

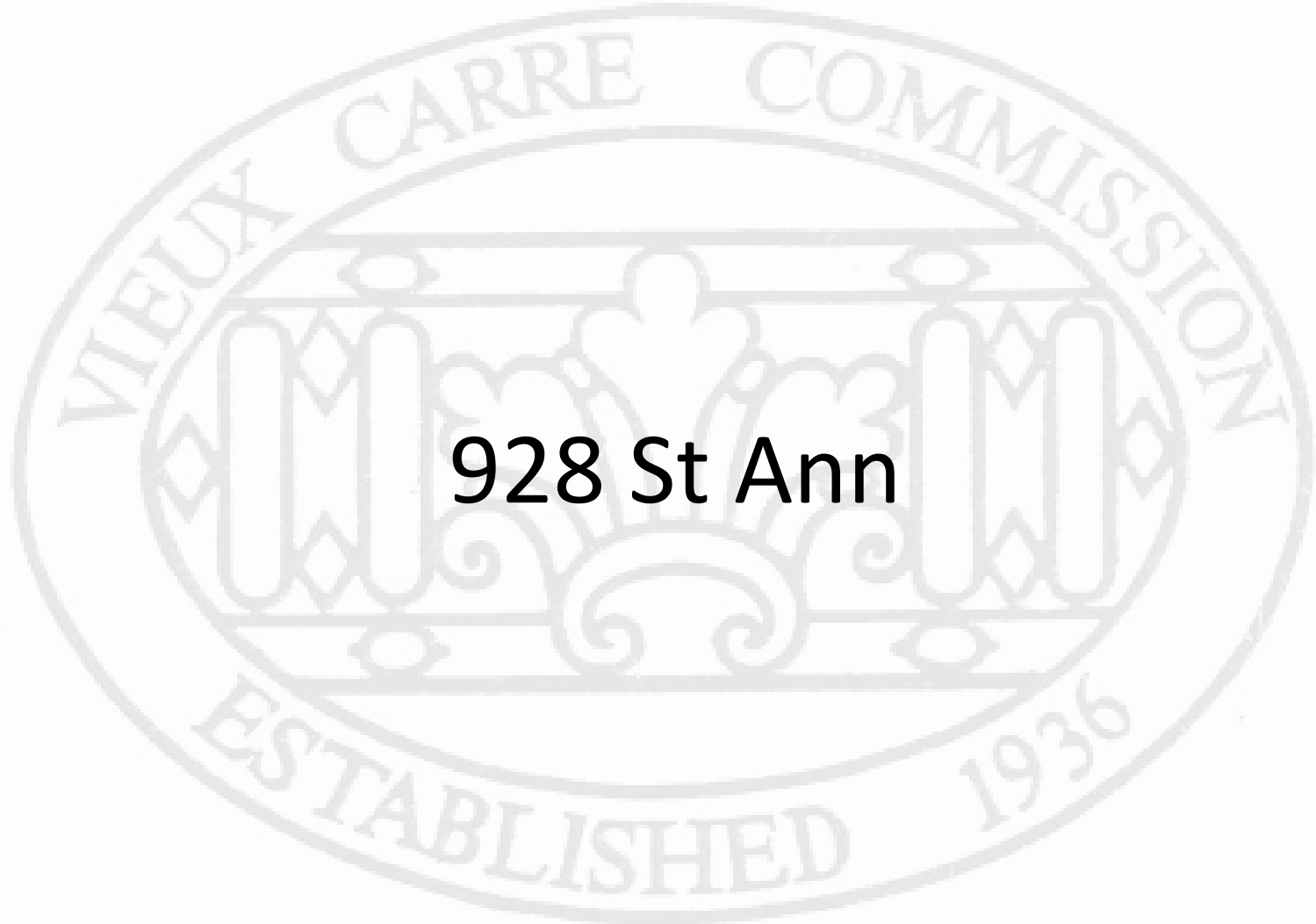


**Vieux Carré Commission
Architecture Committee Meeting**

Tuesday, May 10, 2022



Old Business



928 St Ann

ADDRESS: 928 St. Ann
 OWNER: Aura, LLC
 SQUARE: 87
 USE: Residential
 DENSITY-
 ALLOWED: 2 units
 EXISTING: 6 units
 PROPOSED: 1 unit

APPLICANT: Gunner Guidry (Architect)
 William Goliwas (Contractor)
 LOT SIZE: 2675.5 sq. ft.
 OPEN SPACE-
 REQUIRED: 802.7 sq. ft.
 EXISTING: Unknown
 PROPOSED: Unknown

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Main building and attached service ell – **Green**, or of local architectural and/or historic importance.

Narrow, 3-bay, 3-story brick townhouse and attached service ell, constructed in 1842 in the Greek Revival style by L. Cordier, builder, for Gabriel Montemart. Its main entrance has an entablature and pilasters, and there once was at its river side a carriageway that led back to the courtyard and the stable.

Architecture Committee Meeting of

05/10/2022

DESCRIPTION OF APPLICATION:
Permit #19-07502-VCGEN

05/10/2022

Lead Staff: Erin Vogt

Proposal to revise design of courtyard gates, per application received 05/29/2019, permit issued 09/05/2019 & materials received 04/27/2022.

STAFF ANALYSIS & RECOMMENDATION:

05/10/2022

As part of the overall renovation of the property, the applicant is installing a stuccoed wall with wooden gates at the end of the driveway, separating the drive court from the rear courtyard. The gates are 1-3/4" thick, each leaf is 25-1/2" wide, and they measure 8' tall. As permitted, the doors have two raised panels: the bottom measuring 12" high and 13-1/2" wide, with the top panels at 65" tall.

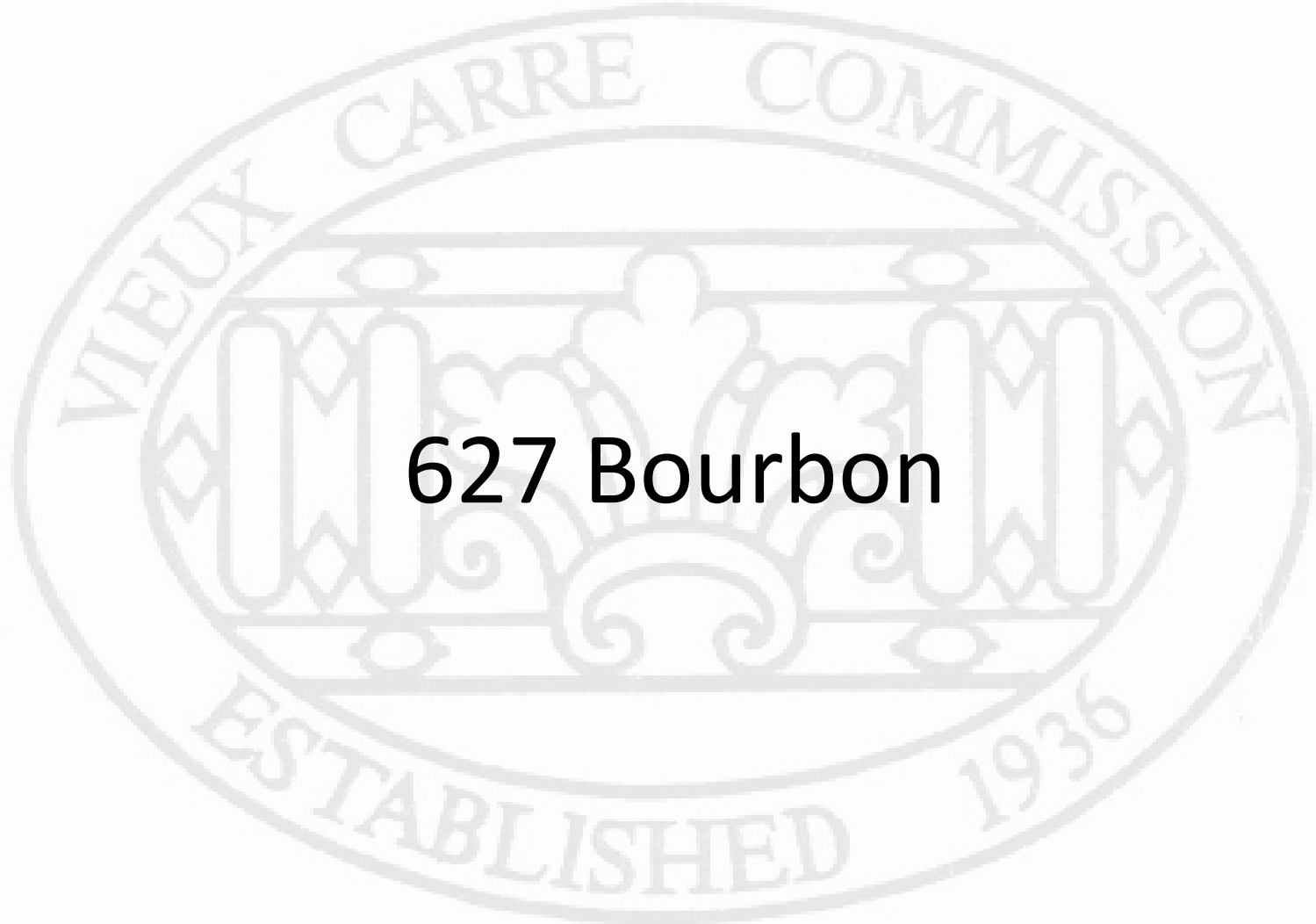
The applicant is now proposing to eliminate the top panels and install decorative cast ironwork, which would rest in a 1/8" thick metal channel frame. They also propose to revise the bottom panels so they are no longer raised, but are more consistent in profile with the new driveway doors at the front of the property.

Staff notes that the metal panels proposed are much larger than historically found in a gate; typically, these types of grates are much smaller, and the intention is to provide visibility from a carriageway to the street, or to provide ventilation in narrow alleys. The design of the cast iron is also more rustic than is typically found in the Quarter, where the ironwork tends to be finer and more sophisticated in detail. However, staff notes that these gates will not be visible from surrounding properties or the public right of way unless the driveway gates at the street are open.

Staff has no objection to the proposed modifications to the gates since they are clearly not historic and will only be minimally visible at brief times.

ARCHITECTURAL COMMITTEE ACTION:

05/10/2022



627 Bourbon

ADDRESS:	627 Bourbon	APPLICANT:	Joe Palmer
OWNER:	El-Jaouhari, LLC	SQUARE:	72
ZONING:	VCE	LOT SIZE:	3,227.96 sq. ft.
USE:	Restaurant	OPEN SPACE-	
DENSITY-		REQUIRED:	968 sq. ft.
ALLOWED:	5 Units	EXISTING:	316 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Ratings: Main building—yellow, contributes to the character of the district;
Front and downtown side additions—brown, objectionable or of no architectural/historical significance.

This is a 2-story late Victorian (c. 1880) frame building, which loosely follows the Italianate style.

Architecture Committee Meeting of**05/10/2022****DESCRIPTION OF APPLICATION:**

05/10/2022

Permit # 21-12303-VCGEN**Lead Staff: Nick Albrecht****Violation Case #21-02807-DBNVCC****Inspector: Marguerite Roberts**

Proposal to rearrange existing decorative cast iron fence pickets and install alternative contrasting pickets where originals are missing, per application & materials received 04/30/2021 & 04/11/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/10/2022

Since this item was deferred at the 02/22/2022 meeting staff has taken several additional photographs of the fence and the applicant has submitted additional information. Photographs indicate the existing pieces attached in a few different ways, likely as a result of prior repairs or modifications, but they are generally welded in place.

The applicant has submitted a sketch showing the pattern of four existing fence pieces and one new alternative piece, alternating across the length of the fence. Five different finial options were also submitted. Of the options submitted, staff finds the spear tip or ball options most compatible with the existing fence.

In discussion with the applicant, staff recommended that this proposal could be made as a temporary 1-2 year solution only at which time the overall fence could be reevaluated and alternatives explored. Staff suggests that continuously developing technology, such as 3D printing, may offer a better future solution to replicate the historic fence pieces. The temporary approval of this solution could also alleviate the concern of additional historic pieces going missing in time and disrupting the proposed alternating pattern.

Staff recommends approval of the proposal with details to be finalized at the staff level for a timeframe not to exceed 24 months, at which time the applicant will need to return to the Committee, possibly with an alternative proposal.

ARCHITECTURAL COMMITTEE ACTION:

05/10/2022

Architecture Committee Meeting of**02/22/2022****DESCRIPTION OF APPLICATION:**

02/22/2022

Permit # 21-12303-VCGEN**Lead Staff: Nick Albrecht****Violation Case #21-02807-DBNVCC****Inspector: Marguerite Roberts**

Proposal to rearrange existing decorative cast iron fence pickets and install alternative contrasting pickets where originals are missing, per application & materials received 04/30/2021 & 01/17/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

02/22/2022

A permit was issued for various violation corrections for this property on 05/25/2021 including the repair or replacement to exactly match existing of the damaged or missing cast iron fence pieces at the front property line. The applicant has been in touch with staff and noted that they have not been able to locate matching or even similar castings. The applicant contacted various metal fabricators as well around the greater New Orleans area and into Mississippi and found that the metal fabricators had not seen that design and noted it

would be a little tedious to fabricate.

