

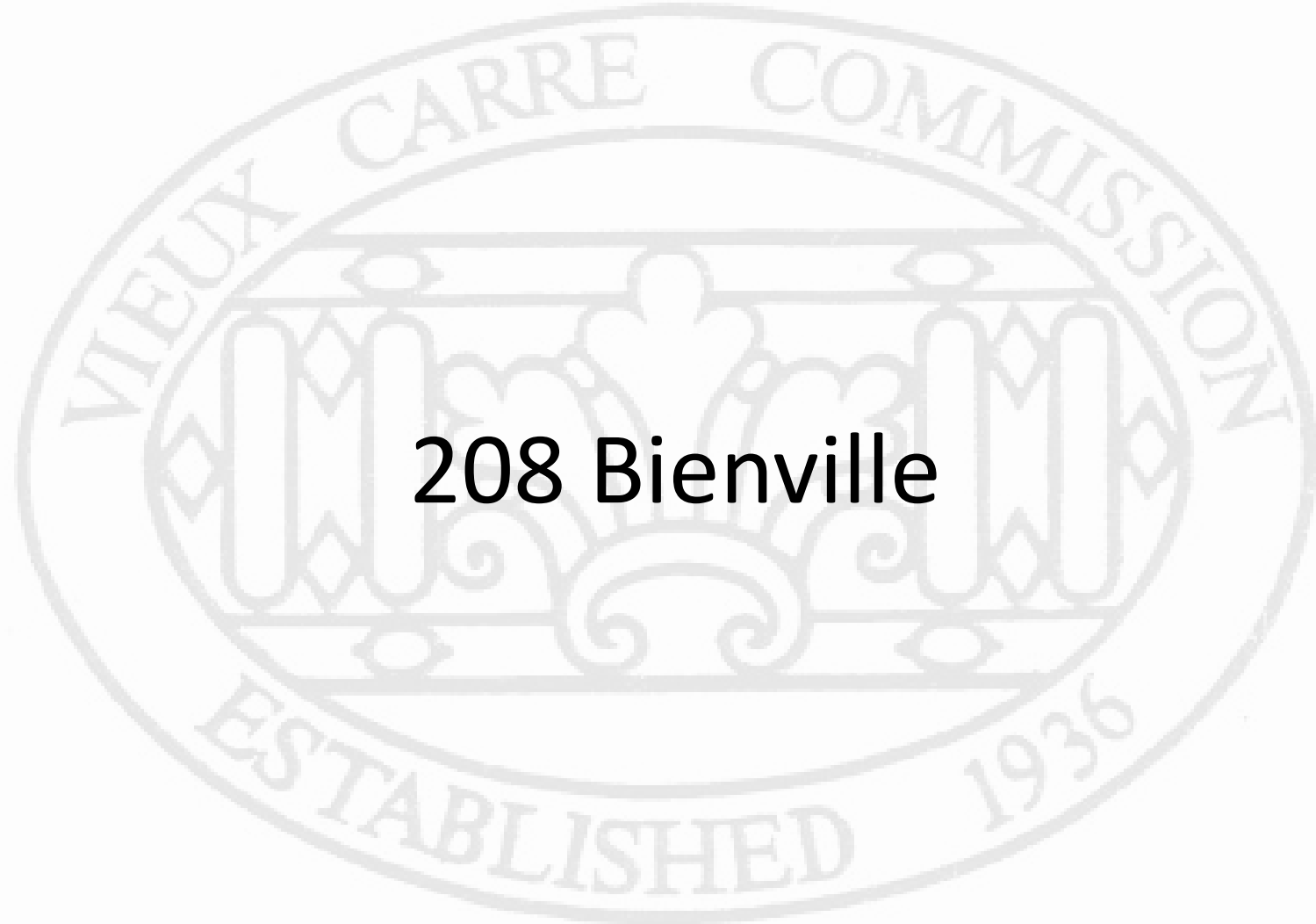


**Vieux Carré Commission
Architecture Committee Meeting**

Tuesday, July 12, 2022



Old Business



208 Bienville

ADDRESS:	208-212 Bienville St	APPLICANT:	David Maise
OWNER:	Badine Land Ltd.	SQUARE:	3A
ZONING:	VCS-1	LOT SIZE:	2,573 sq. ft.
USE:	Residential/Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	772 sq. ft.
ALLOWED:	4 Units	EXISTING:	1,351 sq. ft. (provided by servitude)
EXISTING:	4 Units	PROPOSED:	1,111 sq. ft.
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Around the turn of the 20th century, the American Sugar Refinery Company, which was the South's largest sugar refinery, constructed this multi-story commercial style structure. Its construction represented an avant-garde use of the most advanced building techniques for the time, including reinforced masonry vaulting between steel beams.

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

<u>Architecture Committee Meeting of</u>	07/12/2022
<u>DESCRIPTION OF APPLICATION:</u>	07/12/2022
Permit # 21-21645-VCGEN	Lead Staff: Nick Albrecht

Review of design development plans of conceptually approved new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021 & 06/14/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/12/2022

This application was conceptually approved at the 03/16/2022 Commission meeting with the note that details be worked out at the Architecture Committee. The applicant has expanded the submittal with some additional details. Staff finds the majority of the proposal consistent with prior submittals but did note the following changes or added details.

Lights

A reflected ceiling plan of the underside of the gallery structure has been provided in this set. The plans note three “pendant light fixtures” in this location. In order to be consistent with Guidelines fixtures in these locations should be recessed or otherwise discreet in a location near the ceiling rather than a suspended pendant fixture. The number of fixtures should be one fixture per bay rather than the three fixtures proposed.

Downspout

A downspout has been added to the proposal shown at the corner of the building and wrapping around to the Iberville elevation where it extends all the way to grade. Given that this roof area is relatively small the one downspout should be sufficient, and staff has no objection to the proposed location. The metal roof, gutter, and downspout are now all noted as being copper.

New Doors

The proposal for the window conversions to doors has been revised from the last submittal. Previously the doors were shown with large six lite transom windows above a new door that had not been fully detailed. The design development drawings now show a more typically scaled three lite transom window and a fully detailed door below. The door is shown as being six lite over a single panel and is shown as swinging out onto the gallery. Although doors typically swing in, the plans note that the adjacent casement windows also swing out so the proposed door would be in the same plane as the existing windows. Staff requests commentary from the Committee regarding this aspect of the proposal.

If the door is to remain in the same plane as the windows and swing out, staff questions if some of the door details should be tweaked to better correspond to the adjacent windows. The lock rail being raised slightly to be in the same line as the windowsills for example.

Summary

Besides the questions regarding the proposed new doors, staff finds the proposal consistent with the previously conceptually approved plans. Staff recommends approval of the proposal provided that details regarding the doors are addressed.

ARCHITECTURAL COMMITTEE ACTION: 07/12/2022

Vieux Carré Commission Meeting of	03/16/2022
<u>DESCRIPTION OF APPLICATION:</u>	03/16/2022
Permit # 21-21645-VCGEN	Lead Staff: Nick Albrecht

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021 & 02/16/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/16/2022

This application was previously on the 01/19/2022 Commission agenda but was deferred prior to the meeting at the applicant's request to return to the Architecture Committee to explore other alternatives for the proposal. The applicant has attempted to differentiate this proposed construction from a traditional gallery by utilizing heavily industrial inspired elements. Staff and the Architecture Committee found this to be an interesting concept and one that may be compatible with the industrial nature of the building.

The proposed structure utilizes steel wide flange posts, concrete flooring, and a cable system railing design. The shape of the gallery is shown as trapezoidal in plan, mimicking the existing shape of the building. The top of the gallery is shown as being constructed with metal structure and a low sloped standing seam metal roof. A half round gutter is shown at outer edge of the roof but additional details are needed as to how the gutter would drain.

At the last Architecture Committee meeting two options were proposed for the floor of the structure. One option showing the concrete slab of the floor of the gallery exposed on the underside. This option also shows the slab projecting slightly proud of the steel structure. The alternative utilizes a painted steel decking below the slab so the concrete would not be visible from the underside. This option shows the floor flush with the steel structure at the perimeter. Of these two options, the Architecture Committee expressed a preference for the exposed concrete underside, both from an architectural and maintenance perspective.

At the last Architecture Committee meeting, the Committee moved to conceptually approve the application with the proposal to be forwarded to the full Commission for review and the details to return to the Architecture Committee for continued design development pending Commission approval.

VIEUX CARRÉ COMMISSION ACTION: 03/16/2022

Mr. Albrecht read the staff report with Mr. Terrell present on behalf of the application. Mr. Terrell stated that they had worked closely with the ARC and staff, and they agreed with the staff report.

There was no public comment.

Mr. Fifield made the motion for conceptual approval with detail to be worked out at the Architecture Committee. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of	02/22/2022
<u>DESCRIPTION OF APPLICATION:</u>	02/22/2022
Permit # 21-21645-VCGEN	Lead Staff: Nick Albrecht

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021 & 02/16/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 02/22/2022

The applicant has provided two additional designs and provided additional details to attempt to convey the industrial detailing being proposed. The shape of the gallery is shown as trapezoidal in plan, mimicking the existing shape of the building. The proposed railing is shown as a horizontal cable rail system, with ½" x 3" vertical metal posts. Staff questions if the structural posts of the gallery could be utilized to terminate the rail system and further simplify the overall design.

The top of the gallery is shown as being constructed with metal structure and a low sloped standing seam metal roof. A half round gutter is shown at the outside edge of the roof, but there are no notes regarding downspouts or spitters. Given the height of this roof, staff recommends that some kind of downspout be utilized. Overall, staff questions if the proposed roof design aligns with the overall industrial nature of the structure, or if some kind of alternative may be preferred.

The two proposed alternatives are seen at the floor of the gallery with one option showing the concrete slab of the floor of the gallery exposed on the underside. This option also shows the slab projecting slightly proud of the steel structure. The alternative utilizes a painted steel decking below the slab so the concrete would not be visible from the underside. This option shows the floor flush with the steel structure at the perimeter. Of these two options, staff is drawn to the one featuring the painted steel decking.

Staff requests commentary from the Architecture Committee if they find this proposal conceptually approvable.

