

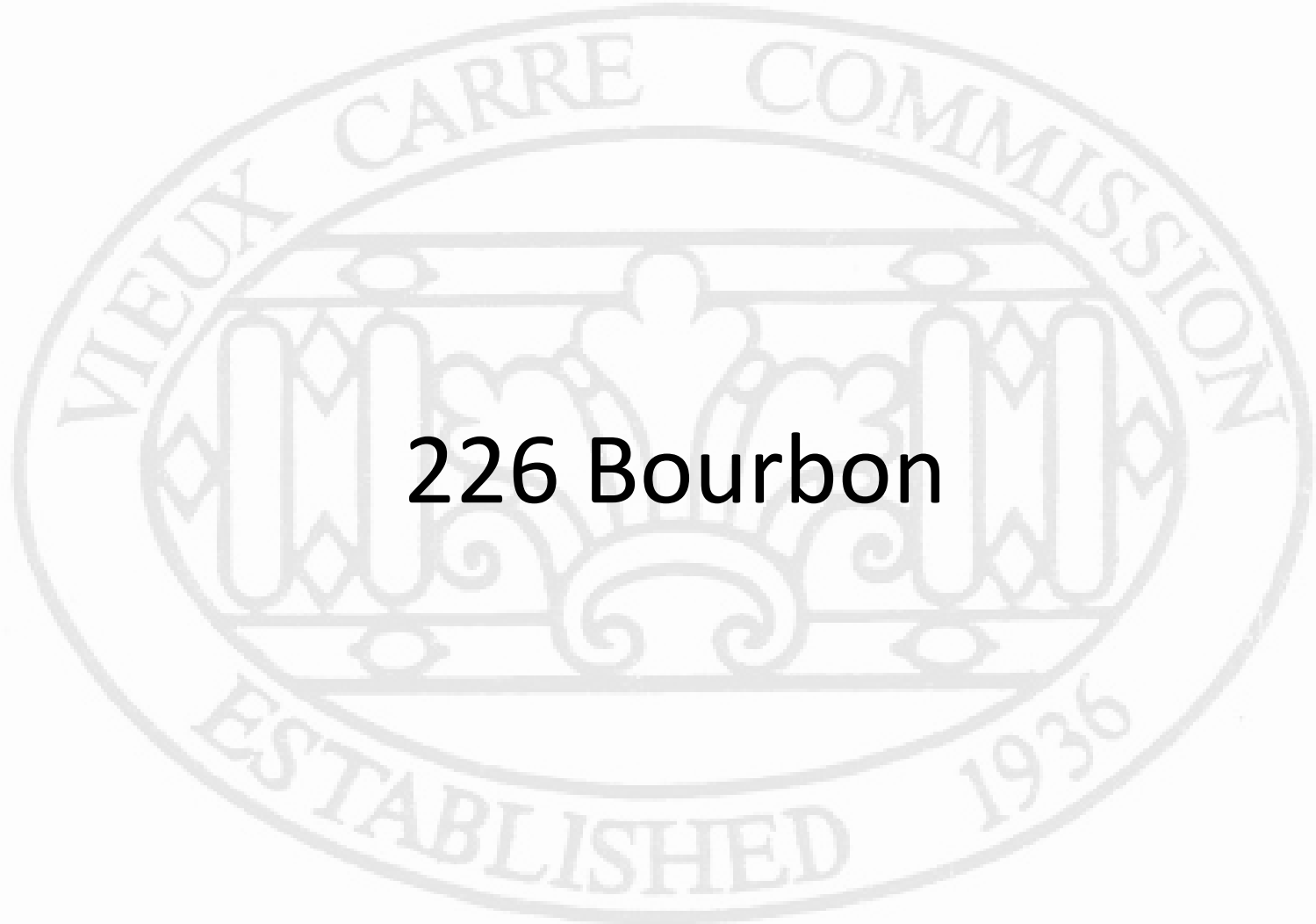


**Vieux Carré Commission
Architecture Committee Meeting**

Tuesday, May 24, 2022



Old Business



226 Bourbon

| | | | |
|-----------|----------------------------|------------|-----------------|
| ADDRESS: | 226-28 Bourbon Street | APPLICANT: | John C Williams |
| OWNER: | 226-28 Bourbon Street, LLC | SQUARE: | 65 |
| ZONING: | VCE | LOT SIZE: | 4748 sq. ft. |
| USE: | Commercial | OPEN SPACE | |
| DENSITY | | Required: | 1424 sq. ft. |
| Allowed: | 7 residential units | Existing: | 429 sq. ft. |
| Existing: | 0 units | Proposed: | No change |
| Proposed: | No change | | |

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main building & attached: **Green**, of local architectural and/or historic significance.
Downtown side one-story addition and attached rear three-story addition: **Brown**, detrimental, or of no architectural and/or historic significance

When this three-story brick Greek revival style townhouse was constructed in 1856, there was a side bay that overlooked the spacious yard on the downtown side, now filled in by new construction. The ground floor of the townhouse was outfitted for commercial usage in the early 20th c., and when the building was renovated in 1977, a bay window was added to the brown-rated one-story addition.

Architecture Committee Meeting of **05/24/2022**

DESCRIPTION OF APPLICATION: 05/24/2022
Permit #22-02154-VC GEN **Lead Staff: Erin Vogt**

Proposal to install new mechanical equipment and platform, per application & materials received 01/21/2022 & 05/11/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 05/24/2022

Since last reviewed by the Committee, the applicant has returned to staff with need for more exterior mechanical equipment, including a proposal to install a platform over the walk-in cooler. The cooler has already been approved for installation in the Iberville-side alley, which is owned by adjacent property at 220-22 Bourbon but is utilized by both properties. Staff notes that a letter from the neighboring property owner consenting to this work must be submitted to staff prior to permit, along with any required legal documentation, and BBSA review and approval will be required as well.

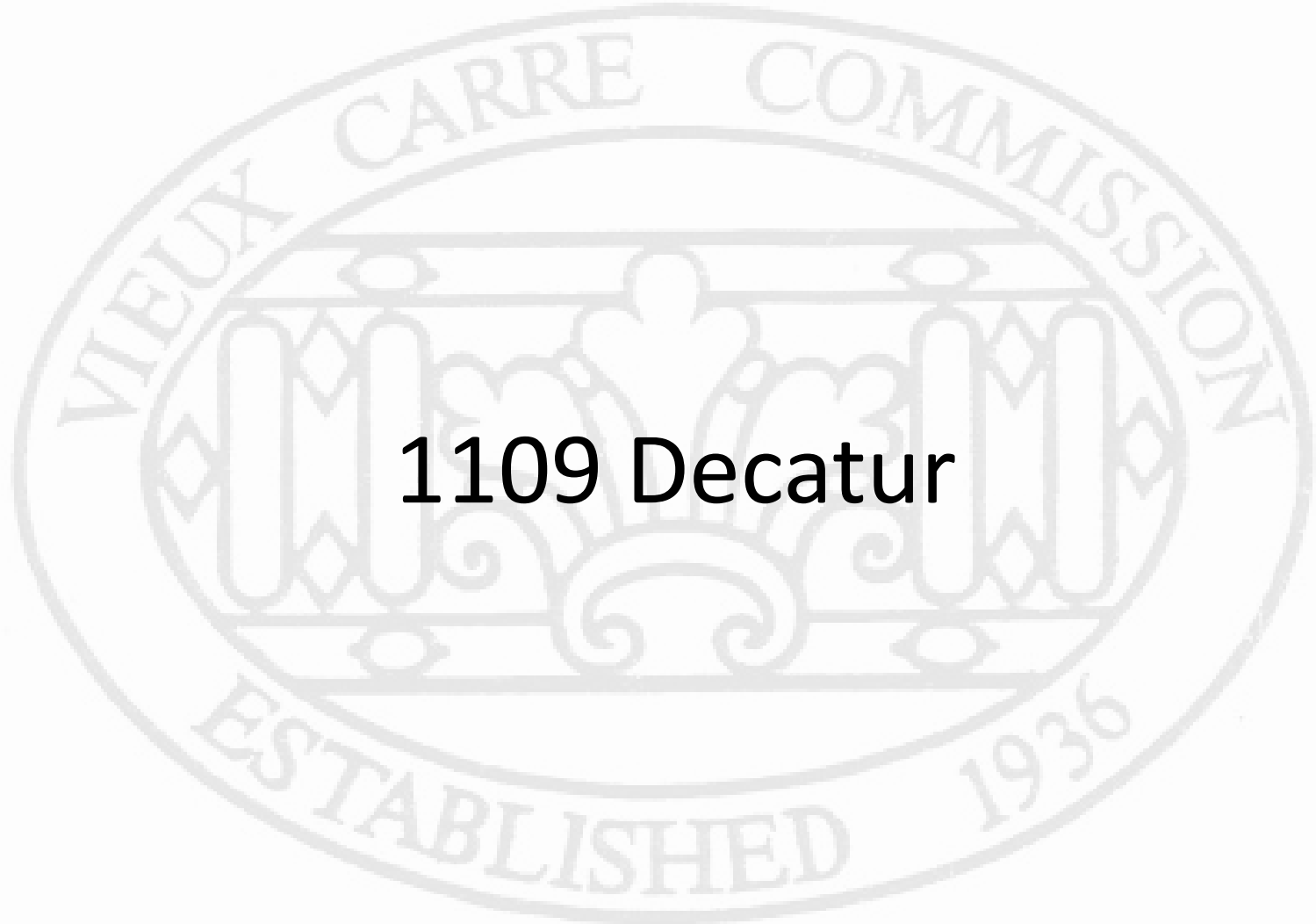
The proposed metal grate mechanical platform is approximately 45’-0” long and will hold two condensers for the walk-in cooler, four ice machine condensers, two HVAC condensers, and one heat pump unit. Five pieces of equipment are still proposed for the brown rated flat roof on the Bienville side. A permanent access ladder is shown on the Bourbon side of the platform, but no information has been provided about what the platform will be constructed from. Staff notes that full drawings will be needed for final review prior to permit, including any necessary foundation details.