As an alternative to attempting to match the existing decorative spindles, the applicant proposes to evenly space the existing spindles and add simplified pickets where necessary. The applicant mentioned a picket with a fleur de lis finial. If approved, staff would recommend a completely simple and nondescript picket. The applicant estimates that there are only 4 or 5 missing pickets so the proposed new arrangement would feature a run of 8-10 of the original pickets, a simplified picket, and another even run of 8-10 original pickets, repeating across the fence.

Although staff would still prefer new pickets to be manufactured to closely match the existing, the proposal has merit as a proposed alternative, possibly for a limited timeframe. Staff is concerned that if additional original pickets become severely damaged or go missing in the future, the pickets will again need to be rearranged and additional simplified pickets added.

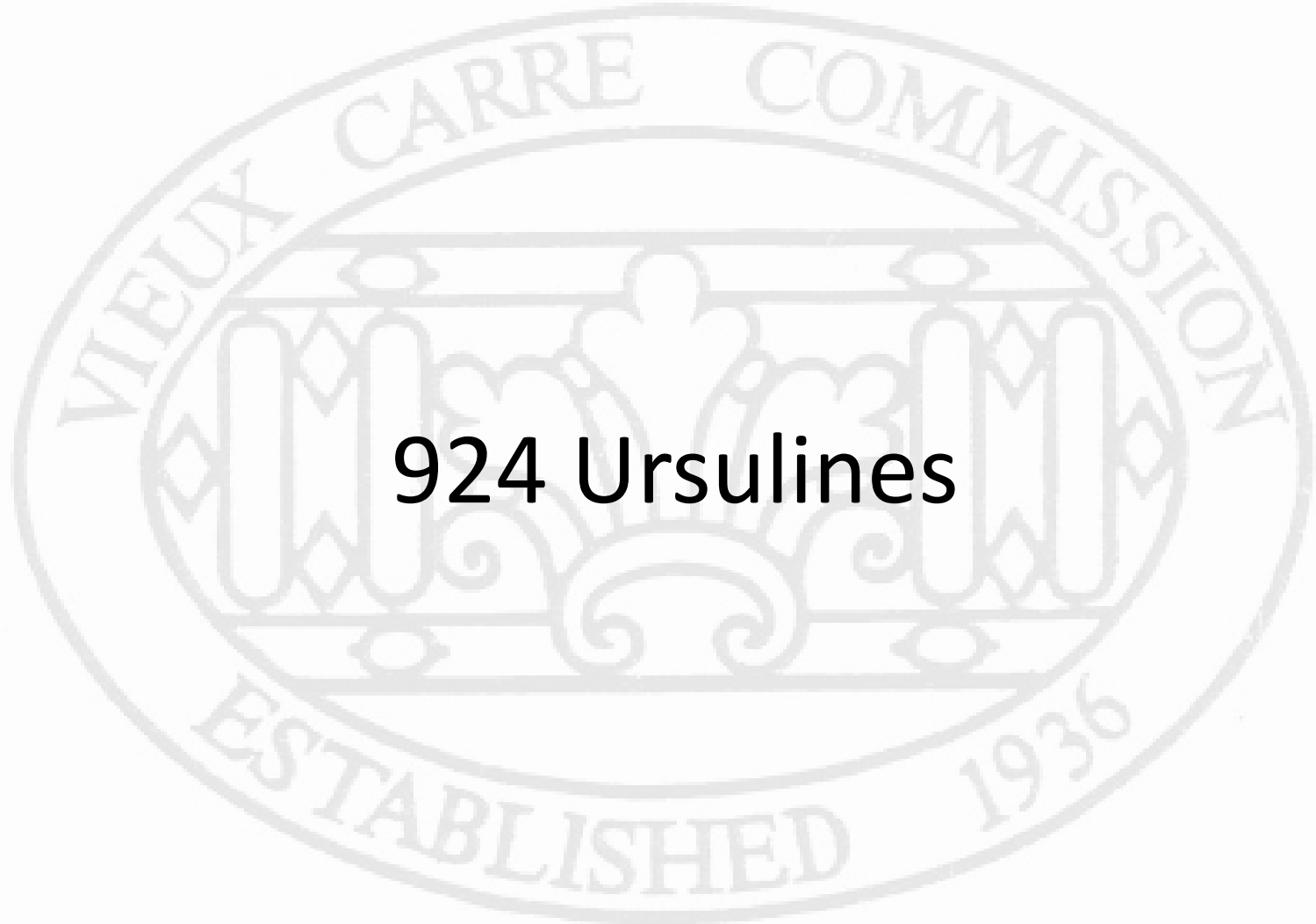
Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

02/22/2022

Mr. Albrecht read the staff report with Mr. Palmer present on behalf of the application. Mr. Palmer stated that the fence was missing about 5 spindles. He went on to say that their concern was that if more broke off, how would they replace them. Ms. DiMaggio asked “so if this happens again you will replace with the simplified?” Mr. Palmer stated yes. Ms. DiMaggio stated “so eventually it will all be replaced with less historic fence line. I find this problematic.” Mr. Bergeron asked what the method of attachment was. Mr. Palmer stated welded. Mr. Bergeron asked if it was cast iron. Mr. Palmer stated yes. Mr. Fifield asked if they could slide under the existing. Mr. Palmer stated yes that they were welded not clipped. Mr. Fifield asked Mr. Palmer to clarify at staff.

Mr. Bergeron moved to defer this matter to allow the applicant an opportunity to work with staff to further develop the proposal and generate a drawing to illustrate. Ms. DiMaggio seconded the motion, which passed unanimously.



924 Ursulines

ADDRESS:	924-26 Ursulines	APPLICANT:	Lynnette Gordon (2021)
OWNER:	Maxie L Castilow		Roland Arriaga (2020)
ZONING:	VCR-1	SQUARE:	84
USE:	Vacant	LOT SIZE:	2095.9 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	2 units	REQUIRED:	628.77 sq. ft.
EXISTING:	Vacant	EXISTING:	547.3 sq. ft.
PROPOSED:	4 units	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1835-40 1½-story brick 4-bay Creole cottage and detached 2-story outbuilding.

Architecture Committee Meeting of

05/10/2022

DESCRIPTION OF APPLICATION:

05/10/2022

Permit # 21-30568-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-05441-DBNVCC

Inspector: Anthony Whitfield

Proposal to renovate main building and service building including installation of new windows and doors, installation of new exterior stairs, and installation of new balcony guardrail, per application & materials received 11/01/2021 & 04/28/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/10/2022

This application was last reviewed at the 11/23/2021 meeting where staff noted the need to clarify several points of the proposal. The proposal remains similar to the previous one with the majority of the work on the front and side elevation to be generally repairs to match existing. Two exceptions are found at the dormer windows where the applicant proposes to install new six over six double hung windows and a single lite arched top window above the double hung window. These proposed windows are not shown in detail but are seen in the elevation as being separated by a fairly thick rail. Staff finds this two window approach atypical and questions if a taller double hung window with a square or round head would be considered as a more typical alternative. Additionally, the plans note wood shingle siding at the dormer cheeks rather than the existing and more typical slate shingles.

Rear Elevation of Main Building

More significant changes are proposed at the rear elevation of the main building. Staff reminds the Committee that at the center of this elevation there is an atypical triple door arrangement, each door with a transom above. The applicant previously proposed to complete rework this area but now proposes to retain all three transom windows and the two outer doors. The center door would be removed and the frame infilled with masonry. One of the two door proposed to remain is noted as being permanently closed with a wall built behind. In plan, this door is shown at the outer plane of the wall although it is currently at the inner plane. Staff finds some of the concepts of this aspect of the proposal potentially approvable but requests commentary from the Committee regarding the following details:

- The use of masonry to infill the center door opening as compared to alternative materials like wood siding or fixing this door in place
- Relocating the first door in the arrangement to the outer plane of the wall compared to fixing it in place in its current location.

Moving towards the right across the rear elevation and towards Dauphine St, an existing tall two over two window is proposed to be completely removed from the wall in order to accommodate reconstructed stairs in this location. The Guidelines note that, “*the modification ... of a window opening is discouraged, particularly on a more prominent building façade. This includes the infill of all or part of an opening to make it smaller or to remove it.*” (VCC DG: 07-20) Consistent with Guidelines, staff is hesitant regarding the proposed window removal but it is noted that this is not a prominent façade and the current arrangement on the rear elevation is atypical, likely due to different modifications in the past. Staff requests commentary from the Committee regarding this aspect of the proposal and, if approved, questions if the masonry should be inset slightly to indicate the previous opening.

The final opening on this elevation is an existing door opening, noted as D-12 with no changes noted.

Two new mechanical units are also shown installed near grade adjacent to the rear elevation. No notes or specs are provided for these units, but staff finds this location for mechanical equipment consistent with Guidelines and approvable.

Courtyard Stairs

Stairs to the second floor of the rear building as well as Door 12 are along the courtyard wall closest to Dauphine St. Historic Sanborn maps do not indicate any exterior stairs on this property and a 1977 photograph shows what appear to be recently constructed stairs in this location at that time. These stairs were reconstructed around 2020 with a permit. The applicant now plans to redesign the stairs to feature two runs and a wide landing at the rear of the building. This wide landing is located adjacent to the existing window previously noted as being proposed for removal.

Both the stairs and the balcony railing of the rear building are shown with turned spindles. Staff recommends using remnants and/or photographs of the historic railing on the rear balcony as the basis for the design of the new guardrail.

Rear Building

The final aspect of the proposal is the front elevation of the rear building. Although no details are provided, the proposed millwork for the rear building appears to be atypical. Unusual French doors are shown at the four door openings and atypical one over one windows are shown at the first floor. Although staff does not believe there is any existing millwork in these openings there are historic photographs of this building that should be used as the basis for replacement millwork.

Finally, through wall mechanical units are proposed for installation at both the first and second floor. As this type of mechanical installation would require removal of a significant amount of the masonry wall, staff recommends alternative technology, such as mini-splits, that would require much less impact on historic fabric.

Summary

Staff requests commentary from the Committee and applicant regarding the items noted in the report and recommends deferral in order to make the necessary changes to the proposal.

ARCHITECTURAL COMMITTEE ACTION:

05/10/2022

Architecture Committee Meeting of**11/23/2021****DESCRIPTION OF APPLICATION:**

11/23/2021

Permit # 21-30568-VCGEN**Lead Staff: Nick Albrecht****Violation Case #21-05441-DBNVCC****Inspector: Anthony Whitfield**

Proposal to renovate main building and service building including installation of new windows and doors, installation of new exterior stairs, and installation of new balcony guardrail, per application & materials received 11/01/2021.

STAFF ANALYSIS & RECOMMENDATION:

11/23/2021

A proposal to renovate this building submitted by another applicant was reviewed at the 12/22/2020 Architecture Committee meeting. The overall scope of the work appears fairly consistent with the plans reviewed last year with some of the details being changed. The applicant plans to renovate the currently vacant property into four residential units, reduced from five from the previous submittal.

Exterior work on the front and side elevations of the main building appears to be fairly limited to repairs to existing millwork and masonry. At the roof there are some discrepancies within the plans as the specific repair notes include repairs to existing slate shingles while the elevations note the installation of new fiberglass shingles. Fiberglass shingles would not be an approvable material.

The dormers are noted on the elevations as being clad in hardie cement siding. This material has only been approved for use in extremely limited situations and as the dormer cheeks are currently clad in shingles, staff recommends that they continue to be clad in the same material as the roof. The dormer windows were previously proposed for modification as the existing have atypical proportions. Still, photographs indicate that the existing windows have been in place prior to 1964 so they can certainly be repaired to match existing if the applicant chooses to do so.

The rear elevation of the main building is proposed for some more significant changes. At the center of this elevation is an atypical triple door arrangement, each door with a transom above. Staff suspects that

this area was originally open air and was enclosed with materials on hand long ago. The applicant proposes to demolish the existing arrangement and install two new atypical fifteen lite doors with a new brick column between the doors. Staff agrees that the existing doors are in a deteriorated state but suggests that any work to this area should not be so heavy handed. The existing transom window arrangement should be maintained, and new appropriate doors installed below.

There is one final door on the rear elevation of the main building. An existing solid wood four panel door is located at the very edge of this elevation, approximately 4' above grade, and is used to access the second floor of the main building. The applicant proposes to install an additional fifteen lite door in this location. Staff recommends the repair of the existing door or the installation of a similar door in this location.

On the rear building there is again a note about the installation of fiberglass shingles on the roof of this building, which again would not be an approvable material. The millwork on this building appears to all be noted as new millwork. Staff requests millwork details for these openings be submitted noting that the French doors seen in the elevation are inappropriately proportioned. Additionally, the first-floor windows do not appear to be traditional windows and are shown in plan at the outside plane of the wall.

Staff notes that shutters are not shown on the plans where currently existing on either the main or rear building and questions if the proposal includes removing these elements.

