



Vieux Carré Commission Architecture Committee Meeting

Tuesday, April 12, 2022



Old Business



619 Royal

ADDRESS:	619-21 Royal	APPLICANT:	Trapolin Peer Architects
OWNER:	619 Royal Street LLC	SQUARE:	61
ZONING:	VCC-2	LOT SIZE:	4,186.5 sq. ft.
USE:	Unknown	OPEN SPACE:	
DENSITY:		REQUIRED:	1255 sq. ft.
ALLOWED:	6 units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	Unknown
PROPOSED:	Unknown		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This brick 3-story masonry Creole style building with carriageway, as well as the adjoining twin building at 619-21 Royal, was built by General Jean Labatut, c. 1795. Beginning as a 1-story building, a second floor was added for the General in 1821 by builders Pinson and Pizetta. Then a third floor was added later in the 19th century.

Architecture Committee Meeting of

04/12/2022

DESCRIPTION OF APPLICATION: **Permit #20-30797-VCGEN**

04/12/2022

Lead Staff: Erin Vogt

Proposal to modify structure of 2nd and 3rd floor balconies on Royal elevation, and rebuild courtyard masonry fence, per application & materials received 06/09/2020 & 04/05/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

04/12/2022

Several other structural issues have arisen as work has continued at this property, including failure of the courtyard masonry fence and insufficient supports at the second and third floor balconies. Following when staff received the drawings and scheduled the property for review, other masonry and structural concerns arose in the field, including stability of the masonry above the fan light arch. Some of this work has already been undertaken without benefit of VCC review and approval, including the removal of the second-floor balcony and reconstruction of the fan light arch. Staff contacted the applicant upon discovering the scope was exceeded and asked why this had been necessary. The applicant responded:

“In regards to the 2nd floor balcony: Once it was determined that the carriageway arch needed to be immediately rebuilt to avoid collapse the outriggers above it were removed.

In order to do this the Contractor moved forward with removing the railings and rotten decking on the 2nd floor. Because a majority of the decking showed signs of deterioration they were removed and will be replaced in kind. During the process the adjacent outriggers and masonry wall also showed signs of deterioration during inspection so the outriggers were removed to be cautious.

In regards to the 3rd floor balcony: The railings were removed as part of the scope to extend their height and deck boards replaced where deteriorated. Similarly to the 2nd floor the decking, it had a number of rotten deck boards that required them to be removed. The outriggers on the 3rd floor are to remain in place at this time.

The proposed structural changes are as follows:

Second Floor balcony:

The existing outriggers were supported by pins and bolts behind the interior wood header, and appeared to be bearing completely on the front façade.

Two options for replacement outriggers were submitted:

Option 1: Replace the 11 existing ¾” x 2” outriggers with ¾” x 3-1/2” outriggers, installed at 3’-0” o.c. to match existing locations. This method uses a 7/8” rod through 3 joists on the interior, per the engineer’s detail.

Option 2: Replace the 11 existing ¾” x 2” outriggers, spaced 3’-0” o.c., with 17 new ¾” x 3-1/2” outriggers, spaced 2’-0”. The interior of this option bolts onto the first joist, with a bend in the end to provide a 3” leg.

Staff prefers Option 1, as it is the most consistent in appearance with the existing conditions. Staff notes that the distinctive detail at the end of the outrigger where the railing is bolted in must be replicated.

Third Floor balcony:

Two options were submitted for reinforcing the third-floor balcony by adding brackets to every other outrigger, but the existing outriggers would be retained.

Option 1: a ½” x ¾” new angle bracket, split at the existing outrigger and welded to a 4x4” plate bolted to the masonry wall and embedded into plaster.

Option 2: a ½” x 1-1/2” new angle bracket bolted to the existing outrigger, welded to a 4x4” plate, bolted to the masonry wall.

Other work:

The applicant stated the following: “along with the balcony I would like to add the fan transom and arch reconstruction to the agenda as well (Ref SKA-44 and SKA-41.4). During work in the carriageway, it was revealed that the arch above the carriageway was deteriorated, no longer structural, and an open cavity above. Given that the balcony outriggers are also tied into this location it was determined that the arch would need to be rebuilt along with the fan transom. This was previously to be left in place.” This work appears to have already been completed.

They also need to add new vertical posts to the railings on both balconies, but separate submittals had contradictory information on how many would be needed or how closely they would be spaced. Staff requests clarification from the applicant.

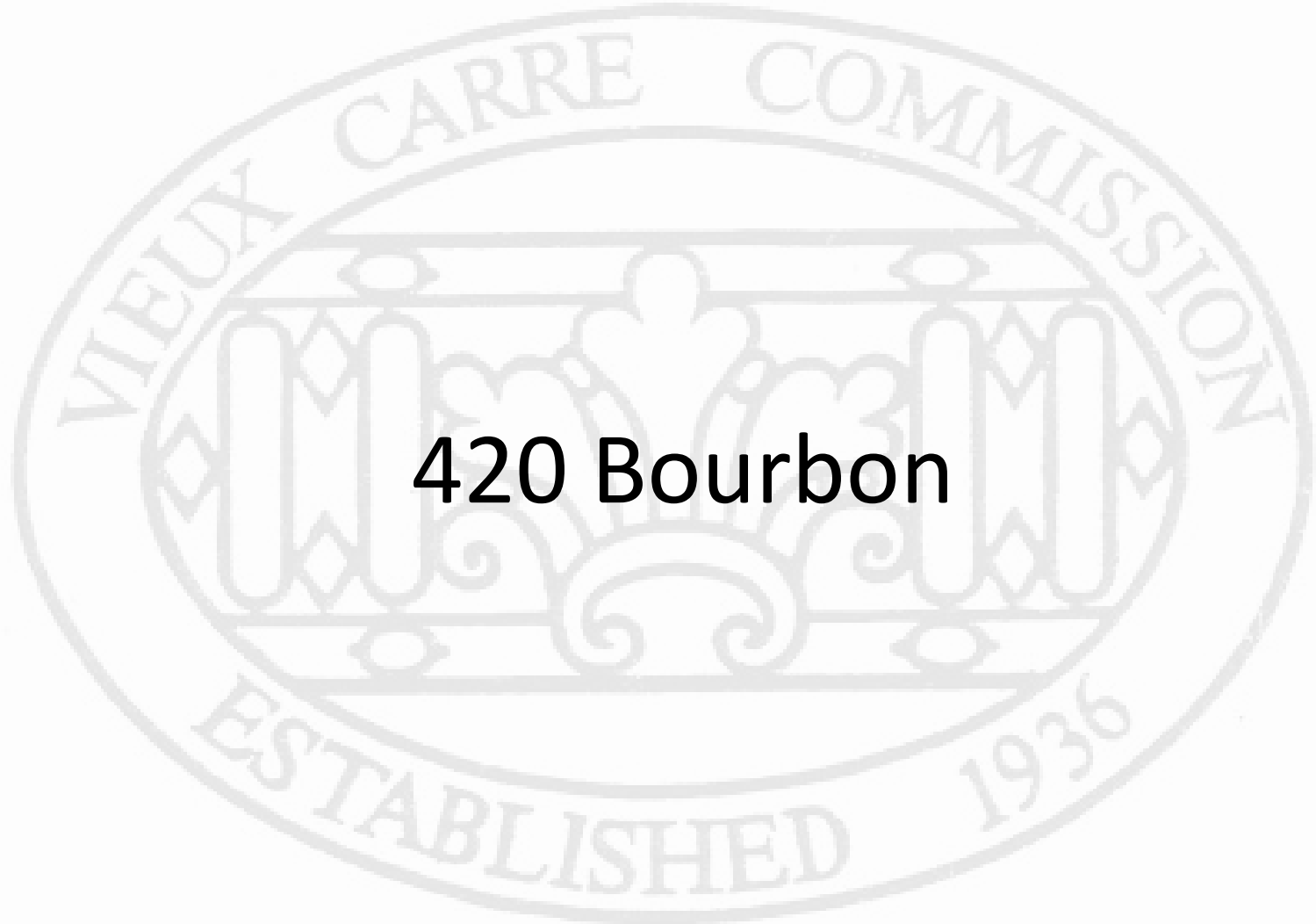
Courtyard masonry fence:

The masonry fence between 619 and 623 Royal is substantially failing along the same line of subsidence that has caused problems elsewhere on the site. The applicant proposes to rebuild it from masonry, coordinating the work with the neighboring property owner during installation, and maintaining an existing fence opening between the two properties.

The new foundation is shown as a 3’- 4-1/4” wide (minimum) corbel footing. The elevation shows the wall will be rebuilt 14’ tall where it meets the main and rear buildings; staff has not been able to confirm that the drawings match the existing height and profile of the wall due to vegetation growth, and requests that the applicant provide better photos of the existing conditions for staff review prior to final approval. The existing wall already includes a couple of pilasters, but the applicant is proposing to install them every 10’-0”. Considering this might provide additional support for the wall where the soils have been problematic, staff does not object to adding them.

ARCHITECTURAL COMMITTEE ACTION:

04/12/2022



420 Bourbon

ADDRESS:	420-22 Bourbon Street	APPLICANT:	David Merlin
OWNER:	Quarter Holdings LLC	SQUARE:	63
ZONING:	VCE	LOT SIZE:	5,027.9 sq. ft.
USE:	Commercial/Bar	OPEN SPACE:	
DENSITY:		REQUIRED:	1508.37 sq. ft.
ALLOWED:	8 Units	EXISTING:	2021 sq. ft.
EXISTING:	None	PROPOSED:	Not stated
PROPOSED:	None		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1830 typical 1½-story masonry double Creole cottage and detached two-story dependency.

Architecture Committee Meeting of **04/12/2022**

DESCRIPTION OF APPLICATION: 04/12/2022
Permit #21-11809-VCGEN **Lead Staff: Erin Vogt**

Proposal to reinforce existing balcony joists on dependency, per application & materials received 04/27/2021 & 03/29/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/12/2022

Permits to renovate both buildings were issued in October 2021 and work is progressing well. After removing the balcony decking on the rear dependency, the applicant discovered that the wooden balcony joists have deteriorated. They consulted with Batture on the structural conditions, and Mr. Philip Aucoin provided the following report:

OBSERVATIONS:

On the above date Philip Aucoin, EI visited the site to take a look at existing conditions and requirements for the existing rear balcony and an existing wall tie back which was removed.

1. The existing balcony joists were checked for rot using a screw driver to attempt to penetrate the wood members. The screw driver did not penetrate any of the members more than 1/8" in the field.
2. The existing balcony joists, which are full-sawn 2x8 at 28" on-center, are heavily notched: notched 1" from the bottom over the existing wood-framed wall, and notched at two locations at the top for wood runners which have been removed.
3. The existing tie back which consists of a steel channel tied to an interior column was removed during the rebuild of a portion of the rear masonry wall. The channel is still in place, but is not tied into the wall as it was before.

RECOMMENDATIONS

1. Due to notching of the balcony joists, we recommend installing new 4" tall ¼" thick steel plates to the existing balcony joists at the rear building. The plates should extend from the edge of the balcony to a minimum of 3'-6" from the interior wall face into the building. The steel plates should be attached 16" o.c. with ½" staggered steel bolts. See detail on next page for layout.
2. The existing tie back beam does not need to be replaced as long as the existing joists were pocketed into the existing brick wall minimum 3", thus tying in the end wall.

It is the applicant's intention to install the plates on the Royal, far side of the outriggers, making them much less visible from most perspectives. If the Committee is concerned that the steel plates would be too visible, several different methods of hiding balcony joist reinforcement have been found approvable by the Committee in the past and could be recommended by staff. Staff seeks the guidance of the Committee regarding the proposed work.

ARCHITECTURAL COMMITTEE ACTION: 04/12/2022



1014 N Rampart

ADDRESS: 1014 N Rampart
 OWNER: 1014 N Rampart LLC
 ZONING: VCC-2
 USE: Vacant
 DENSITY-
 ALLOWED: 6 Units
 EXISTING: None
 PROPOSED: None

APPLICANT: David Fuselier
 SQUARE: 105
 LOT SIZE: 3741.6 sq. ft.
 OPEN SPACE-
 REQUIRED: 1122.5 sq. ft.
 EXISTING: 1756 (approx.)
 PROPOSED: 1576 (approx.)