Staff finds the proposed location to be more discreet than adding additional equipment to the brown rated flat roof, and recommends **conceptual approval** with final platform drawings to be submitted for review and approval at staff level.

ARCHITECTURAL COMMITTEE ACTION: 05/24/2022



New Business



1109 Decatur

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|-----------|------------------------|-------------|------------------------------|
| ADDRESS: | 1109 Decatur St. | APPLICANT: | Garcia Roof Replacement, LLC |
| OWNER: | Mon Tay Enterprises | SQUARE: | 19 |
| ZONING: | VCC-1 | LOT SIZE: | 3,272 sq. ft. |
| USE: | Commercial/Residential | OPEN SPACE- | |
| DENSITY- | | ALLOWED: | 5 Units |
| ALLOWED: | 5 Units | REQUIRED: | 981 sq. ft. |
| EXISTING: | Unknown | EXISTING: | 1,244 sq. ft. |
| PROPOSED: | No Change | PROPOSED: | No Change |

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Blue**, or of major architectural or historical importance.

This is one in the block-long row of three-story houses constructed c. 1830-31 by the prominent architects Gurlie and Guillot as rental property for the Ursulines Nuns after this religious house moved to its new quarters on Dauphine Street. Originally constructed in the typical Creole style, with arched ground floor openings (including a side passageway), balconies and upper level French doors, the buildings received a number of individual modifications in the 19th and 20th centuries. #1109 has altered millwork has been altered and its second floor balcony has been extended into a gallery.

Architecture Committee Meeting of

05/24/2022

DESCRIPTION OF APPLICATION: **Permit # 22-04993-VCGEN**

05/24/2022

Lead Staff: Nick Albrecht

Proposal to install new copper cap flashing in conjunction with approved new slate roof installation, per application & materials received 02/16/2022 & 05/04/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/24/2022

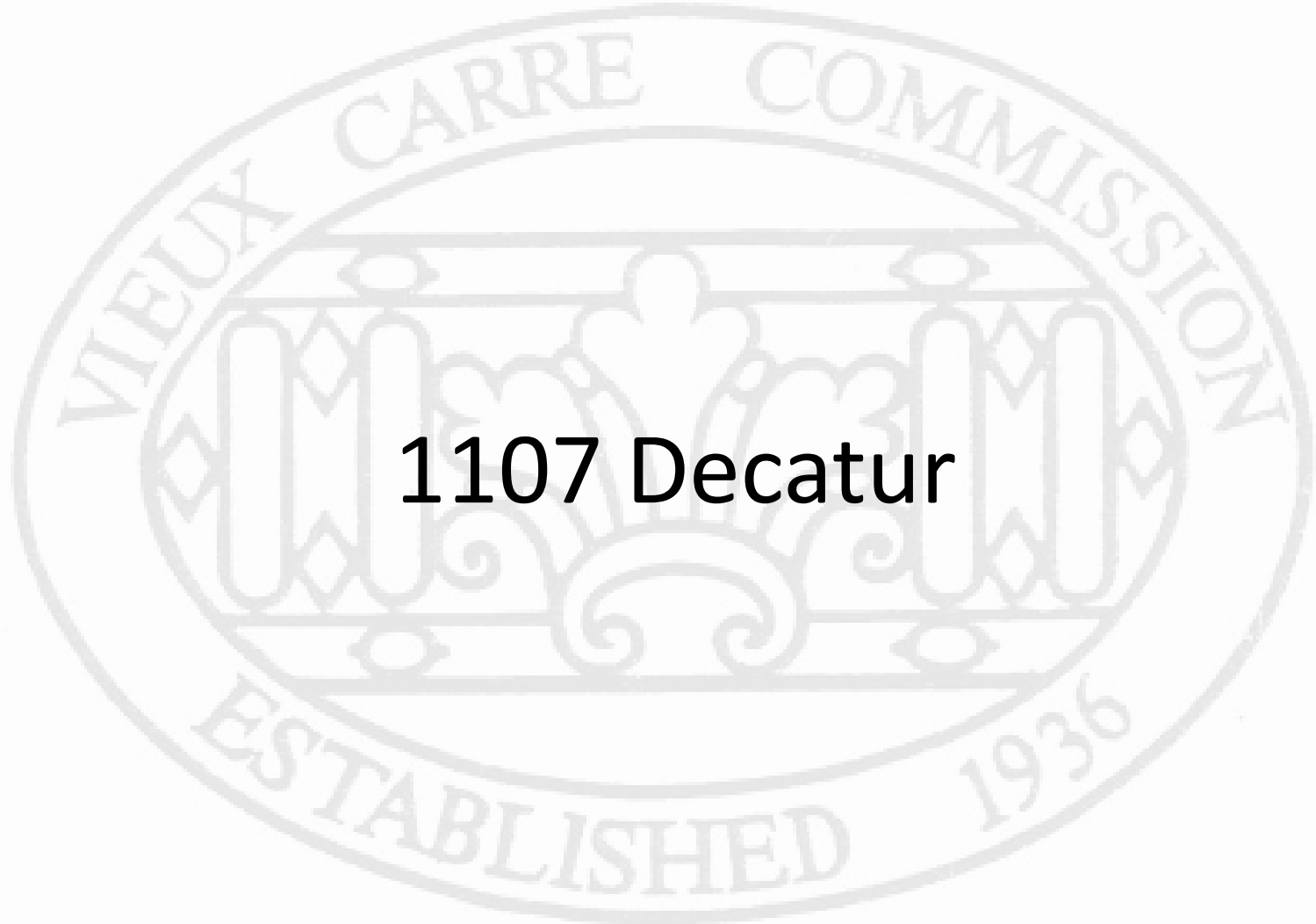
This application and the next one on the agenda for 1107 Decatur essentially involve the same proposal. Staff issued permits to install new slate roofs on both buildings back in March of this year. The permits included the standard language regarding cap flashing: "Permit does not allow for cap flashing on parapets, chimneys or surrounding walls." Following the issuance of the permit, the applicant approached staff regarding cap flashing. Staff shared the approvable alternative mortar cap flashing details, but the applicant wanted to pursue the total cap flashing.