There are currently two runs of stairs with a landing to access both the higher door on the rear elevation of the main building and the second-floor balcony of the rear building. This stair was inappropriately rebuilt between 2018 and 2020 with a slight change to the arrangement of steps and landing. The applicant proposes to construct a new stair with a 180° turn at the landing, compared to the existing 90° turn. Staff finds the proposed arrangement of the stair and landing potentially approvable but notes the elevation shows inappropriate turned balusters as well as a guardrail height of 42". Staff questions if there is a requirement for a 42" guardrail in this location noting that this stair is only used to access two residential units.

The same details and guardrail height are also shown at the second-floor balcony of the rear building. Staff recommends the same changes for this guardrail. Under this balcony there are currently two 6x6 posts which the applicant shows as staying in place. Staff suggests that these posts were certainly added long after the construction of the building to possibly provide needed support. The original structure of the balcony should be analyzed and repaired if necessary so these first-floor posts are no longer necessary and can be removed.

The repair notes include the removal of window HVAC units, but staff notes that no new mechanical is shown on the plans. Staff requests information on potential future HVAC equipment and location.

Overall, staff welcomes the renovation of this long vacant property but recommends deferral of the application to allow the applicant to revise and clarify the items noted in this report.

ARCHITECTURAL COMMITTEE ACTION:

11/23/2021

Mr. Block read the staff report with Ms. Gordon present on behalf of the application. Ms. Gordon stated that this was their first time before the Committee and that they were in agreement with several items in the staff report that they would like to address as well as show all mechanical. She went on to say that more importantly they wanted to work on the door types and locations, so they would be ok with a deferral. Ms. DiMaggio stated that this was good news and for the applicant to work with Mr. Albrecht. Ms. Vogt stated that currently there was some sheet metal on the dormers that should come off. She went on to say that with some exploratory demo they would likely find the original sash. Mr. Bergeron requested drawings of existing vs proposed elevations for the next meeting. With nothing left 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 for the deferral of the application in order for the applicant to have time to further develop the drawings per the staff report and today's conversation. Mr. Bergeron seconded the motion and the motion passed unanimously.

DESCRIPTION OF APPLICATION:
Permit #20-46146-VCGEN

12/22/2020

Lead Staff: Erin Vogt

Preliminary review of proposal to address demolition by neglect violations, including modifications to door and window openings, per application & materials received 11/10/2020 & 12/08/2020, respectively. [Notices of Violation sent 02/24/2017, 06/28/2018 & 10/05/2020]

STAFF ANALYSIS & RECOMMENDATION:

12/22/2020

The applicant has submitted preliminary plans to renovate the property, which is in a significant state of demolition by neglect and has been vacant for many years. Much of the scope consists of standard repair and maintenance work that can be approved at staff level. The following alterations require Committee review prior to further development.

The applicant is proposing to shore and straighten the roof rafters of the main building prior to replacing the roof with natural slate.

The front and rear dormers are in poor condition and have been modified from their original condition. The rear dormers were stripped of detailing, while the front dormers have unusually tall headers that appear to have been patched prior to photos from 1964. The applicant is proposing to remove the plywood panels from the front dormers and install new sashes with arched headers. Staff was unable to find any photos or drawings of the dormers prior to their modification and encourages exploratory demolition on the interior to explore if these sashes had arched or swept headers. Notes for these dormers include repair/replacement of the sill, trim, and repair of the existing metal roof. The dormers have slate roofs and cheek walls, and this note should be revised.

On the rear dormers, notes call to “replace existing dormer facing material with new 1x cement board trim.” Cement board is not approvable in the VCC, and natural wood should be used. Staff notes that the dormer drawings should be revised to more closely match the existing conditions, and details should be provided to restore the pilasters and trim. The dormer roof is called out as being new cement slate-type shingles and should be revised.

The rear elevation of the main building was substantially altered at some point in the 20th century, but most of this millwork is in good condition and will be repaired and retained as-is. Staff finds this preferable to altering the millwork further, as the original configuration cannot be confirmed and the existing conditions reflect changes to the building over time.

On the rear dependency, the applicant is proposing to infill the first floor Dauphine-side opening, reducing the width to match the existing French doors. The header is also shown modified, with an angled soldier course to match the other French door openings. No shutters will be installed. Staff notes that this portion of the brick wall is single wythe and has a flat steel lintel, with substantial cracking and movement above. The brick immediately above the opening has been inappropriately stuccoed. Staff is unsure if this opening would have once held millwork or if it was originally open air.

The center first floor window opening will also be altered, with a six-over-six double-hung window to be installed to match others. Trim and shutters have been surface-mounted to the wall, and the brick sill differs from those elsewhere on the building. Staff is unsure if a window currently exists in this opening but notes obvious brick scarring to the right and left of the shutters, with a remnant of a soldier course header being visible on the right. Staff seeks the guidance of the Committee regarding an appropriate approach to modifying this opening.

The courtyard stair will be rebuilt, providing access to the second floor of the main building and dependency. Staff requests full sections of the stair for review of the proposed structure and will provide the applicant with typical details for wooden handrails of this period.

Alterations to drainage and pavers have been discussed with the applicant but have not yet been developed. Staff also encouraged the applicant to begin developing plans for mechanical equipment and lighting for Committee review.

Staff notes that the renovation divides the buildings into four units, with three units in the main building and one unit in the rear dependency. The CZO only allows two units for a lot of this size, and the property has been vacant for more than six months. The applicant has been informed that they must submit an appeal for variance to the Board of Zoning Adjustments, but allowable density is not within VCC purview.

Staff recommends **deferral** of the application, with the applicant to develop the plans further in response to Committee recommendation.

ARCHITECTURAL COMMITTEE ACTION:

12/22/2020

Ms. Vogt presented the staff report with Mr. Arriaga present on behalf of the application. Mr. Arriaga stated that he would clarify several details and revise to address VCC concerns, adding that they would submit an application to the BZA regarding the property density. He also stated that he would eliminate the cement board from the proposal and work with staff prior to further review.

Regarding the dormers, Ms. DiMaggio asked staff if arched headers were unusual; Ms. Vogt responded that it depended on the type and age of the building, noting that they were common on buildings of higher style. She added that the modifications to the header were highly unusual and exploratory demolition and additional research would be needed to explain the dormer height. Mr. Bergeron requested additional information regarding the proposed openings and existing conditions. Mr. Fifield asked that these be provided at the next meeting, along with a preliminary mechanical plan. With no further discussion needed, Mr. Fifield moved on to the next item on the agenda.

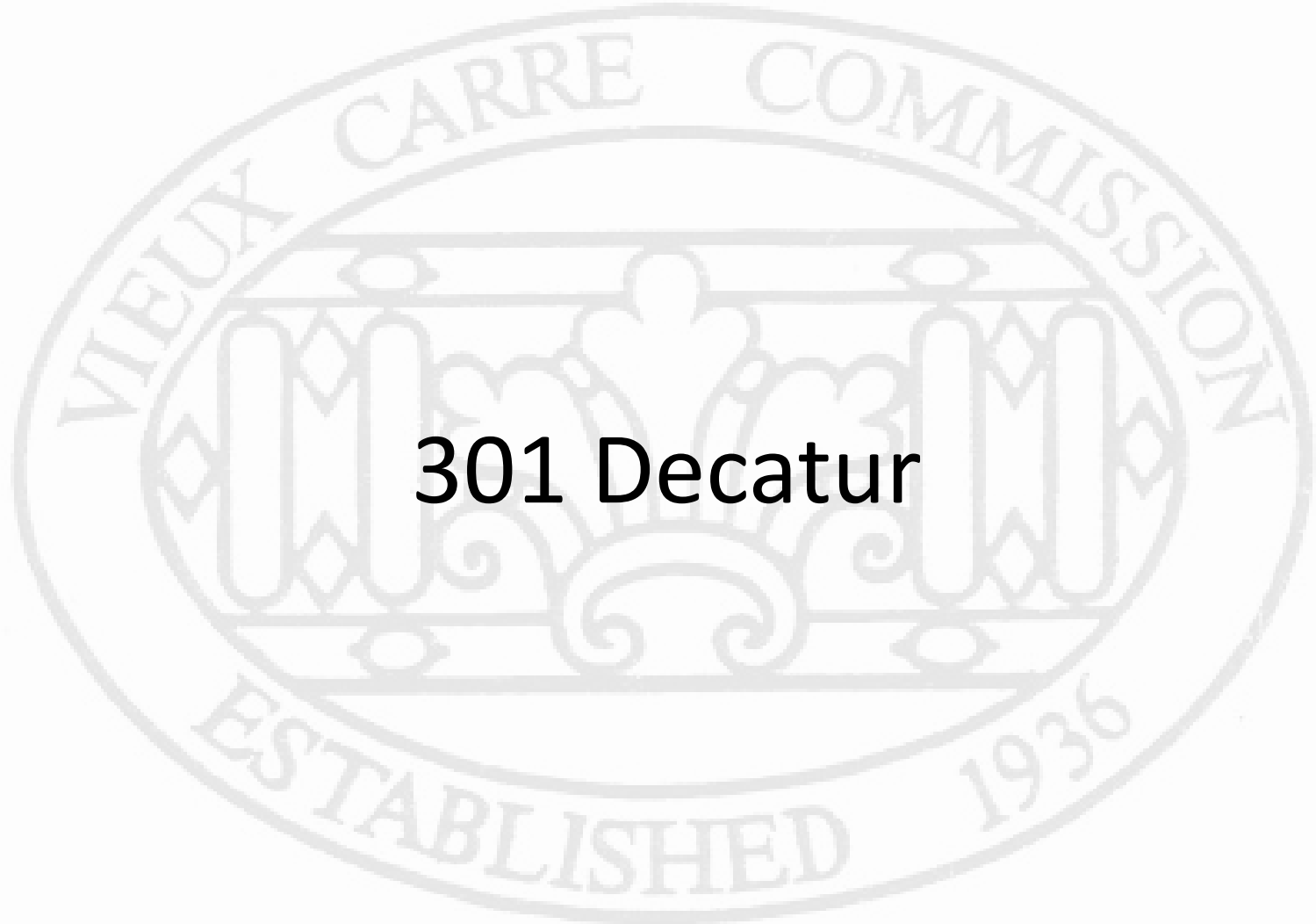
Public Comment:

While we are thrilled to see this property receive some much needed maintenance we encourage the owner to work within the CZO and design guidelines to return this building to closer to its original state and function. Specifically we are concerned about seeking a variance to allow four units where only two are allowed. More but smaller units will make placing utilities and mechanical equipment discreetly difficult to impossible. Further this level of density will likely be undesirable for residents and may only further its vacant state.

Nikki Szalwinski, French Quarter Citizens

Discussion and Motion:

Mr. Block noted that the CZO and unit density were not in VCC purview. Mr. Fifield stated that it was important to see a mechanical plan, especially if density restrictions were exceeded. Mr. Bergeron moved to **defer** the proposal, with the applicant to submit revisions per the staff report and Committee discussion. Mr. Fifield requested an amendment to include a mechanical plan, which Mr. Bergeron accepted. Ms. DiMaggio seconded the motion, which passed unanimously.



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 05/10/2022

DESCRIPTION OF APPLICATION: 05/10/2022
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: 05/10/2022

This application was deferred at the 04/12/2022 meeting to allow the applicant time to submit additional information from the Fire Marshal and regarding the proposed panic hardware. The applicant has submitted revised plans which show the panic hardware at the height of the lock rail and not visible from the exterior. Review documentation from the fire marshal has also been submitted that notes the need for a revision regarding the exit door on Decatur St. needing to swing in the direction of egress.

As 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) and the change will be minimally visible staff recommends approval of the proposal provided that the door not be propped open out onto the sidewalk.

ARCHITECTURAL COMMITTEE ACTION: 05/10/2022

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

Mr. Bergeron made the motion to defer in order to allow the applicant time to submit documentation from the Fire Marshal and if required to submit a complete proposal for hardware. Ms. DiMaggio 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 **05/10/2022**

DESCRIPTION OF APPLICATION: 05/10/2022
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: 05/10/2022

At the 04/12/2022 Committee meeting the Committee moved to approve the proposed patching slates prior to the applicant stating that they would prefer to replace the roof entirely. The applicant is requesting reconsideration of the proposal as the insurance company is unwilling to pay for a full replacement if patching is deemed acceptable. Staff is still concerned that the proposed replacement slates would be highly visible and clash with the existing slates.

The applicant estimates that greater than 20% of the roof features damaged or missing slates. The Guidelines state that, "if over 20% of the roof slates are damaged or missing, replacement of the roofing might be warranted." (VCC DG: 04-3)

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: 05/10/2022

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

Mr. Albrecht read the staff report with Ms. Klepfer and Mr. Thompson present on behalf of the application and the roofing company. Mr. Fifield asked how many slates needed to be replaced. Mr.

Thompson stated 30-40. Mr. Fifield asked how this would affect the coursing. Mr. Thompson stated that it might but that it shouldn't be too big of a problem. Mr. Fifield suggested cutting off the extra slate. Mr. Thompson stated yes, that they could do that.

There was no public comment.

Mr. Bergeron recommended **approval** of the submitted slate tiles with them possibly being modified to course out with the exiting tiles. Ms. DiMaggio seconded the motion and the motion passed unanimously.