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Main building – **Pink**, or of potential local or major architectural significance, but with detrimental alterations.

Rear addition – **Brown**, questionable, or of no architectural or historical significance.

A 1-1/2 story, masonry, side-gabled Creole cottage, which has had its original front two bays altered. Its rear addition is a non-historic construction.

Architecture Committee Meeting of

04/12/2022

DESCRIPTION OF APPLICATION:

04/12/2022

Permit # unassigned

Lead Staff: Erin Vogt

Proposal to install exterior string lights in courtyard on a permanent basis, per application & materials received 10/25/2021 & 02/03/2022.

STAFF ANALYSIS & RECOMMENDATION:

04/12/2022

The applicant was able to install a mockup of the string lights as requested by the Committee and staff inspected the mockup on 3/29 at 8pm. At that time, the lights were not dimmed, but staff did not find them overly bright. The cooler color temperature was more in keeping with the Lighting Guidelines than many string lights that have a very warm tone. Staff also found that the brass cone shades successfully directed the light downward and eliminated upward spillage, particularly in contrast with the unpermitted string lights installed in the courtyard of 1012 N. Rampart. Staff will work with the applicant to determine the best way to attach the string lights at the back of the property, so they do not attach to the brick wall.

After seeing the mockup in person, staff finds the proposed installation of five strings of these fixtures **approvable** for this property.

ARCHITECTURAL COMMITTEE ACTION:

04/12/2022

Architecture Committee Meeting of**02/22/2022****DESCRIPTION OF APPLICATION:**
Permit #21-29855-VCPNT

02/22/2022

Lead Staff: Erin Vogt

Proposal to install exterior string lights at side alley on a permanent basis, per application & materials received 10/25/2021 & 02/03/2022.

STAFF ANALYSIS & RECOMMENDATION:

02/22/2022

Following previous Committee review, the applicant consulted with Armstrong lighting and has revised their proposal to install string lights. They are now only proposed at the rear courtyard (not the side alley), in five strands running from the rear brick fence to the contemporary rear addition. The LED filament style bulbs are 120V, spaced 48" o.c., with 7" x 3" aged brass cone shades to direct the light downward. The consultant recommended 2700K color temperature, the other option being 2400K. These string lights are also dimmable down to 10% of maximum output.

Staff finds the spacing, density and location of these shielded string lights to be a significant improvement over the previous proposal. Since this may end up being somewhat of a test case for other businesses that wish to use this type of lighting in their courtyards, staff recommends **conceptual approval** with the proviso that a mockup be installed on site for inspection of the color temperature, as well as adjustment of the dimming.

ARCHITECTURAL COMMITTEE ACTION:

02/22/2022

Ms. Vogt presented the staff report with Mr. Starring present on behalf of the application. Mr. Starring stated that he was not a specialist, but Armstrong had suggested this fixture and layout. He stated that food was being served in the courtyard and there was no external lighting. He added that he was happy to put up a sample for a nighttime inspection. Ms. DiMaggio stated that the layout of the strands went to the corner and would be seen from the alley, asking staff if that influenced their recommendation. Ms. Vogt stated that the proposal no longer continued down the alley but that yes, it would be visible from the street. Ms. Bourgogne thanked the applicant for working with staff to figure out a lighting solution. Mr. Bergeron asked how the strings would be attached, particularly at the brick fence. Ms. Vogt stated that that would be considered prior to permit. With no further discussion needed, the Committee moved to the next item on the agenda.

Public Comment

I am opposed to the string lighting in the rear yard. Since opening neighbors have been subjected to light spillover and their Biergarten atmosphere along with the TV screen that remains in place to this day. The lights are also attached to the neighbors wall which was built to secure the St Philip property at their cost. 1014 was in poor condition because a string of previous owners never spent anything in maintenance or security. Attaching lights to the fence without permission from the owner of the fence may be a civil issue but the VCC should not facilitate this. Additionally there are numerous rats and raccoons in our square and I am extremely concerned about the fire hazard as a property owner close by. If I can hear music and smell their kitchen fire concerns are a realistic concern for me and a ongoing fear for those immediately adjacent. This is a business and I see no reason why they can't find a solution to lighting that is more closely in line with the residential lots around it and which do not impinge in the enjoyment of neighboring properties. Perhaps table umbrellas with lighting underneath. String lighting was never meant to be a permanent solution and is not in keeping with the historic nature of the area.

Lt Terrence Jacobs, USN

In regards to above mentioned proposal we are absolutely objecting - the owner has already installed a string of lights that shine toward our bedrooms. In addition, the TV that has been illegally installed outside of the property and facing our living quarters has not been removed.

Sincerely,

Daniela and Elie Khoury
1017 St. Phillip

While string lights may seem to be an easy solution for this business' needs it remains that these lights have proliferated throughout the district as both businesses and residents emulate what they see, often doing so without permit. While this proposal is much better than what was illegally placed last October, and which has been spilling into neighboring property windows since then, there is no guarantee that it will stop the spillover issue. While appreciate the reduction and the addition of shades, these lights will be moving constantly and keeping the shades aimed at the ground is not possible. I have personally

witnessed one strand of string lights with shades that cast light over the entire adjacent property. The shades have never shielded the adjacent properties. As this is a business in a formerly residential structure and adjacent to actual residences they should light their yard more in keeping with what's adjacent and find a more portable solution for their tables, whether that is menu lights like most restaurants have available, tasteful portable table lanterns or candles or simply placing tables close to exterior lighting that is fixed downward. We are confused as to why VCC seems opposed to string lighting in the alley where it is visible from street and doesn't affect neighbors but finds string lighting in the yard which is visible to neighbors and impact them acceptable.

Please request a proposal for something more subtle and where spillover light cannot happen.

Nikki Szalwinski
FQ Citizens

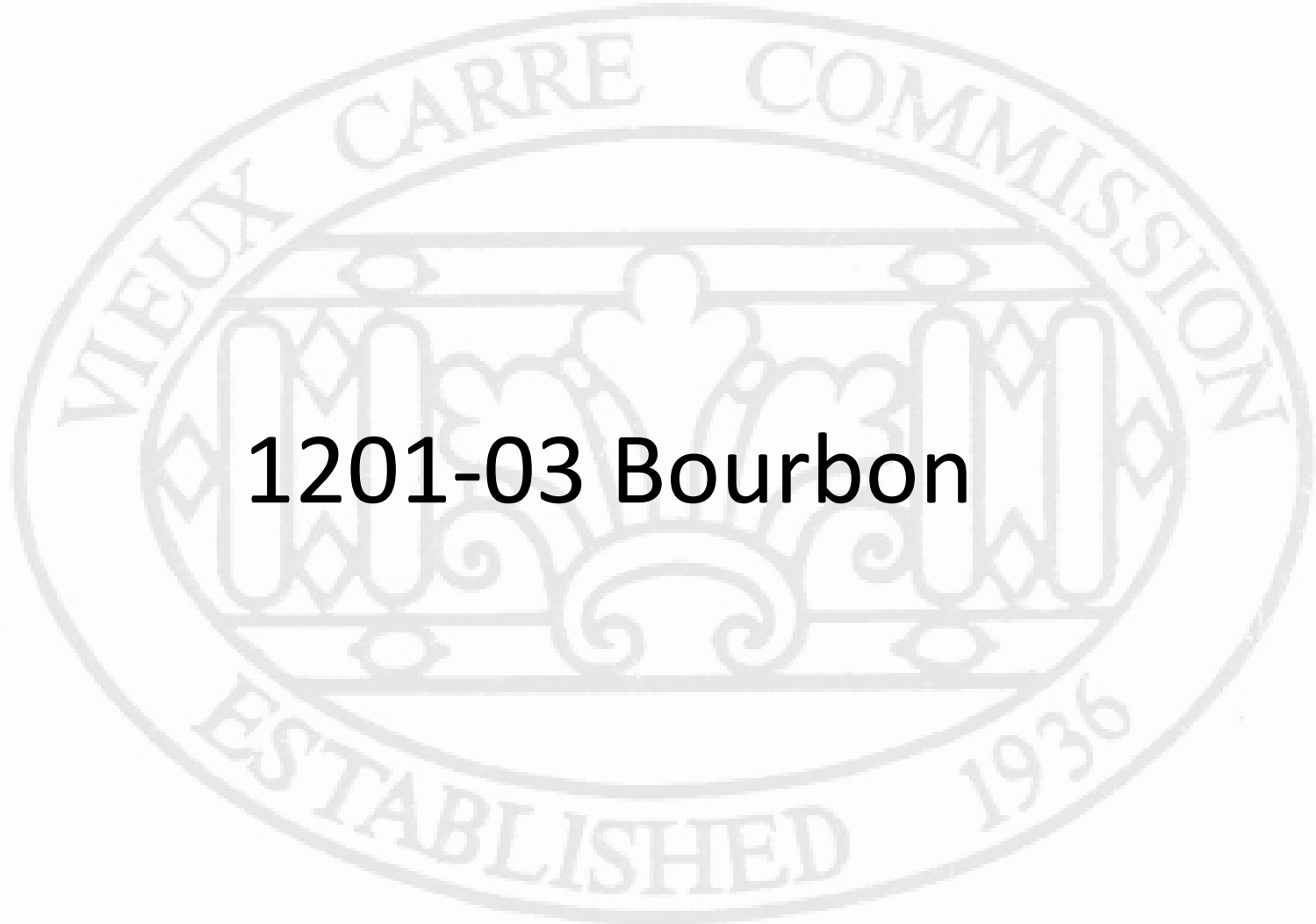
Discussion and Motion:

Mr. Fifield asked about the current status of the TV; Ms. Vogt stated that the applicant had been told it couldn't remain mounted to the wall, and had agreed to remove it. She added that staff had discussed a freestanding cabinet with them as an alternative. Ms. Bourgogne stated that the TV was still mounted to the building.

Ms. DiMaggio moved to **defer** the application until a mockup could be provided for nighttime inspection by staff. Mr. Bergeron asked if the motion should address the TV. Mr. Fifield noted that it was not before the Committee today. Mr. Bergeron seconded the motion, which passed unanimously.



627 Bourbon
Deferred at the Applicant's Request



1201-03 Bourbon

ADDRESS:	1201-03 Bourbon Street	APPLICANT:	Erika Gates
OWNER:	Rose J Lemarie	SQUARE:	79
ZONING:	VCR-2	LOT SIZE:	1728.62 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	345 sq. ft.
ALLOWED:	2 units	EXISTING:	280 sq. ft.
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.

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 **04/12/2022**

DESCRIPTION OF APPLICATION: 04/12/2022
Permit #22-03965-VCGEN **Lead Staff: Erin Vogt**

Proposal to replace decking with Aeratis synthetic decking, per application & materials received 03/07/2022 & 03/29/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/12/2022

The Committee deferred this proposal at the 03/29/2022 hearing, requesting dimensioned drawings of the gallery and balcony. The drawings show the gallery as 8'-0" wide, increasing the center stringers from three to five when spaced at 16" o.c. The balcony is shown in plan as 3'-6" wide, and two center stringers are shown in plan. No photographs of the underside of the covered service ell balcony have been provided, but staff notes that dependency balconies typically only have one center stringer.

ARCHITECTURAL COMMITTEE ACTION: 04/12/2022

Architecture Committee Meeting of **03/29/2022****DESCRIPTION OF APPLICATION:**
Permit #22-03965-VCGEN03/29/2022
Lead Staff: Erin Vogt

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

STAFF ANALYSIS & RECOMMENDATION: 03/29/2022

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: 03/29/2022



532 N Rampart

ADDRESS:	532-534 N Rampart	APPLICANT:	Kurt Werling
OWNER:	Mercier Realty Co	SQUARE:	99
ZONING:	VCC-2	LOT SIZE:	3,696 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,108.8 sq. ft.
ALLOWED:	6 Units	EXISTING:	657 sq. ft.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	Unknown		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

532 N Rampart

One in a row of four, c. 1850, 3 ½-story, Greek Revival, brick townhouses.
Rating: **Blue**, of major architectural and/or historical significance.