There is currently cap flashing in place on the parapet wall shared with 1107 Decatur and the one shared with 1113 Decatur. Photographs provided by the applicant show the current cap flashing as rising about 12" above the roof surface and being 12" wide. Interestingly, it looks like the cap flashing was installed on top of the slate rather than extending underneath the slate. As such, there is likely another layer of flashing installed below the slate or this installation technique may be to blame for any water intrusion that may be experienced in the building.

As this proposed cap flashing is in conjunction with an entire new roof installation, staff feels it is an opportune time to get this detail correct and it appears there is an adequate amount of parapet present to allow for a more approvable detail. Staff recommends denial of the proposed cap flashing.

ARCHITECTURAL COMMITTEE ACTION:

05/24/2022



1107 Decatur

| | | | |
|-----------|---------------------------|-------------|------------------------------|
| ADDRESS: | 1107 Decatur | APPLICANT: | Garcia Roof Replacement, LLC |
| OWNER: | Monaghan Properties, Inc. | SQUARE: | 19 |
| ZONING: | VCC-1 | LOT SIZE: | 2,592 sq. ft. |
| USE: | Commercial/Residential | OPEN SPACE- | |
| DENSITY- | | REQUIRED: | 777 sq. ft. |
| ALLOWED: | 5 Units | EXISTING: | 1,156 sq. ft. |
| EXISTING: | Unknown | PROPOSED: | No Change |
| PROPOSED: | No Change | | |

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main: **Blue**, of Major Architectural or Historical importance
 Service building: **Blue**, of Major Architectural or Historical importance
 Shed: **Brown**, objectionable or of no Architectural or Historical importance

This is one in the block-long row of three-story townhouses constructed c. 1830-31 by the prominent architects Gurlie and Guillot as rental property for the Ursulines Nuns after this religious house moved to its new quarters on Dauphine Street. Originally constructed in the typical Creole style, with arched ground floor openings (including a side passageway), balconies and upper level French doors, the buildings received a number of individual modifications in the 19th and 20th centuries. #1107 remains close to its original design.

Architecture Committee Meeting of

05/24/2022

DESCRIPTION OF APPLICATION: **Permit # 22-05000-VCGEN**

05/24/2022

Lead Staff: Nick Albrecht

Proposal to install new copper cap flashing in conjunction with approved new slate roof installation, per application & materials received 02/16/2022 & 05/04/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

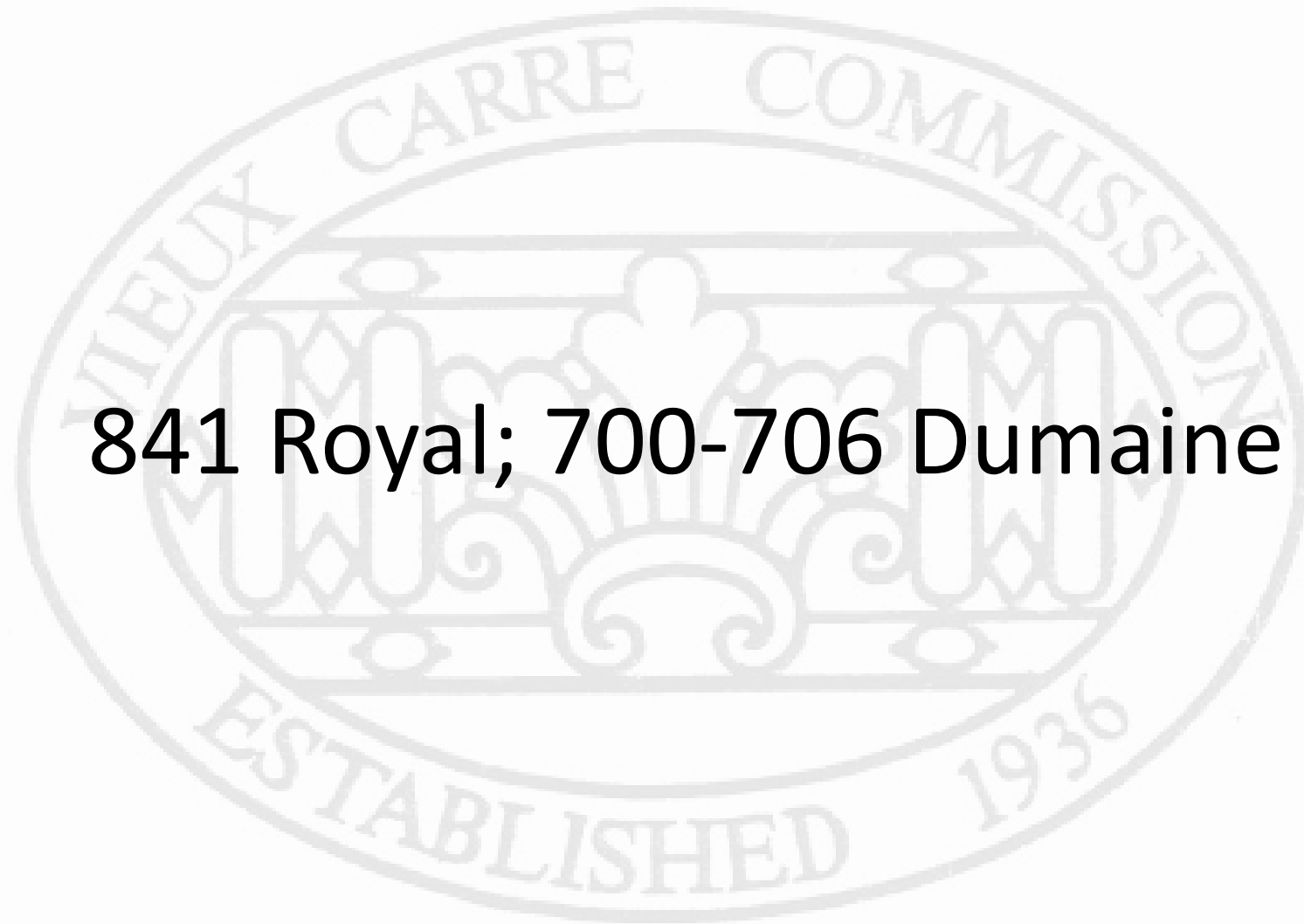
05/24/2022

This proposal is identical to the one just reviewed for 1109 Decatur (See 1109 Decatur Property Report).

Staff recommends denial of the proposed cap flashing.

ARCHITECTURAL COMMITTEE ACTION:

05/24/2022



841 Royal; 700-706 Dumaine

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|-----------|----------------------------|-------------|-----------------------|
| ADDRESS: | 700-714 Dumaine; 841 Royal | | |
| OWNER: | Royal Dumaine NOLA LLC | APPLICANT: | Robert Cangelosi, Jr. |
| ZONING: | VCC-1 | SQUARE: | 58 |
| USE: | Residential | LOT SIZE: | 3,499 sq. ft. |
| DENSITY- | | OPEN SPACE- | |
| ALLOWED: | 5 Units | REQUIRED: | 700 sq. ft. |
| EXISTING: | Unknown | EXISTING: | 360 sq. ft. |
| PROPOSED: | No Change | PROPOSED: | No Change |

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

This address includes one-half of a well-detailed double house with attached 3-story kitchens, which was constructed c. 1833, as described in a building contract of that year between Joseph Peralta, builder, and Paul LaCroix, owner. In many ways the building is a classic Creole style building with a central passageway, arched ground floor openings, narrow wrought iron balconies and curved dormers. Especially fine and unusual are the second floor arched openings, which are distinguished by their delicate detailing.

Architecture Committee Meeting of **05/24/2022**

DESCRIPTION OF APPLICATION: 05/24/2022
Permit # 22-12072-VCGEN **Lead Staff: Nick Albrecht**

Proposal to renovate building including reopening ground floor openings, constructing a new dormer on the Royal St. roof slope, and constructing a canopy above the third-floor balcony, per application & materials received 04/22/2022.