After the motion Mr. Thompson stated that they wanted to do a full roof replacement. Ms. Bourgoigne apologized for the confusion. She stated that staff was under the impression that this was for a patch. She went on to say that staff could take care of this.

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.

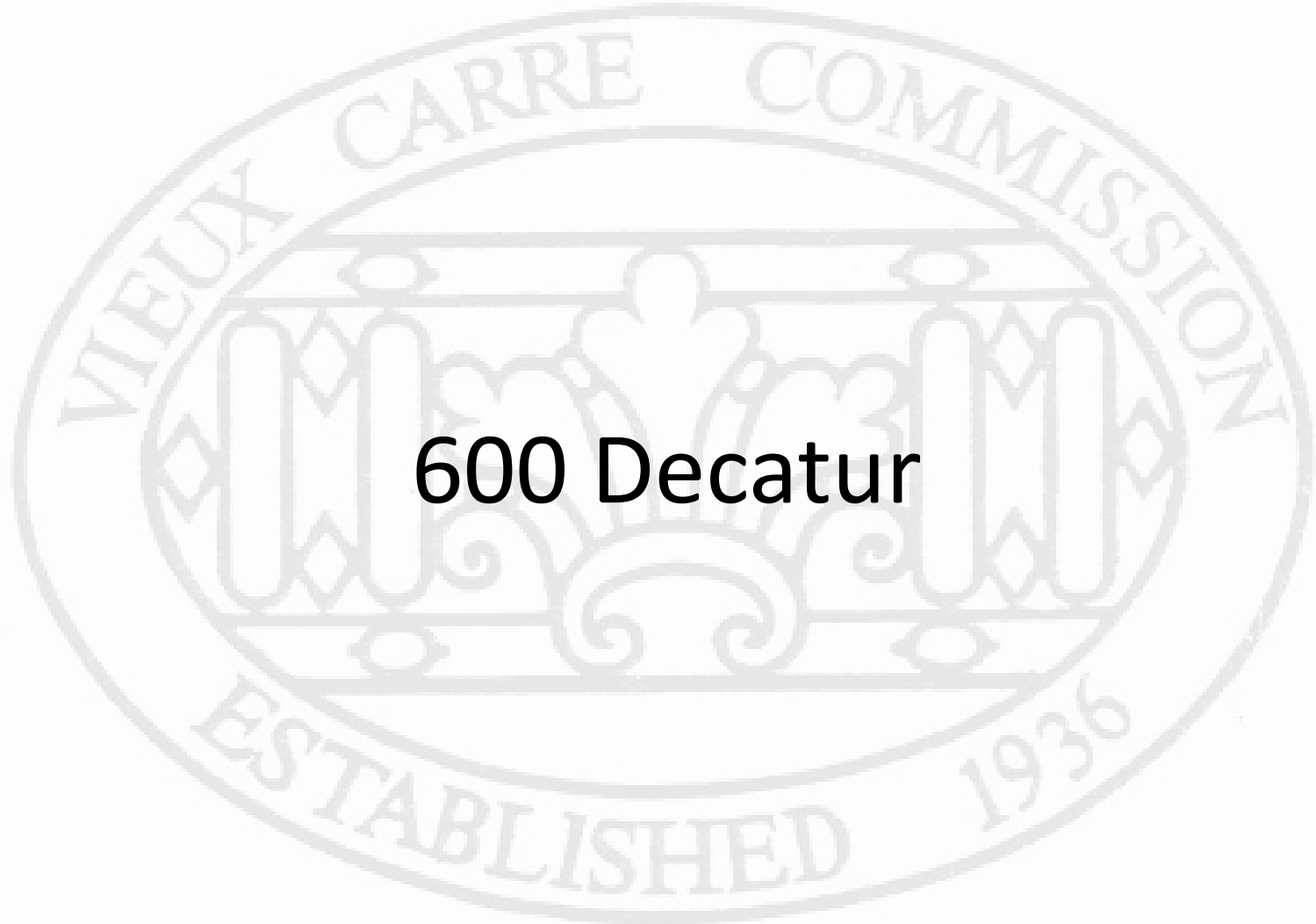
As this is only a question of the size and color of the slate, rather than the use of the natural slate material in general, staff hopes that all parties will be agreeable to a different type of slate that will be a better match to the existing roof.

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.



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 **05/10/2022**

DESCRIPTION OF APPLICATION: 05/10/2022
Permit # 22-09434-VCGEN **Lead Staff: Nick Albrecht**

Proposal to replace existing wood windows and doors with new aluminum windows and doors, per application & materials received 03/29/2022 & 04/28/2022, respectively.

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

Following the deferral at the 04/12/2022 meeting, staff had an opportunity to meet with the applicant and look at a mockup including a sample of the proposed window. Revised materials have also been submitted which feature a slight change at the top and bottom of the proposed windows in order to increase the height of the visible rails and be more inline with the heights of the existing window rails.

Staff also had an opportunity to look into the hard files for this property around the time of its construction in the mid to late 1980s. Staff found no indication that wood windows were a requirement at that time. Staff did find notes about the possibility of using sleek metal at the building's storefronts (07/26/1984 Minutes) and concern over the use of large sheets of glass (02/28/1985 Minutes).

After reviewing the files and viewing the mockup, staff is more comfortable with the proposed change of all windows from wood to the proposed aluminum.

The applicant is seeking conceptual approval of both the proposed windows as well as the use of aluminum doors. Staff is concerned that doors may be more difficult to approve as they tend to be interacted with and moved more than windows. The use of aluminum doors may be a case of materials pretending to be something that they are not, a concept that is generally discouraged. There may be opportunity for the use of alternative materials at the doors that feature a different design that is truer to the materials being used. Finally, although the Guidelines speak directly about the possibility of using aluminum windows, they do not speak to the use of metal doors. In fact, the Guidelines state, "*if a new or replacement door is warranted, the VCC requires installing a quality wood door that is appropriate to the building.*" (VCC DG: 07-13) It would ultimately be up to the Committee to venture outside of these Guidelines given the circumstances of this building.

Staff recommends conceptual approval for the proposed installation of aluminum windows and requests commentary from the Committee regarding the concept of aluminum doors.

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

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

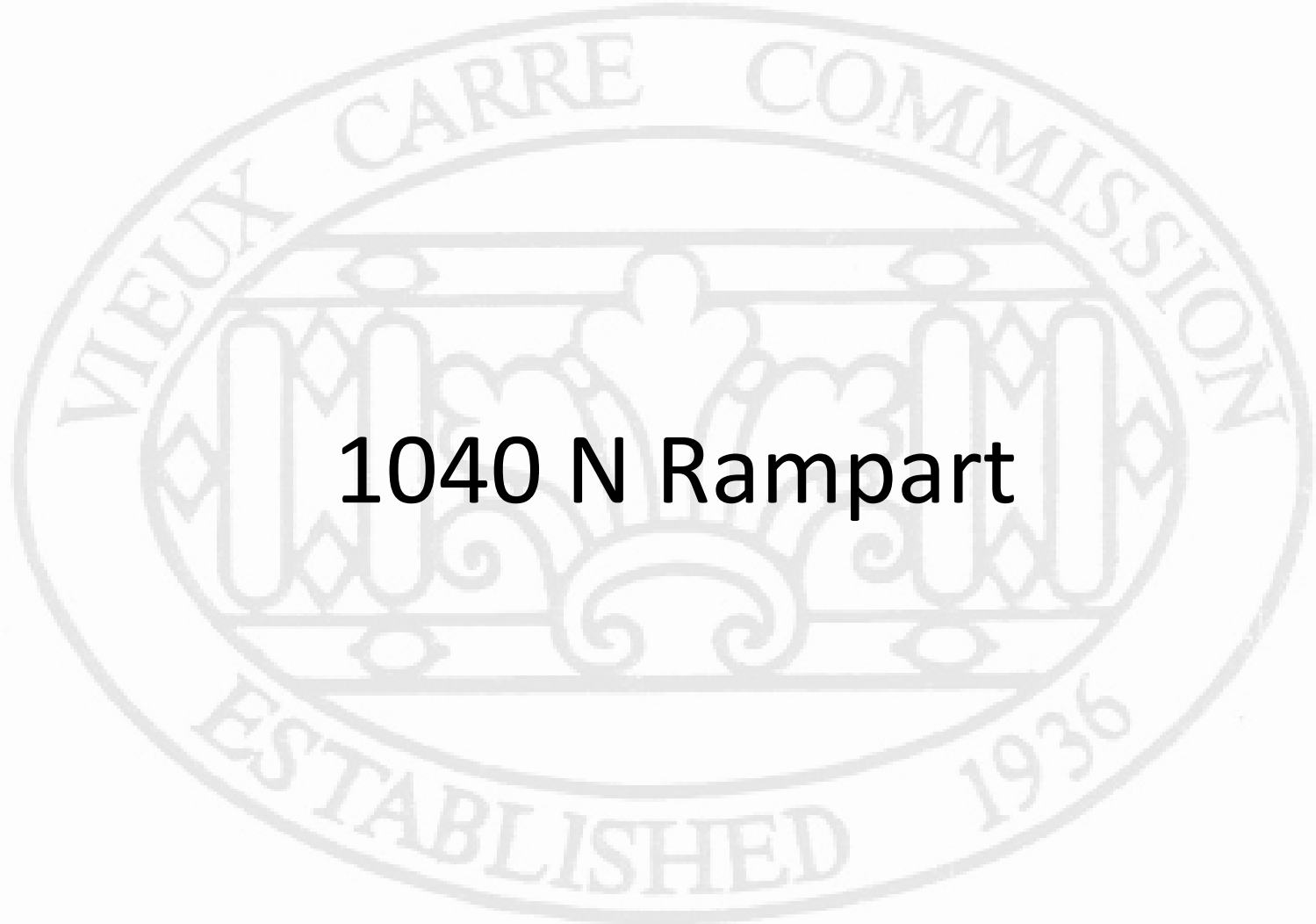
Mr. Albrecht read the staff report with Mr. Pousson and Mr. Olson present on behalf of the application. Mr. Olson stated that they were seeking preliminary feedback. He went on to say that they needed to strengthen the glass as well as do something ecofriendly. Mr. Fifield asked if they planned to do this on all frontages. The applicant stated yes, they wanted to address holistically. Mr. Fifield stated that they needed to see a full proposal and their full assessment. Ms. DiMaggio stated that for a scope of work this size she believed they needed to at least say if this was a possibility. Mr. Fifield agrees.

There was no public comment.

Ms. DiMaggio made the motion to defer the application in order for the applicant to research VCC records and to undertake a more thorough survey. Mr. Bergeron seconded the motion and the motion passed unanimously.



New Business



1040 N Rampart

ADDRESS:	1040 N Rampart	APPLICANT:	Rivas Rey
OWNER:	Dominique F Frizzell	SQUARE:	105
ZONING:	VCC-2	LOT SIZE:	2324.8 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	465 sq. ft.
ALLOWED:	2 units	EXISTING:	745 sq. ft.
EXISTING:	1 unit	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

A c. 1885, late Victorian, bracketed and galleried, 2-story, frame side-hall townhouse, with a 1-story outbuilding.

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

DESCRIPTION OF APPLICATION: 05/10/2022
Permit #22-09039-VCPNT **Lead Staff: Erin Vogt**

Proposal to install synthetic balcony decking, per application & materials received 04/05/2022.

STAFF ANALYSIS & RECOMMENDATION: 05/10/2022

The applicant submitted a proposal to install 1” x 4” “Westminster Gray” synthetic decking by NewTechWood on the front and rear balconies. Unfortunately, this product is not comparable to historic materials in profile, reveal, thickness, exposure, etc. Staff asked the applicant if they would consider use of Aeratis Heritage or Traditions decking, which is sized to convincingly replicate historic wood decking.

