



**Vieux Carré Commission
Architecture Committee Meeting**

Thursday, June 16, 2022



Old Business



619 Royal

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

Architecture Committee Meeting of

06/28/2022

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

06/28/2022

Lead Staff: Erin Vogt

Review of front elevation masonry work, per application & materials received 06/10/2020 and 06/23/2022, respectively. [**STOP WORK ORDER posted 06/22/2022**]

STAFF ANALYSIS & RECOMMENDATION:

06/28/2022

On 06/18/2022, staff observed rows of holes drilled in the front elevation of the building, particularly concentrated under the second and third floor balconies. Due to the holiday weekend, staff was able to reach the applicant to discuss the work on 6/21/2022. While discussions were ongoing and staff was asking questions regarding the holes drilled, whether or not they had compromised the masonry, and what the intention was for these holes, work to inject a “compatible” mortar was completed. The applicant and engineer state that the intent was to drill the holes in mortar joints, but staff noted that the holes are incredibly close together and questions why this was done on the outside of the building when the masonry on the inside is not stuccoed, which would make it easier to see where the mortar joints are exactly located. The applicant has since submitted additional information stating that work on the injection has stopped but was already completed, and that helical ties were also placed to connect the wythes of brick.

A letter was provided from the masonry consultant:

The exterior masonry wall at this location had de-stabilized, and in fact, partially collapsed on a lower story. Given the intent to safely place balconies to be supported by this wall, and its precarious condition, the engineer specified injection with Compatible Injected Fill (CIF).

To be precise, there was in excess of a 2 to 3 inch void between the wythes of masonry. The nominal 12” wall was unstable. Without shoring and removing the entire facade, the engineer found there was no other way to stabilize the wall solid enough for it to perform safely. Part of that process was to drill into mortar joints and possibly some adjoining brick units with small injection ports, which will not compromise the structure in any way. These ports were then filled with compatible, fluid injection materials, similar to the original mortar. These ports were drilled through the 1 to 2 inch plaster rendering, which is being restored. In addition, helical ties were placed to assure proper connection between the wythes.

This is not a new technique. This process has been utilized on many historic structures over the past 30 years, including St. Louis Cathedral, a private residence on Burgundy, historic pump stations, and the historic facade of the WW II museums, to mention a few. We have performed work for the Army Corps, National Preservation, as well as private firms such as LA’s first airport for Disney corporation.

Brick and stone walls that have been stabilized by compatible materials perform well, as water intrusion is minimized, bond is restored, but thermal drive and vapor transmission are not altered. There are no epoxies, or incompatible components in the materials utilized for this repair at 619 Royal.

The referenced Burgundy house was completed over seven years ago. It was the subject of a VCC hearing, and extensive injection saved the structure.

In the past, we have provided seminars, at least two that I recall, for the VCC. Perhaps a lunch and learn would be a good way to communicate with the Commission. These techniques are important tools in the hands of preservationists. We would like to provide such a seminar, without advertisement or company labels to provide more information.

The injection project at 619 Royal is complete. As good preservation stewards, the owner and design team provided a minimal intervention to address life safety issues and give new capacity to a tired masonry wall with an ultimately unseen internal intervention.

Please let me know who I may contact to further this discussion.

Very truly yours,



Wayne T. Ruth

President, Masonry Solutions International, Inc.

Masonry Solutions International, Inc.

Masonry Preservation & Enhancement Specialists
10815 Beaver Dam RD, Suite D
Cockeysville, MD 21030
(877) 815-7906

Engineer Jamie Saxon also provided a letter in response to the STOP WORK ORDER:

Dear Ms. Virdure:

Due to the existing conditions at 619 Royal Street, additional structural work was required to mitigate the existing damages and ensure the stability of the masonry wall on Royal Street.

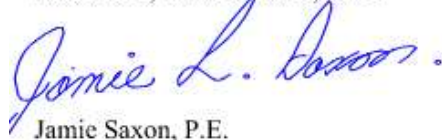
During our review and repairs of the existing balcony framing we found it necessary to stabilize the existing brick masonry. This was done using proven methods of historic grout injection. This requires the drilling of small holes in the wall. The intent is to go through the existing grout joints. At time this becomes difficult as plaster construction obscures the layout and the irregular layout of the coursing. Even with some holes thru the masonry this in no way has any detrimental impact on the brick or the structural integrity of the wall. The mortar is specifically formulated to be compatible to the existing masonry and has no detrimental impact on the masonry.

This intent was also discussed at the VCC meeting when reviewing the balcony framing details and is stated on the submitted details. This intervention and repair of the wall has stabilized the existing construction and prevented what was likely to become a significant issue had this not been done.

Please do not hesitate to contact us if you have any questions or comments.

Yours truly,

MORPHY, MAKOFSKY, INC.



Jamie Saxon, P.E.



Staff notes that the balcony details showing replacement outriggers and additional brackets reviewed by the Committee on 04/26/2022 called for “existing masonry band, 2’-0” above and below outriggers to be

in injected with compatible mortar to solidify wall. Replace broken bricks.” This additional intervention was not discussed at that time, but even so it was not clear that this would involve drilling into the wall from the exterior rather than working into the mortar joint from the interior.

As the work is completed, staff is unsure if any action should or can be taken in response to this work, but is bringing it to the attention of the Committee for consideration before allowing any work to continue on the balconies. Staff acknowledges the significant structural and masonry challenges presented at this particular site, but is once again frustrated by the apparent miscommunication regarding the invasiveness of the intended scope of work.

ARCHITECTURAL COMMITTEE ACTION:

06/28/2022



518 Conti

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

Architecture Committee Meeting of **06/28/2022**

DESCRIPTION OF APPLICATION: 06/28/2022
Permit #22-08224-VCGEN **Lead Staff: Erin Vogt**

Proposal to fix openings in place for installation of elevator, per application & materials received 03/18/2022 & 06/07/2022.