STAFF ANALYSIS & RECOMMENDATION: 05/24/2022

The proposed work consists of three main components: the ground floor doors, the proposed dormer, and the balcony canopy.

Ground Floor Doors

On the Dumaine St. elevation there are a series of five ground floor arched openings that have been infilled over time. Staff was able to locate a 1963 photograph that shows at least four of the five of these openings active, with three doors and a window. The applicant proposes to install French doors and metal bar covered transoms at all five of these openings to match the adjacent millwork on the main building. Although there is not clear evidence of what was in these openings originally, staff finds the proposed millwork entirely plausible and an improvement over the current infilled condition.

Dormer

A new dormer is proposed for the Royal St. elevation roof slope. The 1885 Sanborn maps include symbols for dormers on building and staff notes that no dormer is indicated on this slope. The Guidelines state that, *“Property owners are encouraged to retain existing historic dormers and reconstruct a dormer on a building where there is clear documentary evidence that one existed. When considering a new dormer, particularly on a historic building, the property owner is encouraged to consider comparable buildings of the same style and period including location, form, spacing, dimensions, proportions, style, and detailing.”* (VCC DG: 04-7)

Staff notes that because of the way this roof comes together, the slope facing Royal St. is relatively diminutive and the historic dormer of the neighboring 833-837 Royal St. is quite close to the property line. These factors combine in locating the proposed new dormer also near the property line and the existing dormer. Staff believes this would result in a very atypical appearance.

Additionally, as this is a blue-rated building, staff does not believe that the construction of a new dormer would be appropriate without significant documentation of a dormer previously existing.

Canopy

The Guidelines state that, *“in select cases the VCC might approve the installation of a new balcony, gallery, porch, or overhang provided that:*

- *There is documentary evidence supporting a balcony, gallery, porch, or overhang previously existed*
- *The installation is appropriate for the building type*

- *The installation does not destroy or conceal an important architectural feature or detail*
- *The proposed design is compatible in size, scale, and design to the building and surrounding streetscape” (VCC DG: 08-9)*

Although there is an existing overhang at the neighboring building, it is unclear when it was originally installed. Between 1964 and 1981 photos show only empty outriggers at this level. By the late 1980s these supports have been completely removed. The property report from 1996 for 837 Royal includes the proposed installation of the current overhang. Although staff was against the proposal, the Committee voted to approve the installation.

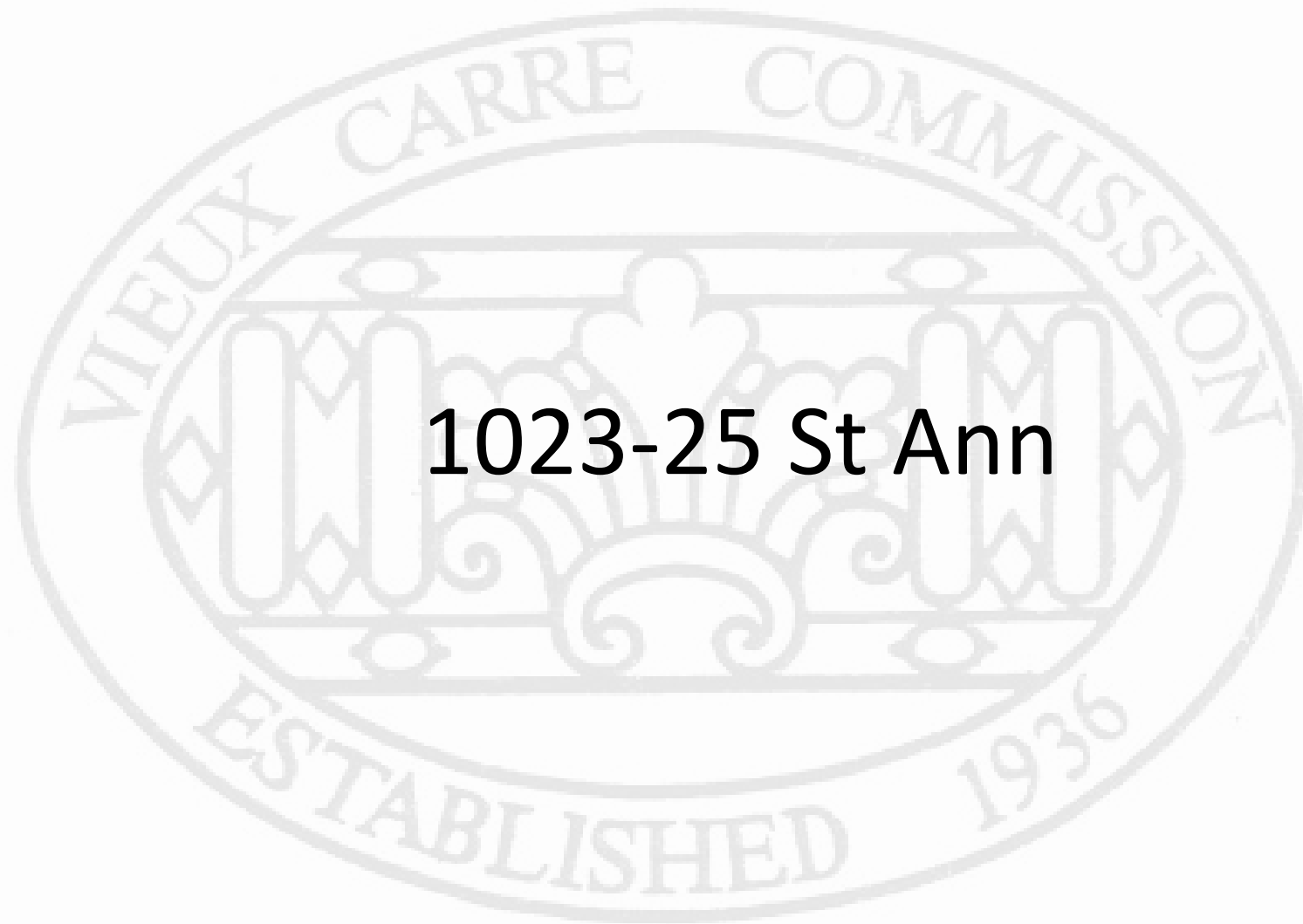
Although there was clear evidence of an overhang at the 837 Royal building, it was almost certainly not original to the building and there is no such evidence of a similar previously existing overhang at the 841 Royal building. As there is no evidence of a previously existing overhang and the installation would disrupt the architectural details of the brick cornice, staff does not find this aspect of the proposal approvable.

Summary

In conclusion, staff recommends conceptual approval of the new ground floor doors and deferral of the proposed dormer and canopy to allow the applicant to provide documentation of something similar to these elements previously existing.

ARCHITECTURAL COMMITTEE ACTION:

05/24/2022



1023-25 St Ann

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|-----------|-------------------|-------------|---------------|
| ADDRESS: | 1023-1025 St. Ann | APPLICANT: | Reddy Brian |
| OWNER: | Bradly Tyler | SQUARE: | 15 |
| ZONING: | VCR-1 | LOT SIZE: | 4,343 sq. ft. |
| USE: | Residential | OPEN SPACE- | |
| DENSITY- | | REQUIRED: | 1,303 sq. ft. |
| ALLOWED: | 4 Units | EXISTING: | 2,077 sq. ft. |
| EXISTING: | 3 Units | PROPOSED: | No Change |
| PROPOSED: | No Change | | |

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Green: Of Local Architectural or Historical Importance.

C. 1890 double frame shotgun cottage with a roof line characteristic of the Queen Anne style and detailing characteristic of the late Victorian Italianate style.

Architecture Committee Meeting of **05/24/2022**

DESCRIPTION OF APPLICATION: 05/24/2022
Permit #22-08784-VC GEN **Lead Staff: Erin Vogt**

Proposal to add new downspout and install new mini split unit, per application & materials received 05/09/2022.