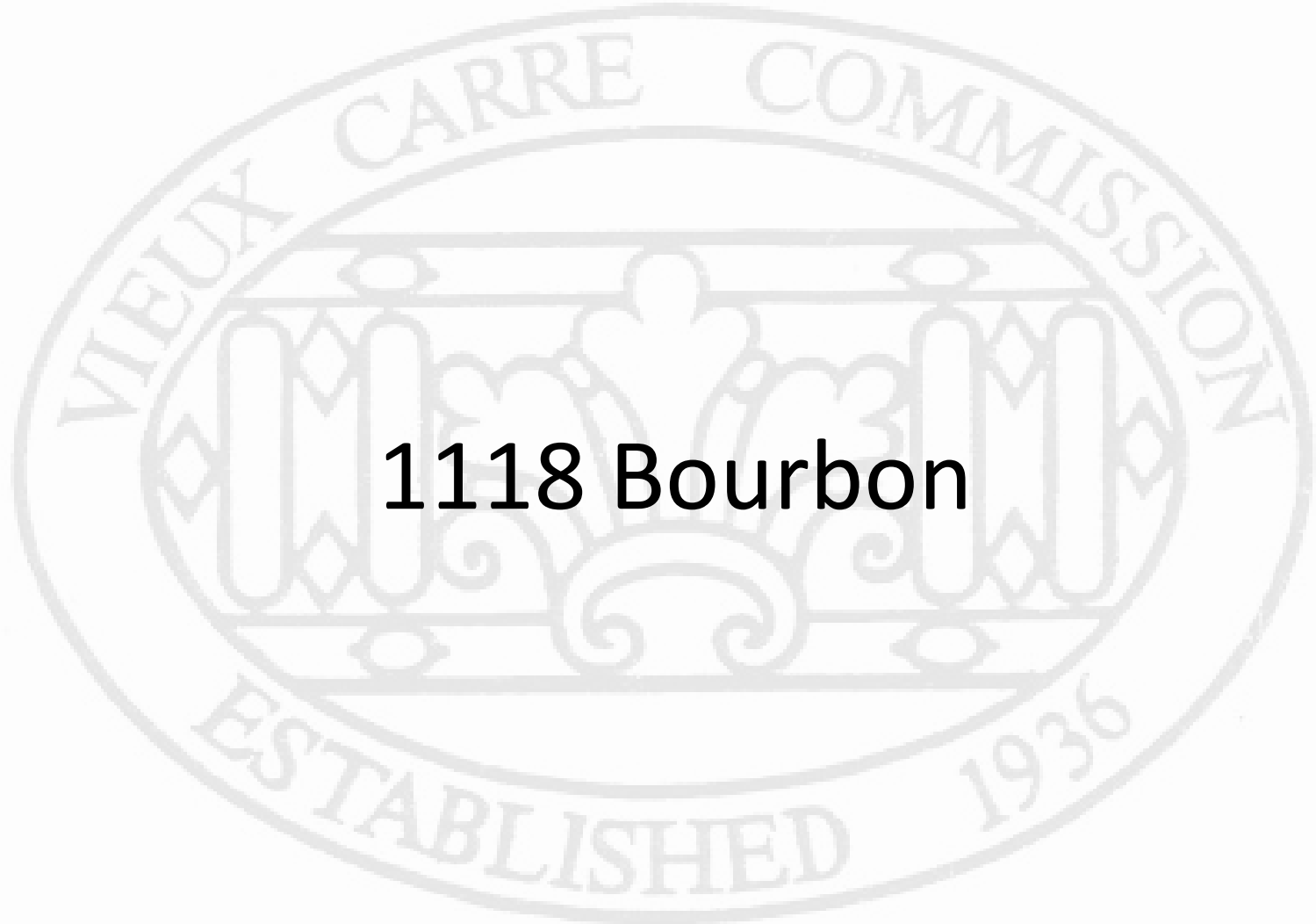
While the Design Guidelines prohibit most uses of synthetic materials, the Committee has allowed synthetic decking in limited cases due to the poor quality of treated pine. After a test case review period, the Committee established the following criteria limiting approval to:

- 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.

The building, while Green rated, is younger in age and has enclosed soffits under both the front and rear balconies, so any necessary modifications to balcony purlin spacing would not be visible from below. The rear balcony is covered, but also has an enclosed soffit. Staff recommends **approval** for use of Aeratis decking at this property.

ARCHITECTURAL COMMITTEE ACTION: 05/10/2022



1118 Bourbon

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

ARCHITECTURAL / HISTORICAL DESCRIPTION:

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

Main and detached kitchen – Green

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

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

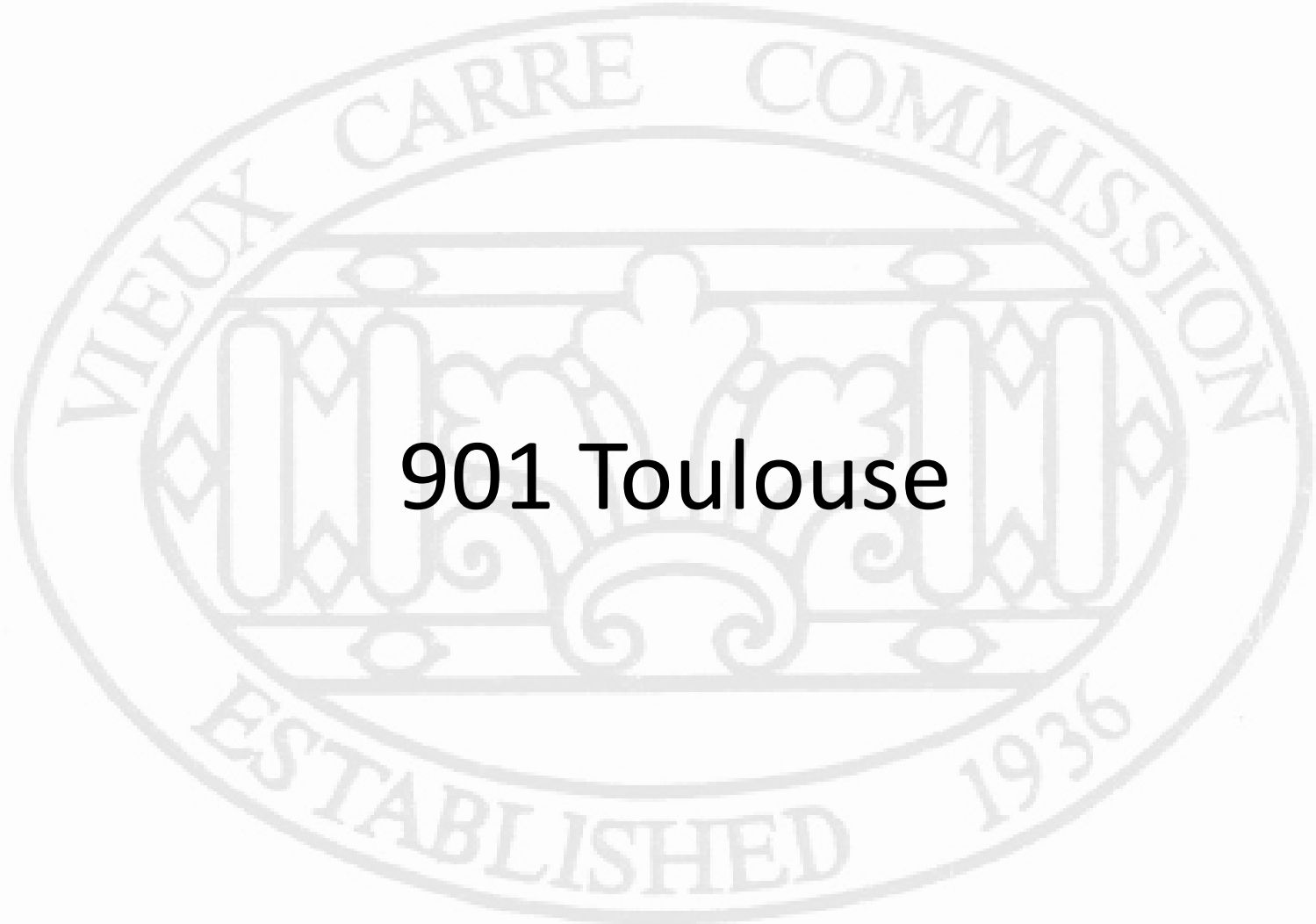
Proposal to remove seven pairs of atypical existing French doors and install seven pairs of new French doors, per application & materials received 04/11/2022 & 04/28/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 05/10/2022

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

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

ARCHITECTURAL COMMITTEE ACTION: 05/10/2022



901 Toulouse

ADDRESS:	901-905 Toulouse; 601 Dauphine		
OWNER:	New Orleans Jazz and Heritage Foundation, Frances R Hudson, Shelly Hudson	APPLICANT:	John Hausladen
ZONING:	VCR-1	SQUARE:	89
USE:	Nonprofit Office	LOT SIZE:	2,100 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	2 Units	REQUIRED:	420 sq. ft.
EXISTING:	0 Units	EXISTING:	0 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main building and kitchen: green, or of local architectural and/or historical importance.
Courtyard infill: brown, objectionable or of no architectural or historical importance.

The picturesque buildings at this address include an early 19th-century corner masonry cottage with a hipped roof and a 2-story masonry kitchen building. This cottage and two adjacent ones on Toulouse street were constructed circa 1811 by Bernard Campanel, a free man of color. A plan book drawing dating from 1845 shows the original appearance of Campanel's cottages. This property was held by the Campanel family until 1882. From 1945 until his death in 1984 Leonocio Saulny, Jr. operated a hardware store in this building.

Architecture Committee Meeting of 05/10/2022

DESCRIPTION OF APPLICATION: 05/10/2022
Permit # 22-12007-VCGEN **Lead Staff: Nick Albrecht**

Proposal to convert existing window to a pair of French doors, per application & materials received 04/21/2022.

STAFF ANALYSIS & RECOMMENDATION: 05/10/2022

The existing window is located on the Dauphine elevation of the main building closest to Toulouse St. This opening almost certainly was originally a door opening with the frame of the previously existing door still intact, now embedded in the wall. Additionally, an 1852 plan book drawing shows this opening with full length shutters and a step, also indicating a door. Unfortunately, the plan book drawings shows all shutters closed on the building so the millwork arrangement cannot be gleaned from the historic drawing.

There is an existing single lite transom above the current window, which the applicant notes as retaining as is, along with the transom bar and the complete door frame. The new French doors in the opening are proposed to be modeled off of existing doors in the corresponding opening on the Toulouse St. elevation, noted as “Toulouse Opening B” in the plans. The remodeled opening would receive board and batten shutters to match the other openings.

In addition to this proposed window to door conversion, there is a note on the plans to install new rigid insulation board on the interior side of “Toulouse Opening A.” This work may be approvable and although the shutters on this opening appear to always be closed, staff requests that the insulation be painted black where it would be visible through the glass and that it be installed in a way that would be easily reversible with minimal impact on the opening.

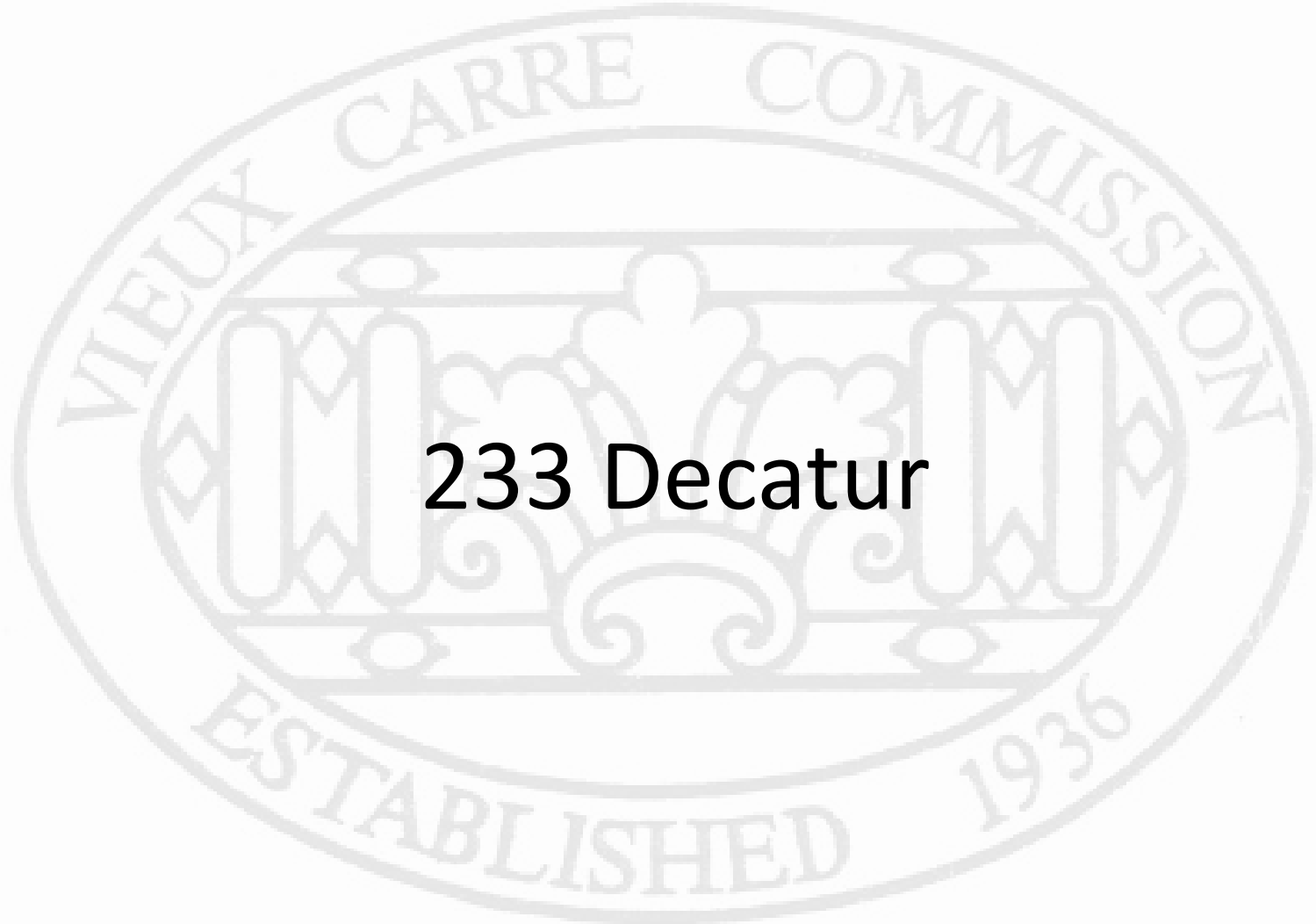
Staff recommends approval of the work with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION: 05/10/2022



841 Royal

Deferral Requested by Applicant



233 Decatur

ADDRESS:	233 Decatur Street	
OWNER:	233 Decatur Real Estate	APPLICANT: Myles Martin
	LLC	
ZONING:	VCE-1	SQUARE: 30
USE:	Commercial	LOT SIZE: 1,998.75 sq. ft.
DENSITY:		OPEN SPACE:
ALLOWED:	3 Units	REQUIRED: 599.6 sq. ft.
EXISTING:	Vacant	EXISTING: None
PROPOSED:	Unknown	PROPOSED: No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Yellow**, contributes to the character of the District.

