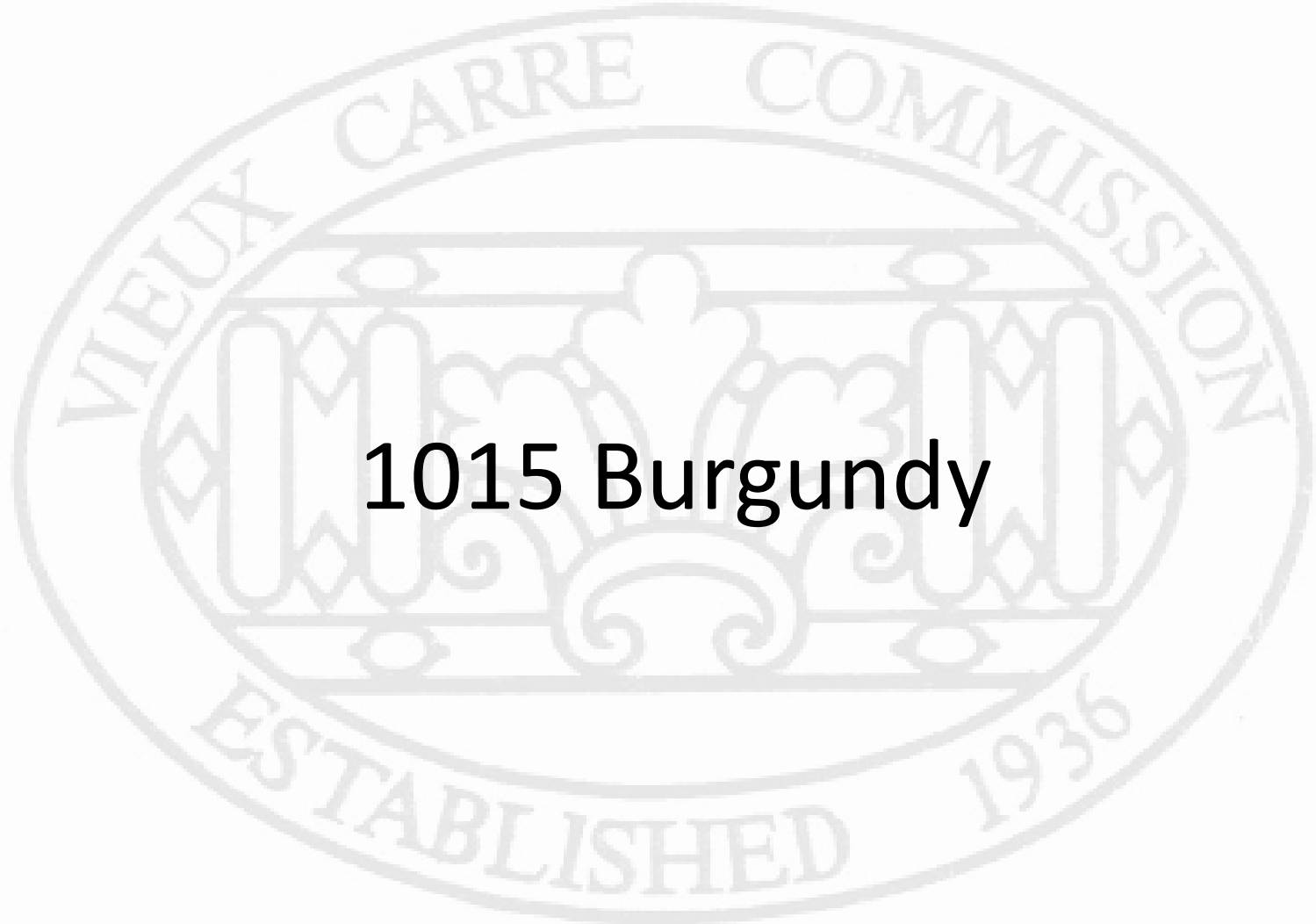
The applicant proposes to install new dome style cameras on these or similar brackets. Staff has no objections to the proposed cameras themselves, only the projecting brackets. If the proposed cameras cannot be directly mounted to the wall, staff recommends appropriate bullet style cameras.