ARCHITECTURAL COMMITTEE ACTION: 02/22/2022

Mr. Albrecht read the staff report with Mr. Ducote and Mr. Terrell present on behalf of the application. Mr. Ducote stated that yes, they would probably need downspouts. Mr. Terrell agreed that they would likely need them on the rear, so they could turn the gutters around the side. He went on to say probably only one downspout. Mr. Terrell went on to discuss the vertical posts and stated that it would likely not be a problem to remove the end one. He stated that they did it for the ease of construction but simplifying the rail would make it more attractive. Ms. DiMaggio stated that she felt the proposal was very successful when considering it as an addition. She went on to say that she believed it to read in a sensitive way and that she preferred the painted steel option. Mr. Bergeron agreed. He then asked about the perimeter detail on slide 47- 2 alternative designs, one I-beam and one channel. Mr. Fifield stated that the most sustainable would be where the steel is not part of the decking- this would be better for maintenance. Mr. Terrell stated that his idea was that the I-beams would only be visible from the underside and be minimal in appearance so you would really only see the concrete. He went on to say that after talking with staff they seemed to have an issue with the concrete nose, which they would be happy to pull back. Mr. Ducote asked if they could move forward with pricing. Mr. Fifield stated that after motions he would have a better idea. With nothing left to discuss, the Committee moved on to the next agenda item.

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio made the motion or the conceptual approval of the application with the proposal to be forwarded to the full Commission and the details to return to the ARC as developed pending Commission approval. Mr. Bergeron seconded the motion and the motion passed unanimously.

<u>Architecture Committee Meeting of</u>	02/08/2022
<u>DESCRIPTION OF APPLICATION:</u>	02/08/2022
Permit # 21-21645-VCGEN	Lead Staff: Nick Albrecht

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021 & 01/31/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 02/08/2022

The applicant has submitted revised drawings attempting to present a more industrial looking gallery. This was done by noting the use of steel wide flange posts, concrete flooring, and proposing several different railing designs, although the basic form of the gallery remains the same. Staff agrees that cues should be taken more from industrial architecture instead of residential.

Staff envisions even more of a drastic departure from the traditional gallery or balcony form. Something along the lines of an evenly spaced I-beam framework with decking and a cable rail system, for example, would provide the desired outdoor space while being much more compatible with the industrial nature of the building and immediate area. It appears the proposal is moving in that direction, but perhaps more details are needed to convey that design clearly.

Alternatively, industrial inspired cantilevered balconies and/or decreasing the width so that the addition is only in front of the portion with windows would be less obtrusive and possibly more successful than the current proposal.

Staff requests commentary from the Architecture Committee if they feel any kind of connected outdoor space may be approvable for this building. If so, staff recommends deferral of the application with the applicant to return with several options for alternative connected outdoor space. It is also recommended that the applicant and their designer meet with staff in advance of the next AC presentation so that we can further assist.

ARCHITECTURAL COMMITTEE ACTION: 02/08/2022

Mr. Albrecht read the staff report with Mr. Terrell and Mr. Ducote present on behalf of the application. Mr. Terrell stated that they had tried to steer the proposal to a more industrial style by using the existing arch to direct it. He went on to say that they just wanted to start a dialogue and explore any options that the Committee might believe to be more successful. Mr. Ducote stated that he agreed and that they would be happy to come back with more guidance from staff. Mr. Bergeron stated that he found the proposal to be interesting and that he agreed with staff that the proposal might have “some legs.” Ms. DiMaggio stated that she was trying to decide if the materiality changed her feelings, in other words did it make a good consideration for approval. She went on to say that using the exterior footprint and pulling it back within

the exoskeleton made it “less confusing.” Mr. Blocks stated that they had met on site and his take away was that if this could be contemporary and not “faux historic” with more industrial language there was definitely room for discussion. Mr. Fifield stated that he did think the designs on A 1.B and A 1.C were more successful. He went on to say that he agreed the more contemporary or industrial the design the better but for the architect not to detract from the beauty of the buildings. He went on to suggest that perhaps hung balconies might work. He suggested working with staff.

Public Comment:

We want to voice concerns on the initial conceptual approval of this proposed three story gallery. Given the SHPO assessment in 2011, and the continued recommendation of denial from staff, we agree that the creation of galleries on this building are not in keeping with its industrial nature, which is an unusual contribution to the district. There is no documentary evidence that supports the addition nor is it appropriate for its building type.

Erin Holmes
 Executive Director
 Vieux Carré Property Owners, Residents and Associates

Discussion and Motion:

Mr. Bergeron made the motion to defer the application in order to allow the applicant time to work with staff to further develop this proposal based on today’s discussion and using the guidelines for New Construction and Additions as a guide. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Vieux Carré Commission Meeting of 01/19/2022

DESCRIPTION OF APPLICATION: 01/19/2022
Permit # 21-21645-VCGEN **Lead Staff: Nick Albrecht**

Appeal of Architecture Committee denial of proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

STAFF ANALYSIS & RECOMMENDATION: 01/19/2022

Staff reminds the Commission that this proposal was previously before the Commission as an appeal of an Architecture Committee deferral. As the Architecture Committee had never had an opportunity to review the proposal, the Commission sent the proposal back to the Committee for review. This proposal was reviewed by the Architecture Committee at the 12/21/2021 meeting and was found to be inappropriate for the industrial style building and was denied at that meeting. The applicant is now appealing that denial.

The applicant previously stated that this type of industrial building and adaptive reuse was not addressed in the Guidelines and that this makes the Guideline’s position on galleries incomplete or not applicable. Chapter 1 of the Guidelines specifically addresses adaptive reuse and includes several notes that are applicable to this proposal.

The Guidelines state, “in an adaptive reuse project, it may be necessary to use a building for a different purpose than it is used currently or for which it was originally designed. ... Similar to an alteration or renovation, great care must be given to maintain the character of the original building. *Examples of Adaptive Reuse in the Vieux Carre:*

- Conversion of a house to multiple residences or offices
- Conversion of an industrial or commercial building into housing or an institutional use such as a school or church.”

The portion of the Guidelines concludes, “The VCC Requires:

- Identifying, retaining, and preserving the character defining features of a historic building
- Selecting a compatible new use that does not require substantial removal or modification of historic building fabric, particularly at window and door openings.” (VCC DG: 01-12)

Previous property reports and the SHPO aligned with these Guidelines when the overall renovation of this building was first proposed in 2011 as the proposal for balconies or galleries was found inappropriate at that time. Although modifications were made to the N Front elevation during the renovation with the creation of window openings, these were matched to existing conditions on other elevations and were much less intense than the current proposal. The existing adaptive reuse has been successful in creating a residential building out of the former industrial building and the proposed gallery would only be a feature

to benefit these residents rather than to restore any kind of historic architectural feature.

The previously quoted Guidelines (VCC DG: 08-9) list four criteria when reviewing a new balcony or gallery and staff continues to note that none of those four qualifications are satisfied in this instance.

Staff recommends denial of the proposed addition of a gallery to this building.

VIEUX CARRÉ COMMISSION ACTION: 01/19/2022

The applicant requested a deferral of the application prior to the meeting in order to return to the Architecture Committee with a revised proposal.

Architecture Committee Meeting of **12/21/2021**

DESCRIPTION OF APPLICATION: 12/21/2021
Permit # 21-21645-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

STAFF ANALYSIS & RECOMMENDATION: 12/21/2021

This application was last on an Architecture Committee agenda for the 08/24/2021 meeting. As there was no one present on behalf of the application to answer questions, the Committee moved to defer the application until a representative could be present. That applicant is appealing that deferral. This proposal was on one previous Architecture Committee agenda but the applicant requested a deferral prior to that meeting. As such, the Committee has never discussed this proposal.

Staff reviewed the full property report for this building and noted several notable prior proposals and reviews:

2011: Various proposals were made to renovate the building and add balconies or galleries. Staff at that time recommended against the addition of balconies or galleries and other work that would alter the building away from its utilitarian form.

2013: After no action was taken after the various 2011 proposals and meetings, a new proposal is made to renovate the building. This new proposal has removed all proposed galleries and balconies noting that this was done “at the recommendation of the SHPO.” Staff noted that, “the elimination of the galleries is a very positive step towards maintaining the warehouse nature of this building.” The proposed renovation was approved after reviews by the Architecture Committee and Commission.

2014: A permit for the renovation (without any balconies or galleries) was issued.

December 2016-January 2017: A proposal was made to create a walled-in courtyard space on the N. Peters elevation of the building. After being reviewed at two Architecture Committee meetings, the proposal gained approval and a permit was issued for the new courtyard in February 2017. The courtyard space was constructed in 2017.

The applicant now proposes to construct galleries at the second, third, and fourth floor, similar to the proposal made in 2011. Staff continues to note that the addition of galleries or balconies would be a severe departure from the industrial nature of this building. Additionally, 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)*

Staff does not find that the proposal meets any of these criteria. Staff suggests that if additional finished outdoor space is desired that the applicant could propose additional ground level courtyard space, similar to the one recently constructed.

Director Bryan Block had a preliminary conversation with the applicant regarding this proposal. The applicant made the case that the guidelines do not address construction of galleries upon previously industrial buildings and that several other industrial buildings in the vicinity (Jax Brewery complex, etc.) had received approval for balconies and galleries. Mr. Block explained that although the guidelines may not specifically address the addition of galleries on industrial buildings, the spirit of what is explicitly expressed about their addition (prohibitions against installing them where they historically did not exist, etc.) deems them to be inappropriate in this location, at least as currently proposed. He further explained that previous approvals on other buildings does not necessarily imply that this proposal should also be

approved. The staff, committee and commission often learn from previous actions that some things approved prove to be less successful than originally thought. Preservation best practices should not be considered a static comprehension.

Staff recommends denial of the proposed addition of a gallery to this building.

ARCHITECTURAL COMMITTEE ACTION: 12/21/2021

Mr. Albrecht read the staff report with Mr. Sherman and Mr. Terrell present on behalf of the application. Mr. Sherman stated the following:

We are looking for a recommendation on modifications that might be ok or if it would be ok as is. He then went on to give a history of the “Sugar District.” Slide 92 and 97- he stated that the residents wished to enjoy the river, they had spent a lot of money and they wished to have this access. He went on to say that the owner had already modified it with windows on this side, so why not add the gallery to the same side.

Mr. Fifield questioned the designation “Sugar District.” Mr. Sherman stated that the period of significance for the Sugar District was mid to later 19th century into the 20th, well after the French Quarter period of significance was over. Ms. DiMaggio stated that the widows were a great addition for an adaptive reuse but the galleries would not be an appropriate addition to an industrial building. Mr. Bergeron agreed and stated that there was a big difference between cutting openings for windows and glomming on an archaic feature. He went on to say that this gallery would look silly with a building next to it. Mr. Fifield stated that it was not the ARC’s job to provide outdoor space, this was the owner’s job. Mr. Sherman stated that they stood behind the current proposal. With nothing else to discuss, the Committee went to a 30-minute recess for public comment.

Public Comment:

While we welcome the renovation of this structure we agree with Historian Bourgogne’s comment that adding a gallery is a privilege and not a right. We hope test the commission will keep this in mind not just in this instance but thought the district as numerous buildings continue to be altered detrimentally.