C. 1910 3-story "Decorative Brick style" commercial building, constructed after the fire of 1908. Ground floor of front façade has received distracting alterations.

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

DESCRIPTION OF APPLICATION: 05/10/2022
Permit #22-12445-VCGEN **Lead Staff: Erin Vogt**

Proposal to replace existing aluminum storefront with wood, per application & materials received 04/26/2022.

STAFF ANALYSIS & RECOMMENDATION: 05/10/2022

The Commission approved a change of use at this property from *vacant* to *restaurant* on 12/15/2021 and permits were issued to address the outstanding demolition by neglect violations. The applicant is now proposing to remove the unfortunate aluminum storefront and install new fixed wooden transom sashes and outswinging doors, each with large single glass lites and two horizontal raised panels. Staff notes that the proposed storefront is very similar to that at 239 Decatur, which is of the same age after the 1908 fire that destroyed much of the block.

Staff finds the proposed wooden storefront **conceptually approvable**, with permits to be issued after submittal and approval of shop drawings at staff level.

Staff seeks the Committee’s guidance on the placement of the proposed light fixtures; the conduit location is discreet, but the fixtures would interrupt the decorative brick band as presented. Staff notes that the fixture itself should be as minimal as possible and cannot exceed 3” diameter x 7” L. Staff recommends **deferral** of this item, with final approval to be handled at staff level following discussion with the Committee and proposal of different fixtures.

ARCHITECTURAL COMMITTEE ACTION: 05/10/2022



1011 Orleans

ADDRESS:	1011-1013 Orleans	APPLICANT:	Darrell and Patricia Mayeux
OWNER:	Lester D. Mayeux		
ZONING:	VCR-1	SQUARE:	102
USE:	Residential	LOT SIZE:	2905 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	3 units	REQUIRED:	871.5 sq. ft.
EXISTING:	Unknown	EXISTING:	1135 sq. ft.
PROPOSED:	Unknown	PROPOSED:	Unknown

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

Typical c. 1830 4-bay Creole cottage and detached kitchen, identical to the cottage that once stood on the site of 1015-17 Orleans.

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

DESCRIPTION OF APPLICATION: 05/10/2022
Permit # 22-12446-VCGEN **Lead Staff: Nick Albrecht**

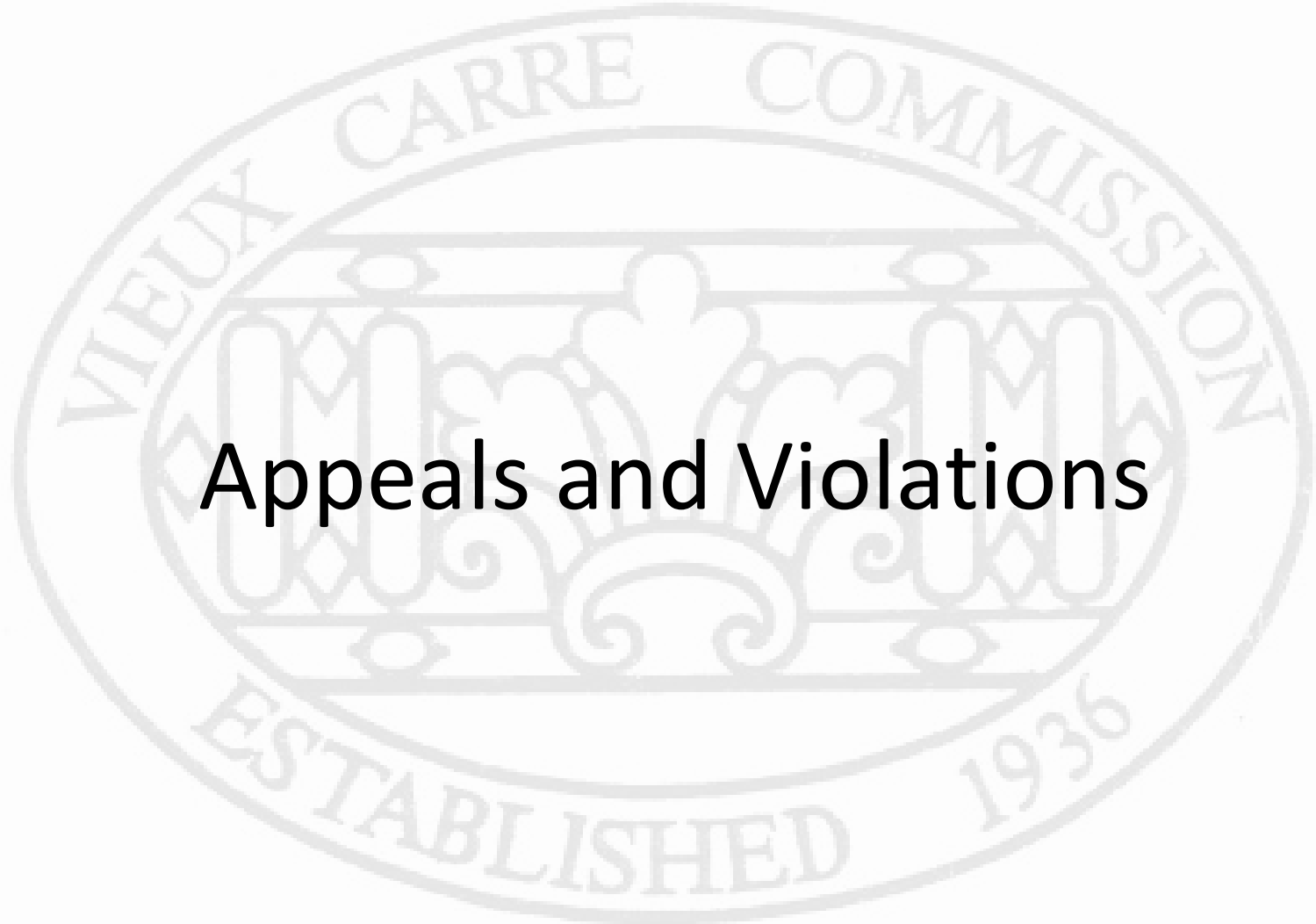
Proposal to install new keyless deadbolt hardware on alleyway gate, per application & materials received 04/26/2022.

STAFF ANALYSIS & RECOMMENDATION: 05/10/2022

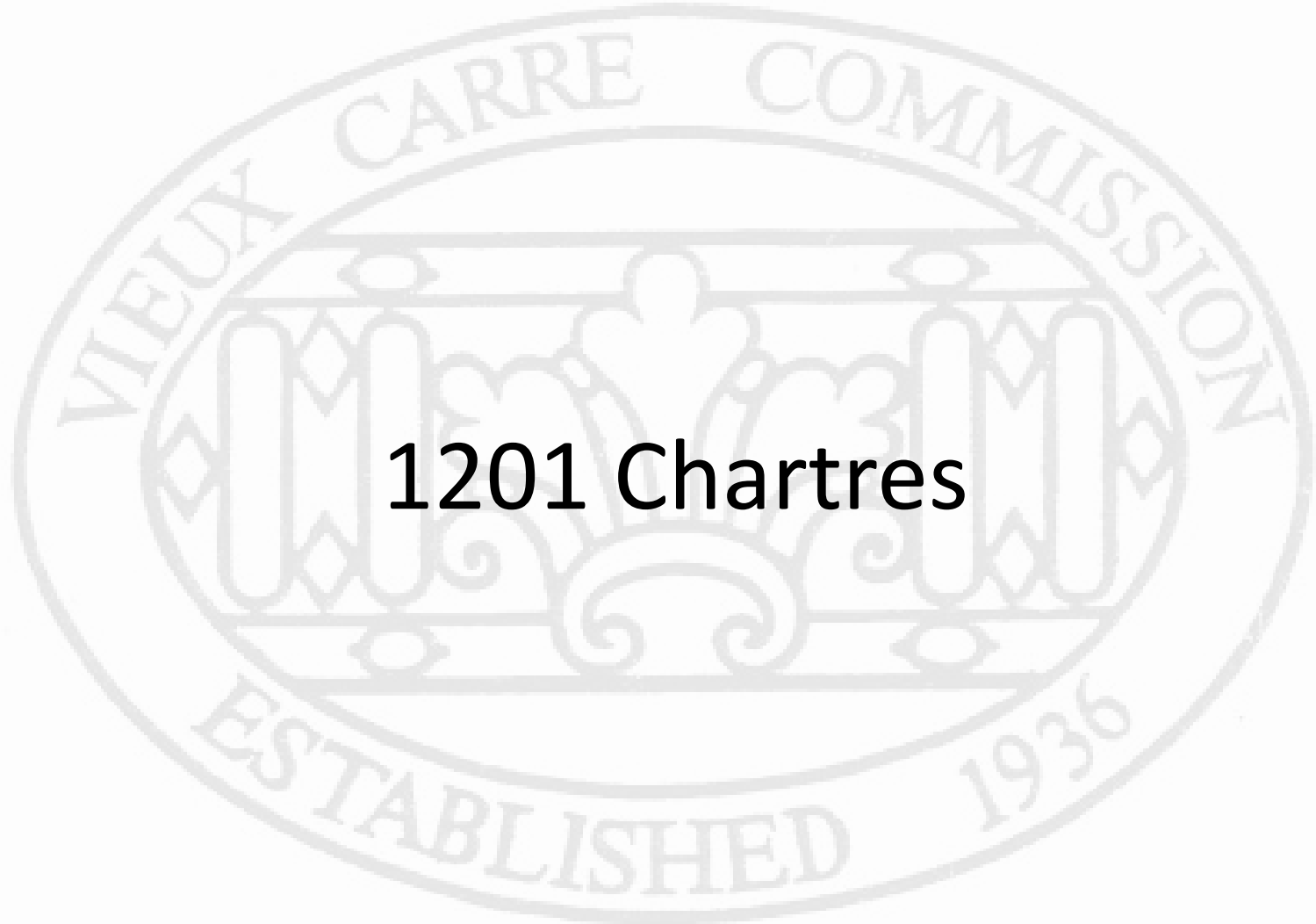
The applicant proposes to install a Yale Touchscreen deadbolt lock on the alleyway gate. This particular type of lock features a touchscreen that only illuminates while the lock is being used. This or a very similar type of lock has been previously approved by the Committee for installation at another property. There is no existing historic hardware on the gate.

Staff finds the proposed hardware minimally intrusive and recommends approval of the installation.

ARCHITECTURAL COMMITTEE ACTION: 05/10/2022



Appeals and Violations



1201 Chartres

ADDRESS:	1201-23 Chartres/609 Gov. Nicholls		
OWNER:	Chris White et. al.	APPLICANT:	Stella Maris
ZONING:	VCR-2	APPELLANT	David Trautenberg
USE:	Residential	SQUARE:	51
DENSITY-		LOT SIZE:	19,263 sq. ft.
ALLOWED:	32 Units	OPEN SPACE-	
EXISTING:	20 Units	REQUIRED:	3,852 sq. ft.
PROPOSED:	No Change	EXISTING:	Unknown
		PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Stella Maris Maritime Center or St. Mary's Community Center, housed in a c. 1948 version of a neo-classical institutional structure, designed by architects Herbert Benson and George Riehl.

Main building – Orange

Architecture Committee Meeting of **05/10/2022****DESCRIPTION OF APPLICATION:**
Permit # 20-31834-VCGEN05/10/2022
Lead Staff: Nick Albrecht

Appeal of Architecture Committee approval to retain corrugated metal awning installed above the second-floor doors of units 7 and 8 without benefit of VCC review or approval, per application & materials received 06/19/2020 & 07/22/2020, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/10/2022

As a quick background staff notes that the current awning was installed without benefit of VCC review or approval and was previously cited. At the 07/14/2020 Architecture Committee meeting the Committee approved the retention of the awning as installed. One of the owners in the condo association appealed that approval to the full Commission. The Commission deferred the matter back to the Architecture Committee at the 08/19/2020 meeting and then due to ongoing litigation concerning the appellant and the condo association the application was put on hold. The City's legal department has instructed the VCC to proceed with the review but notes that we are just hearing the appeal of the retention approval. Nothing else. The matter of whom has responsibility over certain elements is still pending in litigation. No permits are valid until that is resolved.