STAFF ANALYSIS & RECOMMENDATION: 06/28/2022

Following review and conceptual approval on 04/12/2022, staff inspected the property with the applicant, and he revised the drawings to address the outstanding violations. Final materials have been submitted for permit, but include fixing the Chartres-side doors and windows on the front elevation in place to allow for the installation of an elevator behind. The applicant has stated that the elevator cannot be moved further back away from the façade due to interior commercial space on the first floor. Staff considers this detrimental to the building but potentially allowable if the doors and windows are allowed to remain operable so they can be restored to function if the elevator is ever removed. Staff does appreciate that the elevator will not require a roof-altering penthouse, but questions whether installation in the proposed location would interfere with the corbel masonry footings. Staff seeks the guidance of the Committee.

Additional HVAC equipment, a 3.5-ton unit and two mini splits, is also proposed for the rear courtyard. Staff appreciates that the small courtyard is being proposed instead of the roof and finds the equipment typical in size and noise output. However, the two mini splits are proposed to be mounted to the rear elevation and side courtyard wall. Staff recommends **conceptual approval** with the proviso that the mini splits are moved to a platform at grade and not attached to any historic masonry.

ARCHITECTURAL COMMITTEE ACTION: 06/28/2022



New Business



917-23 Conti

ADDRESS:	917-23 Conti Street	APPLICANT:	Broadmoor LLC
OWNER:	917 Conti, LLC	SQUARE:	91
ZONING:	VCR-1	LOT SIZE:	12,055 sq. ft.
USE:	Commercial	OPEN SPACE:	
DENSITY:		REQUIRED:	3616 sq. ft.
ALLOWED:	13 residential units	EXISTING:	883 sq. ft.
EXISTING:	16 residential units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

917 Conti: C. 1920 two-story industrial/warehouse type brick building in the Commercial style, which today houses the Musee Conti Wax Museum.

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

923 Conti: C. 1921 one-story brick warehouse building with decorative parapet, which is now part of the Musée Conti Wax Museum.

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

Architecture Committee Meeting of

06/28/2022

DESCRIPTION OF APPLICATION: **Permit #22-11881-VCGEN**

06/28/2022

Lead Staff: Erin Vogt

Proposal to address water intrusion issues by application of various sealants on contemporary and historic materials, per application & materials received 05/16/2022 and 06/07/2022.

STAFF ANALYSIS & RECOMMENDATION:

06/28/2022

The applicant has submitted a comprehensive plan to address widespread water intrusion issues that have affected the building since it was renovated and converted to residential use between 2015 & 2017. Different methods and materials are being proposed for different areas of the building, including both new construction and historic masonry. Staff notes that there are many complicated, unique conditions where new and old materials meet, and staff had difficulty digesting exactly what work would take place on which areas.

The new stucco construction will be repaired and/or replaced in several areas, with new flashing added and elastomeric paint applied. It appears that most of the invasive reflashing work will be limited to these newer areas, but staff requests clarification from the applicant. All exposed historic masonry will be repointed, with Prosoco Sure Klean Weather Seal Siloxane PD to be applied. Staff notes that extensive vegetation growth is present, particularly on the north walls. A small area on the north elevation where the masonry has collapsed will be repaired and replaced in kind, and a 750 sq. ft. portion of this wall is noted as “parge coat;” it appears a portion of this area already has a Portland cement coat applied, but it is not clear from comparison with the masonry survey if the parge coat will be increased in size. The existing cast stone coping will be removed from several historic masonry terrace walls, with through wall flashing to be installed. Notes also indicate that there may be metal cap flashing in some of these areas instead of cast stone. It appears some small degree of masonry disassembly will be required for installation of the through wall flashing.