534 N Rampart

The second in a row of four, c. 1850, 3 ½-story, brick, Greek Revival townhouses.
Rating: **Blue**, of major architectural and/or historical significance.

Architecture Committee Meeting of

04/12/2022

DESCRIPTION OF APPLICATION:

04/12/2022

Permit # 22-08856-VCGEN

Lead Staff: Nick Albrecht

Violation Case #20-20872-DBNVCC

Inspector: Marguerite Roberts

Proposal to renovate building including installation of a new standing seam metal roof and reconstruction of portion of masonry wall, per application & materials received 03/24/2022.

STAFF ANALYSIS & RECOMMENDATION:

04/12/2022

A similar application was reviewed in February 2021 and was deferred to allow the applicant a chance to make some changes based on the staff report and discussion during that meeting. Staff's previous concerns regarding the proposal included the siding material on the rear elevation of the main building, the reconstructed roof condition and slope on the rear service ell, atypical French doors used to access the existing service ell roof, possible modifications to a parapet wall, and the details of the proposed new TPO roof on the main building.

Siding Material

The previously proposed repairs to the atypical vertical board cladding on the rear elevation have been removed from the scope. The applicant now proposes a new stucco wall finish. This material is likely approvable and more consistent with the original conditions. Staff only requests a section detail through the wall noting the existing wall construction and how the stucco would be applied (direct to masonry? lath over wood frame? Etc.)

Service Ell Roof

The service ell roof is now noted as being a new raised-seam metal roof system over a new roof deck and framing and a detail has been provided noting the rebuilt roof framing at a 3 in 12 pitch. Staff finds this rebuilt roof with additional pitch much more preferred and appropriate compared to the existing near flat condition.

French Door Roof Access

The existing atypical French doors currently used to access the roof of the service ell are now proposed to be removed. New side hinged 12 lite windows are proposed in their place. These windows are not detailed but are noted as swinging into the building with details to match existing adjacent windows. Staff finds the proposed windows an improvement over the existing atypical existing doors but notes that these are likely not consistent with the original conditions in this location. Additional eyebrow style windows would be more appropriate.

The note on the proposed new windows notes that the size is to enable roof access for maintenance. Staff questions if additional work is proposed for this roof, such as mechanical equipment, that would necessitate more frequent maintenance access.

Parapet Wall Modifications

The previous note about modifying the parapet has been removed and the plans now indicate that the leaning fourth floor parapet wall will be reconstructed to match existing.

Main Building TPO Roof

Staff previously noted that a TPO roof on the main building would be approvable provided that the color and finish of the roof was consistent with Guidelines. The applicant expressed a willingness to comply

with these Guidelines. The submitted plans do not note a color or finish so staff requests this information be specified in the plans and be consistent with the Guidelines.

Summary

Staff finds the vast majority of the proposed work approvable but requests commentary from the applicant and Architecture Committee regarding the stucco application on the rear of the main building and the proposed new windows on the fourth floor of the rear of the main building.

ARCHITECTURAL COMMITTEE ACTION: 04/12/2022

Architecture Committee Meeting of 02/09/2021

DESCRIPTION OF APPLICATION: 02/09/2021
Permit # 21-01164-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #20-20872-DBNVCC **Inspector: Marguerite Roberts**

Proposal to renovate building including installation of a new standing seam metal roof and reconstruction of portion of masonry wall, per application & materials received 01/14/2021.

STAFF ANALYSIS & RECOMMENDATION: 02/09/2021

The applicant submitted drawings that address the badly deteriorating rear service wing of these two buildings. The work at the lower levels of the service wings appears to all be staff approvable and consists of replacing broken glass in existing windows, repair or replacement of missing balcony elements, painting, etc. Staff finds these aspects of the proposal generally approvable. Staff notes that the rear elevation of the main building appears to have an inappropriate sheet type siding which is noted in the plans as 2x6 tongue and groove. Staff seeks clarification on the exact nature of this existing material.

At the roof of the service ell the applicant proposes to replace the existing low sloped built up roofing with a new standing seam metal roof. Staff finds this proposal generally approvable but questions if the pitch of the existing roof will be altered. The existing roof appears to be nearly flat while the drawings show the new roof as pitched 3" in 12". If this is the case, staff does not object to the change but they do seek to clarify the details of the slope and underlying structure.

Additionally, staff notes that existing French doors of both buildings currently access the flat roof. As shown on the drawings, these doors would now be above the roof surface necessitating someone to step down onto the metal roof. As this creates a dangerous situation in which the Building Department might require the installation of railings and as doors in this location are atypical, staff questions if these doors should be removed in favor of windows matching the immediate adjacent openings.

The plans note that the masonry parapet at the extreme rear of the fourth floor of the service ell will be modified and reconstructed. Staff agrees that work is needed to stabilize this element as soon as possible but questions what the modification will be.

The final aspect of the proposed work is a new TPO roof on the flat roof of the main building at 532 N Rampart. Staff finds this aspect of the proposal generally approvable but questions the color and finish of the proposed TPO material noting that "*white, very light, and/or highly reflective coatings are not permitted in the Vieux Carré.*" (VCC DG: 04-6)

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

ARCHITECTURAL COMMITTEE ACTION: 02/09/2021

Mr. Albrecht read the staff report with Mr. Werling and Mr. Bendernagel present on behalf of the application. Mr. Werling stated that the doors were there for roof access, at least that is what he assumed. He went on to say that he was ok with their removal as long as they could find another access point for the roof. Mr. Bendernagel stated that at some point the roof was reframed and that it was now flat. He went on to state "personally he believed the roof needs to be reframed with a more sloped roof, in a traditional style and that would eliminate the need for the doors." Mr. Werling stated that the was ok with this as long as they still had roof access. Ms. DiMaggio inquired as to the color of the TPO. Mr. Werling

stated that they would be fine with whatever color was recommended by staff or the Committee. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

Susan Klein, Resident & North Rampart Main Street Officer

I am very pleased that the building at 532 North Rampart Street is being renovated. However, I am requesting that any mechanical equipment for these units be placed as far as possible from the rear lot line. The properties to the rear of this building are occupied by full-time residents and the noise generated from any mechanical equipment would have an adverse effect on our sleep and quality of life.

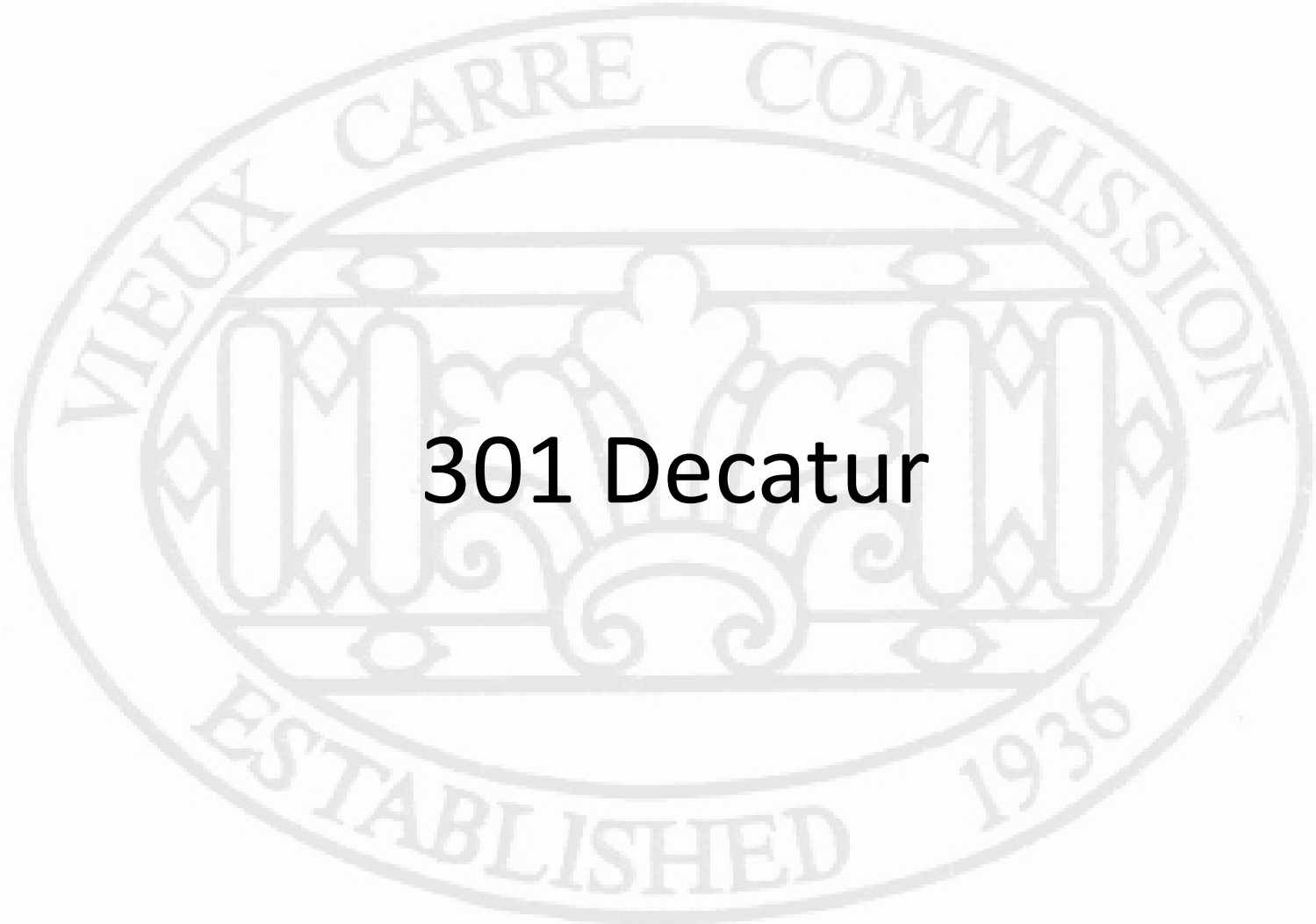
Also, I did not receive a NPP meeting notice, if one was required and generated.
Thank you for your consideration of this request,

Discussion and Motion:

Ms. DiMaggio made the motion to defer the application in order to allow the applicant time to make the changes based on today's comments. Mr. Bergeron seconded the motion and the motion passed unanimously.



New Business



301 Decatur

ADDRESS:	301-303 Decatur Street		
OWNER:	Royal Street Investments, LLC	APPLICANT:	John Williams
ZONING:	VCE-1	SQUARE:	29
USE:	Standard Restaurant (Proposed)	LOT SIZE:	3,308 sq. ft.
DENSITY- ALLOWED:	5 Units	OPEN SPACE- REQUIRED:	662 sq. ft.
EXISTING:	None	EXISTING:	0 sq. ft.
PROPOSED:	None	PROPOSED:	No Change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

This three story, late Italianate style store evidently replaced a c. 1830 brick store. The existing configuration of the upper openings on both the Decatur and Bienville elevations date from a 1923 remodeling by architect Nathan Kohlman. The Times Picayune (October 14, 1923) described this remodeling as follows:

A. Falk & Son, Cigar Factory to open Monday, October 15, at the corner of Decatur & Bienville...acquired in May from the Grunewald Caterers, who used it as their candy plant...The old walls were about all that have been retained.

Until re-subdivision in 2001, the subject property and the neighboring building at 305-07 Decatur were sited on one lot of record.

Rating: **Green** or of local architectural and historical significance

Architecture Committee Meeting of**04/12/2022****DESCRIPTION OF APPLICATION:**

04/12/2022

Permit # 22-22947-VCGEN**Lead Staff: Nick Albrecht**

Proposal to modify existing storefront doors including reversing the doors to out swinging, per application & materials received 11/11/2021 & 03/21/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

04/12/2022

Although several sets of recent plans for this property have shown these doors in the bay closest to Conti St. as operable bi-folding doors matching the ones in the other openings, photographs indicate that the two center portions were joined and the leaf closest to Conti fixed in place as early as 2005 and possibly earlier. The storefront system itself only dates to ca. 1997 and staff is unsure if the doors in this bay ever matched the ones in the adjacent bays.