Nikki Szalwinski

Discussion and Motion: Ms. DiMaggio moved to deny the proposed gallery with roof overhang on the N Front elevation of the building. Mr. Bergeron seconded the motion, which passed unanimously.

Vieux Carré Commission Meeting of 12/15/2021

DESCRIPTION OF APPLICATION: 12/15/2021
Permit # 21-21645-VCGEN **Lead Staff: Nick Albrecht**

Appeal of Architecture Committee deferral of proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

STAFF ANALYSIS & RECOMMENDATION: 12/15/2021

This application was last on an Architecture Committee agenda for the 08/24/2021 meeting. As there was no one present on behalf of the application to answer questions, the Committee moved to defer the application until a representative could be present. That applicant is appealing that deferral. This proposal was on one previous Architecture Committee agenda but the applicant requested a deferral prior to that meeting. As such, the Committee has never discussed this proposal.

Staff reviewed the full property report for this building and noted several notable prior proposals and reviews:

2011: Various proposals were made to renovate the building and add balconies or galleries. Staff at that time recommended against the addition of balconies or galleries and other work that would alter the building away from its utilitarian form.

2013: After no action was taken after the various 2011 proposals and meetings, a new proposal is made to renovate the building. This new proposal has removed all proposed galleries and balconies noting that this was done “at the recommendation of the SHPO.” Staff noted that, “the elimination of the galleries is a very positive step towards maintaining the warehouse nature of this building.” The proposed renovation was approved after reviews by the Architecture Committee and Commission.

2014: A permit for the renovation (without any balconies or galleries) was issued.

December 2016-January 2017: A proposal was made to create a walled-in courtyard space on the N. Peters elevation of the building. After being reviewed at two Architecture Committee meetings, the proposal gained approval and a permit was issued for the new courtyard in February 2017. The courtyard space was constructed in 2017.

The applicant now proposes to construct galleries at the second, third, and fourth floor, similar to the proposal made in 2011. Staff continues to note that the addition of galleries or balconies would be a severe departure from the industrial nature of this building. Additionally, 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)*

Staff does not find that the proposal meets any of these criteria. Staff suggests that if additional finished outdoor space is desired that the applicant could propose additional ground level courtyard space, similar to the one recently constructed.

Staff recommends denial of the proposed addition of a gallery to this building.

VIEUX CARRÉ COMMISSION ACTION: 12/15/2021

Mr. Albrecht read the staff report with Mr. Sherman present on behalf of the application. Mr. Sherman gave a brief presentation on the "Sugar District," highlighting the adaptive reuse of some of the buildings still there. He went on to say that ALL buildings in the district that were currently in use had balconies or galleries added at some point. Mr. Fifield stated that the proposal needed to go before the Architecture Committee. He went on to say that the Committee had never had the chance to review this and due to that fact he was not adequately prepared to comment on the proposal's architectural merit. With nothing left to discuss, the Commission moved on to the next agenda item.

Public Comment:

Discussion and Motion:

Mr. Reeves made the motion to defer the matter and send it back to the Architecture Committee for proper review. Mr. Fifield seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of **08/24/2021**

DESCRIPTION OF APPLICATION: 08/24/2021
Permit # 21-21645-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

STAFF ANALYSIS & RECOMMENDATION: 08/24/2021

See Staff Analysis & Recommendation of 08/10/2021.

ARCHITECTURAL COMMITTEE ACTION: 08/24/2021

Mr. Albrecht read the staff report. There was no one present on behalf of the application. The Committee agreed to defer the matter until the next meeting.

Public Comment:

There was no public comment.

Discussion and Motion: Ms. DiMaggio moved to defer the application to allow an applicant to be present. Mr. Bergeron seconded the motion, which passed unanimously.

Architecture Committee Meeting of **08/10/2021**

DESCRIPTION OF APPLICATION: 08/10/2021
Permit # 21-21645-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

STAFF ANALYSIS & RECOMMENDATION: 08/10/2021

Staff reviewed the full property report for this building and noted several notable prior proposals and reviews:

2011: Various proposals were made to renovate the building and add balconies or galleries. Staff at that time recommended against the addition of balconies or galleries and other work that would alter the building away from its utilitarian form.

2013: After no action was taken after the various 2011 proposals and meetings, a new proposal is made to renovate the building. This new proposal has removed all proposed galleries and balconies noting that this was done “at the recommendation of the SHPO.” Staff noted that, “the elimination of the galleries is a very positive step towards maintaining the warehouse nature of this building.” The proposed renovation was approved after reviews by the Architecture Committee and Commission.

2014: A permit for the renovation (without any balconies or galleries) was issued.

December 2016-January 2017: A proposal was made to create a walled-in courtyard space on the N. Peters elevation of the building. After being reviewed at two Architecture Committee meetings, the proposal gain approval and a permit was issued for the new courtyard in February 2017. The courtyard space was constructed in 2017.

The applicant now proposes to construct galleries at the second, third, and fourth floor, similar to the proposal made in 2011. Staff continues to note that the addition of galleries or balconies would be a severe departure from the industrial nature of this building. Additionally, 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)*

Staff does not find that the proposal meets any of these criteria. Staff suggests that if additional finished outdoor space is desired that the applicant could propose additional ground level courtyard space similar to the one recently constructed. Staff recommends denial of the proposed addition of a gallery to this building.

ARCHITECTURAL COMMITTEE ACTION:

08/10/2021

This item was deferred at the applicant’s request prior to the meeting.



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 **07/12/2022**

DESCRIPTION OF APPLICATION: 07/12/2022
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 & 06/28/2022.

STAFF ANALYSIS & RECOMMENDATION: 07/12/2022

Following review on 06/28/2022, the applicant has submitted additional information on the proposed elevator, the impact on the structure and foundation, and has revised the proposal so the windows and doors on the right-side bay will no longer need to be fixed in place:

Please see the attached excerpts from the Planning Guide of the Inclinator Elevette, the elevator that is being used in the project. The clouded Code 2 model on sheet 7 was chosen as the model number because a new wall is not required on the door/window/exterior wall side of the elevator as all of the structure required to run the elevator is mounted on the other two walls – see attached page 11 of the Planning Guide. The car depth is 39.75” and the car width is 42.5”. The structural loads of the elevator are found on the attached sheet 12 of the Planning Guide: the static vertical load is 1,100 lbs. and the impact vertical load (the load on the slab if the elevator falls to the ground) is 2,200 lbs. – the loads are very light. I met with my structural engineer, Walter Zehner, and he blessed our foundation drawing based on the light loads. He also said that the existing corbelled footings do not normally start until 18”-24” below the existing slab and therefore our new elevator foundation shall be above it with no impact on it. We did add a new 12” deep x 24” wide foundation beam under the wall that is the entrance to the elevator as all of the ceiling beams are now being supported by it (there is no existing foundation under that area). The Machine Room is being located under the stair in the retail space and the cables for the pulleys shall run under the stair landing in the front Vestibule.

The windows and doors along the Conti sidewalk shall remain operable as there shall be no wall up against them. Regarding the window treatments that shall be seen from the street, the Owner shall install either curtains or blinds in the windows – please let us know if you have a preference. There are also shutters on the exterior of the building that shall be operable.

Regarding the A/C condensing units, they shall be mounted on grade rather than mounted to the rear yard walls per the Staff’s request.

Thank you.

Sincerely,

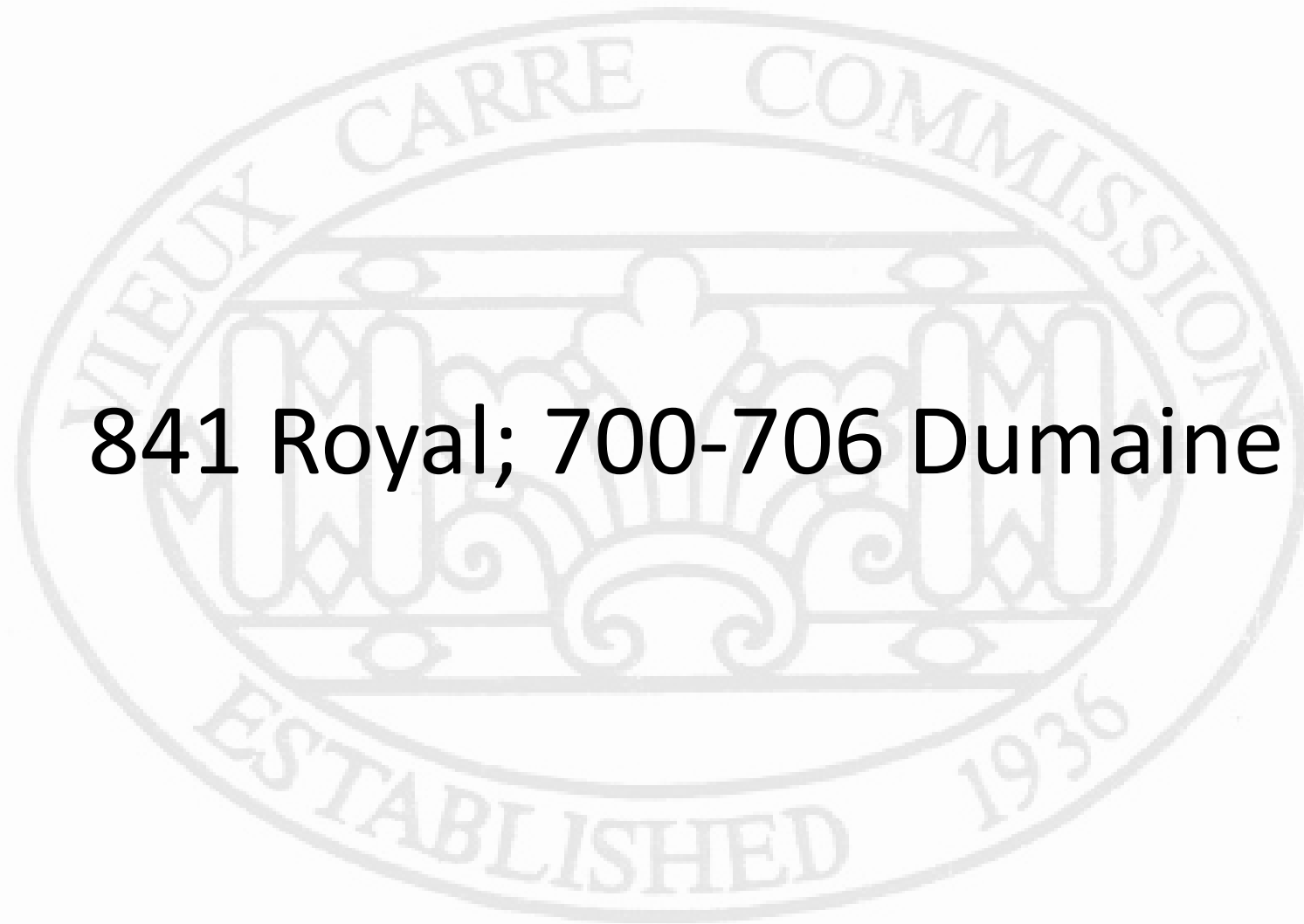


Steve Finegan, AIA

Since the “elevette” is operated by a cable drum in an adjacent machine room and the pit will only have an overall depth of 12”, staff is less concerned about the impact on the foundation. The continuing operability of the millwork and shutters is also significant. Staff seeks the guidance of the Committee regarding the preferred method of screening the elevator behind the doors and windows.