A board member of the HOA noted the following: "*The corrugated metal weather barrier replacement (over Unit 7 & 8) now match the original corrugated metal weather barriers throughout the property.*"

The original smaller copper weather barriers (over Unit 7 & 8) were not sufficient, causing water intrusion & entire wall replacement due to water & termites.

HOA decision to switch from smaller copper weather barriers to the larger (building existing matching) corrugated metal weather barriers were approved by the HOA to proceed.

The replacement project started before David Trautenberg (Unit 7) was an owner in the property. The process was mid-way when Unit 7 purchased his unit in November 2018."

Staff notes that this is an orange-rated building, and the awning is located on an interior elevation where it is only visible from within the property. As such, staff is indifferent regarding the awning design as it has little to no impact on the tout ensemble.

Staff recommends approval of either the currently existing or previously existing awning design with all details to be worked out at the staff level and no permits issued until the ongoing litigation is resolved.

ARCHITECTURAL COMMITTEE ACTION:

05/10/2022

Vieux Carré Commission Meeting of**08/19/20****DESCRIPTION OF APPLICATION:**
Permit # 20-31834-VCGEN08/19/20
Lead Staff: Nick Albrecht

Appeal of Architecture Committee approval to retain corrugated metal awning installed above the second-

floor doors of units 7 and 8 without benefit of VCC review or approval, per application & materials received 06/19/2020 & 07/22/2020, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/19/20

At the 07/18/2020 Architecture Committee meeting, the Committee voted to approve the retention of this awning which was installed without benefit of VCC review or approval. That decision has been appealed by the owner of unit 7 in this complex, which is located directly below this new awning. The appellant is requesting that the Commission return this application to the Committee to revise the design of the awning. A representative for the appellant provided materials that have been included in the presentation arguing the following points:

Other existing awnings in the complex incorporate gutters and downspouts that control rainfall into drainage systems. The awning as installed drains water uncontrolled off of the awning and into the middle of the private patio area.

The awnings that match this awning are installed above projecting balconies, directing rainwater out and over the sides of the balconies and patios. These matching awnings are in an all together different arrangement compared to the one in dispute.

Staff finds that the appellant makes some valid points regarding the installation location and function of this awning. Other designs may be approvable and serve the same function of protecting this wall from rainfall. Staff again notes that the awning in question was installed without prior benefit of VCC review or approval. Staff requests commentary from the Commission regarding this appeal.

VIEUX CARRÉ COMMISSION ACTION:

08/19/20

Mr. Albrecht read the staff report with Mr. Trautenberg present on behalf of the appeal, Mr. Wilson present on behalf of the HOA and Mr. Bodet present as the architect of record. Ms. Quigley clarified whom could talk first and whom should speak to the appeal. Mr. Wilson started the discussion describing the long standing problem, at least 15 years, the HOA had faced with rain and water coming into the upstairs of these two units, 7 and 8. He went on to state that the HOA installed the new awning to match the awning above units 13-17, directly across the courtyard from the units in question. Next Mr. Bodet spoke. He stated that above the current awning there had been 90% termite damage, so the entire front face of the wall was replaced. He went on to say that the new awning was too low to keep water off the wall and that the awning this new awning was supposed to mimic, was located over a walkway thereby protecting it whereas this awning complicated matters as it drained water onto the courtyard below. Lastly Mr. Trautenberg spoke. Mr. Trautenberg thanked the Commission for hearing his appeal and wanted them to know that all his renovations had been permitted whereas those done by the HOA had not. He went on to say that prior to the installation of the current awning his unit had a diminutive copper awning with gutters and that now with the new awning all the water drained into his private patio space. Ms. Gasperecz asked if the Commission had any questions. Mr. Wilson stated that at the HOA meeting in January 2020, these awnings were discussed, and Mr. Trautenberg was present. Mr. Trautenberg stated that this was false. Mr. Fifield asked Ms. Quigley if this was more of a civil matter. Ms. Quigley stated that the common elements were HOA and condo association business, the Commission was here just to remedy the work, not to point fingers. Mr. Villareal asked for clarification. He wanted to know if the work was done without permit. Mr. Trautenberg stated yes. Ms. Bourgogne clarified the chain of work done without permit, the Architecture Committee approval of the retention of said work and Mr. Trautenberg's appeal to the Commission for the rejection of the Architecture Committee's approval. Mr. Bergeron and Mr. Fifield both stated that when they voted for the approval of the work without permit it was not clear that this was a replacement awning. Ms. Bourgogne stated that staff was not aware of this fact either. Mr. Albrecht agreed with Ms. Bourgogne. Mr. Villareal stated that he believed this needed to be sorted out and deferred. Ms. Gasperecz moved to the next agenda item.

Public Comment

Jesse Robert Paige

Hello,

I am the owner of Unit 8 at 1201 Chartres which is one of the Units that the Stella Maris HOA installed the protective awning on. Bob Bodet is an architect that was retained by the Stella Maris Board and was let go in 2019. An Engineers stamped report from Jamie Sexton of MMI and drawings was turned in by the HOA to Nichalous Albrecht in support of the Architectural Committee's decision of approval. This report confirms that the new protective awning over Units 7 & 8 is identical in every way to the awning over Units 13-17 in the same courtyard. Mr Trautenberg is grossly misrepresenting the truth but they can not disputed a stamped engineer's report. Bob Bodet is not an Engineer. There is no gutter on the mirroring awning that this mimics (Unit 13-17). Bob Bodet and Mr Trautenberg are using a different awning in a separate courtyard to deceive the commission. I would be glad to host a site meeting to confirm this. Mr Trautenberg and Bob Bodet are Appealing in retaliation for a HOA Board decision to not allow them to build a balcony in the Common Area on this same wall. Mr Trautenberg is trying to create confusion as his operation to what was very clear in the Architectural Committee decision of Approval. Prior to the awning we had water intrusion coming in our french doors on the second floor causing water damage to our hardwood floors. Our Unit is identical to the Appellant, Mr Trantenburg, and we share the same wall. Prior to the protective awning Unit 7 suffered severe water damage leading

to termite damage which required a full rebuild of that Unit's wall. We the owners of Unit 8 and 7 were informed of the new awning in our annual owners meeting on January 18th 2020. At this time there was no opposition from either Unit. Our Unit, number 8, has benefited greatly from the new protective awning. Now the rain water from the flat roof and recessed balconies of the 3rd floor are diverted outward from the building and flow directly to the ground drains below. The protective awning has also brought our energy costs down and protects our main floor furniture and artwork from sun bleaching. My wife and I, as the owners of Unit 8 support and greatly appreciate the Architectural Committee's decision of approval.

David Bryan

The Awnings installed are to divert water away from the exterior wall of units 7 and 8. The balconies and roof on the 3rd floor in the past directly funneled water down the side of the exterior wall of unit 7 & 8 ... the existing copper door toppers were an original attempt to divert this water intrusion away from the door units. As it happened the original copper door toppers did not work and caused the exterior walls of units 7 & 8 to deteriorate.

ALSO the copper door toppers simply allowed the water to be shed directly into the private courtyards below. The new awning exactly duplicates the existing awnings within the courtyard of our complex over units 13 through 17 and actually sheds the water much further away from the building which protects the entire span of the exterior wall of units 7 & 8.

The solution we have installed and has had approved by the Architectural committee is a vast improvement and is a good faith attempt by the HOA of Stella Maris to protect the structural integrity of our building avoid costly recurring repairs by diverting the water away from the exterior wall.

David Trautenberg, unit owner

The prior awnings which above MY GROUND FLOOR DOORS ONLY were removed and not replaced. Unit 8 did retain one of the original awnings in the same location. That awning is about 12 inches wide and not the current awnings 6 feet wide.

When asked by the AC, Staff person Bourgogne misapplied the Governor Nichols awning design (no copper gutters or spouts) when the correct, nearest and similar design should have been those corrugated awnings that also have copper rain gutters and downspouts. This design should now be applied to the illegally constructed awning that now interferes with my private patio space. I would be ok with the illegal awning that is now permitted if the design is moddifoxx by adding copper rain gutters and down spouts like those awnings most adjacent to me and enjoyed by my adjacent neighbors having similar private patios.

Discussion and Motion

Ms. Gasperecz stated that the Commission had received new information today regarding the previous awning. She went on to ask if it would be appropriate to return this item to the Architecture Committee. Ms. Lawrence made the motion to return this agenda item to the Architecture committee for further review. Mr. Villareal seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

07/14/2020

DESCRIPTION OF APPLICATION: **Permit # 20-31834-VCGEN**

07/14/2020

Lead Staff: Nick Albrecht

Proposal to retain corrugated metal awning installed above the second floor doors of units 7 and 8, per application & materials received 06/19/2020.

STAFF ANALYSIS & RECOMMENDATION:

07/14/2020

The applicants note and photographs show that the awning proposed for retention matches existing awnings that dates back to the 1995 renovation of this property. The applicant stated that the new awning was installed to help protect the wall from water damage. The wall recently needed extensive work to repair rot and water damage and the awning was installed following the completion of this work with the intention of the awning providing additional weather protection to this wall.

Both the previously existing and the new awning feature simple brackets, unpainted 2x4 purlins, and a corrugated metal roof. The submitted site plan shows that the new awning is located across a courtyard area from one of the existing awnings. None of these awnings are visible from the street and it is unlikely that they are visible from any neighboring properties given the arrangement of this property.

Although the awnings are somewhat atypical in their detailing, they are in keeping with the other details inside this renovated complex. Staff questions if the purlins of both the new and the previously existing awnings should be painted but otherwise has no objections to the proposed retention of this new awning. Staff recommends approval of the application.

ARCHITECTURAL COMMITTEE ACTION:

07/14/2020

Mr. Albrecht read the staff report with Mr. Wilson present on behalf of the application. Mr. Fifield asked the applicant if he had any questions regarding the staff report. Mr. Wilson stated that he was unsure as to why staff would recommend painting the purlins as they were not painted on the original approved overhang. Mr. Fifield redirected the question to staff. Mr. Albrecht stated that he put this in the staff report because guidelines typically require all wood to be painted. Ms. DiMaggio stated that if the original was approved unpainted, she would be ok with the new purlins remaining unpainted as well, as long as the wood used was treated. With nothing left to discuss, Mr. Fifield moved on to the next agenda item.

Public Comment

David Trautenberg, owner of unit 7
Retroactive Permit over Units 7 & 8 for a Steel Corrugated Awning
Re: Reference Code JGB2HM

My name is David Trautenberg and I am the property owner of Unit 7, 1201 Chartres Street. Pertaining to the application before the VCC and AC, I do have legitimate concerns regarding the design and construction of the now in-place awning that the applicant is seeking to retro-permit.

First, I would like to note that the application description suggests this permit request is to correct an oversight by the HOA. This design (and construction) was not reviewed nor approved by property owners, particularly those most impacted by its design and placement, owners of Unit 7 and 8. Second, this awning is a NEW addition and was not part of the original Stella Maris design plans. The other original-designed corrugated steel awnings referenced in the description are approximately ½ the span of the recently constructed awning and are only over common areas. The current “vol au vent” construction has a condor-like wingspan of at least six feet and now displaces rain in a waterfall-like fashion directly onto the middle of the private brick patios of both Units 7 and 8. A structural engineering review for wind shear was not done.

I do believe that having an appropriately designed and structurally sound awning that thoughtfully redirects water away from the back-stucco walls of Units 7 and 8 would be beneficial. For that reason, I would like to propose that VCC/AC staff examine the second-floor awning located in the interior parking courtyard of the Stella Maris complex. This steel awning has the added design elements of copper rain gutters and vertical copper drain/down spouts. Prior to this construction, Unit 7 and 8 each had diminutive copper awnings that were removed. By incorporating copper rain gutters and drain spouts into the current design, a less intrusive wingspan perhaps could be utilized that is less subject to wind shear, etc. and which is more aesthetically acceptable to me as the owners of unit 7. Lastly, a vertical copper privacy screen between unit 7 and 8 could also be included in this revised design aesthetic—one that matches Unit 8’s remaining single diminutive copper awning over its ground floor doors.

I think one of the more important points to clarify is that all of the awnings originally designed and built are ONLY OVER COMMON AREAS and direct water down onto common areas. This awning has been put over two interior units where previously NO Awnings have been constructing, depriving the Unit Owners of natural sunlight etc. In addition the span of these awnings is double what were originally constructed over the common areas.