Regardless, the applicant proposes to reverse the swing on these doors to out swinging for egress purposes. Staff is unsure why this requirement is being put on this standard restaurant, noting that other standard restaurants have operated in this space in recent years with the doors having their current operation. Staff questions if some kind of waiver or equivalency may be an alternative to the proposed modification.

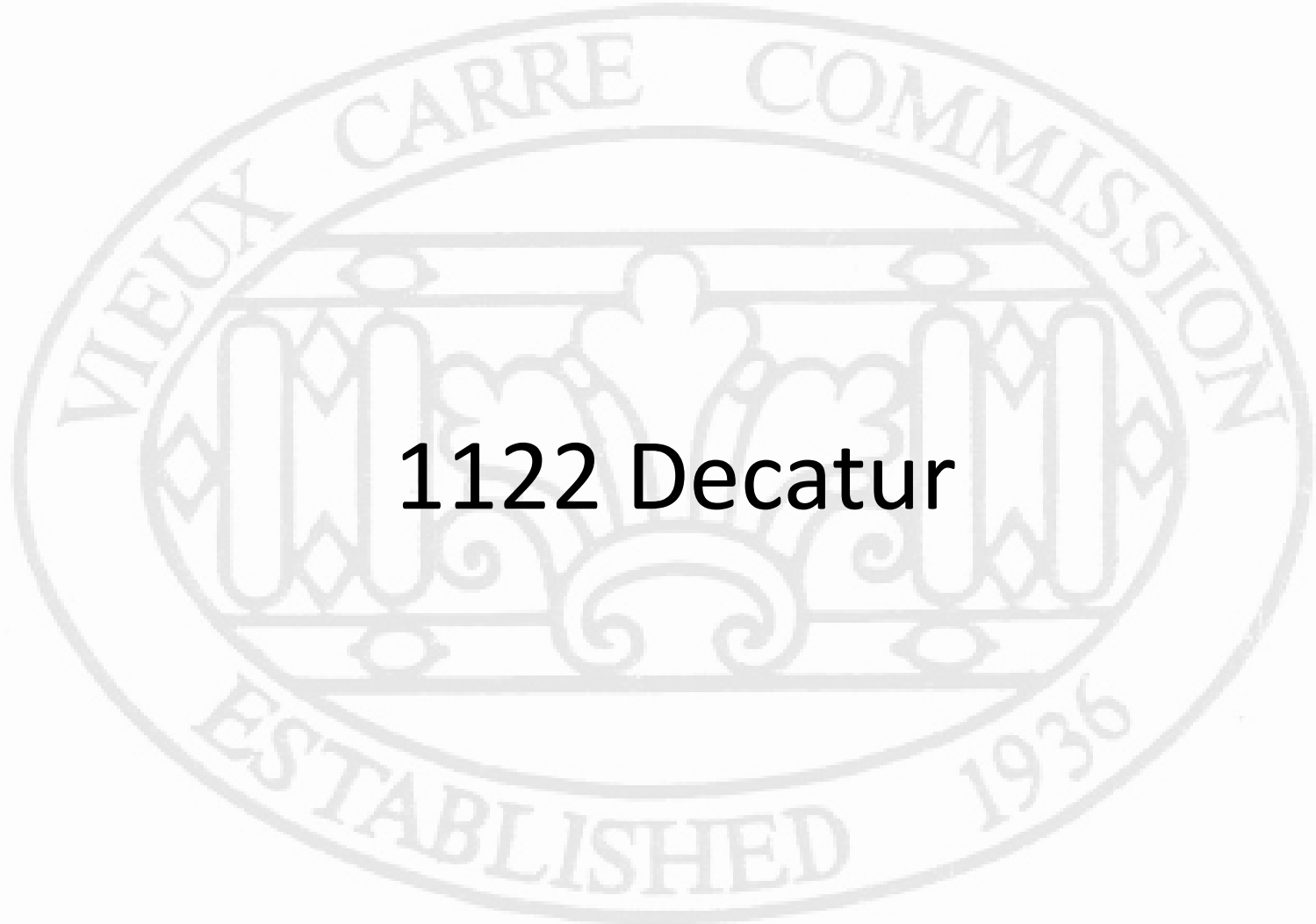
The applicant proposes to fuse the two middle leaves together, although it appears they are currently hinged together and can swing independently of one another. The leaf in this opening closest to Conti St. appears to already be fixed in place. The leaf closest to Bienville is currently operable but would also be fixed in place as part of the proposal. The applicant stated that besides flipping the orientation of the hinges, no other work is needed as far as stops or astragals. The only noted change in appearance for the doors would be the visible portion of the hinges on the exterior of the doors.

The Guidelines state that, “the VCC does not allow altering a door to swing out unless required by the Building Code.” (VCC DG: 13-12) If this change is indeed required because of Building Code staff finds the proposal potentially approvable but again notes that similar business have operated in this space with the current door arrangement

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

ARCHITECTURAL COMMITTEE ACTION:

04/12/2022



1122 Decatur

ADDRESS:	1120-22 Decatur/27-29 French Market Place		
OWNER:	El-Jaouhari, LLC	APPLICANT:	Christione Turner
ZONING:	VCS	SQUARE:	13
USE:	Commercial/Restaurant	LOT SIZE:	2,050 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	2 Units	REQUIRED:	615 sq. ft.
EXISTING:	Unknown	EXISTING:	0 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

This property features two (2) buildings on one (1) lot of record:
1120-22 Decatur is one in a row of three circa 1840 three-story, three-bay brick stores.

Rating: **Green** - of Local Architectural and/or Historic significance.

27-29 French Market Place: at the rear of 1120-22 Decatur, occupies the site of the historic semi-attached service ell. Photos from 1945 show an earlier configuration of this building, i.e., a three-story kitchen and adjoining two-story store. The existing building is perhaps part of the original buildings, with the three-story portion removed. Although the building appears to have two levels, the 2nd floor consists of only a facade wall.

Rating: **Yellow** - contributes to the character of the district.

Architecture Committee Meeting of

04/12/2022

DESCRIPTION OF APPLICATION: **Permit # 21-00781-VCGEN**

04/12/2022

Lead Staff: Nick Albrecht

Proposal to install new mechanical keyless lock, per application & materials received 03/11/2022.

STAFF ANALYSIS & RECOMMENDATION:

04/12/2022

Staff issued a permit on 03/31/2021 which included the removal of an unpermitted keypad door lock and the installation of a smart deadbolt lock which was found approvable. The applicant recently approached staff asking if there was a fully mechanical lock option, in other words one that did not rely on batteries, that may be an approvable alternative. The Architecture Committee has approved one such mechanical lock but only for a gate location. The applicant then proposed the Simplex 900 lock. As this lock has not been previously reviewed, staff seeks the recommendation of the Committee regarding its approvability.

The proposed lock measures 3-3/4" tall by 2-9/16" wide and features the five black buttons with the silver metal base. The proposed installation location is on the residential access door on the Decatur side of the property. Overall, staff finds this proposed mechanical lock smaller and more discreet than some of the electronic keyless locks that have been reviewed.

Staff recommends approval of the proposed mechanical lock, with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

04/12/2022



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 **04/12/2022**

DESCRIPTION OF APPLICATION: 04/12/2022
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: 04/12/2022

See Staff Analysis & Recommendation of 03/29/2022.

ARCHITECTURAL COMMITTEE ACTION: 04/12/2022

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

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



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 **04/12/2022**

DESCRIPTION OF APPLICATION: 04/12/2022
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: 04/12/2022

See Staff Analysis & Recommendation of 03/22/2022.

ARCHITECTURAL COMMITTEE ACTION: 04/12/2022

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

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



518 Conti

ADDRESS:	518 Conti Street		APPLICANT:	Steven J Finegan
OWNER:	Llmv Properties LLC		SQUARE:	29
ZONING:	VCC-2		LOT SIZE:	1266.6 sq. ft.
USE:	Mixed		OPEN SPACE:	
DENSITY:			REQUIRED:	380 sq. ft.
ALLOWED:	2 Units		EXISTING:	Unknown
EXISTING:	Unknown		PROPOSED:	No change
PROPOSED:	2 Units			

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Four-story building with arched openings on ground floor, one in a row of buildings constructed for the Baron de Pontalba by architect-builders Gurlie and Guillot.

Architecture Committee Meeting of **04/12/2022**

DESCRIPTION OF APPLICATION: 04/12/2022
Permit #22-08224-VCGEN **Lead Staff: Erin Vogt**

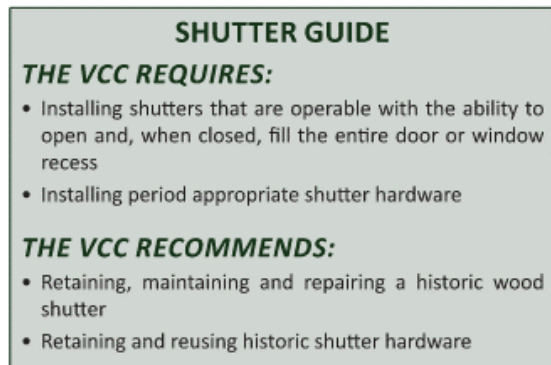
Proposal to replace double hung windows with casements, per application & materials received 03/18/2022.

STAFF ANALYSIS & RECOMMENDATION: 04/12/2022

The proposed exterior work is limited to the front elevation, removing several different types of windows, and installing casement windows to match the adjacent buildings at 512-16 Conti. Juliet balcony railings are also proposed on the second and third floors, but will not be needed on the fourth floor since the third floor living room will be a double height space.

Staff does not object to replacing the windows on the third and fourth floors, but notes that the windows next door at 512-16 Conti were altered and are not original. The size and proportion of casement lites should match remnants of original millwork found elsewhere in the row of Gurlie and Guillot buildings, particularly 337 Decatur, which appears to be the most intact. If the windows on the second floor are so heavily deteriorated that they cannot be repaired, they should be replaced to match existing.

Staff confirmed with the applicant that the owner does not wish to reinstall the shutters, and they were intentionally left off the proposed elevation drawing. The Design Guidelines state (**VCC DG: 07-15**):



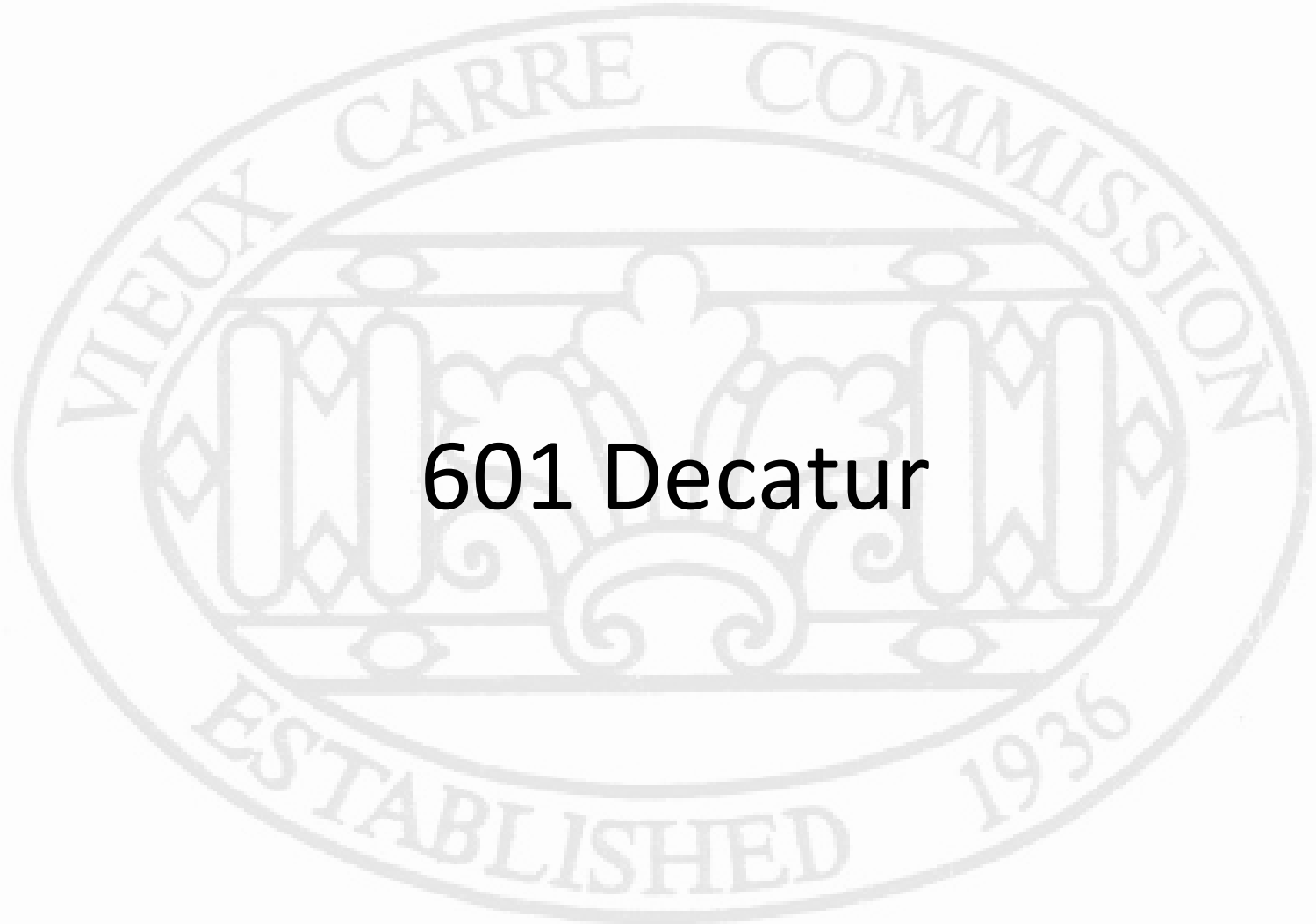
Staff notes that the shutters are appropriate to the building style and age, and provide valuable, period-appropriate storm protection. Shutters are also clearly visible in all upper floor openings in an 1835 plan book drawing of this row of properties.