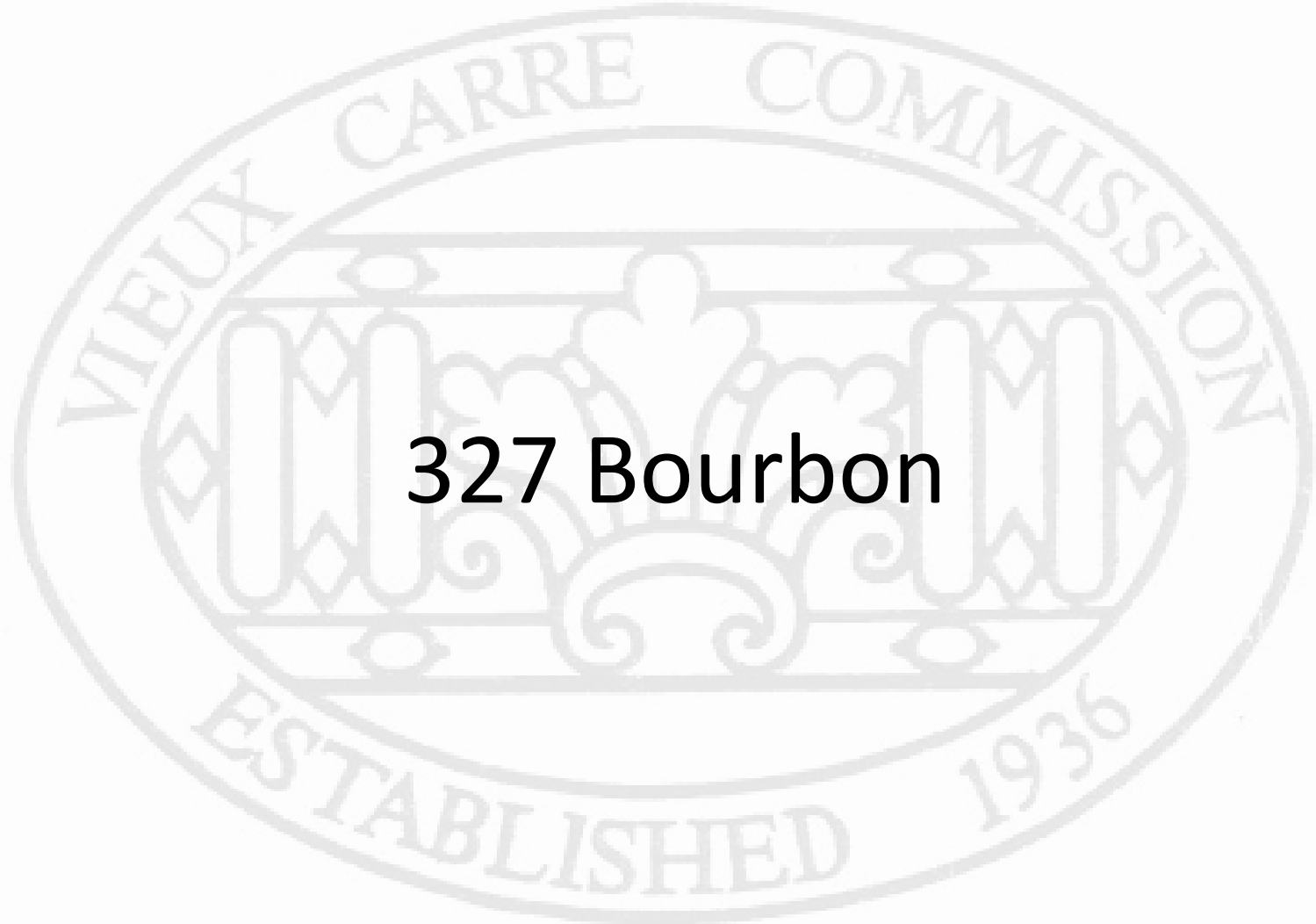
STAFF ANALYSIS & RECOMMENDATION: 05/24/2022

Downspout:
 The applicant is proposing the addition of a 4” galvanized downspout approximately 20’-0” from the back of the building on the Dauphine elevation. The alley is currently paved with concrete and has a trench drain on the opposite side. Staff has no objection to the addition of this downspout as long as it will not cause any issues with draining the alley.

HVAC:
 The applicant is proposing to replace a mini split unit mounted on the rear elevation of the building at the second floor. The existing unit was installed in this location without benefit of VCC review or approval. Staff visited the site and found open space very limited and narrow, therefore staff has no objection to mounting the equipment on this wood frame building. However, the current location is visible from a neighboring property, and has an unsightly condenser line and conduit running from the right side of the gable, over the center door, and down the left side. Staff wonders if there is a reason the unit could not be mounted lower and on the left side of the gable, as this would greatly reduce the conduit and visibility from the neighboring property.

Staff recommends **conceptual approval** of the mini split, with final mounting position to be handled at staff level.

ARCHITECTURAL COMMITTEE ACTION: 05/24/2022



327 Bourbon

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

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Blue - of Major Architectural or Historical Importance.

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

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

05/10/2022

Permit # 22-12458-VCGEN**Lead Staff: Nick Albrecht**

Proposal to install three new dormer style copper attic vents on rear service ell roof, per application & materials received 04/26/2022.

STAFF ANALYSIS & RECOMMENDATION:

05/10/2022

Staff has been working with the applicant regarding the overall renovation of this property and reconstruction of the previously existing rear gallery. In the meantime, an application has been submitted to install much needed new roofs on the main building and service ell. The work regarding the main building roof appears to all be to match existing and staff approvable.

At the service ell, the new roof proposal includes the proposed installation of three new copper attic vents. The Guidelines note that the installation of anything other than a small roof vent no more than 4" in diameter requires Architecture Committee review. (VCC DG: 04-8) The examples shown in the Guidelines are for installation at the roof ridge with the exception of a power roof vent which the Guidelines note is not approvable on a slate or tile roof. The Guidelines do not feature the proposed dormer style attic vents but they are a fairly typical feature around the district.

The applicant proposes three such attic vents with two matching ones on the Conti facing roof slope, and a third larger vent on the Bourbon St. facing roof slope of the rearmost building. Staff questions if the vent on the rearmost building could be the same size as the other two proposed.

Overall, staff finds the concept of the proposed dormer style vents potentially approvable but requests additional details on the vents. Additionally, staff notes that the overall renovation plans that have been discussed with the applicant include mechanical equipment and a roof hatch on this service ell. Staff is concerned about the total size of this potential mechanical rack with railings and roof hatch and overall cluttering of the roof with these added features. Staff both questions the order of work, i.e., installing a slate roof and then going back to install a hatch and mechanical rack, and the cumulative effect of adding additional elements to this roof.