Staff notes that the HVAC was conceptually approved at the last hearing with the proviso that they not be mounted to masonry walls, so this item can be considered resolved.

ARCHITECTURAL COMMITTEE ACTION: 07/12/2022



841 Royal; 700-706 Dumaine

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.
	No Change	PROPOSED: No Change
PROPOSED:		

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 **07/12/2022**

DESCRIPTION OF APPLICATION: 07/12/2022
Permit # 22-12072-VCGEN **Lead Staff: Nick Albrecht**

Proposal to renovate building including constructing a new dormer on the Royal St. roof slope, constructing a canopy above the third-floor balcony, and adding a skylight, per application & materials received 04/22/2022 & 06/27/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/12/2022

This application was partially deferred at the 05/24/2022 meeting as the Committee requested additional information and/or revisions regarding the dormer, canopy, and skylight.

Dormer

The applicant has submitted a roof plan which includes the proposed new dormer. Staff still finds the proposed dormer atypical for the small roof area of this portion of the building and given the fact that this is a highly visible location on a blue rated building. With no evidence of a previously existing dormer in this location, staff is concerned that adding one would create a false sense of history.

Canopy

A detail provided for the proposed canopy shows that it can actually be installed just below the decorative brick cornice. Although the installation would not directly impact the decorative elements of the cornice, the projecting canopy would obscure some views of this element.

Skylight

The skylight is also shown in the roof plan and is noted as being 4' x 5' and "set between joist." Staff questions if any roof framing will be modified in order to install the proposed skylight of this size. The Committee has seen some proposals recently which retain the joists in place and install the skylight above the joists. This may be an option in this instance as the Guidelines do not recommend modifications to roof framing for skylight installations. Staff calculated the size of the skylight at just under 6% of this roof slope. Typically, skylights are limited to no more than 3% of a roof slope. Still, staff does not find that this location would be particularly visible and the larger size may be appropriate, provided the questions regarding the framing modifications are answered.

Summary

Given the atypical placement of the proposed dormer, the importance of the building, and the lack of evidence of any previously existing dormer, staff recommends denial of the proposed dormer.

Staff requests commentary from the Committee regarding the proposed canopy and staff recommends conceptual approval of the proposed skylight but requests commentary from the applicant and Committee regarding the roof framing and skylight size.

ARCHITECTURAL COMMITTEE ACTION: 07/12/2022

Architecture Committee Meeting of**05/24/2022****DESCRIPTION OF APPLICATION:**
Permit # 22-12072-VCGEN

05/24/2022

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

Mr. Albrecht read the staff report with Mr. Cangelosi present on behalf of the application. Mr. Cangelosi stated that following:

Doors- there was photographic evidence of the previously existing doors

Dormers- the proposed dormer would be designed to match the existing one on the Dumaine Street side

Awning- the proposed awning would be similar to the existing one on the neighboring matching building

Skylight- a skylight is proposed the back slope. This one would be located over the stairwell, I have found evidence of this in numerous other properties. Mr. Cangelosi acknowledged that he didn't include details of the skylight because he was unsure of the size.

He went on to say that he looked for more evidence of a previous dormer and canopy but couldn't find any archival information.

Ms. DiMaggio asked if the balcony would wrap the corner. Mr. Cangelosi stated, yes. Mr. Fifield questioned the downspout location. Mr. Cangelosi stated that it would have to go through the canopy roof. Mr. Fifield stated that he agreed on the doors, he found the dormer to be problematic and the gallery to be questionable and that he needed the size and location of the skylight. Ms. DiMaggio stated that recently they had approved a skylight that didn't affect the roof structure. Ms. Bourgoigne suggested a site visit for staff as well to get more helpful photos. Mr. Cangelosi agreed.

Public comment:

Ladies & Gentlemen of the Architectural Committee of the Vieux Carre Commission,

I am writing to ask you to deny a request by the owners of 841 Royal. They are asking that a new canopy be installed as well as a new dormer window on what is essentially the Fourth Floor of said building. I am the owner of the building just down and across the street (830 Royal) and see the proposed changes as being Unsightly, and not keeping with the original architectural integrity of the 841 Royal building which was built in the early 1800's. The dormer window is going to look like a singular myopic "eye in the sky" as there are no other dormers at that elevation on the block and it is CERTAINLY not a part of the original building construction.

I humbly beseech you to deny such request as that building has survived for almost 200 years without the canopy and the dormer.

Thank you very much for your time,



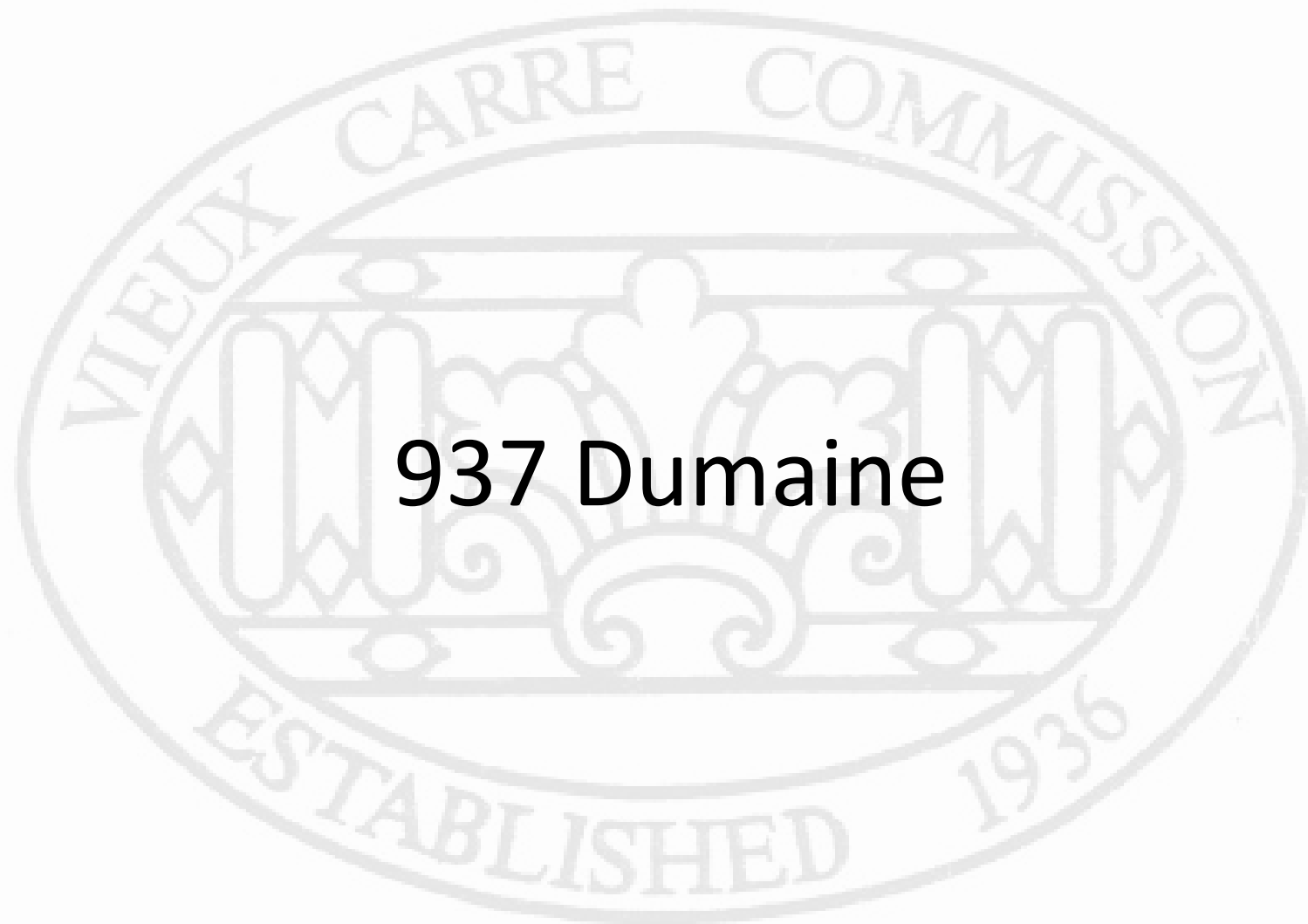
Harvey Mueller

General Partner

Pescador Partners, Ltd.

Ms. DiMaggio stated that she was not inclined to be positive about the dormer or the balcony. Mr. Fifield agreed.

Mr. Bergeron made the motion for the conceptual approval of the millwork at the ground floor doors and the deferral of the dormer, canopy and skylight. Ms. DiMaggio seconded the motion and the motion passed unanimously.



937 Dumaine

ADDRESS:	937 Dumaine Street		APPLICANT:	John C Williams
OWNER:	937 Dumaine Street LLC		SQUARE:	85
ZONING:	VCR-1		LOT SIZE:	1448.5 sq. ft.
USE:	Residential		OPEN SPACE:	
DENSITY:			REQUIRED:	434.5 sq. ft.
ALLOWED:	1 unit		EXISTING:	Unknown
EXISTING:	8 units		PROPOSED:	Unknown
PROPOSED:	6 units			

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

2½-story exposed brick Greek Revival townhouse with attic frieze windows, square-headed openings, an intact wooden cornice, granite lintels, a wrought iron balcony, and an attached 3-story service ell. It is one in a row of four buildings, constructed in 1837 by Sidle and Stewart, builders, for a group of owners that included Dr. Thomas, the owner of the residence at the corner of Royal St. and Père Antoine Alley.

Architecture Committee Meeting of **07/12/2022**

DESCRIPTION OF APPLICATION: **07/12/2022**
Permit #20-50455-VCGEN **Lead Staff: Erin Vogt**

Review of proposed lighting, paving and exterior hardware, per application & materials received 12/29/2020 & 06/30/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: **07/12/2022**

Lighting:

The applicant is proposing three (3) 21” “French Quarter” yoke pendant gas fixtures by Bevolo, one to hang from the front balcony centered over the breezeway entrance, and two located in the breezeway centered on unit entrances. Five (5) 2” recessed LED lights are also proposed in the breezeway and loggia. They are specified as 2700K color temperature but are available in 3000K. At the rear, service ell, downlight fixtures by Volume Lighting are shown centered on each bay.