Jesse Paige, owner of unit 8

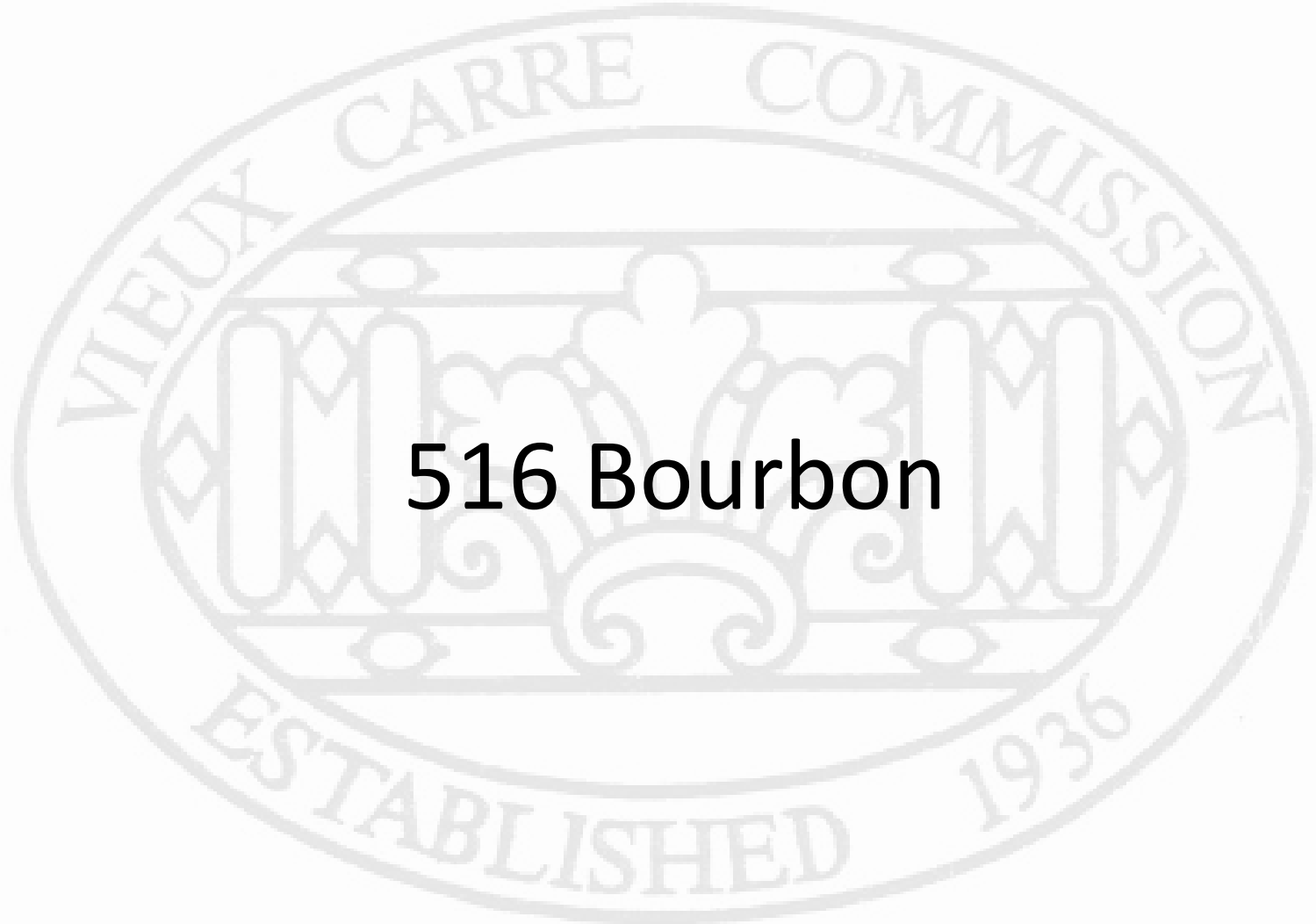
You can see the additional copper elements and rain spouts on this photo attached, which are the design modifications I would request so that the original diminutive copper awnings and the remaining copper downspouts on the back wall opposite units 7 & 8 are kept. Again by incorporating gutters and downspouts water is more effectively diverted and perhaps the awning overhang can be reduced from 6 feet to say 4 feet.:



Thank you for your staff recommendation. I am writing to confirm that architecturally this awning is an exact match in materials and depth as confirmed by Jamie Sexton of Morphy, Makofsky Inc. I have attached his drawing and report below to confirm this if necessary.

Discussion and motion

Ms. DiMaggio made the motion to approve the retention of the awning installed without benefit of VCC review or approval. Mr. Bergeron seconded the motion and the motion passed unanimously.



516 Bourbon

ADDRESS: 508-16 Bourbon Street
 OWNER: Anglade 500 Properties, LLC APPLICANT: Erika Gates
 ZONING: VCC-2 SQUARE: 62
 USE: Commercial LOT SIZE: 5721 sq. ft.

DENSITY		OPEN SPACE	
Allowed:	9 Units	Required:	1716 sq. ft.
Existing:	Unknown	Existing:	Not provided
Proposed:	No Change	Proposed:	Not provided

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building & carriage house: **Blue**, of major architectural and/or historic significance.

C. 1831 2½-story brick building and separate, brick carriage house, which were built as dependencies of the Samuel Kohn House (510 Bourbon). Alterations include the ground floor granite columns and lintel (c. 1840-50) and the upper floor, which obliterates the hip roof and one half attic floor.

Architecture Committee Meeting of 05/10/2022

DESCRIPTION OF APPLICATION: 05/10/2022
Permit #21-21062-VCGEN **Lead Staff: Erin Vogt**

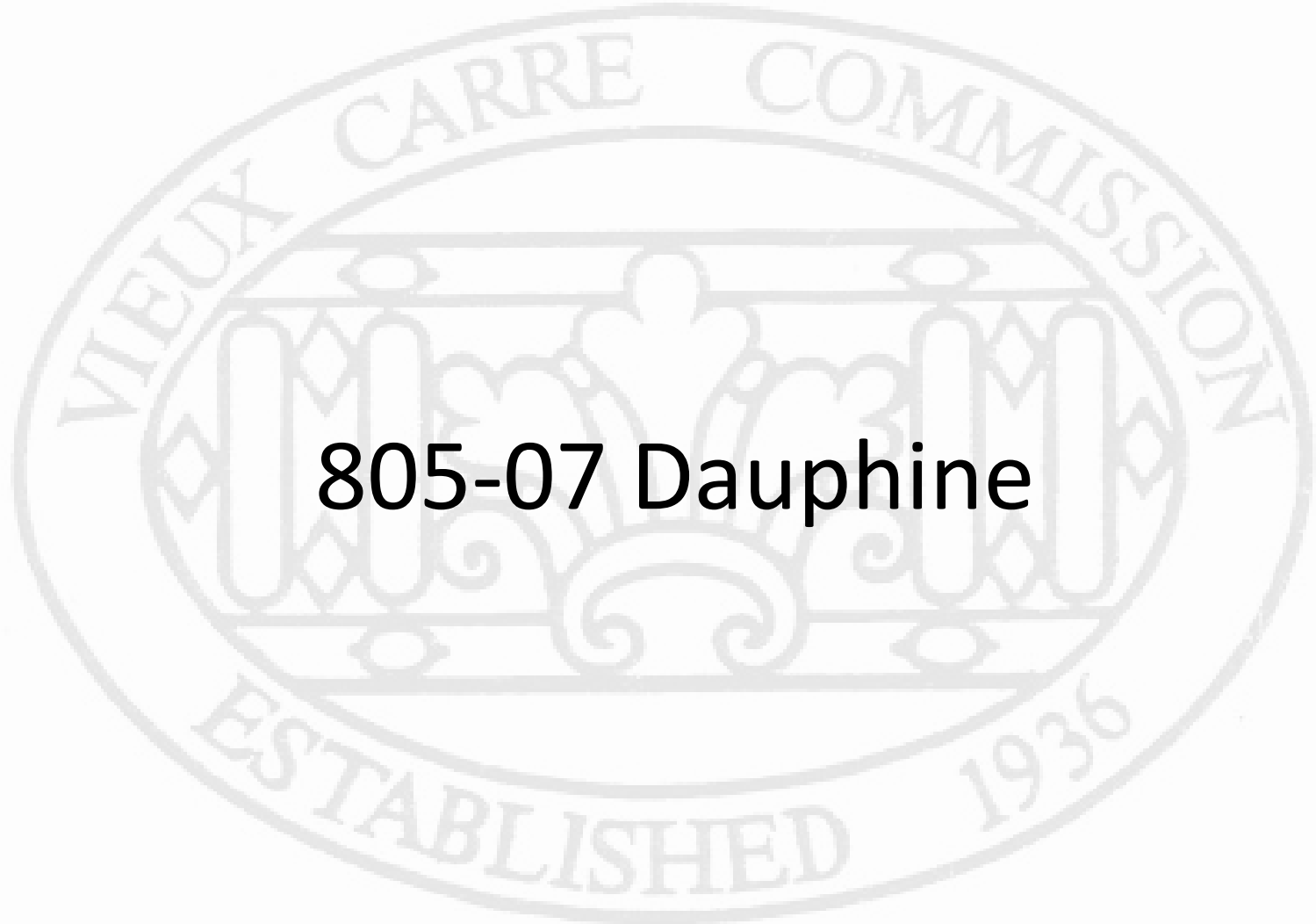
Appeal to retain courtyard structure built without benefit of VCC review and approval, per application & materials received 07/21/2022 & 04/18/2022. [**Notices of Violation 11/19/2015, 11/11/2019, and 11/30/2021**]

STAFF ANALYSIS & RECOMMENDATION: 05/10/2022

The applicant has submitted plans to address longstanding demolition by neglect and work without permit violations, most of which can be handled at staff level. The appeal is related to a 20’ x 20’ structure installed in the courtyard following limited Committee review, but no permit issuance, and the design deviated from what was reviewed. The structure was initially conceived to be a stage, with a 23” tall platform below. The platform was eliminated, and it has served as a sort of gazebo over the years. Current and proposed open space calculations were not provided, but the architect stated that the open space was reduced from 53% to 41%, but still well within the 30% required by the CZO.

While staff finds the construction and materials to be of less than ideal quality, staff does not object to retention of this freestanding covering that is located away from the street front and meets Zoning requirements, as long as certain repairs or improvements are made. Any T1-11 that might be present must be replaced with natural wood, and the drawings show the soffit as tongue and groove, but it appears to be large sheets of plywood. If the applicant agrees to bring these issues into compliance with the Guidelines, staff recommends **conceptual approval**.

ARCHITECTURAL COMMITTEE ACTION: 05/10/2022



805-07 Dauphine

ADDRESS:	805-07 Dauphine		
OWNER:	McAlpin - New Orleans		
	LLC	APPLICANT:	Judice Corporation
ZONING:	VCR-1	SQUARE:	86
USE:	Residential	LOT SIZE:	1781 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	1 unit	REQUIRED:	534 sq. ft.
EXISTING:	1 unit	EXISTING:	367 sq. ft.
PROPOSED:	No change	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: Yellow, contributes to the character of the District.

A c. 1900, frame, shotgun double, with shingled front gable. This building is the twin of 801-803 Dauphine.

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

DESCRIPTION OF APPLICATION: 05/10/2022
Permit #22-08708-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain decorative gas fixtures installed without benefit of VCC review and approval, and to install keypads, per application & materials received 04/20/2022. [**Notice of Violation sent 04/20/2018**]

STAFF ANALYSIS & RECOMMENDATION: 05/10/2022

On 04/20/2018, staff inspected the property and issued a Notice of Violation for several items, including three gas Bevolo fixtures that were installed without benefit of VCC review and approval. Two Governor sconces were installed on the front elevation, while a French Quarter style sconce was installed on the rear. The applicant is appealing to retain the fixtures and submitted the following letter from the manufacturer:

To Whom it may concern,

I've been asked to write a letter regarding the lanterns currently installed at 807 Dauphine Street. It is in my opinion that these lanterns are appropriate as currently installed. The lanterns are each placed near the entrance and on the 'action' side of the door. Using one light near each door would be reminiscent of historic gas lanterns, as two lights on each door would be unnecessary to accomplish the goal of lighting the doorknob and/or lock. Using a sconce style lantern, one that was designed in the early part of the 19th century, allows for a gas flame to be closer to the area it's trying to light. This style of lantern is simple in that it just has a box, and a fluted top to expel heat. The tall linear design was/is typically used in situations precisely like this one where there is not much horizontal space to accommodate a lantern. If I can be of any further assistance, please feel free to reach out.

Sincerely,

Chris Bevolo

VCC Design Guidelines state that “*decorative lighting fixture types should be: compatible with the building in terms of its style, type and period of construction; located near a focal point of the building, such as the primary entrance door; installed in a manner that is harmonious with the building’s design, such as evenly spaced on a balcony, gallery, or porch bay, or centered on or around an element such as a door, carriageway, or window.*” (VCC DG: 11-07)

Per the Guidelines, decorative fixtures are generally not permitted in alleys or courtyards, and staff recommends **denial** of the appeal to retain the rear fixture. On the front elevation, staff finds these fixtures to be more in keeping with the Guidelines requirements for placement, size, and location of decorative fixtures. However, staff notes that this building is a c. 1900 shotgun, far younger than the early 19th century date cited by Mr. Bevolo. Staff seeks the guidance of the Committee on the front sconces.

The applicant is also proposing to replace unpermitted, non-compliant keypads at the front entry and alley gate with Schlage Encode deadbolts with Century trim in bronze finish. Staff notes that this fixture is frequently permitted with the Camelot trim that is less contemporary in comparison with the sleeker Century option. Staff recommends **conceptual approval** of the keypad with the provisos that the Camelot trim be used instead, and with staff review of any needed handles or knobs. Staff notes that levers are not approvable unless limited to the alley gate.

ARCHITECTURAL COMMITTEE ACTION: 05/10/2022



928 Conti

Deferral Requested by Applicant