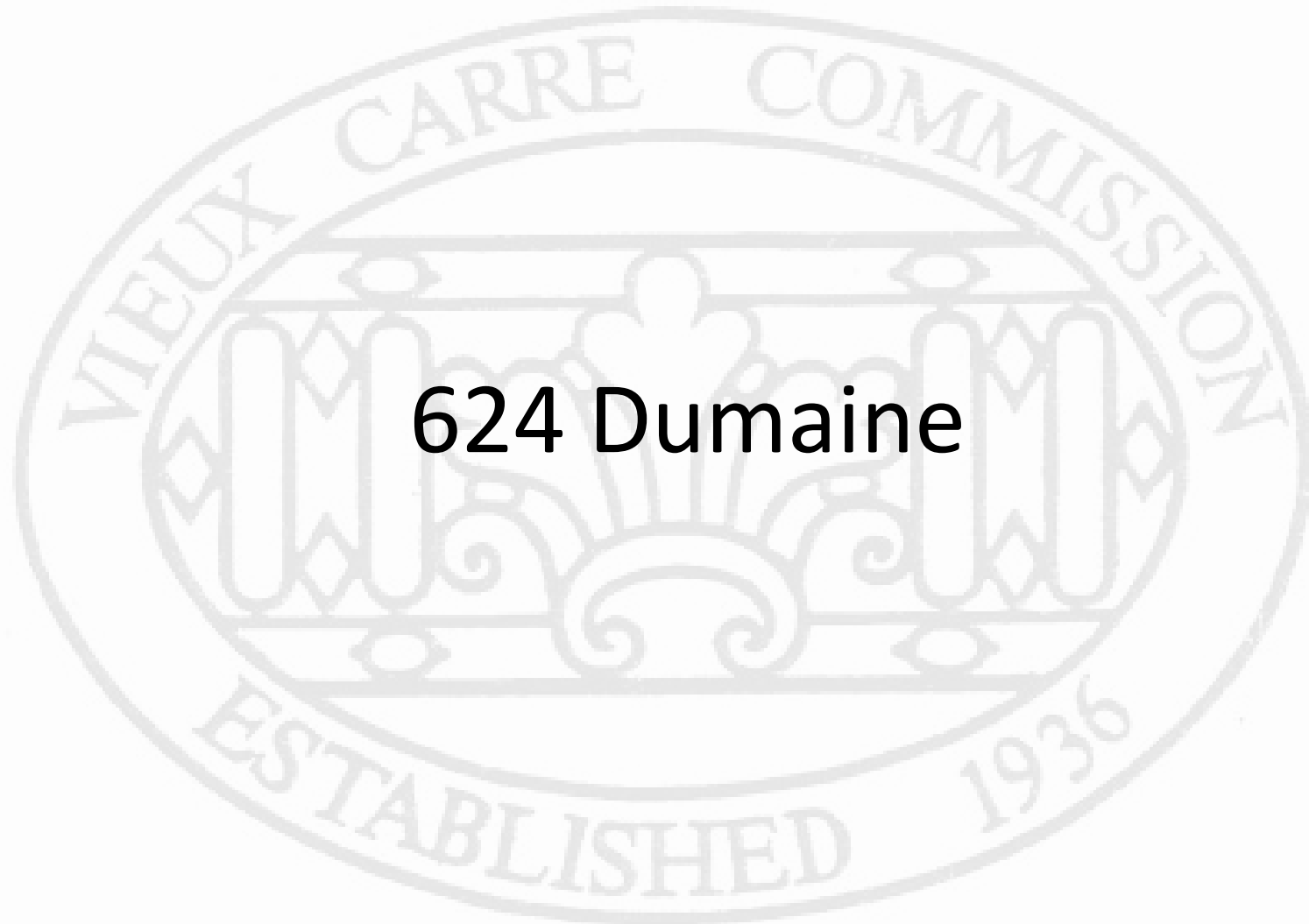
Staff recommends conceptual approval of dormer style attic vents on this rear service ell but suggests that the work related to the main building roof be separated for immediate permit issuance and the rear building and proposed vents return to the Architecture Committee once the full scope of work is presented to understand the complete scope of work on these roofs.

ARCHITECTURAL COMMITTEE ACTION:

05/10/2022



Appeals and Violations



624 Dumaine

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|-----------|------------------------------|-------------|---------------------|
| ADDRESS: | 624 Dumaine | APPLICANT: | Katherine Harmon |
| OWNER: | Bienville Street Outback LLC | SQUARE: | 47 |
| ZONING: | VCC-1 | LOT SIZE: | 3,333 sq. ft. |
| USE: | Residential | OPEN SPACE- | |
| DENSITY- | | REQUIRED: | 1,000 sq. ft. |
| ALLOWED: | 5 Units | EXISTING: | 500 sq. ft. approx. |
| EXISTING: | Unknown | 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**05/24/2022****DESCRIPTION OF APPLICATION:**

05/24/2022

Permit # 22-12458-VCGEN**Lead Staff: Nick Albrecht****Violation Case #21-03450-DBNVCC****Inspector: Marguerite Roberts**

Proposal to apply Prosoco H40 over damaged masonry wall, per application & materials received 05/11/2022.

STAFF ANALYSIS & RECOMMENDATION:

05/24/2022

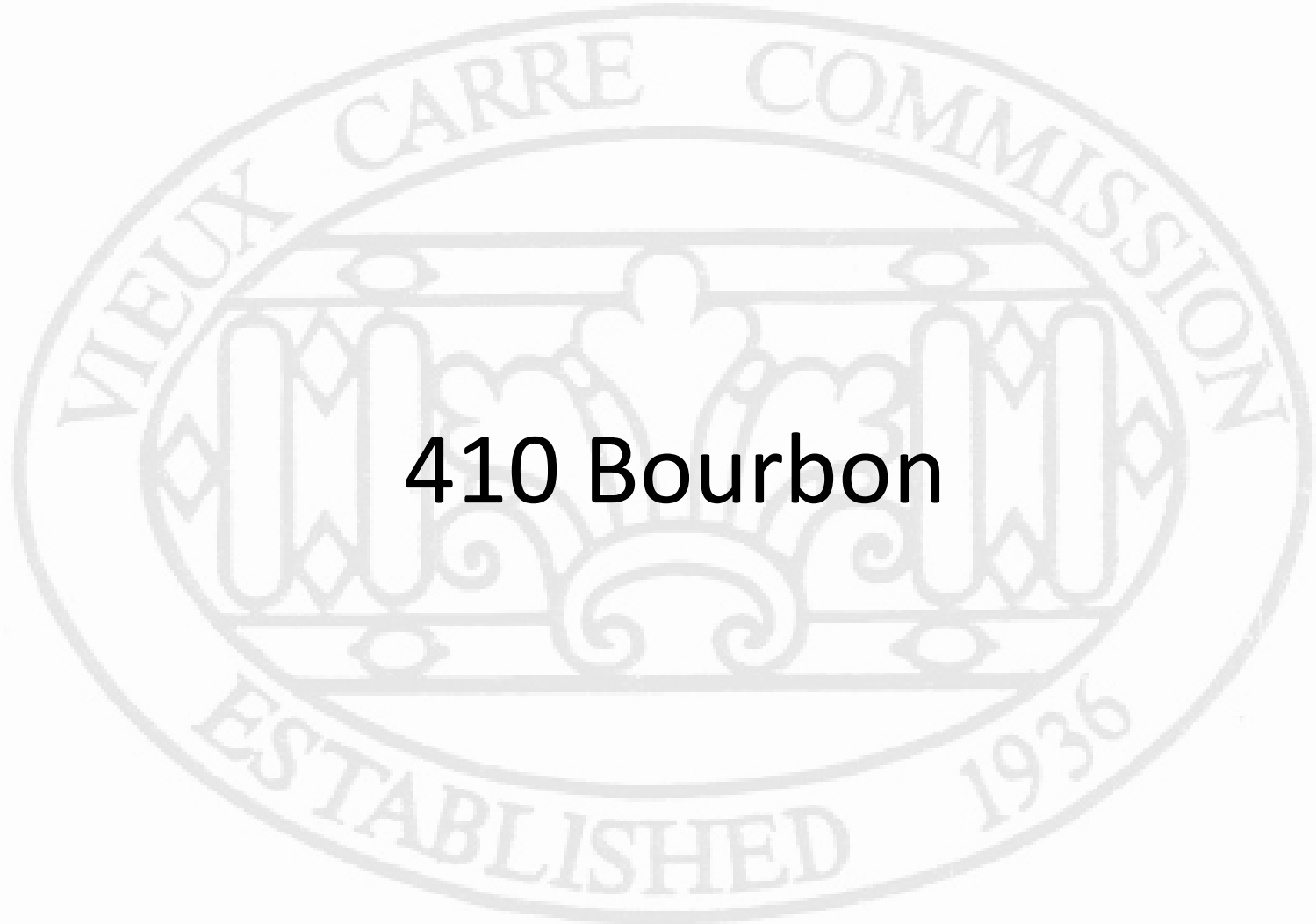
The issue with this damaged masonry wall was nearly resolved when both the Committee and Commission approved the application of stucco over this wall in April 2022. Unfortunately, following that approval, a new applicant has submitted a new proposal to apply Prosoco H40 over the entire wall but to otherwise leave it as-is. The product is advertised as, “a deep-penetrating water repellent and consolidation treatment for brick, most natural stone, unglazed terra cotta, historic concrete, stucco and cast stone surfaces. H40 protects against deterioration caused by water and waterborne contaminants while strengthening weathered surfaces and soft mortar joints.”