This property was cited for violations in 2017, 2018, 2019, and 2021, prior to purchase by the current ownership. A new violation case (22-01298-DBNVCC) has been opened for demolition by neglect. In keeping with the Design Guidelines, no permits for voluntary work shall be issued until these existing violations (including missing rear windows, roof damage, and vegetation growth) are addressed.

Staff recommends:

- **conceptual approval** of the proposal to replace the front windows, with revisions as noted above,
 - **denial** of the proposal to permanently remove the front shutters,
 - **conceptual approval** of Juliet balconies on the second and third floors,
- with the proviso that no permits will be issued until the scope of work has been expanded to address the open violations.

ARCHITECTURAL COMMITTEE ACTION: 04/12/2022



601 Decatur

ADDRESS:	601 Decatur	APPLICANT:	Patrick Tucker
OWNER:	Charles L Malachias	SQUARE:	26
ZONING:	VCC-2	LOT SIZE:	3626 sq. ft. (approx.)
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	725.2 (20%, corner lot)
ALLOWED:	6 units	EXISTING:	None
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main and service building: Green, of local architectural and/or historical significance.

Courtyard infill: Brown, detrimental, or of no architectural and/or historical significance.

This address features three in the original row of 3-story Transitional style brick buildings constructed c. 1831 for Philippe Avegno under the direction of architect Jean Bourgerol. These stores retain their ground floor arch openings and the original wraparound balcony on the third floor. Courtyard infill was constructed between 1876 and 1896.

Architecture Committee Meeting of

04/12/2022

DESCRIPTION OF APPLICATION: **Permit # 22-09008-VCGEN**

04/12/2022

Lead Staff: Nick Albrecht

Proposal to add 9" railing extension above existing gallery railing and to install new synthetic decking, per application & materials received 03/25/2022.

STAFF ANALYSIS & RECOMMENDATION:

04/12/2022

The applicant proposes two different schemes to increase the railing height from the existing height of 33" up to 3'6". Scheme A would add a simple horizontal bar 9" above and angled slightly behind the existing railing. Scheme B would add a similar horizontal rail directly above the existing rail and add new cast iron pieces similar to the existing cast iron pieces of the railing. Scheme B is actually very similar to the existing extension seen at the neighboring gallery at 609 Decatur St. Records indicate that the railing extension at 609 Decatur was approved in 1999. The minutes from that approval note that the railings are not historic and that the extension is to be composed of ornamental ironwork compatible with the existing pattern.

Staff does not believe the approach approved in 1999 still represents preservation best practices and is unsure why the railing was describes as not being historic. Photographs as early as the 1930s show these existing railings in place. As such, staff believes an extension more along the lines of the one seen in Scheme A would be more appropriate.

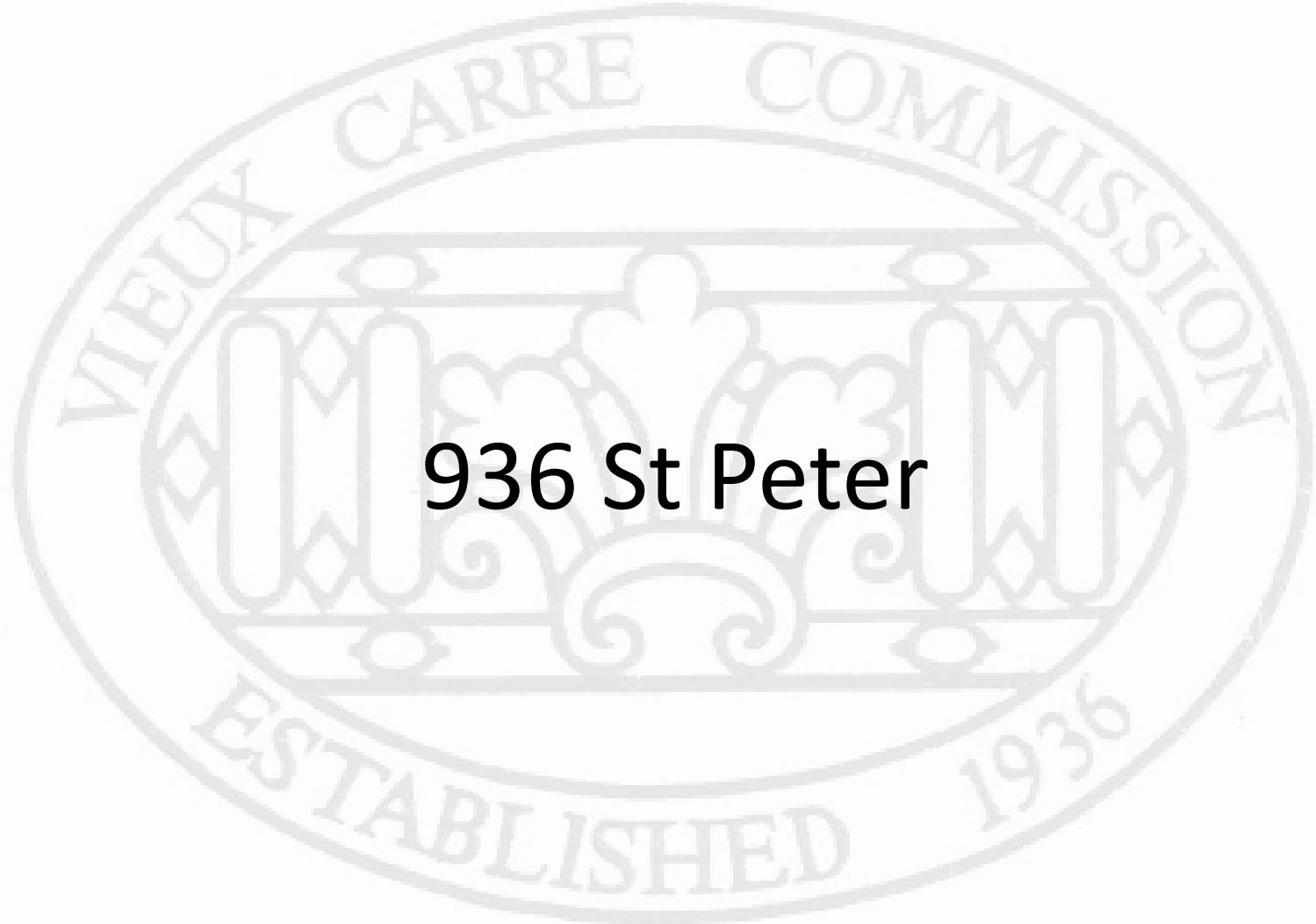
In addition to the proposed gallery railing extension, the applicant also proposes to replace the existing wood decking at both the second-floor gallery and the third-floor balcony with new Aeratis synthetic decking. The work at the third-floor balcony would simply involve changing the flashing where the decking meets the building and the installation of the new decking. At the gallery, the existing purlins are spaced too far apart for the synthetic decking, so the applicant proposes to respace and add an additional matching purlin for support.

Staff requested additional documentation of the existing conditions of this decking but did not receive them prior to the writing of this report. The conditions at this gallery and balcony meet some of the criteria used to evaluate the installation of synthetic decking with the exceptions being the green-rated of the building, the need to restructure at the gallery, and the questions regarding the existing conditions of the wood decking.

Staff recommends conceptual approval of scheme A of the railing extension and deferral of the synthetic decking proposal to allow the applicant time to provide documentation of the existing decking conditions.

ARCHITECTURAL COMMITTEE ACTION:

04/12/2022



936 St Peter

ADDRESS:	936 St. Peter	APPLICANT:	Corky Willhite
OWNER:	Corky Willhite	SQUARE:	89
ZONING:	VCR-1	LOT SIZE:	2081 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	624 sq. ft.
ALLOWED:	1 Unit	EXISTING:	855 sq. ft.
EXISTING:	1 Unit	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main and service—Green, or of local architectural and/or historical significance

An archival drawing of 1861 shows this fine ca. 1827 1 ½ story Creole cottage as it then appeared: with a banded cornice, pilasters, and 12-lite casement doors and windows. Late 19th-century modifications added Victorian decorative embellishments that were removed as part of a 2016 renovation.

Architecture Committee Meeting of **04/12/2022**

DESCRIPTION OF APPLICATION: 04/12/2022
Permit # 22-09075-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install Aeratis synthetic decking at existing second floor side balcony, per application & materials received 03/28/2022.

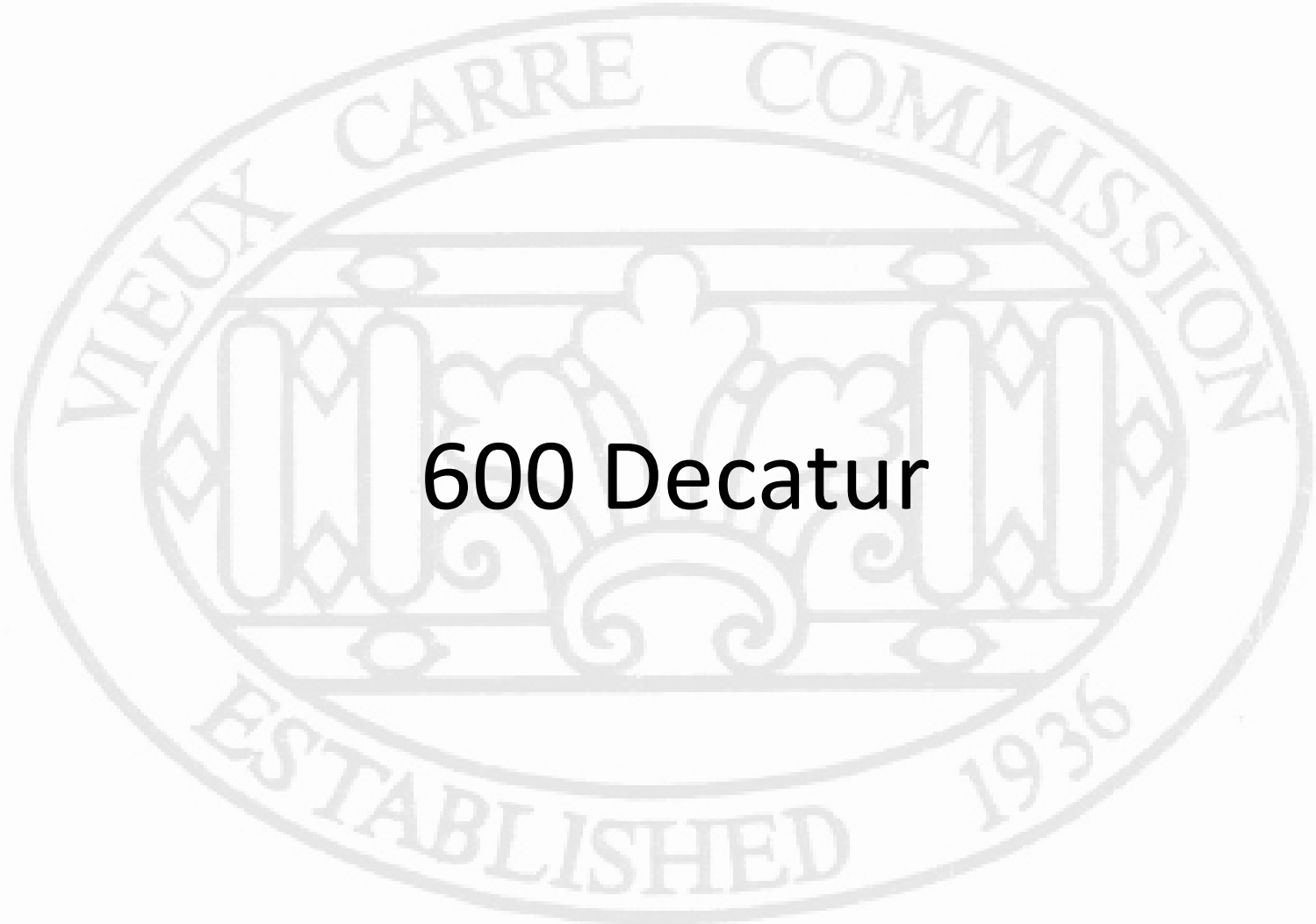
STAFF ANALYSIS & RECOMMENDATION: 04/12/2022