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 **03/29/2022**

<u>DESCRIPTION OF APPLICATION:</u>	03/29/2022
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: 03/29/2022

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.

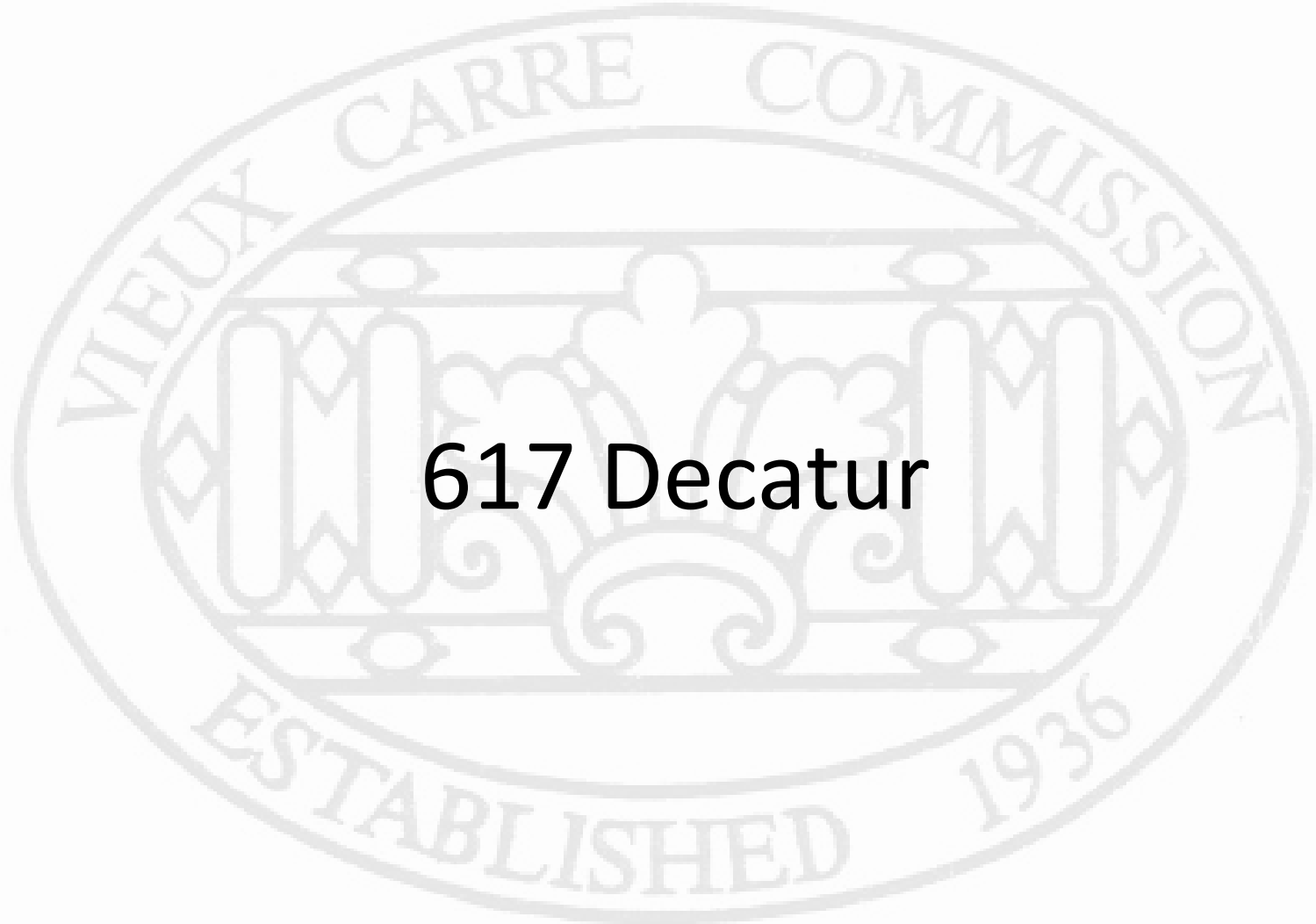
Seasonal Decorative Lighting & Displays

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:

03/29/2022



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 **03/29/2022**

<u>DESCRIPTION OF APPLICATION:</u>	03/29/2022
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: 03/29/2022

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: 03/29/2022