Staff is concerned that the application of this product will not do anything to correct the visible appearance of the previously completed incorrect work. If anything, the sealer will prolong the life of the mortar smeared on the masonry. Staff suggests that repointing on the wall be completed in a proper fashion, as was stipulated in the prior approval to stucco the wall. This pointing work alone may significantly improve any water intrusion problems experienced in the building. The application of the Prosoco product could potentially be approved for limited application to the areas where the brick faces were ground off only. Again, this work would not do anything to correct or improve the overall appearance of the wall. Staff questions if over time the appearance of the wall would improve as the mortar weathers away, however, given the hard appearance of the mortar, this likely would not happen for a long time.

Given the poor appearance of the wall staff strongly prefers the previously approved proposal to completely stucco the wall. Staff requests commentary from the Architecture Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

05/24/2022



410 Bourbon

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

Architecture Committee Meeting of **05/24/2022**

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|---|-------------------------------------|
| <u>DESCRIPTION OF APPLICATION:</u> | 05/24/2022 |
| Permit #21-31193-VCGEN | Lead Staff: Erin Vogt |
| Violation #22-01278-DBNVCC | Inspector: Anthony Whitfield |

Proposal to correct demolition by neglect violations and appeal to retain mechanical equipment, per application & materials received 11/05/2021 & 05/12/2022, respectively. [**Notices of Violation sent 10/23/2019, 11/30/2020, 04/20/2021 & 04/01/2022**]

STAFF ANALYSIS & RECOMMENDATION: 05/24/2022

When last reviewed, the Committee requested a revised rear elevation showing six-over-six windows in the third-floor openings instead of the proposed twelve-over-eights. Staff finds the proposed elevation to be more in keeping with typical conditions in the District, and recommends **approval**.

The applicant is appealing to retain five HVAC condensers and a beer cooler condenser, relocating them from the adjacent property to under the courtyard stairs. Lattice screening and a platform will also be installed. The units, which measure approximately 28”x 28” and were measured as having a noise output of 76 dB 5’ away from the units. Given the isolated location in the courtyard and lack of impact on surrounding properties, staff finds retention **conceptually approvable**, with final details for the platform and screening to be submitted to staff for final review and approval.

ARCHITECTURAL COMMITTEE ACTION: 05/24/2022



625 Dauphine

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|-----------|---------------------|-------------|-----------------------|
| ADDRESS: | 625 Dauphine | APPLICANT: | Kent Wells |
| OWNER: | 625 Dauphine St LLC | SQUARE: | 89 |
| ZONING: | VCR-1 | LOT SIZE: | 8,988 sq. ft. |
| USE: | Residential | OPEN SPACE- | |
| DENSITY- | | REQUIRED: | 2,696 sq. ft. |
| ALLOWED: | 10 Units | EXISTING: | 5,687 sq. ft. |
| EXISTING: | 1 Unit | PROPOSED: | Undetermined increase |
| PROPOSED: | No Change | | |

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Main Building: Green**, of local architectural and/or historical significance.
Detached Service Building: Green, of local architectural and/or historical significance.

This circa 1813-15 creole cottage sits on a deep lot that was owned in the early 1800s by two sets of French born and trained architect/builders. Between 1811 and 1813, Arsene Latour and Hyacinthe Laclotte owned this site along with the sites of 619-21 and 631 Dauphine. Then, between 1813 and 1867, Claude Gurlie and his heirs owned the cottage at 625 Burgundy. His partner Joseph Guillot owned the neighboring property at 619 Dauphine in the 1820s and 1830s. City directories list Gurlie and Guillot on Dauphine between Toulouse and St. Peters Streets. Therefore, the subject property was most likely part of the operational center for the enterprising partners until Guillot's death in 1838.

A plan book drawing from 1838 shows the original appearance of the cottage's front facade, similar to that remaining today with the exception of the front openings having been changed from two windows and two doors to four narrow doors. The early construction date of the property is especially apparent in the hand-hewn beams seen on the detached service building and in interior millwork and hardware details in the first floor of the cottage.

Architecture Committee Meeting of

05/24/2022

DESCRIPTION OF APPLICATION:

05/24/2022

Permit # 21-33678-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-08164-VCCNOP

Inspector: Marguerite Roberts

Proposal to retain gas lights and other lighting installed without benefit of VCC review or approval, per application & materials received 12/09/2021 & 05/10/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/24/2022

The applicant has submitted additional materials that attempt to resolve the remaining issues regarding work without permits at this property.

Balustrade

The first item on their submittal is in regards to the balustrade and masonry pilasters around the pool area. These elements were previously removed without benefit of VCC review or approval. The applicant previously submitted a simplified design for a replacement, however, after seeing the existing conditions in person, staff recommended proposing to keep the conditions as-is without any balustrade. The masonry around the pool is only approximately 14" higher than the lawn and does not require a guardrail from a building code perspective. This entire pool area dates to the ca. 1980s and is not historically significant. Staff has no objection to the proposed complete removal of the balustrade and pilasters.

Decorative Gas Lighting

The second element in need of review is the proposed retention of several decorative fixtures located around the property. Three decorative gas lights have been installed across the front of the building, two additional gas lights have been installed on the side of the building above the alleyway, two gas fixtures have been installed on the rear elevation of the main building, approximately eight fixtures have been installed on the detached service building, and approximately twelve fixtures have been installed around the perimeter of the wall and pool for a total of approximately twenty seven decorative gas fixtures total on the property.

Regarding decorative lighting the Guidelines state that fixtures "should be:

- *Compatible with the building in terms of its style, type, and period of construction*
- *Limited in number to avoid a cluttered appearance*
- *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*

- *Scaled appropriately for the proposed location*
- *Constructed of materials appropriate to the building's period, type, and style as well as the lighting design.” (VCC DG: 11-7)*

Based on these Guidelines, staff finds the current installation of decorative fixtures excessive and suggests that at most three or four decorative fixtures are likely appropriate for this entire property. The applicant has stated that the three decorative gas fixtures on the front elevation replaced three previously existing electric fixtures. Photographs indicate that these decorative fixtures were installed between March and August 2016 by a previous owner without permits.

On the side elevation it appears there was previously one decorative fixture compared to the two now installed. On the rear elevation, photographs show that two decorative fixtures have been in these approximate locations since at least 1992, although the new fixtures do not match those previously existing. A similar condition is seen at the service building where there were approximately five previously existing electric decorative fixtures on the building and are now eight gas fixtures.

The four decorative fixtures around the pool appear to predate the current ownership but again were converted from electric to gas. The other approximately seven or eight fixtures around the perimeter of the property are all brand new installations.

Although it is not entirely clear when all the decorative fixtures were installed by the previous owner and their numbers are still excessive compared to the Guidelines, staff suggests that retaining the now gas fixtures in the locations where fixtures were previously documented may be an approvable compromise. This would not include the three fixtures on the front elevation which are clearly documented as being installed in 2016. For this age of building staff does not find decorative gas fixtures particularly appropriate. Perhaps one decorative fixture on the front elevation may be approvable.

Functional Lighting

Along the St. Peter elevation of the main building, the applicant proposes to install two low electric “puck lights” to illuminate the walkway. These proposed fixtures are round with a 3” diameter and 2” depth. Provided these fixtures are painted to match the adjacent building wall, staff finds them discrete and approvable.

Landscape Lighting

The submitted materials note a total of four landscape lights around the property noted as downfacing landscape lights “to illuminate trees and foliage in the courtyard.” When staff last visited the site, numerous uplights were observed around the several trees of the property. Regarding ambient lighting the Guidelines note that these “*fixture types should be:*

Focused to illuminate a surface such as a stoop, porch, sidewalk, or walkway, with minimal light spillover onto an adjacent property or into the night sky.” (VCC DG: 11-8)

It seems from the submittal that this proposed lighting would not satisfy this criteria as it would be used for illuminating the trees rather than illuminating walking surfaces or providing any kind of security. There is also a good chance for light spillover depending on the height of the installed fixtures. Short garden fixtures as shown in the Guidelines (VCC DG: 11-8) may be an approvable alternative to illuminate the walking surfaces located further away from the buildings.