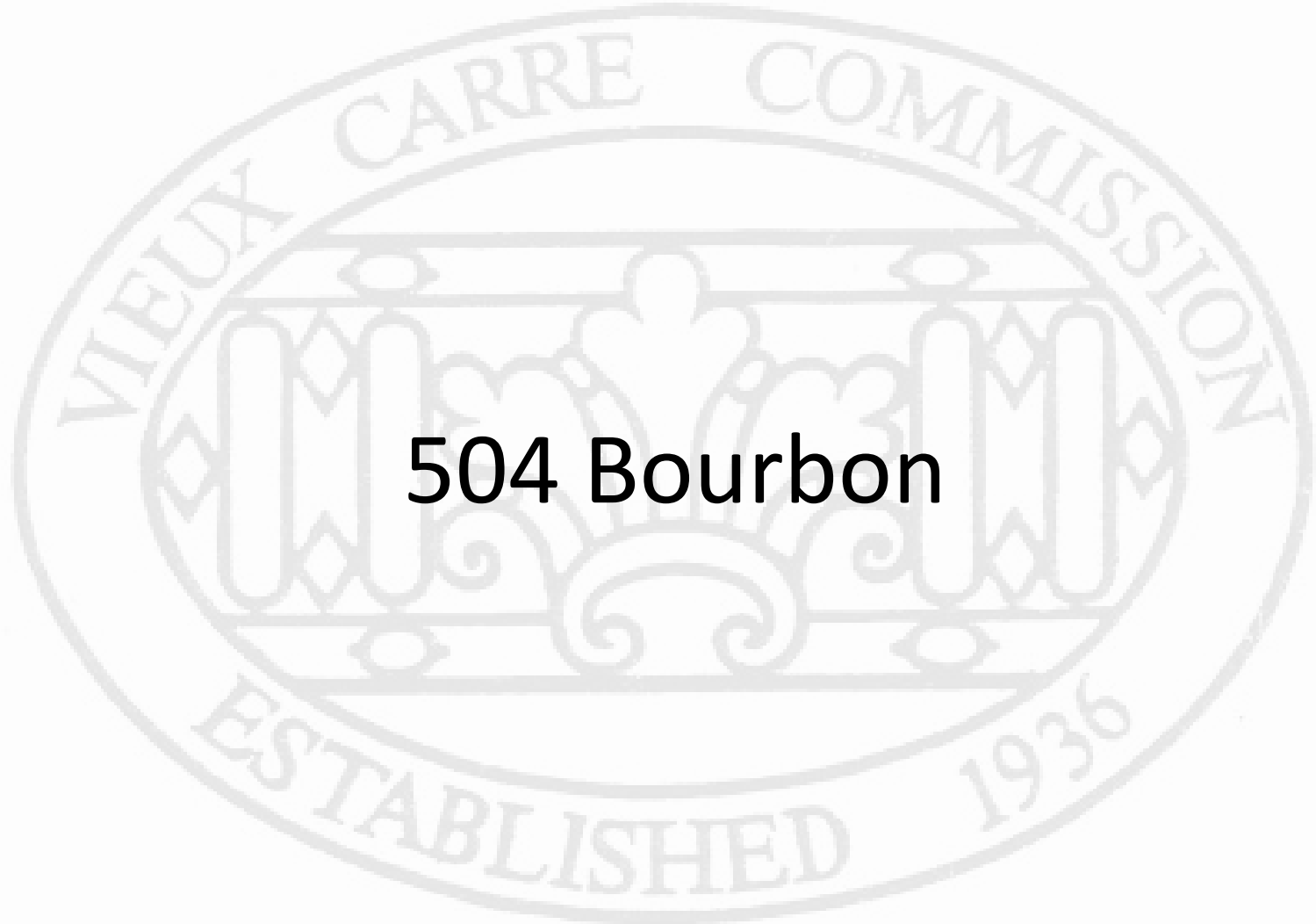
On the front elevation, the entire façade will be repainted to match the existing color. All cracks in the parge coat will be routed and have the parge reapplied.

On the north side of 923, the applicant proposes to apply metal cap flashing that will cover the top and right-side section of the parapet at the neighboring property at 931-33. Staff notes that an application must be opened for this property so permitting may be completed under this address as well, and a letter from the owner consenting to the work must be provided. This unrated building was constructed in 2011, and staff has no objection to using a metal cap on this parapet. A flexible metal duct will also be installed in the cavity between the two buildings to vent from the attic at 931 to an existing exterior louver.

Overall, staff finds the scope of this work to be overwhelming in scope and difficult to evaluate, particularly given how much of this building is now contemporary construction. Additional explanation or diagramming from the applicant would be greatly welcomed so staff can confidently provide better guidance. However, it is obvious from the masonry survey that crucial, much needed vegetation removal and repointing work was not completed when the building was renovated in 2017, and it is unsurprising that this is contributing to water intrusion issues. At this time, staff’s only recommendation is to suggest that perhaps the application of the Prosoco product wait until the repointing and vegetation work is completed, in case that work is sufficient to address the concerns stemming from the historic construction on its own, but all other work appears to be **conceptually approvable**.

ARCHITECTURAL COMMITTEE ACTION:

06/28/2022



504 Bourbon

ADDRESS: 500-504 Bourbon Street
 OWNER: Chris S Owens
 ZONING: VCE
 USE: Commercial

APPLICANT: Engineering & Design Quds
 SQUARE: 62
 LOT SIZE: 8262 sq. ft.

DENSITY
 Allowed: 13 Units
 Existing: 6 Units
 Proposed: No Change

OPEN SPACE
 Required: 1652 sq. ft.
 Existing: 1100 sq. ft.
 Proposed: No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main Building: **Brown**, detrimental, or of no architectural and/or historic significance

Before a remodeling which included the addition of full-length balconies on the Bourbon Street facade, this three-story commercial building had nice Art Deco entrances on both street facades and only one small balcony on the Bourbon Street facade. Today the building unfortunately appears as a rather unsuccessful interpretation of a 19th-century building.

Architecture Committee Meeting of **06/28/2022**

DESCRIPTION OF APPLICATION: 06/28/2022
Permit # unassigned **Lead Staff: Erin Vogt**

Proposal to replace a bank of bifold doors with new sliding door panels, per application & materials received 05/19/2022 & 06/14/2022, respectively.