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) Since the proposed fixtures are not excessive in size or number and each indicates an entrance off the passageway, staff finds the gas lanterns **approvable**. The recessed fixtures are **conceptually approvable** if the 3000K option is used and the lumens do not exceed 800 per fixture. The Volume Lighting fixtures proposed are slightly oversized at 8” x 4-1/2”, and a smaller fixture that meets the lamping requirements should be provided that does not exceed 7” x 4”.

Paving:

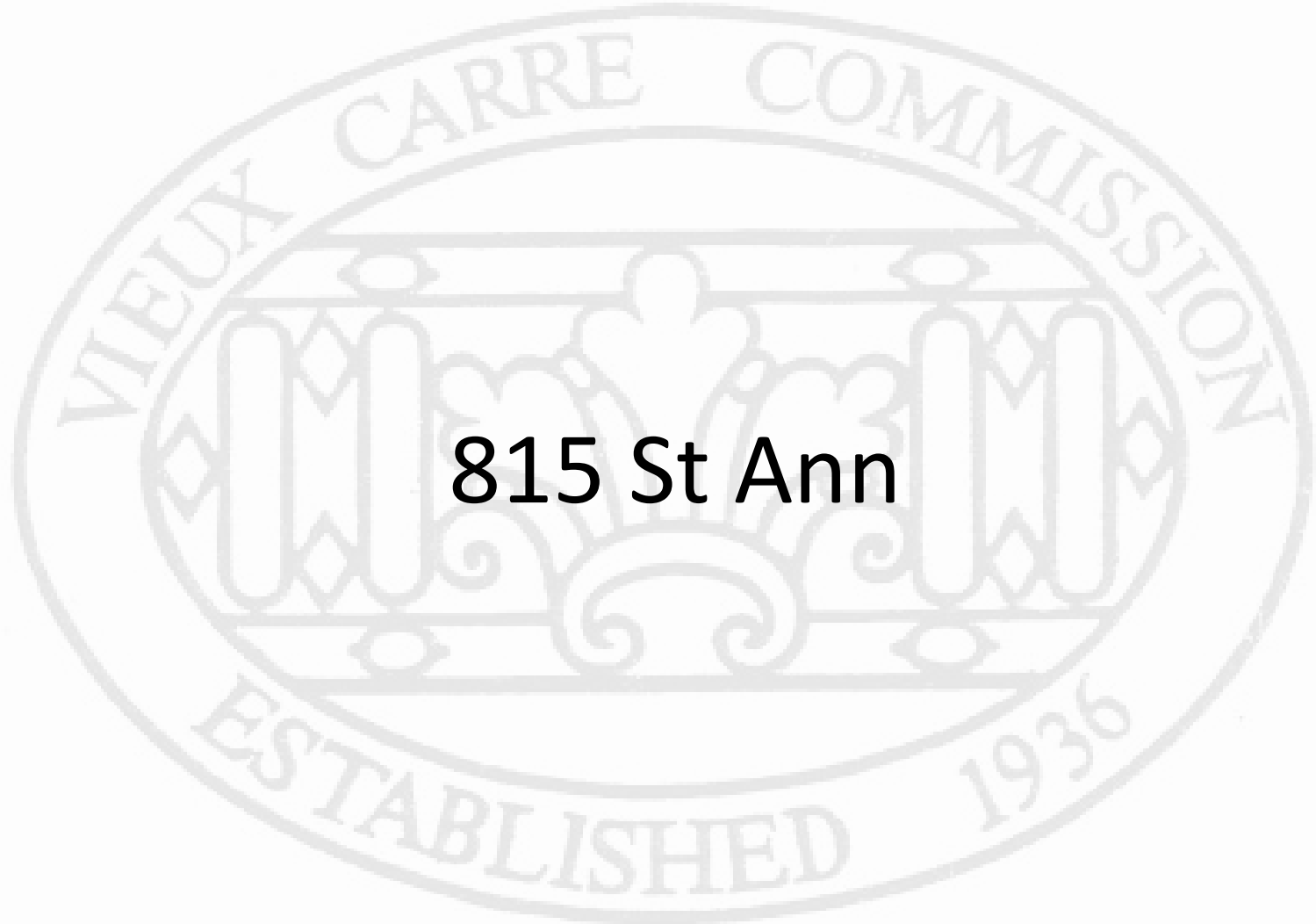
18” x 42” bluestone pavers are proposed in the passageway and courtyard where concrete slabs currently exist. A note states that they will be mortar set, but no thickness is provided, and no drainage locations or slopes are shown. If existing drainage will be maintained, they should be indicated on the drawings. Staff notes that some permeable drainage is now required by the CZO, and the applicant should reach out to Zoning to establish how much of a percentage may need to be permeable. This may be more easily achievable by adding a planter rather than using two different methods of setting the bluestone. Overall, staff welcomes the replacement and finds it **conceptually approvable**, but the questions noted above must be addressed prior to final approval at staff level.

Hardware:

The applicant is proposing Baldwin “Torrey Pines” full plate keyed entry single cylinder door handlesets from the “Prestige” collection, which has a thumb latch handle and is available in Venetian Bronze finish. The hardware is an interesting combination of features; it would not be mistaken for historic but is not obtrusively contemporary. Staff finds it **conceptually approvable**, but notes that a sectional option is also available if the Committee would prefer not to have the deadbolt integrated into the overall handle plate.

A modular intercom by Dahua (DHI-VTO4202F Series) is also proposed. It is anodized aluminum and can be either surface or flush mounted. The unit is highly customizable as far as features and size, but none of this information is specified and overall size is not known. No location is provided for where the intercom would be installed. Staff notes that it is not a discreet piece of hardware, and the lack of options in finish is regrettable. If discussion with the applicant is not enough information for review, staff notes that the Committee may choose to allow final review and approval at staff level.

ARCHITECTURAL COMMITTEE ACTION: **07/12/2022**



815 St Ann

ADDRESS:	813-815 St. Ann	APPLICANT:	John C Williams
OWNER:	Sandra Sachs, Lisa Sindere,	SQUARE:	75
ZONING:	VCR-1	LOT SIZE:	3,672 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,102 sq. ft.
ALLOWED:	5 Units	EXISTING:	1,198 sq. ft.
EXISTING:	3 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Ratings:

- Main building: **Green**, or of local architectural and/or historical significance.
- Rear shed: **Brown**, or of no architectural or historical significance
- Extreme rear kitchen: **Blue**, or of major architectural and/or historical significance.

This two-story brick Greek revival building, which was constructed c. 1852, has exposed brick, an entrance with a crossette enframement, a post-supported cast iron gallery, and a blue-rated brick kitchen, which dates from circa 1810. At that time, this property, along with the adjacent early 19th century building at 817-19 St. Ann, was part of the holdings of the Cazalars, a free family of color who figured in the early development of the French Quarter.

Architecture Committee Meeting of **07/12/2022**

DESCRIPTION OF APPLICATION: 07/12/2022
Permit # 21-21655-VCGEN **Lead Staff: Nick Albrecht**

Proposal to shore the St. Ann elevation of the main building, remove the front masonry wall, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 06/27/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/12/2022

Following the deferral at the 06/16 Architecture Committee meeting with the request that the applicant investigate alternative methods for shoring and include an updated structural engineer’s report, the applicant submitted some revised materials. The submitted framing and bracing plans appear to be identical to those previously reviewed. An engineer’s letter dated June 27, 2022 has been submitted but it still references the inspection made on October 27, 2020. It does not appear from the letter that any new inspections were performed that might offer insight as to if there has been any movement in the wall since that 2020 inspection. Determining if this was a static or dynamic situation was one of the requests of the Architecture Committee.

Some new photographs have been submitted from where the front entrance steps have been removed that offer a view of the base of a portion of the wall beyond. However, it is difficult to gain much insight from these photographs without any kind of accompanying report.

Finally, a new annotated photograph has been submitted which notes the various locations of cracks, movements, and separations in the front wall. The photo shows a circled area under the gallery and notes, “needle beams thru wall can only be placed in this area. Would remove approximately 40% of the masonry to do so.”

Staff still finds that additional information is needed including an engineer’s report based on a new inspection and information on the possibility of installing interior shoring to allow for the safe exploratory demolition around the wall footing.

ARCHITECTURAL COMMITTEE ACTION: 07/12/2022

Architecture Committee Meeting of **06/16/2022**

DESCRIPTION OF APPLICATION: 06/16/2022
Permit # 21-21655-VCGEN **Lead Staff: Nick Albrecht**

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 11/04/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/16/2022

At the 03/22/2022 Architecture Committee meeting the Committee deferred this application to allow for an exploratory demolition permit to be issued to investigate the condition of the footings. Since that time, the applicant has informed staff that the contractor stated that exploratory demolition work could not be performed without risking collapse of the wall. With no additional information to present, staff seeks commentary from the Committee, applicant, and structural engineer for the project.

ARCHITECTURAL COMMITTEE ACTION:

06/16/2022

Mr. Albrecht read the staff report with Mr. Capeloa, Mr. Wolfe and Mr. Avery present on behalf of the application. Mr. Wolfe stated that they could not do exterior demo to look at the footing as it would be unsafe. Mr. Avery stated that they were concerned with ANY demo without shoring. Mr. Block stated “without shoring?” He went on to say couldn’t you shore to stabilize and then do the exploratory demo. Mr. Block then stated that the building should be shored now if there was this much concern. Mr. Avery stated they could not shore from the outside because of the street. He went on to say that the foundation had completely failed and they were going to shore internally. Mr. Block stated “so we are preserving the interior to rebuild the exterior. That is not what we do here.” Mr. Avery stated again “the foundation has totally failed.” Mr. Bergeron asked about the 3rd party engineer. Mr. Block stated the staff had had an informal conversation with an engineer on site but there was no formal report due to liability concerns.

Public comment- Nikki Szalwinski, representing French Quarter Citizens noted that this is drastic. She then discussed her own home on St Philip and how she went to this site with a level which showed that the wall was close to plumb.

Mr. Fifield stated that they had no drawings- existing or proposed. He went on to say that they needed to shore from the inside and that they had just given the Committee the answer. Mr. Avery stated that they had not really considered that approach and he was still concerned about dealing with a wall that had greatly moved. He went on to say that he would have to come up with a shoring plan. Mr. Fifield stated that he believed that was a reasonable request. Ms. DiMaggio questioned what interior elements they were concerned about losing. She went on to say that it seemed to her it could all be replicated. Mr. Wolfe stated that they would have to shore 15’ back on the interior, scaffold and then do the same thing on each level. Mr. Fifield then asked, so after all that and you do determine it is the foundation, then what? Has the structural engineer been monitoring this. Mr. Wolfe stated that he was unsure and would have to ask. Mr. Fifield stated “we need to know if it is stable now.” Ms. Vogt stated “we have no report since 2020.”