The balcony where this synthetic decking is proposed is located at a second-floor balcony on the Burgundy elevation of the main building. Staff notes that this balcony was constructed as part of the 2015-2016 renovation. The applicant has provided photographs showing some wood rot and cracking on the now approximately six-year-old decking. The spacing of the existing purlins would not necessitate any modifications to the structure below the balcony. There is a small awning above the door that partially covers the balcony but it is otherwise open to the sky.

The balcony location satisfies the majority of the unofficial criteria for evaluating synthetic decking proposals with the one exception being the green rating of the building. Still, as this entire balcony is a relatively new construction and less than ten years old, staff does not find the proposed use of synthetic decking objectionable in this location.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION: 04/12/2022



600 Decatur

ADDRESS:	600 Decatur St.	APPLICANT:	Steve Olson
OWNER:	Jackson Brewery Millhouse LLC		
ZONING:	VCS	SQUARE:	5 C
USE:	Commercial	LOT SIZE:	29,207 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	48	REQUIRED:	8,762 sq. ft.
EXISTING:	Unknown	EXISTING:	8,762 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

The Jackson Brewery Millhouse was constructed in 1986.

Rating: Orange - post 1946 construction.

Architecture Committee Meeting of **04/12/2022**

DESCRIPTION OF APPLICATION: 04/12/2022
Permit # 22-09434-VCGEN **Lead Staff: Nick Albrecht**

Review of concept to replace existing wood windows with new aluminum windows and insulating glass, per application & materials received 03/29/2022.

STAFF ANALYSIS & RECOMMENDATION: 04/12/2022

The applicant discussed with staff the fact that many of the windows on this large building sustained significant damages during Hurricane Ida. The applicant wanted to explore the possibility of replacing the windows with an alternative material to the wood windows for increased storm protection and energy efficiency.

Regarding aluminum windows, the Guidelines note that, *“the VCC will only consider the use of an aluminum or aluminum clad wood window for an Orange or Brown rated building or new construction”* and continue, *“each replacement window must have exterior, profiled muntins and, if double-glazed, a black spacer bar between the panes of glass.”* (VCC DG: 07-9) The Guidelines express concerns regarding the use of aluminum windows including noting, *“although aluminum windows can include exterior muntins, the profiles do not have the same refinement as a historic wood window”* (VCC DG: 07-7) however, for this rating of building the Guidelines do not totally reject this option.

Some sample details of a typical existing wood window and a proposed aluminum window are provided on page 5 of the submittal. Notable differences between the existing and proposed include the height of the bottom and top rails as well as the double-glazed condition. The smaller rail heights would result in more glazing and a significant change in appearance at the windows. Staff questions if this could be changed to be more in line with the current conditions.

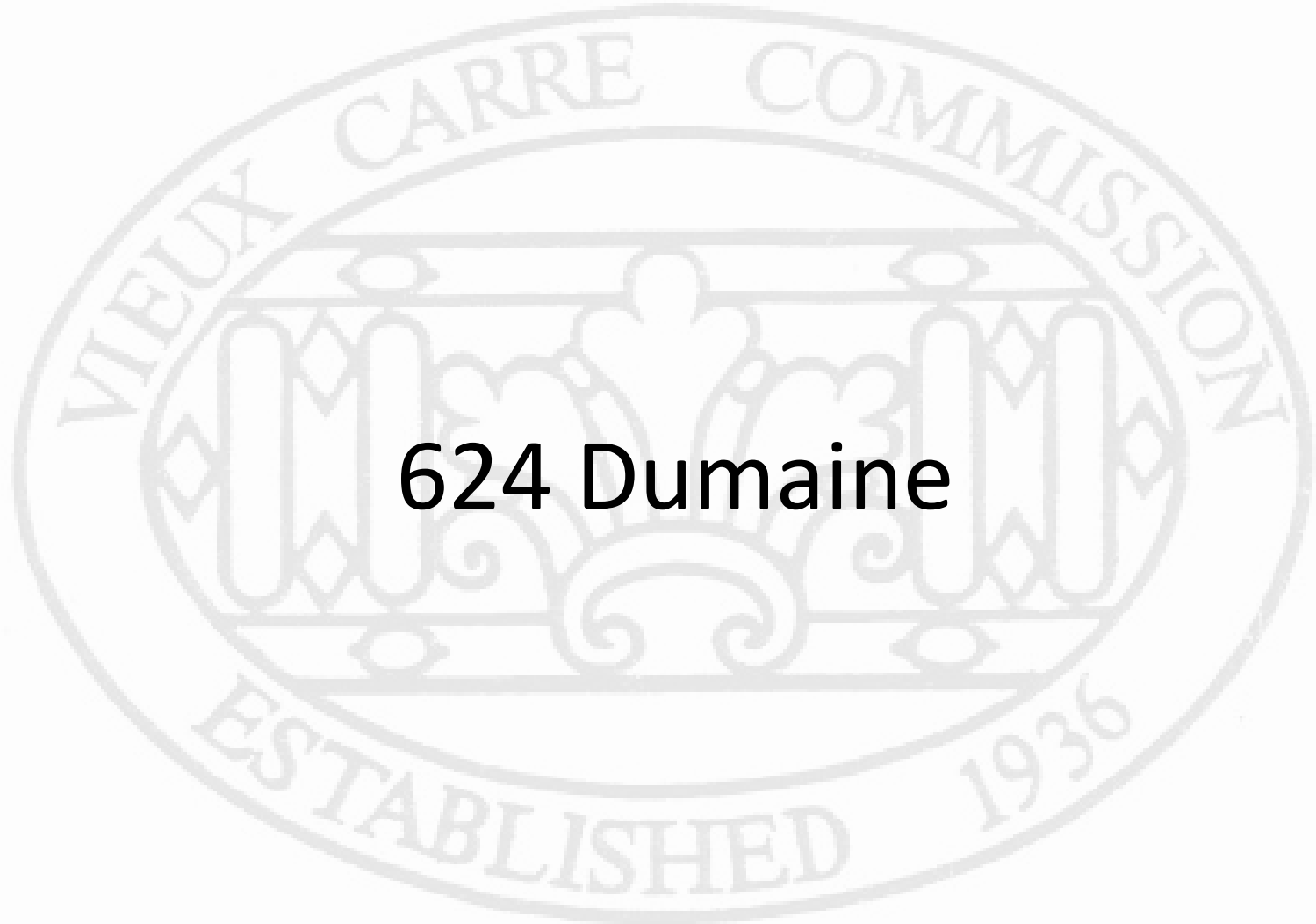
The applicant suggested that a sample aluminum window could be installed at the second floor for real world observations.

Staff seeks feedback from the Committee if aluminum windows would be considered in this instance or if other alternatives, such as interior storm windows, would be preferred.

ARCHITECTURAL COMMITTEE ACTION: 04/12/2022



Appeals and Violations



624 Dumaine

ADDRESS:	624 Dumaine	APPLICANT:	Maple Ridge Architects (2021) Paul Duxworth (2019)
OWNER:	Bienville Street Outback LLC		
ZONING:	VCC-1	SQUARE:	47
USE:	Residential	LOT SIZE:	3,333 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	5 Units	REQUIRED:	1,000 sq. ft.
EXISTING:	Unknown	EXISTING:	500 sq. ft. approx.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Like many other structures in the Quarter, this 3-story brick building has been updated several times, and the original design is obscured by non-original (c. 1870) cast iron galleries. Originally this building, constructed c. 1836, was similar to 620-22 Dumaine and had only 2 1/2 stories with attic frieze window, a wrought iron balcony, and three full-length openings (including a porte-cochere entrance) on the ground floor. The service building at the extreme rear is part of the Madame John's Legacy service wing. Subject of Paint Analysis, Phase III.

Main building – Green

Rear building – Purple; Note: Originally part of the Madame John's Legacy service wing

Architecture Committee Meeting of**04/12/2022****DESCRIPTION OF APPLICATION:**

04/12/2022

Permit # 19-02566-VCGEN**Lead Staff: Nick Albrecht**

Proposal to stucco over improperly repaired masonry wall, per application & materials received 01/31/2019 & 04/06/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

04/12/2021

This application was deferred at the 08/10/2021 meeting with the Committee recommending that applying stucco would address the damage and might be the best preservation method. The applicant has returned with a proposal to completely stucco this wall of the building. Staff notes that the bricks in this wall feature angled courses which likely indicate a lower previously existing roofline of this building. This feature will be lost with a complete stuccoing of the building and staff questions if any kind of stucco detail should be included to retain this element.

Staff also requests details of how the stucco around the windows will be detailed.

Besides these two questions staff finds the proposal consistent with the previous recommendations of the Committee and approvable. Staff recommends approval of the proposal with final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

04/12/2021

Architecture Committee Meeting of**08/10/2021****DESCRIPTION OF APPLICATION:**

08/10/2021

Permit # 19-02566-VCGEN**Lead Staff: Nick Albrecht**

Review of test patch of attempted mortar and brick cleaning, per application & materials received 04/08/19 & 08/06/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/10/2021

Staff inspected and documented an area where the masonry cleaner had been applied. Although it appears that the cleaning process did a decent job at removing some of the slurry, staff is concerned that the work

also resulted in some pitting and other damage to the brick face. Given the possibility of additional damage to the wall, staff again questions if a more passive approach of allowing the wall and mortar slurry to weather over time may be the best approach to this unfortunate situation.

Staff requests commentary from the Architecture Committee and applicant regarding the results of the test patch.