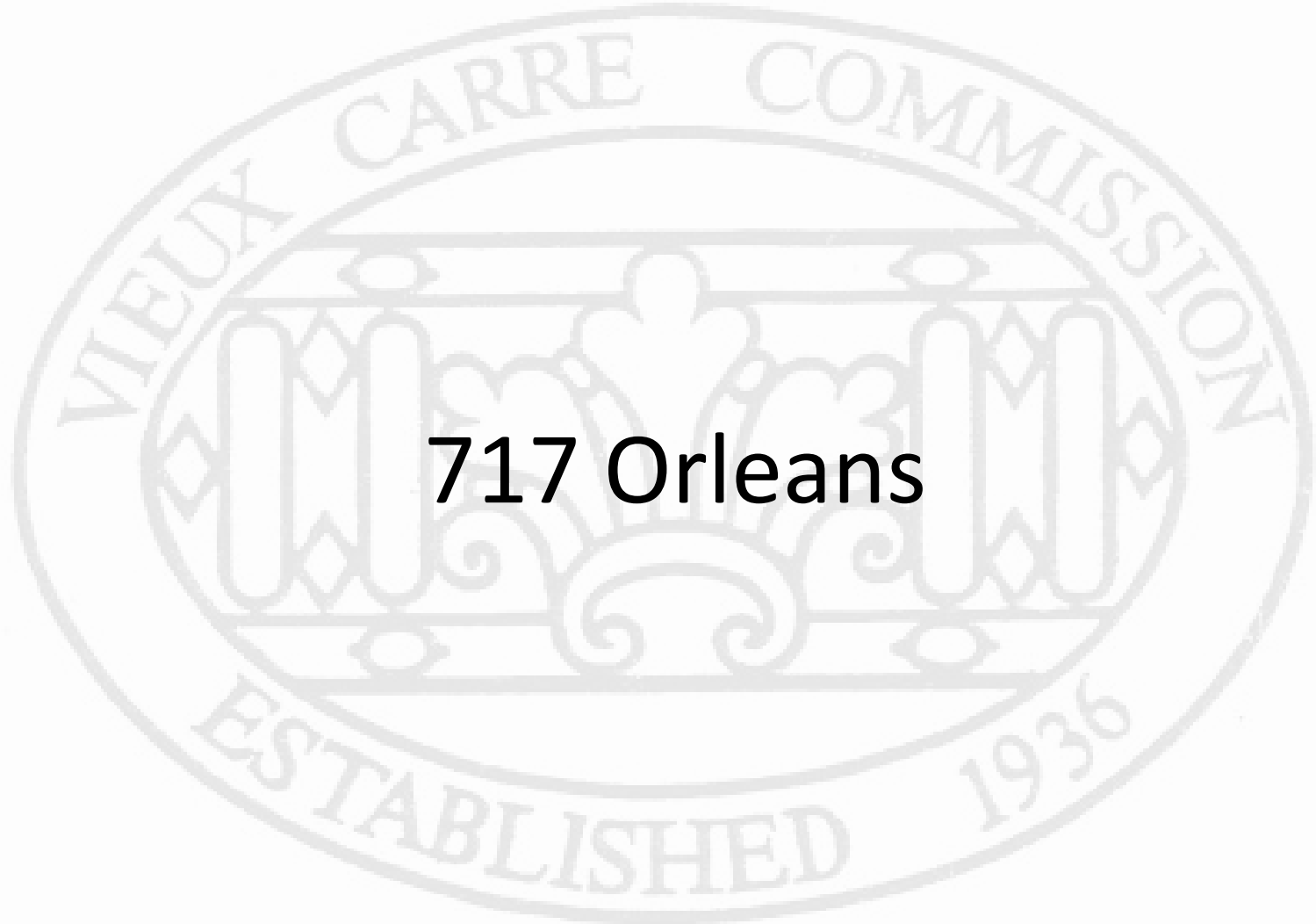
STAFF ANALYSIS & RECOMMENDATION: 06/28/2022

Staff notes that the current open nature of this portion of the building, as well as the entire ground floor of the Bourbon elevation, dates to the late 1960s or early 1970s. Prior to the reworking of the Bourbon St. elevation, the ground floor featured a center entrance flanked by matching sets of windows. This opening now holds a ten lite transom and ten panels of bifold, three lite, single panel wood doors.

The applicant proposes to replace the existing bifold doors with sliding doors, with the four left-most panels to be fixed, and the next six panels to slide in two, three panel sliding units, the right-most panel stacked up in the first track. A rendering of the doors in operation shows approximately one quarter of the overall opening open when the first panel slides to the left. When both sliding panels are open, approximately one half of the opening is open. The applicant stated that the doors could be wood or metal. The section through the doors is very diagrammatic and does not show profiles for the panel or muntins, and it is unclear if the doors would be true divided lites or have simulated muntins. Staff notes that true, divided lites are required by the Design Guidelines. If found conceptually approvable by the Committee, revision and further refinement of these details will be necessary prior to permit. The hardware must also be less decorative than proposed.

Given the unoriginal condition of this ground floor and Brown rating of the building, staff does not object to alterations to these openings. While the current bifold doors are in poor condition, staff notes that bifold doors are frequently found in more contemporary applications in the District and replacement in kind might be more appropriate, as sliding doors are highly unusual. Staff seeks the guidance of the Committee regarding the proposed door operation.

ARCHITECTURAL COMMITTEE ACTION: 06/28/2022



717 Orleans

ADDRESS:	717 Orleans	APPLICANT:	St. Ann Lodging, LLC
OWNER:	St. Ann Lodging, LLC	SQUARE:	59
ZONING:	VCE	LOT SIZE:	34,923 sq. ft.
USE:	Commercial	DENSITY-	
ALLOWED:	58 Units	REQUIRED:	6,984 sq. ft.
EXISTING:	0 Units	EXISTING:	Unknown
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:

In 1965 after a prolonged preservation battle, the two-story masonry structure known as the Orleans Ballroom was renovated and incorporated into new hotel construction. The new building is subordinate to the historic building, which was constructed by architect William Brand, following the design of B.H.B. Latrobe's Ballroom that was destroyed by fire in 1816. The Society of the Holy Family acquired the property facing Orleans, Bourbon and St. Ann in 1881 and used the ballroom and other buildings, which were constructed for the Society in the 1890s, as a convent, orphan asylum and school. All the buildings except the Ballroom were torn down to make room for the hotel.

The Orleans Ballroom structure is rated **blue**, of major architectural and/or historical importance, and the remaining hotel structures are rated **orange**, or post-1946 construction.

Architecture Committee Meeting of

06/28/2022

DESCRIPTION OF APPLICATION:

06/28/2022

Permit # 22-16328-VCGEN

Lead Staff: Nick Albrecht

Proposal to repair balcony and gallery including adding additional outriggers, balusters, and purlins, per application & materials received 06/01/2022 & 06/03/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/28/2022

The proposed work concerns the balcony and gallery at the blue rated Orleans Ballroom structure. The work includes structurally reinforcing the balcony, gallery, and wood railing with the addition of new structural elements as recommended by a structural engineer.