Mr. Bergeron made the motion to defer in order to allow the applicant time to investigate alternative methods for shoring. Ms. DiMaggio asked to amend the motion to include actual materials for review. Mr. Bergeron agreed to the amendment. Mr. Fifield amended the amended motion to include an updated structural engineer’s report. Mr. Bergeron agreed to the amendment. Ms. DiMaggio seconded the twice amended motion and the motion passed unanimously.

Architecture Committee Meeting of

03/22/2022

DESCRIPTION OF APPLICATION:

03/22/2022

Permit # 21-21655-VCGEN

Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 11/04/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

03/22/2022

In the time since this property was last reviewed staff and members of the Architecture Committee have been able to perform further observations of the wall. These observations included some exploratory interior demolition to get a better view of the interior side of the masonry wall. Staff also had the opportunity to discuss this proposal with a third-party professional engineer. The engineer stated that the building is not in imminent danger of collapse.

Upon further study, staff does not believe that a complete deconstruction of this masonry wall is necessary. The condition of the wall near the base of the wall is in poor shape, but the masonry conditions

appear to improve higher up on the wall. Considerable work is required for the wall, but staff believes this can be accomplished without a complete deconstruction of the wall.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

03/22/2022

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Williams stated that their initial reports from the structural engineer and leveler suggested the deconstruction and reconstruction approach of work. Mr. Williams continued that the third party engineer suggested a reconstruction without full deconstruction. Mr. Williams thought it may be possible to hold the building at the second floor and to rebuild underneath.

Mr. Fifield asked if the footings were currently exposed. Mr. Williams stated no but that Abry thought the whole footing would need to be replaced. Mr. Fifield stated that there was quite a bit of deferred maintenance on the masonry and the intervention had not been done well. He went on to say that the second floor was in better condition. Mr. Williams stated that the last slide before the plans showed a photograph with 1”-1 ½” separation between the bricks. He went on to say that they could work with MMI and Abry to come up with a plan but they first needed to look at the footing. Mr. Williams stated that they would be happy to do the exploratory demo and come back. Mr. Block stated that the second floor was remarkably intact, so the idea of removing a whole wall to examine a footing is a bad precedent. Ms. Bourgogne then explained the problems with the request for an independent engineer with legal. Mr. Block stated that to be fair, Abry and their engineer could come back after the exploratory demo.

Public Comment:

Erin Holmes, representing VCPORA, stated that she appreciated the due diligence being paid by the VCC and applicant and stated her concern with replicating a building element compared to renovating it.

Nikki Szalwinski, representing French Quarter Citizens, stated that she agreed with Ms. Holmes and was generally against the proposal to completely remove the wall and rebuild new.

Mr. Williams stated that he believed they should get the exploratory permit.

Motion: Ms. DiMaggio made the motion to defer to allow the exploratory demo after the permit was submitted, approved and issued by staff and to use that information to formulate a plan, with the structural engineer to be in attendance for the next time this proposal was heard. Mr. Bergeron seconded the motion and the motion passed unanimously.

Vieux Carré Commission Meeting of

12/15/2021

DESCRIPTION OF APPLICATION:

12/15/2021

Permit # 21-21655-VCGEN

Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 11/04/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

12/15/2021

The Architecture Committee has reviewed this proposal to completely demolish the St. Ann elevation of the main building a few times since August of this year. Although limited documentation has been provided to date, based off of staff observations and photographs the Committee found that this proposed work was warranted and that less extreme alternatives may not be successful.

The applicant proposes to completely deconstruct the St. Ann elevation in order to pour a new concrete foundation. The wall would then be rebuilt re-using the existing bricks, millwork, trim, etc. The applicant has stated that the existing gallery could be braced and left in place while the masonry work was going on.

Staff had the opportunity to visit and inspect the interior of 815 St. Ann back on 11/04/2021. The interior inspection was very insightful as the problems experienced by the wall are much more evident on the interior side. There is significant cracking along the interior side of the first floor of the front wall as well as possible separation from the front wall and the perpendicular side and interior walls. The floor level immediately behind the front wall has sunk by an estimated 2” and there appears to possibly be a rolling effect of the wall below the windowsill. Similar cracking, spacing, and other damage was also observed at the second-floor level, though not to the extreme seen at the first.

Staff still requires significant documentation prior to permit issuance and final approval but overall staff has been convinced that the concept proposed by the applicant appears to be the most viable option for the renovation of this building.

The Committee found the proposal conceptually approvable at the 11/09/2021 meeting and forwarded the proposal to the Commission for review. Staff recommends conceptual approval of the deconstruction and reconstruction with the applicant to provide documentation including detailed drawings, a catalog of existing material to be salvaged and reinstalled, and a breakdown of approximate timeline and order of operations.

VIEWUX CARRÉ COMMISSION ACTION:

12/15/2021

Mr. Albrecht read the staff report with Mr. Williams and Mr. Saxon present on behalf of the application. Mr. Williams stated again that there was limited documentation because they wanted to make sure their strategy would be ok and get conceptual approval before they did all the drawings. He went on to say that if approved they would develop the plans for the deconstruction and reconstruction with the gallery in place and they would detail it stage by stage. Ms. Gasperecz asked if there were any questions from the Commission. Mr. Fifield stated that it was very unfortunate that this had happened and perhaps routine maintenance could have prevented this tragedy. He went on to say that the ARC was not and should not be allowed to review something as structural as this in nature and that it would be beneficial in the future to have access to an independent engineer. Ms. Gasperecz asked if the neighboring buildings and the right of way would be in jeopardy. Mr. Bergeron asked if perhaps once they started it might not be as bad as they initially thought. Mr. Saxon stated "doubtful." He went on to say that he thought it would in fact be worse and that there has been a significant amount of movement. Mr. Saxon again stated that his was from the street and sidewalk construction done not lack of maintenance. He went on to say that they had actually removed part of the building's footing when doing the street and sidewalk construction. With nothing left to discuss, the Commission moved on to the next agenda item.

Public Comment:

I am writing to express my concern about the proposed demolition of the facade at 815 St. Ann. While I was attending the Harvard Graduate School of Design, there was a problem with the historic homes in the Beacon Hill area. The water table had subsided and the original Oak pilings on the homes rotted. It would have been convenient to simply demolish the historic structures and build anew. The neighborhood association required excavation and new foundations laid beneath the homes without disturbing the original facades. One of the advantages of brick masonry construction is the ability to repoint and repair. I have been doing this work on my home and feel it is appropriate here.

Respectfully,
Terrence Patrick Jacobs

We vehemently oppose this proposal which sets a terrible precedent in an area where numerous buildings desperately need maintenance and repointing. In fact 800 Royal has already filed a similar request for the wall adjacent to 808 which collapsed in 2014 after many years of neglect.

Our concerns:

Was foundation inspected 8-10 feet down where it steps out under the public right of way?

Why not shore the facade and repoint/repair the facade and foundation in kind as others have done and as required? The building withstood Ida and we question how unstable it really is that repair is not an option. Why not test a section? Look at other buildings that repaired similar damage by repointing?

A concrete foundation will introduce differential settling relative to side and rear walls and is in conflict with the design guidelines which requires “replacing masonry that matches the historic masonry in type, color, texture, size, shape, bonding pattern and compressive strength.”

What guarantees do we have that this will be completed once it is taken down and materials will be reused? Will they be required to escrow funds to guarantee work will be completed in a timely fashion?

If the entire facade is replaced how will this affect the current vcc rating?

If damage was done by Hard Rock Construction and they are in litigation have they had any structural analysis done? Why are the properties not suffering the same damage?

We agree with Comm. Fifield that it is imperative that VCC have access to independent engineers as the commission and public have no way of knowing what was actually discussed with the engineer to arrive at this drastic intervention. Please deny this proposal and ask for one that repairs rather than demolishes history.

Nikki Szalwinski
FQ Citizens

We want to reiterate the concerns we previously submitted about this very drastic intervention. The structure has suffered deferred maintenance in the years prior to the damage from the recent construction work. The applicant seemed to immediately pursue a full deconstruction, rather than a traditional shoring and repointing remediation measure that historic property owners typically resort to. If the commission chooses to allow this to move forward, we hope that every effort will be made to repurpose all usable building materials, including the original brick, and that the façade be rebuilt in an exact manner and appearance as it was originally. Further, the disruption to the surrounding properties must be mitigated to avoid any other collateral damage to this block.

Lastly, this brings up a larger issue for the VCC and the preservation of this important district. How can this body and the city work to prevent this kind of damage to our historic inventory resulting from insensitive and destructive contract work for city services?

Erin Holmes
Executive Director

With regard to the proposed plans for 815 St. Ann please note my objection and comments. This plan will set a bad precedent for this historic neighborhood. I am aware of at least one other similar request already and this plan has not yet even been approved. Has the VCC met with the structural engineer to determine why he feels this is the only plan? Have shoring and repointing as alternatives been discussed? What will this do to the building's current rating if the entire façade is replaced? If this building is so unstable that drastic measures are required, how did it survive IDA? There are many more questions that should be answered by the VCC before this type of "overhaul" is allowed – this is a slippery slope and if allowed no doubt many more such applications are in the wings.

Angie Bowlin
French Quarter resident/property owner

Angela M. Bowlin

Good afternoon. I don't always participate in VCC meetings because the commissioners and my colleagues at VCPORA and French Quarter Citizens do such reliably good work. I joined today, however, because a concerned resident of the Quarter reached out to PRC about this project.

I want to endorse Mr. Fifield's suggestion that the commission retain a third-party structural engineer to advise on situations such as this one. Morphy Makofsky is a very respectable firm, but that may not be the case in other situations. Perhaps the VCC can coordinate with the Historic District Landmarks Commission to retain an independent evaluator to advise and consult in all the city's historic districts. I am sure the HDLC would benefit as well.

Regarding the deconstruction and reconstruction, I would advise that all historic doors, windows, trim and bricks be cataloged and reinstalled and that staff inspect the process to ensure they are retained.

Thank you,

Nathan Lott
Policy Research Director & Advocacy Coordinator
Preservation Resource Center of New Orleans

Discussion and Motion: Mr. Bergeron made the motion to defer in order for staff to consult with a third-party engineer. Mr. Fifield seconded that motion and the motion passed unanimously.