ARCHITECTURAL COMMITTEE ACTION:

08/10/2021

Mr. Albrecht read the staff report with Mr. Smith present on behalf of the application. Mr. Fifield asked where the test patch was exactly in the photos. He was directed to slide 100-102. Mr. Block stated that it looked like the effort to remove the slurry was further damaging to the brick, so he believed it might be better to leave the slurry on than to remove it. Mr. Fifield asked if the mortar was lime based. Mr. Smith stated yes. He went on to explain that it had also run down from the parapet when that was being repaired so in addition to the smear there was also a drip effect. Mr. Fifield asked the applicant if the Committee was to follow the staff recommendation what did he propose for the rest of the building. Mr. Smith stated that they were going to try and remove the “streaming” mortar from top. Mr. Fifield asked the Committee for their thoughts. Ms. DiMaggio was perplexed. Mr. Fifield stated that this was not just a preservation technology question, but also a viewshed question due the building’s proximity to a purple rated structure. Ms. Roberts stated that she had been on site and had photographed numerous empty bags of Quikrete. Mr. Fifield asked Ms. Roberts if she believed that it was likely the material was Portland based. Ms. Roberts stated yes. Mr. Fifield then stated that this fact changed everything. He went on to say that he wondered if they should recommend a paint or stucco treatment. He then asked the applicant if he thought the owner might agree to such a treatment. Ms. DiMaggio state that she was concerned that painting wouldn’t be enough, and that stucco was probably the best option. Mr. Fifield stated that stucco would address the damage and might be the best preservation method. Mr. Smith stated that he would ask the owner. Mr. Fifield then stated that this was a very thin line- he would never want to encourage this behavior. He then asked Mr. Bergeron if he was ok with this approach. Mr. Bergeron agreed and stated that this was a very unfortunate solution but possibly the only option. 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 to the next meeting on August 24, 2021. Mr. Fifield seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

07/13/2021

DESCRIPTION OF APPLICATION:

07/13/2021

Permit # 19-02566-VCGEN

Lead Staff: Nick Albrecht

Proposal to address inappropriate application of mortar to faces of brick, per application & materials received 04/08/19 & 06/21/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/13/2021

Issues with this wall date back to 2019 when staff posted a Stop Work Order on 01/22/19 when work was observed on the Royal St. elevation of the main building. An application was subsequently filed by the previous applicant and a permit was issued 02/05/19. A follow up inspection on 02/14/19 revealed that the masonry was not being repointed appropriately. Rather, mortar was essentially being rubbed on the wall and worked into the joints. This inappropriate technique resulted in mortar at least partially covering the majority of the wall, essentially covering the wall in a parge coat.

An inspection on 2/15/19 revealed that the previous contractor had attempted to clean up the bricks by grinding the mortar off the brick faces. This work resulted in damage to the bricks and quite possibly removed several of the brick faces. It is likely that these damaged bricks will lead to future problems with moisture without additional intervention.

A new applicant has filed the current proposal to attempt to address these issues. The applicant proposes to attempt to clean up some of the mortar by utilizing Prosoco Sure Klean 600. After the wall has been cleaned, the masonry would be sealed with Prosoco Weather Seal-GP.

Staff contacted the historic preservation representative from Prosoco to discuss this project and ask if she agreed with the approach of the applicant. The Prosoco rep agreed with the proposed use of the Sure Klean 600, noting that the cleaner will work at the surface to break the bond between the mortar residue and the brick. After cleaning is complete, the Prosoco rep recommended their product called H40 rather than the Weather Seal. The H40 product is described as, “a deep-penetrating water repellent and consolidation treatment for brick, most natural stone, unglazed terra cotta, historic concrete, stucco, and cast stone surfaces.” The product also purports to “breathe” and not trap moisture.

The applicant agreed to revise the proposal to follow these recommendations.

As the application of a sealer or repellent product is not easily reversible, staff is somewhat hesitant regarding this aspect of the proposal and questions the necessity of this step. Staff suggests that a test patch of the H40 product may be the best approach. The bricks whose faces were ground off are the most likely to suffer additional damage and water intrusion, so staff suggests starting with these bricks only to test the water repellent product.

Staff recommends approval of the proposal with the applicant to stay in close contact with staff and to be sure that no additional damage is done.

ARCHITECTURAL COMMITTEE ACTION: 07/13/2021

Ms. Bourgogne read the staff report with Mr. Smith present on behalf of the application. Mr. Smith stated that he agreed with the staff report. Mr. Fifield asked if they would agree to a test patch. Mr. Smith stated yes. Ms. DiMaggio asked if there was a way to determine the percentage of bricks that were damaged. Mr. Smith stated that the ground was small in the alleyway and not very visible. He went on to say that to remove the slurry would do no further harm. Mr. DiMaggio thanked Mr. Smith for the clarification. She went on to say that they might have to replace the damaged bricks. Mr. Fifield asked if perhaps they might need to stucco the entire wall. Mr. Smith agreed and that he would ask the owner. Mr. Fifield stated that this proposal might be the first step but ultimately, they might need to look at alternatives. Ms. DiMaggio agreed with Mr. Fifield. She went on to say that there was no way to heal the bricks without replacement or stucco. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment: No Public Comment

Discussion and Motion:

Mr. Bergeron made the motion to approve the proposed cleaning method with the applicant to work with staff on test patch of H40 product and work with staff on any details to finalize the work. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of 06/11/19

DESCRIPTION OF APPLICATION: 06/11/19
Permit # 19-02566-VCGEN **Lead Staff: Nick Albrecht**

Proposal to address inappropriate application of mortar to faces of brick, per application & materials received 04/08/19 & 06/04/19, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/11/19

When this property was last before the Architecture Committee at the 05/14/19 meeting, the Committee voted to defer the application to allow the applicant to submit a scope of work to repair the bricks and to allow the retention of the slurry in order for it to deteriorate naturally. The applicant has submitted an elevation of this side of the building showing the extent of the slurry application, the unslurred portion in need of proper repointing, and a previously existing stucco band.

Since the last Architecture Committee meeting, staff attended a conference which included a product and technique that removes mortar from the faces of bricks very similar to the situation faced here. Staff suggests that the applicant could perform a test patch to see if a similar product and technique would help to remove the surface mortar.

Staff recommends approval of the submittal and requests commentary from the Architecture Committee if a test area of chemical remover of the mortar should be explored.

ARCHITECTURAL COMMITTEE ACTION: 06/11/19

Mr. Albrecht read the staff report with Mr. Smith present on behalf of the application. Ms. DiMaggio moved to approve the proposal based on the staff recommendation including a 5x5 test area of chemical remover of the mortar. Mr. Berg seconded the motion and the motion passed unanimously.

<u>Architecture Committee Meeting of</u>	05/14/19
<u>DESCRIPTION OF APPLICATION:</u>	05/14/19
Permit # 19-02566-VCGEN	Lead Staff: Nick Albrecht

Proposal to stucco over exposed brick wall on the Royal St. elevation of the main building, per application & materials received 04/08/19. **[Stop Work Order posted 02/14/19]**

STAFF ANALYSIS & RECOMMENDATION: 05/14/19

Following the Architecture Committee meeting of 04/23/19 staff was contacted by Hank Smith who stated that his office was getting involved with this property and that he would submit revised plans. Unfortunately, Mr. Smith did not submit any revised proposals prior to today's meeting.

Given the severity of the violation staff included this property on the agenda but provided that Mr. Smith continues to work on this property and communicates with staff a deferral may be appropriate.

Staff recommends deferral of the application not to exceed 30 days.

ARCHITECTURAL COMMITTEE ACTION: 05/14/19

Mr. Albrecht read the staff report with Mr. Smith present on behalf of the application. Mr. Musso stated that it was most important to protect the open faced bricks. He asked the applicant for a block elevation with the areas in need of work diagramed out.

Mr. Block motioned to allow the applicant to submit a scope of work to repair the bricks and to allow the retention of the slurry in order for it to deteriorate naturally. Mr. Musso seconded the motion and the motion passed unanimously.

<u>Architecture Committee Meeting of</u>	04/23/19
<u>DESCRIPTION OF APPLICATION:</u>	04/23/19
Permit # 19-02566-VCGEN	Lead Staff: Nick Albrecht

Proposal to stucco over exposed brick wall on the Royal St. elevation of the main building, per application & materials received 04/08/19. **[Stop Work Order posted 02/14/19]**

STAFF ANALYSIS & RECOMMENDATION: 04/23/19

Following the Architecture Committee meeting of 02/26/19 staff again visited the site on 03/13/19 and found that the applied mortar/stucco will not be easily removed. The applicant submitted a new proposal to repoint the bricks and then apply a three coat stucco. As the applied parge coat cannot be feasibly removed staff sees two possible options moving forward. The first option would be to complete proper repointing of the masonry and allow the parge coat to weather and hopefully through the passage of time return to something similar to its previously existing condition. Staff notes that approximately the back third of the building has not been touched or had the improper coating applied. This portion of the building could be properly repointed and finished to match the previously existing exposed brick condition.

The second option would be to allow for the complete stuccoing of this wall as proposed by the applicant. Staff has some hesitations about this option as it is unclear how the stucco will interact with existing millwork and other details. Notably this wall previously had a clear indication of the earlier roofline of this building prior to the addition of the third floor. If the building is completely stuccoed that previous indication will be lost.

Staff seeks the advice of the Committee as to how to move forward but regardless of the future work suggests that staff perform regular inspections to insure that all details of the permit are being followed correctly including correct mixes and application techniques.

ARCHITECTURAL COMMITTEE ACTION: 04/23/19

Mr. Albrecht read the staff report. There was no one present on behalf of the application. Mr. Fifield stated that in this case less would be more and that passive weathering might be the answer to the

problem. He moved to defer the application until the applicant could be present. He further stated that staff should proceed with a violation letter and adjudication proceedings. Mr. Taylor seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

02/26/19

DESCRIPTION OF APPLICATION:

02/26/19

Permit # 19-02566-VCGEN

Lead Staff: Nick Albrecht

Review of work done in deviation of approved permit. [**Stop Work Order posted 02/14/19**]

STAFF ANALYSIS & RECOMMENDATION:

02/26/19

Staff initially posted a Stop Work Order on 01/22/19 when work was observed on the Royal St. elevation of the main building. The applicant subsequently filed for the permit and a permit was issued 02/05/19. A follow up inspection on 02/14/19 revealed that the masonry was not being repointed appropriately. Rather, mortar was essentially being rubbed on the wall and worked into the joints. This inappropriate technique resulted in mortar at least partially covering the majority of the wall, essentially covering the wall in a parge coat.

An inspection on 2/15/19 revealed that the contractor had attempted to clean up the bricks by grinding the mortar off of the brick faces. This work resulted in damage to the bricks and quite possibly removed several of the brick faces. It is likely that these damaged bricks will lead to future problems with moisture.

Staff is at a loss as to how to proceed with this application. Staff does not find additional attempts to clean up the wall by removing mortar from the brick faces to be appropriate as it doesn't appear this could be done without causing significant damage to the bricks. Staff also does not find it appropriate to continue the parge coat on the remaining portion of the wall. This portion should be properly repointed and the area that has already been treated with a parge coat should be left alone and hopefully through weather and time the mortar will wear off of the bricks.