Outriggers

According to the plans, the existing outriggers are spaced approximately 5'3" apart across the face of the building to support the balcony and gallery. The applicant proposes to install new matching outriggers between the existing so that the new spacing will be approximately 2' 6" on center. Staff typically prefers repairs or reinforcement of the existing elements rather than introducing new matching supports. Staff is concerned that essentially doubling the number of outriggers may create an atypical and cluttered appearance and questions if there are less intense alternatives that may be available. Painting all the outriggers to match the underside of the balcony would significantly reduce this visibility of this change.

Wood Railings

A similar concept is proposed at the wood railings where the applicant proposes to install new balusters evenly spaced between the existing ones. The existing are shown approximately 10-1/2' apart. With new matching ones installed this span would reduce to 5'3". Metal tubes are proposed to be concealed within the balusters to provide additional support. Again, staff would prefer reinforcing the existing system rather than making this kind of significant change. However, staff finds that because of the similar design of the balusters and the turned spindles of the railing, this change may not be overly noticeable.

Purlins

Additional purlins are proposed at least at the gallery portion to reduce the spacing to 16" o.c. Staff estimates that this would add approximately three additional purlins to the underside of the gallery. Again, staff has concerns that these added structural elements will start to clutter and overwhelm the underside of the gallery.

Gallery Posts

The final aspect of the proposal concerns the beam that spans between the gallery posts near the outer edge of the gallery. The applicant believes the proposed wood wrapped steel is the same as the existing condition, but this would certainly not have been the original condition. Provided the proposed beam appeared as solid wood, staff finds this aspect of the proposal potentially approvable.

Summary

In summary, staff requests commentary from the applicant and Architecture Committee regarding the proposal and the concerns noted in the staff report.

ARCHITECTURAL COMMITTEE ACTION:

06/28/2022



625 Dauphine

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

06/28/2022

DESCRIPTION OF APPLICATION:

06/28/2022

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:

06/28/2022

See Staff Analysis & Recommendation of 05/24/2022.

ARCHITECTURAL COMMITTEE ACTION:

06/28/2022

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)

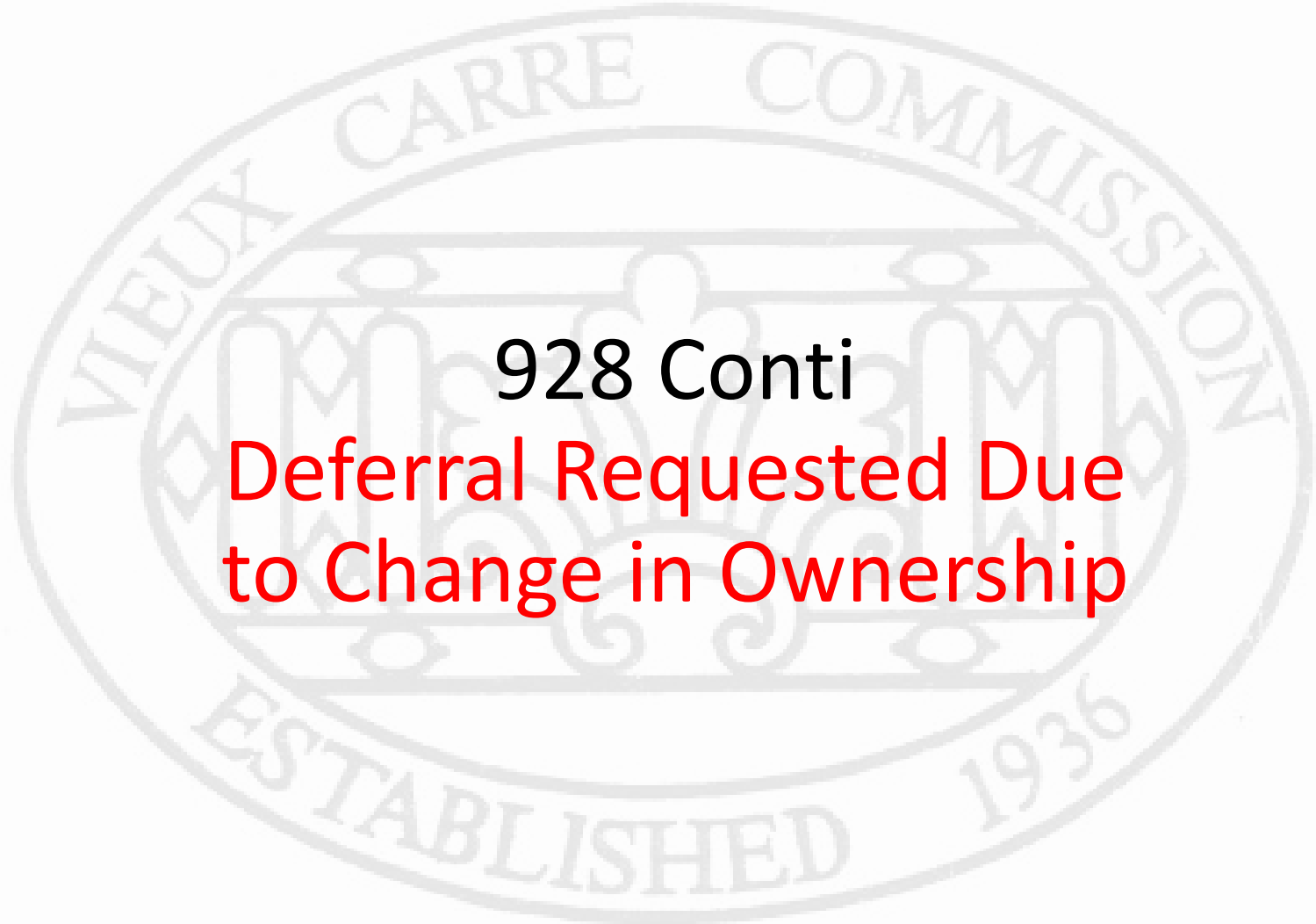
Summary

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:

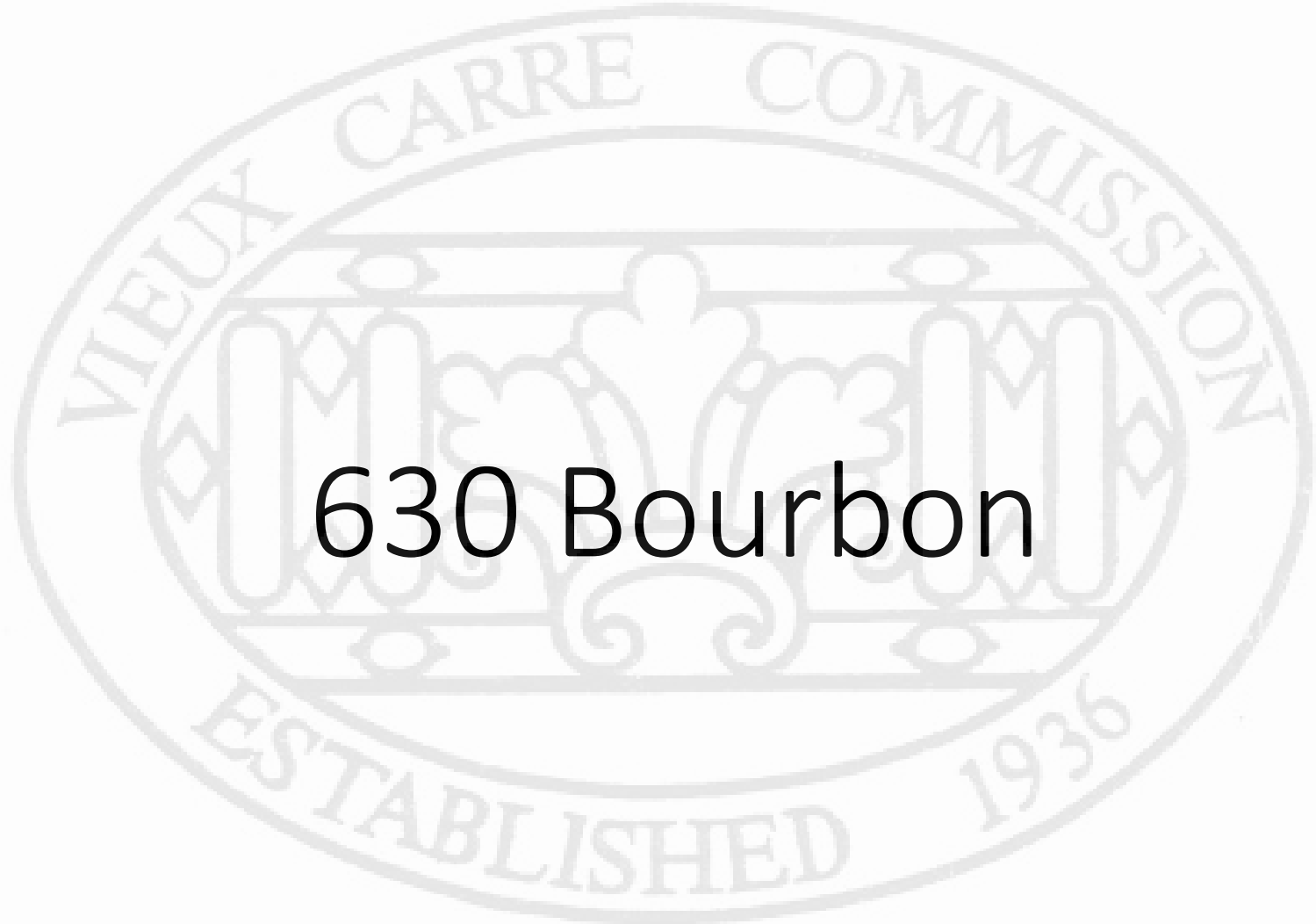
05/24/2022

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



928 Conti

Deferral Requested Due
to Change in Ownership



630 Bourbon

ADDRESS:	630 Bourbon		APPLICANT:	Rozas Ward Architects
OWNER:	O'Reilly Properties LLC		SQUARE:	61
ZONING:	VCE		LOT SIZE:	1358.2 sq. ft.
USE:	Commercial		OPEN SPACE:	
DENSITY:			REQUIRED:	407.5 sq. ft.
ALLOWED:	2 units		EXISTING:	None
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.

As shown on the Sanborn Map of 1876, 630 Bourbon and its neighbor at 632 Bourbon were originally 1-story masonry cottages with 2-story rear structures. By 1896 an additional story had been added to each structure. Thus although it has undergone changes since its construction, 630 Bourbon contains the skeleton of an early (1830') building type.

Architecture Committee Meeting of **06/28/2022**

DESCRIPTION OF APPLICATION: 06/28/2022
Permit #22-15453-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain mechanical equipment, including hood vent, and to address work without permit and demolition by neglect violations, per application & materials received 05/27/2022 & 06/14/2022, respectively. [**Notice of Violation sent 03/30/2016, 04/13/2016, & 07/09/2020**]

STAFF ANALYSIS & RECOMMENDATION: 06/28/2022

Long standing work without permit violations have been present on this property, including installation of air conditioner units, daiquiri machine condensers, kitchen hood exhaust and intake fans. In response to safety concerns, the applicant has submitted extensive documentation on the equipment, including a full equipment schedule and verification that the work meets building code. The retention is also under review by Safety and Permits, the New Orleans Fire Department, and the State Fire Marshal; all agencies must find the work approvable and inspect the work before retention will be permitted. Staff was previously concerned that mechanical equipment may be crossing the property line between 630 and 632, which are historically separate properties that currently happen to share ownership, but it was found that only one daiquiri rack was in contention and will be relocated by approximately 12” to ensure it is located on the property it is serving. Considering the limited areas available for installation of mechanical equipment, and considering this area is isolated from the street and most surrounding properties, staff recommends **approval** of the appeal to retain the existing equipment. Staff notes that the rear of 630 is otherwise well maintained.