Architecture Committee Meeting of

11/09/2021

DESCRIPTION OF APPLICATION:
Permit # 21-21655-VCGEN

11/09/2021

Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 11/04/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

11/09/2021

Staff had the opportunity to visit and inspect the interior of 815 St. Ann following the last Architecture Committee meeting. The interior inspection was very insightful as the problems experienced by the wall are much more evident on the interior side. There is significant cracking along the interior side of the first floor of the front wall as well as possible separation from the front wall and the perpendicular side and interior walls. The floor level immediately behind the front wall has sunk by an estimated 2” and there appears to possibly be a rolling effect of the wall below the windowsill. Similar cracking, spacing, and other damage was also observed at the second-floor level, though not to the extreme seen at the first.

Given the previously submitted engineer’s report as well as staff’s own observations, staff is comfortable moving forward with the proposed deconstruction and reconstruction method suggested by the applicant. Staff still requires significant documentation prior to permit issuance and final approval but overall staff has been convinced that the concept proposed by the applicant appears to be the most viable option for the renovation of this building.

Staff recommends conceptual approval of the deconstruction and reconstruction with the applicant to provide documentation including detailed drawings, a catalog of existing material to be salvaged and reinstalled, and a breakdown of approximate timeline and order of operations.

ARCHITECTURAL COMMITTEE ACTION:

11/09/2021

Mr. Albrecht read the staff report with Mr. Williams and Mr. Abry present on behalf of the application. Mr. Williams stated that staff had taken a lot of time to visit the site and walk through the building. Mr. Bergeron stated that he had been hesitant to approve this application as he was not sure this was completely necessary however, after seeing the photos he felt more confident that this was the correct path. Mr. Abry stated that they could keep the gallery in place and do the work around it. Mr. Williams that they wanted to start and work through the process together. Mr. DiMaggio thanked everyone for attending the meeting. She went on to thank staff as the photos were a “huge help.” With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

Nikki Szalwinski

FQ Citizens

While there is no denying that this building is in dire need of maintenance which has been absent for decades, we still believe this is a a drastic intervention: One that not only sets a bad precedent but also raises concern that additional changes will be offered along the way of this proposal, resulting in a significantly different building.

The existing foundation for a building of this type is typically a number of feet below street level and likely steps out, in this case under the public right of way. Today’s presentation does not make clear how the foundation will be rebuilt given the depth of the historic foundation, if it will be rebuilt in kind and how they will deal with the public utilities below the sidewalk. We are also extremely concerned that this proposal will result in damage to the existing foundations of the rest of the building and the eventual loss of the entire structure. If this proposal is allowed to go forward what guarantees do the VCC and more importantly the public have that the work will used salvaged or period materials AND be completed versus abandoned or drawn out over many years, causing significant disruptions?

We note numerous properties throughout the city have suffered settling and have been restored and kept

in use without tearing down a facade. The applicant could stabilize and rebuild only the failing cracks and instead repair the interior to account for the settling as numerous other properties owners have done. Please consider another approach to this issue than what is offered currently.

Discussion and Motion: Ms. DiMaggio moved to conceptually approve the proposal to be forwarded to the Commission for review. Mr. Bergeron seconded the motion, which passed unanimously.

Architecture Committee Meeting of

10/12/2021

DESCRIPTION OF APPLICATION: Permit # 21-21655-VCGEN

10/12/2021

Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 09/27/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

10/12/2021

This proposal was last reviewed at the 08/24 Architecture Committee meeting where the Committee noted that much more information was needed in order to review a proposal this extreme. The applicant has arranged for a structural engineer to be on the call and has submitted an engineer's letter which states the following:

“At the time of our inspection, Tuesday, October 27, 2020, we could see displacement of the front façade wall and cracking in the masonry wall. The lower section of the wall tilts outwards, and the masonry towards the Dauphine Street side has cracked and begun to separate. The front wall has actually buckled which occurred when the footing under the front wall was undermined and likely rotated. Above the second floor we can also see significant horizontal movement across the wall resulting in large cracks above and adjacent to the windows. In addition, the front wall is separating from the side and central walls.

In consideration that the lower half of the wall needs to be removed to allow for the total replacement of the footing, and theoretically, significant sections removed to allow for needle beams to be installed to support the upper portions and finally portions of the upper wall need to be removed and rebuilt to restore the integrity; the portion that would remain is insignificant and would be very difficult to maintain during all the renovations. In view of this extent of work, the entire front façade will need to be removed and rebuilt. This also provides the safest means of restoration of the front façade...”

Despite requests from staff, no additional drawings have been submitted besides the engineer's drawings that were present at 08/24/2021 meeting. Given the extreme nature of this work staff is hesitant to make any recommendations until a full scope of work can be reviewed so that it becomes clear how this work will proceed. This is much more complicated than if it were simply a solid brick wall as this front elevation contains windows, doors, trim, a cast iron gallery, etc. Staff is concerned how all these elements will be treated to ensure a rebuilt condition would be indistinguishable compared to the previously existing.

Additionally, staff considers this demolish and rebuild strategy essentially an option of last resort and questions if there are any less extreme alternatives that may offer long term stability for the building. Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

10/12/2021

Mr. Albrecht read the staff report with Mr. Williams, the architect, Mr. Saxon, the structural engineer, and Mr. Abry present on behalf of the application. Mr. Williams stated that he had all parties present and that they were looking for conceptual approval before he went through and did all the drawings. Mr. Saxon stated that the wall was very buckled- 5'-6' above grade. He went on to say that all the windows and doors would have to come out. He then stated that they were going to shore the roof, floors and gallery. Mr. Abry stated that he agreed with Mr. Saxon and that they just felt there wasn't enough material left at the end so to rebuild seemed the right way to go. Mr. Fifield asked Mr. Williams if he would supply all the drawings. Mr. Williams stated yes and method and means. For clarification Mr. Fifield asked Mr. Williams if he was looking for an agreement that this concept was ok. Mr. Williams stated yes. Mr. Bergeron asked if the building was in imminent danger of collapse. Mr. Saxon stated that given the right circumstance, yes. Mr. Fifield stated that he was in this building a decade ago and at that time he was concerned. Mr. Block stated that that they needed to figure out if this needed to go to the full Commission. Mr. Fifield stated that that was a procedural issue for staff. Mr. Block agreed. Mr. Williams stated that he was fine going to Commission. With nothing left to discuss the Committee moved on to the next agenda item.

Public Comment:

Erin Holmes
Executive Director

Vieux Carré Property Owners, Residents and Associates

We echo the Review Committee's concerns regarding the drastic nature of this request. If dismantling the full facade and reconstructing it in place is the only possible solution, we would hope that the applicants will submit a component catalogue, or something similar, indicating all historical elements that will be salvaged, repaired, and reused.

Nikki Szalwinski
FQC

This building has arrived at this unfortunate state due to lack of maintenance over many decades but this request is an extreme and drastic request which lacks prepared drawings to truly evaluate. While we do not deny that this building needs masonry repairs and repointing, a complete facade demolition is a harsh approach which sets a terrible precedent. After all numerous buildings in the district could use this same approach rather than simply preserving what exists. Demolition shouldn't be a substitute for repointing. The current owners purchased units in 2013 and 2015 and are only now claiming this is a necessary intervention. We note that one of the present owners was cited and fined \$3000 by the city short term renting Unit 1. One stop shows this fine remains unpaid.

Lastly granting conceptual approval when the applicant has provided NO drawings has been used by others in the past gain approvals from other city agencies as well as advantages in litigation. Please deny.

Motion and Discussion:

Mr. Bergeron made the motion to defer the application in order to have the opportunity to ask the applicant further questions. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of**08/24/2021****DESCRIPTION OF APPLICATION:**
Permit # 21-21655-VCGEN

08/24/2021

Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 08/18/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/24/2021

The applicant has submitted limited engineering drawings and have discussed completely demolishing the St. Ann elevation of the main building in order to pour a new concrete foundation. The wall would then be rebuilt re-using the existing bricks. The plans also include several references to masonry repairs utilizing helical ties but it is unclear where these repairs are being proposed.

The proposed deconstruction and reconstruction is obviously a major act for the c. 1852 building and staff questions why such a major intervention is needed. The Guidelines note that, "*once a historic resource or building that contributes to the community's heritage is destroyed, it is generally impossible to reproduce the design, texture, materials, details, special character and interest of the resource in the Historic District.*" (VCC DG: 14-20) Staff questions if all alternatives to the proposed demolition and reconstruction have been explored by the applicant.

If the Architecture Committee finds the proposal conceptually approvable, staff requests that architectural drawings are provided that completely document the existing conditions and details as well as the plans and details for the reconstruction.

Staff seeks the advice of the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