Screening and Hedgehog

The next item in the proposal concerns repairs to existing shutter style screen located above a masonry wall adjacent to the service building. Staff has no objections to these repairs to match existing. There is an existing hedgehog type security device located above this screening. The applicant proposes to remove this element completely. Staff has no objection to this proposed removal.

Security Cameras and Keypad

The final aspect of the proposal concerns proposed installation of security cameras and the replacement of a keypad. Staff finds the proposed type and location of security cameras approvable.

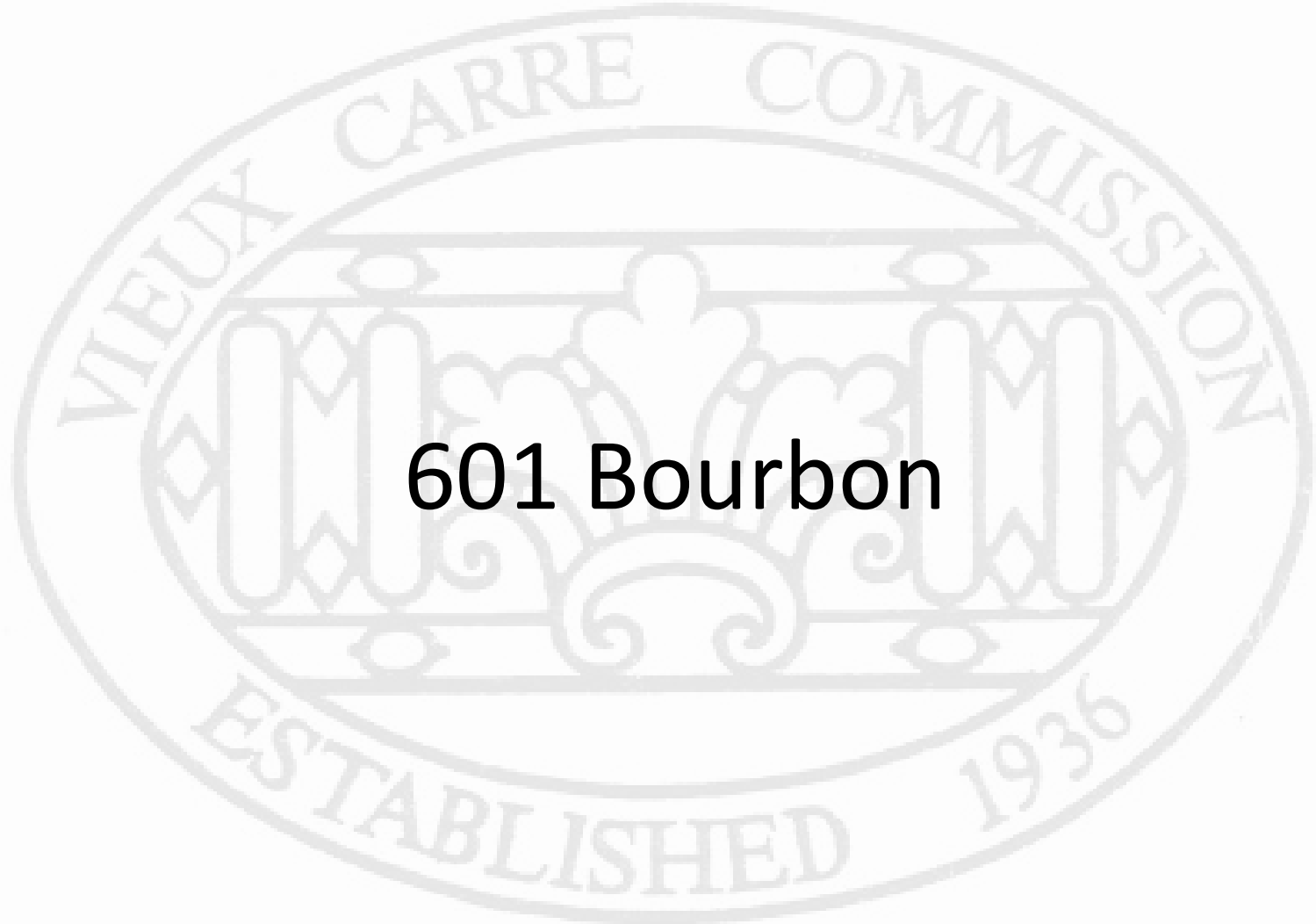
The proposed keypad replaces a previously existing one. It appears that the previously existing keypad was installed around 2016 like the decorative fixtures on the front elevation and again without benefit of VCC review or approval. The keypad is located on a small portion of the side elevation located between the front of the building and the alleyway gate. The proposed keypad features both the keypad and what appears to be an intercom system. Given the technology readily available today, staff questions the need for this type of installation. The Guidelines discourage this type of intercom system in favor of more discreet options. (VCC DG: 07-18)

Summary

In summary, staff requests commentary from the Architecture Committee regarding the gas lighting, landscape lighting, and keypad; and recommends approval of all other elements of the proposal.

ARCHITECTURAL COMMITTEE ACTION:

05/24/2022



601 Bourbon

| | | | |
|-----------|--------------------------------------|-------------|---------------|
| ADDRESS: | 601-609 Bourbon; 809-811 Toulouse | | |
| OWNER: | Mintz and Mintz Realty LLC | APPLICANT: | Sharon Bourn |
| ZONING: | VCE | SQUARE: | 72 |
| USE: | Commercial | LOT SIZE: | 6,072 sq. ft. |
| DENSITY- | | OPEN SPACE- | |
| ALLOWED: | 10 Units | REQUIRED: | 1,214 sq. ft. |
| EXISTING: | 0 Units | EXISTING: | Unknown |
| PROPOSED: | No Change | PROPOSED: | No Change |

ARCHITECTURAL / HISTORICAL DESCRIPTION:

The three distinct buildings at 601-603 Bourbon, 605-609 Bourbon and 809-811 Toulouse belonged to the same lot:

601-603 Bourbon: This c. 1830 3-bay single masonry Creole cottage with well-articulated cornice and detached 2-story service building was constructed at the same time as and is similar to the cottage at 605-09 Bourbon.

Main and Service buildings – Green
Courtyard Building – Brown

605-609 Bourbon: This double, masonry, 1½-story Creole cottage is divided by a central pedestrian passageway. It was constructed at the same time as and is architecturally similar to the cottage at 601-603 Bourbon.

Main and Service buildings – Green
Courtyard Addition – Brown

809-811 Toulouse: This 2-story brick building began as a c. 1830 service building for the corner cottage, 601-03 Bourbon. Then in the mid-19th century, the building was enlarged to its present form.

Main building – Green

Architecture Committee Meeting of**05/24/2022****DESCRIPTION OF APPLICATION:**

05/24/2022

Permit # 22-08975-VCGEN**Lead Staff: Nick Albrecht****Violation Case #21-02805-DBNVCC****Inspector: Marguerite Roberts**

Proposal to address violations including proposed retention of mechanical equipment installed without benefit of VCC review or approval, per application & materials received 03/25/2022.

STAFF ANALYSIS & RECOMMENDATION:

05/24/2022

New mechanical equipment was conceptually approved for installation on the roof of this building back in 2019, however, final plans were never submitted and no VCC permit was ever issued. The as-built mechanical equipment appears to be fairly in line with the previously conceptually approved plans. Staff's major concern is that a previously existing lattice screening that was in place as recently as August 2021, has been completely removed from the property and has exponentially increased the visibility of this equipment. There is no mention in the current proposal to reconstruct this lattice screening. Staff does not find the lack of screening approvable.

Provided that the screening is reconstructed in a similar or improved version as previously existing, staff finds the retention of the mechanical equipment approvable.

Staff recommends conceptual approval of the proposal provided that the applicant provide details on mechanical screening to be reviewed at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

05/24/2022

The seal of the Vieux Carre Commission is a circular emblem. It features a central shield with a stylized figure holding a staff, flanked by two columns. The shield is set against a background of a grid. The text "VIEUX CARRE COMMISSION" is written in an arc across the top, and "ESTABLISHED 1936" is written in an arc across the bottom.

411 Bourbon
Deferred at the Applicant's Request