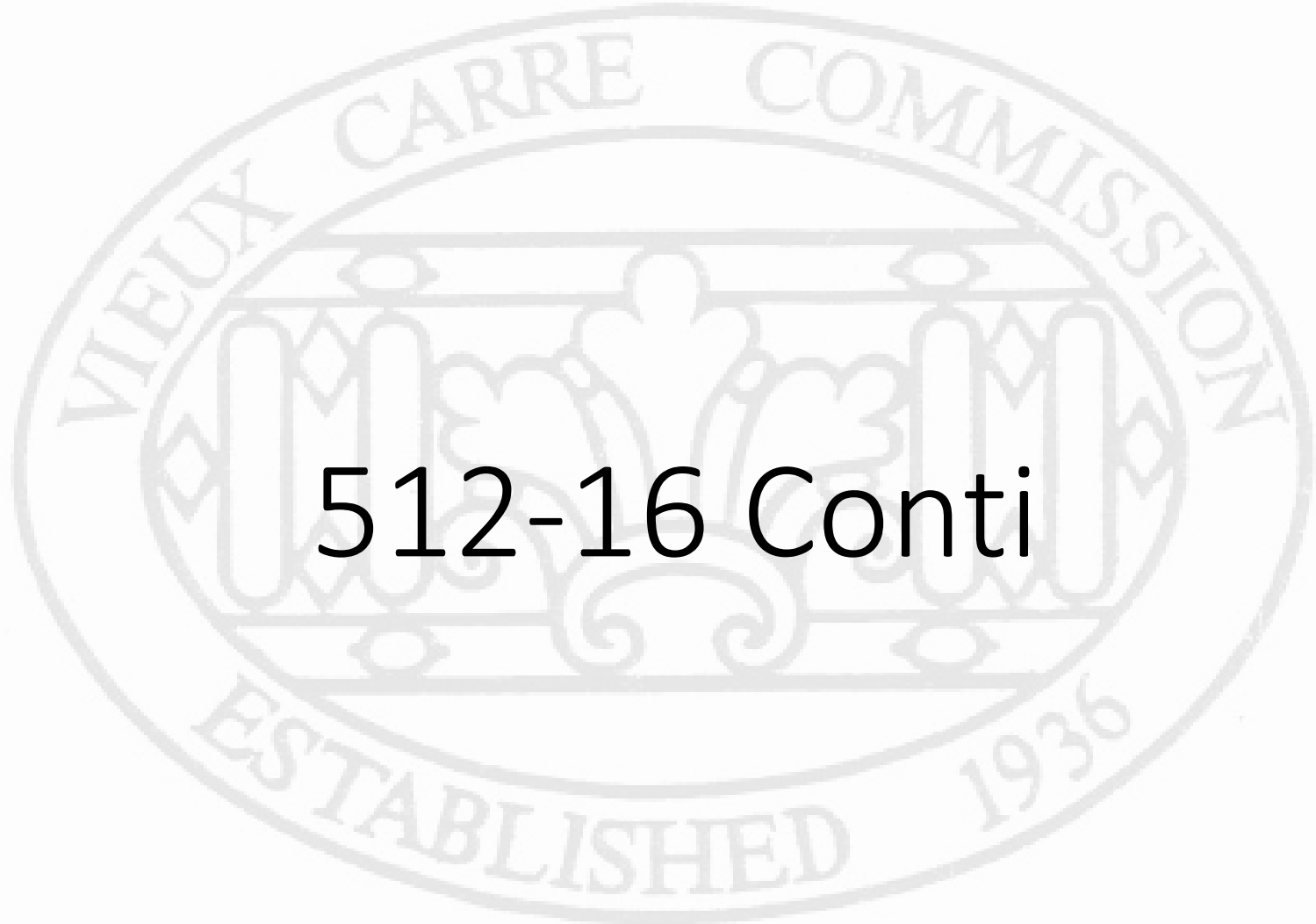
Staff notes that the courtyard at this property was infilled prior to 2005, and was denied for retention that year. The courtyard enclosure is now considered prescribed, and removal of the infill cannot be required. However, the structure was never reviewed for compliance with building code and structural stability. As part of this scope of work, the applicant has submitted an inspection report from Roy M. Carruba, PE, of Carubba Engineering, stating that inspections showed the roof framing is “carrying the intended service loads with no visible signs of distress, deflection or any other condition that would cause visible structural degradation.” As such, staff recommends the Committee formally **approve** retention of the existing structure enclosing the courtyard, which is a prescribed condition, and consider this matter resolved.

Significant demolition by neglect has led to unsafe conditions at the gallery and overhang, which the applicant proposes to repair. The awning will have a galvanized standing seam metal roof installed over a new pressure treated wood decking to replace existing in like and kind, and repair of the ornamental fascia. The structure of the gallery and overhang will remain unchanged, with the deteriorated wood elements replaced as needed. A note calls for retention of the steel outriggers where possible with “new painted steel flat bars as required to replace existing in like, kind and spacing.” Staff notes that all methods of attachment must be replicated if any outriggers do require replacement.