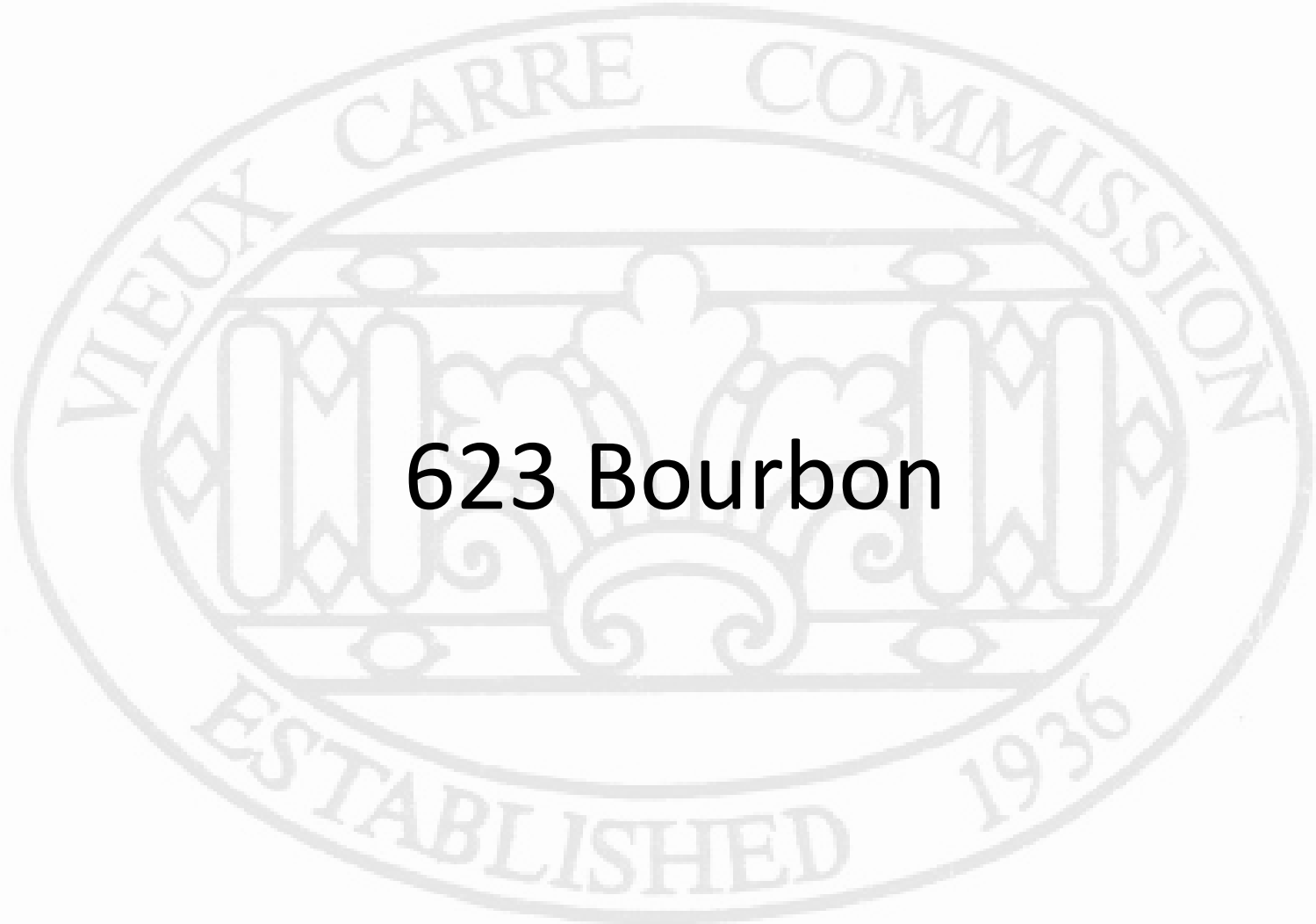
Staff seeks commentary from the Architecture Committee if an alternative course of action should be considered.

ARCHITECTURAL COMMITTEE ACTION:

02/26/19

Mr. Albrecht read the staff report with Mr. Duxworth present on behalf of the application. Mr. Musso stated that he did not know of a way to save the wall and that the entire wall may have to be plastered.

Mr. Fifield moved to allow the applicant to perform a test patch, a 6'x6' square, of repointing to be inspected by staff prior to addressing the entire wall. Mr. Musso seconded the motion and the motion passed unanimously.



623 Bourbon

ADDRESS:	623 Bourbon	APPLICANT:	Smoke Shop
OWNER:	Peri Luscent LTD	SQUARE:	72
ZONING:	VCE	LOT SIZE:	4,445 sq. ft.
USE:	Commercial (Proposed)	OPEN SPACE-	
DENSITY-		ALLOWED:	Seven (7) units
ALLOWED:	Seven (7) units	REQUIRED:	1,333.5 sq. ft.
EXISTING:	Unknown	EXISTING:	1,715 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Blue, or of major architectural and/or historical significance.

For many years the home of Congresswoman Lindy Boggs, this Creole townhouse dates from circa 1828. Salient stylistic features include four arched ground floor openings, the larger one being a porte-cochere entrance, and a delicate wrought iron balcony. The cast iron canopy is a later 19th century addition. From 1897-1924, blacksmith Charles A. Mangin owned the subject property, in which he and his brothers operated an iron-working and locksmith business.

Architecture Committee Meeting of	04/12/2022
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<u>DESCRIPTION OF APPLICATION:</u>	04/12/2022
Permit # 21-32162-VCPNT	Lead Staff: Nick Albrecht
Violation Case # 21-08342-VCCNOP	Inspector: Marguerite Roberts

Proposal to renovate carriageway including the installation of new decorative light fixtures and painting, in conjunction with a proposed change of use from *vacant* to *art gallery*, per application & materials received 11/16/2021 & 01/10/2022, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	04/12/2022
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See Staff Analysis & Recommendation of 02/22/2022.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	04/12/2022
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Architecture Committee Meeting of	02/22/2022
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<u>DESCRIPTION OF APPLICATION:</u>	02/22/2022
Permit # 21-32162-VCPNT	Lead Staff: Nick Albrecht
Violation Case # 21-08342-VCCNOP	Inspector: Marguerite Roberts

Proposal to renovate carriageway including the installation of new decorative light fixtures and painting, in conjunction with a proposed change of use from *vacant* to *art gallery*, per application & materials received 11/16/2021 & 01/10/2022, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	02/22/2022
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Staff discovered on 11/11/2021 that considerable work had been done in the formerly vacant carriageway space to convert it into a retail shop, all without benefit of VCC review or approval. The work included removing existing light fixtures, installing new fluorescent light fixtures, attaching shelving units to the masonry walls, and painting. Staff informed the applicant that all this work would need to be reviewed and that much of it was not approvable per VCC Guidelines.

The applicant undid much of the work, also without a permit, and a later inspection revealed notable damage to the masonry where things had previously been bolted onto the wall.

The applicant now proposes to reinstall the previously existing decorative light fixtures, install two new similar decorative light fixtures, and to paint the carriageway to match the previously existing colors. Staff recommends that rather than installing new matching decorative fixtures, that simple and functional light fixtures be installed in addition to the existing decorative fixtures.

All this work would be in order to utilize the carriageway as new commercial space. A temporary business license was issued in March 2021 for an art dealer at this property but has since expired. Zoning opened a violation case on the property in November 2021 for an illegal T-shirt shop.

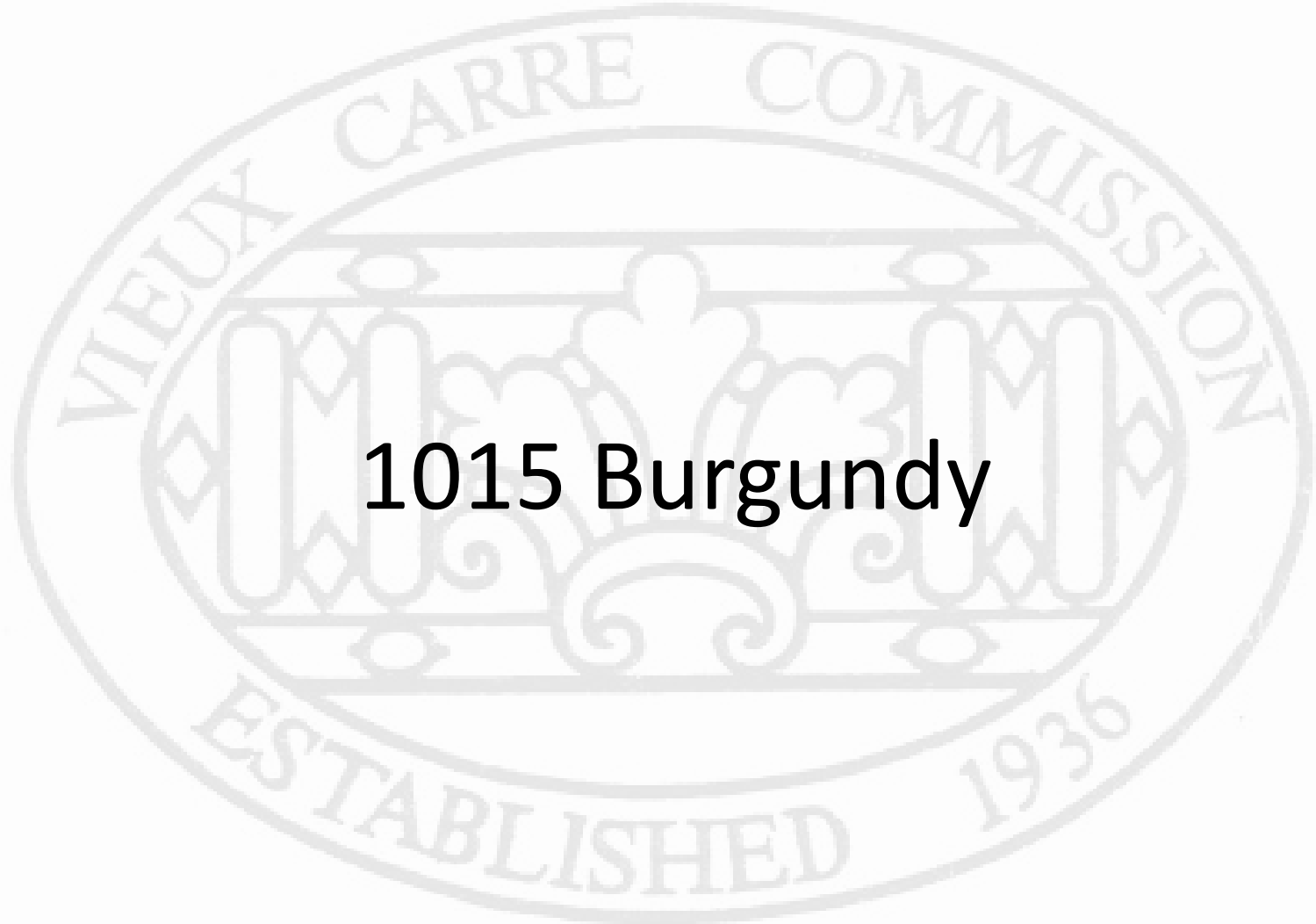
Although the actual use of the property is out of VCC jurisdiction, any changes to the exterior of the building in order to accommodate a new use is within VCC jurisdiction. As this property was previously vacant and was residential before that, any exterior changes to facilitate a commercial use will need to be reviewed and approved. Staff suggests that additional details may be needed to understand how this proposed commercial space of the carriageway will function. Are shelving units proposed to be bolted to the walls again, for example. If not, how are the walls proposed to be repaired?

Staff recommends deferral of the application to allow for additional information to be submitted to better understand the overall scope at this property.

ARCHITECTURAL COMMITTEE ACTION:

02/22/2022

The application was deferred with 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 **04/12/2022**

<u>DESCRIPTION OF APPLICATION:</u>	04/12/2022
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: 04/12/2022

See Staff Analysis & Recommendation dated 03/29/2022.

ARCHITECTURAL COMMITTEE ACTION: 04/12/2022

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

The item was deferred due to a lack of representation on behalf of the appeal.



439 Royal

ADDRESS:	439-41 Royal St.	APPLICANT:	Erika Gates
OWNER:	Tortorici Building LLC	SQUARE:	63
ZONING:	VCC-2	LOT SIZE:	2320 sq.ft.
USE:	Commercial		

DENSITY		OPEN SPACE	
ALLOWED:	4 Units	REQUIRED:	696 sq.ft.
EXISTING:	0 Units	EXISTING:	0
PROPOSED:	No change	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Main building: **Pink**, or a building of local architectural or historical importance that has been detrimentally altered but, if properly restored, could be upgraded to green or blue.
 Courtyard infill: **Brown**, or of no architectural significance

Designed and constructed in the late 1700s possibly by Barthelemy Lafon, this two-story masonry building known as the Tremoulet-Pavie House originally included an entresol level, a wooden balcony at the second level, a flat terrace roof and ground floor arches. The original appearance of the building has been obscured by later modifications.

Architecture Committee Meeting of **04/12/2022**

<u>DESCRIPTION OF APPLICATION:</u>	04/12/2022
Permit #22-07151-VCGEN	Lead Staff: Erin Vogt
Violation: 18-00325-DBNVCC	Lead Staff: Anthony Whitfield

Appeal to retain added rail extension installed without benefit of VCC review and approval, per application & materials received 03/09/2022. **[Notice of Violation sent 10/24/2018]**

STAFF ANALYSIS & RECOMMENDATION: 04/12/2022

Staff inspected the property on 12/12/2017 and issued a violation notice for work without permit. The applicant is appealing to retain the bent pipe rail, which was installed c. 2010 or 2011 behind the historic railing. Since this unpermitted work was cited within ten years of installation, it is not considered prescribed.

The pipe rail measures 3'-10" tall and is not code compliant. Staff recommends **denial** of the appeal to retain, with the applicant to propose a new rail that is likewise set back and independent of the historic rail, but appropriate in height, material, and detailing.

ARCHITECTURAL COMMITTEE ACTION: 04/12/2022