The second floor of the building is currently unoccupied, as is the second floor of 632. The galleries are continuous, with no garde-de-frieze or railing separating them. Since neither of these buildings are allowing occupancy of the second floor or galleries at this time, no rail extension is required. Staff notes that an application to address violations at 632, which is a separate property, parcel, building and address, will be forthcoming at a future meeting.

Other minor violations will be handled at staff level. Overall, staff recommends **approval** of the proposed work to address these violations.

ARCHITECTURAL COMMITTEE ACTION: 06/28/2022



512-16 Conti

ADDRESS:	512 & 516 Conti	APPLICANT:	Baroness
OWNER:	512 Conti, LLC	SQUARE:	29
ZONING:	VCC-2	LOT SIZE:	4473 sq. ft.
USE:	Mixed	OPEN SPACE:	***APPROX***
DENSITY		Allowed:	Required: 1341.9 sq. ft.
		Existing:	Existing: 1189 sq. ft.
		Proposed:	Proposed: No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

The buildings facing Conti Street are part of a row of brick warehouse buildings designed by the noted firm of Gurlie and Guillot in 1830 for the Baron de Pontalba. Plan book drawings show the original design which included arched openings with bars and bi-folding shutters in the warehouse tradition on the ground floor, and casement windows on the upper floors. The rear four-story brick building, which is also rated green, was constructed for industrial use, as part of a rice mill.

Architecture Committee Meeting of **06/28/2022**

DESCRIPTION OF APPLICATION: 06/28/2022
Permit #22-16190-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain fountain, string lights and planters installed without benefit of VCC review and approval, per application received 06/06/2022. [**Notices of Violation sent 06/23/2021 and 10/05/2021**]

STAFF ANALYSIS & RECOMMENDATION: 06/28/2022

On 06/23/2021, staff inspected the property and noted several work without permit violations, including the installation of light fixtures without permit, the installation of a faux grass partition wall at the property line, and attachment of fans to the rear building. The property was also cited for demolition by neglect for brick deterioration, which is particularly unfortunate given the extensive renovation that recently returned these buildings to operation after decades of vacancy. On 10/05/2021, staff again inspected the property and discovered a courtyard fountain installed without benefit of VCC review and approval, and vegetation was seen growing from the masonry in need of repointing. The applicant is appealing to retain the string lights, fountain, and planter boxes.

The string lights attach to the rear building at 512-16 and the rear elevation of the 331 Decatur, which does not share ownership. Staff does not find the attachment or type of string lights to be approvable and recommends **denial** of the appeal to retain. String lights may be approvable here if independently supported and shielded, and otherwise compliant with the Lighting Guidelines.

It is unclear where the planter boxes are installed and whether they are under VCC jurisdiction or not. The applicant should submit additional information.

Regarding the fountain, there are elements that may be approvable. The VCC would have required it to be set off the wall, as it is, but the finishes and fountain elements selected would not have been recommended for approval. Alterations may be considered for approval if proposed by the applicant. However, as constructed, it does not meet typical standards for quality of finishes or waterproofing.

Staff notes that this address and business are being investigated by the Zoning Department for Illegal Use as an event space, which is prohibited by the CZO. The property was given approval for a *restaurant (standard)*, but is not open to the public and the website clearly shows operation as a wedding and reception venue. There are also multiple special events permits for wedding second lines at this property. Additionally, it seems that they may be operating without a business license or ABO. While these issues are not within VCC jurisdiction, staff does not feel comfortable approving retention for violations while they are still in question.

Staff recommends **denial** of the appeal to retain the string lights and **deferral** of the fountain until alterations are proposed to bring it into better alignment with the Design Guidelines, and until all Zoning and other operations issues are resolved. Staff notes that all other cited violations must also be addressed, including the faux grass wall at the property line (which is likely also a building code violation for combustible materials exceeding a 7'-0" fence), attached fans, vegetation growth, and masonry deterioration.

ARCHITECTURAL COMMITTEE ACTION: 06/28/2022



939 Orleans

ADDRESS:	939-41 Orleans	APPLICANT:	Micah Collin Loewenthal
OWNER:	Micah Collin Loewenthal	SQUARE:	87
ZONING:	VCR-1	LOT SIZE:	3672.5 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	734 sq. ft. (20%, corner lot)
ALLOWED:	3 Units	EXISTING:	1357 sq. ft.
EXISTING:	1 Unit	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main building: **Green**, or of local historic and/or architectural significance,
Sheds: **Brown**, or no local historic and/or architectural significance.

C. 1900 4-bay frame late Victorian double shotgun cottage.

DESCRIPTION OF APPLICATION: **Permit #22-16227-VCGEN**

06/28/2022

Lead Staff: Erin Vogt

Proposal to address items completed in deviation of permit, including vehicular gate, per application & materials received 06/13/2022.

STAFF ANALYSIS & RECOMMENDATION:

06/28/2022

The applicant is proposing to address violations stemming from improper work deviating from the 2018 permit to renovate the property, including the demolition of the former garage structure and construction of a new vehicular gate. The applicant proposes to demolish the Orleans-side gate, which was inappropriately detailed and constructed from unpermitted materials, and rebuild the gate as originally permitted. This work requires rereview by the Committee as the approval expired 12 months after permit. The applicant will also replace inappropriate PVC exhaust piping with cast iron, and will remove excessive wiring. Staff finds this work **approvable** as proposed.

The applicant proposes to replace inappropriate fixtures on the Dauphine elevation with new Remcraft 1100 series fixtures. Staff recommends that these fixtures be relocated to be placed above the openings on this elevation instead of at the roof line, where the three unpermitted fixtures were located. If the applicant wishes to keep them in the existing locations, Committee approval will be required, as the Guidelines recommend placement to highlight architectural features.

ARCHITECTURAL COMMITTEE ACTION:

06/28/2022