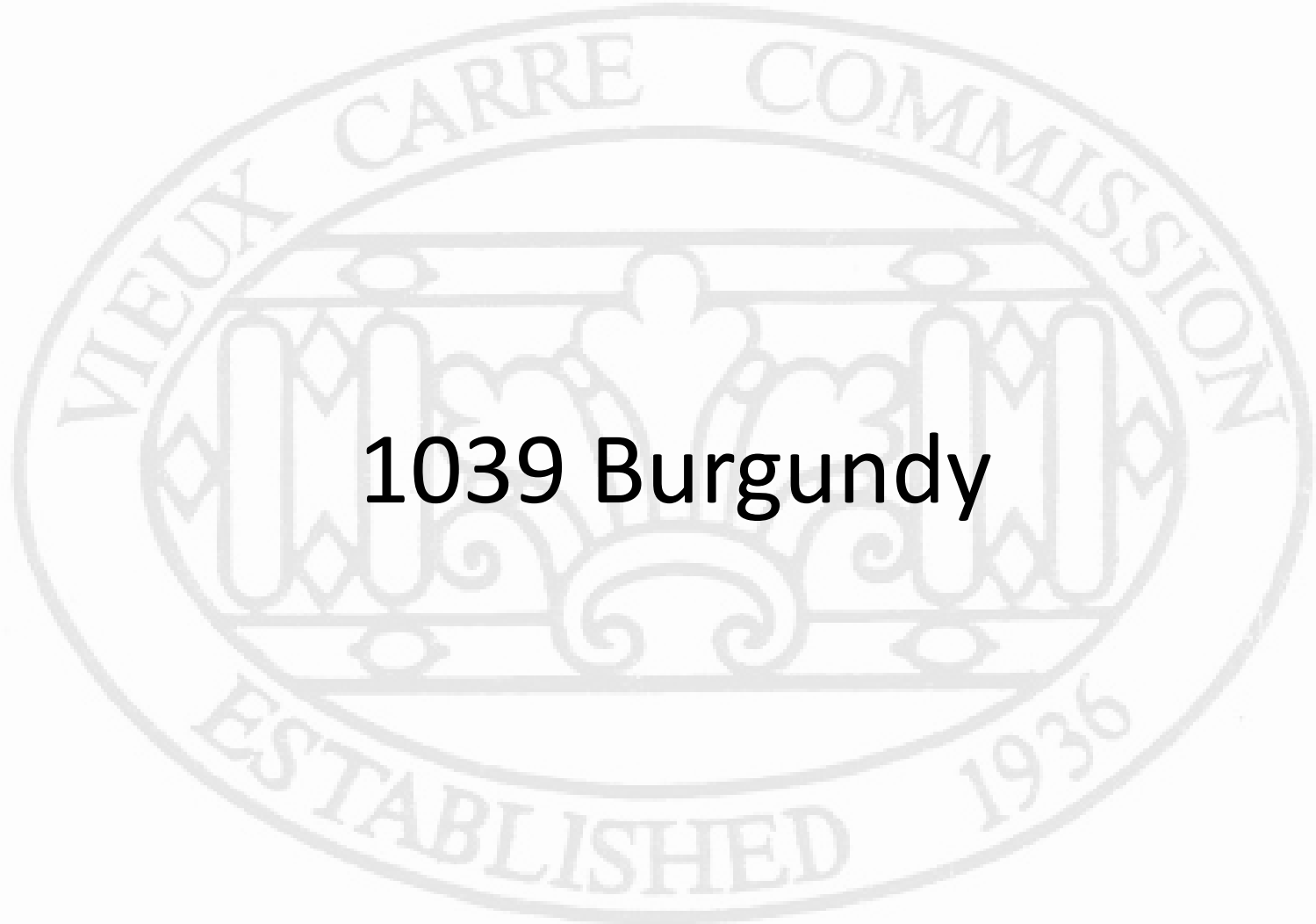
08/24/2021

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Fifield commented that the drawings appeared to be out of order. Mr. Fifield stated that there didn't seem to be much to talk about here. He asked the applicant if there was a collapse here. Mr. Williams stated no, that it was from the street construction. Ms. DiMaggio stated that she would like to hear from a structural engineer in order to determine if this was the only course of action. Mr. Fifield asked the Committee if they agreed there was not enough information presented by the applicant. Mr. Bergeron agreed. Ms. Bourgoigne asked that the motion include a staff inspection. The Committee agreed. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:**Nikki Szalwinski, FQ Citizens**

We agree with the staff report that this is a drastic intervention.

Discussion and Motion: Ms. DiMaggio moved to defer the application noting that much more information was needed before something this extreme could be approved. Ms. DiMaggio noted that structural engineer reports or letters need to be submitted and that the engineers should be present for future meetings. Finally, staff will perform an inspection in the interim. Mr. Bergeron seconded the motion, which passed unanimously.



1039 Burgundy

ADDRESS:	1039 Burgundy Street	APPLICANT:	John C Williams
OWNER:	Michael Katzenstein	SQUARE:	105
ZONING:	VCR-1	LOT SIZE:	2945 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	589 sq. ft.
ALLOWED:	3 units	EXISTING:	600 sq. ft.
EXISTING:	2 units	PROPOSED:	No change
PROPOSED:	1 unit		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Attached service building and Garage: **Orange**, post 1946 construction.

The first floor of this 2-story masonry corner commercial building, which has millwork in the Greek Revival style, evidently dates from the mid-19th c. Its second floor, however, was added c. 1880-90. The attached service ell does not appear on any Sanborn maps and is not seen in a 1964 photo.

Architecture Committee Meeting of **07/12/2022**

DESCRIPTION OF APPLICATION: 07/12/2022
Permit #22-15634-VCGEN **Lead Staff: Erin Vogt**

Proposal to construct addition on roof of orange rated garage, modify garage doors, enclose courtyard arcade, and install roof deck, per application & materials received 05/24/2022 & 06/27/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/12/2022

The applicant has submitted materials that eliminated the proposed additional opening at the rear elevation of the main building and revised the new garage door at the orange rated one story structure.

Staff notes that the proposed rooftop addition has not been revised to reflect the staff recommendations that the existing service ell parapet be maintained and that the Ursulines-side elevation be pushed back several feet to express that it is a later addition, both of which are recommended by chapter 14 of the Design Guidelines, which lists principles for New Construction. Recommendations related to the rooftop access and roof deck are unchanged as the applicant wishes to discuss this further with the Committee. The applicant has argued that the second-floor door accessing the roof deck has been there for significant time and they have been utilizing the roof as outdoor space. This may be the case and needs to be investigated further, but staff maintains that architecturalizing this outdoor area with pavers, a rail, etc. and pushing it closer to Ursulines is inappropriate per the Design Guidelines and the *tout ensemble*, as the impact and visibility will be detrimental, particularly in the VCR-1 overlay district. The proposed roof deck and rail are also not sufficiently set back from the Ursulines elevation, per the expanded rooftop Design Guidelines that were approved by the Commission subcommittee.

The applicant is also still proposing to relocate the existing millwork from the first floor of the Orange rated service ell to enclose the arcade. Staff finds it highly unlikely that the millwork would survive removal and relocation, but seeks the guidance of the Committee regarding whether or not this inferiorly detailed 20th century French Quarter Revival should be maintained or replicated as emblematic of its time of construction. No head, jamb and sill details have been provided for this portion of the building. The inappropriate doors and fan light at the rear of the main building are now proposed for retention; staff strongly encourages replacement considering this portion of the building is historic.

The garage door(s) are now shown as wood, and outswinging with an overall width of 18'-0". Staff notes that a plan shows them as two 9'-0" wide doors swinging out over the sidewalk, while the elevation notes it as "new single 18' garage door, wood, outward swing." It is unclear the size of the boards used or whether they would be beaded, but they are shown with large strap hinges on either side. The appearance is significantly preferable to the previously proposed option, but additional information will still be required to clarify operation, sidewalk width, safety alerts to notify pedestrians (which should also be accessible, with both visual and auditory cues), etc. Public Works approval will also be required, and staff recommends they be consulted regarding any additional requirements they may have prior to final VCC review.

Overall, staff recommends **deferral** of the proposed work, with revisions to be completed as noted above and noted in the 06/16/2022 staff report and hearing discussion.

ARCHITECTURAL COMMITTEE ACTION: 07/12/2022

Architecture Committee Meeting of**06/16/2022****DESCRIPTION OF APPLICATION:**
Permit #22-15634-VCGEN

06/16/2022

Lead Staff: Erin Vogt

Proposal to construct addition on roof of orange rated garage, modify garage doors, enclose courtyard arcade, and install roof deck, per application & materials received 05/24/2022.

STAFF ANALYSIS & RECOMMENDATION:

06/16/2022

[NOTE: The service ell is not noted with its own rating in its property record or the Diboll survey. It is shown as Green rated in the Vieux Carré Digital Survey. Staff inspected the property and noted that the millwork was not historic, and the hard brick appeared to be typical of the mid-twentieth century. Upon further research, staff found that the structure is not shown in any Sanborn maps up to and including 1940, and there is a still one-story building where the courtyard is located as of a 1964 photo. As such, staff recommends the Committee forward a recommendation to the Commission that this two-story service ell be officially rated **Orange**, as it is post-1946 construction in the French Quarter Revival style, a twentieth-century mode characterized by copying architectural elements of earlier French Quarter buildings and combining them in new structures.]

The applicant has proposed a significant scope of work, with an intention to return the building to single family use. Most of this work is limited to the rear elevation of the main building, the attached service ell, courtyard, and Orange rated garage structure.

Service ell:

The applicant proposes to remove the non-historic doors and sidelites in the arched openings at the first floor and enclose the arcade, which is also not original to the property, increasing the interior square footage. Staff has no objection to these modifications and will work with the applicant to ensure that the new millwork is appropriately detailed and set back within the jamb so it does not appear surface mounted.

Main building:

On the first floor, rear elevation, the applicant proposes to install a second identical opening to the left of the existing opening: six lite double doors with single wooden panels and a fan light transom above. Staff notes that the millwork in the existing opening (at the right, closest to the service ell) likely dates to the construction of the service ell, as it is also not appropriately detailed. The age of the opening itself cannot be confirmed without a closer look at the bricks used to form the arch over the fan light.

The Design Guidelines require both Committee and Commission review for installation of a new opening in a Green rated building. It states that “the arrangement, size and proportions of a window and/or door openings are key components of a building’s style and character. As a result, the modification or addition of window or door openings, is discouraged, particularly on a more prominent building façade.” [VCC DG: 07-20] Since this opening would remove a substantial amount of historic masonry and mimic an opening that may or may not be historic, with millwork that certainly is not, staff does not find this opening appropriate per the Design Guidelines and recommend it be removed from the proposal.

Courtyard:

The applicant proposes to:

- Relocate the existing courtyard entry gate, moving it 4’-7” closer to N. Rampart,
- Remove non-historic above grade planters and infill the area with irregular flagstone to match existing, and
- Relocate an existing sugar kettle fountain to the center of the courtyard where the flagstone indicates one may have existed previously.

Staff has no objection to these modifications.

Rooftop addition and roof deck:

The applicant proposes to remove the N. Rampart-side parapet and continue the brick wall across the top of the Orange rated garage, installing an addition that is approximately 330 sq. ft. Double doors with sidelites are shown accessing a roof deck on top of the garage, with a decorative rail set back 1’-4” from the parapet.

Staff has already made several recommendations to the applicant to better bring the proposed addition into compliance with the Design Guidelines for New Construction (such as massing, openings, relocation of the HVAC, etc.) but noted that a roof deck in this location is “not recommended” by the Design Guidelines due to its height at only one story, and “strongly discouraged” since it would be highly visible. It would be considered “not allowed” if the garage is considered a residential structure. (VCC DG:

Rooftop Addition Addendum)

Staff notes that there is currently a door on the N. Rampart side of the service ell that accesses the roof, but it has repeatedly been cited as a work without permit violation and any use as a roof deck is inappropriate and against Guidelines.

Staff is not yet prepared to recommend conceptual approval of the rooftop addition and recommends **deferral** for revisions in keeping with Chapter 14 of the Guidelines. Since a roof deck in this location would be extremely prominent and is “not recommended” at best, staff does not find it to be at all appropriate and recommends it be removed from the proposal in its entirety. The access door and sidelites on the proposed addition should be redesigned to be windows only.

Garage:

The applicant proposes to remove the existing garage doors, which roll up and have a solid wood arched header, as the support post between the doors apparently makes it very difficult to exit the garage. They propose install a single 18’-0” wide door, infilling 9” on each side and the arches above with brick. The proposed new door is noted as “by Overhead Doors – traditional steel model 931;” this does not correspond to the provided manufacturer’s brochure, so more information and a sample will still be needed. Staff notes that the Committee has routinely denied steel garage doors with faux wood grain imprint. The Design Guidelines state that “if a new carriageway or service door is appropriate, the VCC recommends: installing a wood garage or carriageway door appropriate to the building style and period of construction.” (VCC DG: 07-20) Staff recommends the applicant study the opening and function further and return with a proposal for a wood garage door.

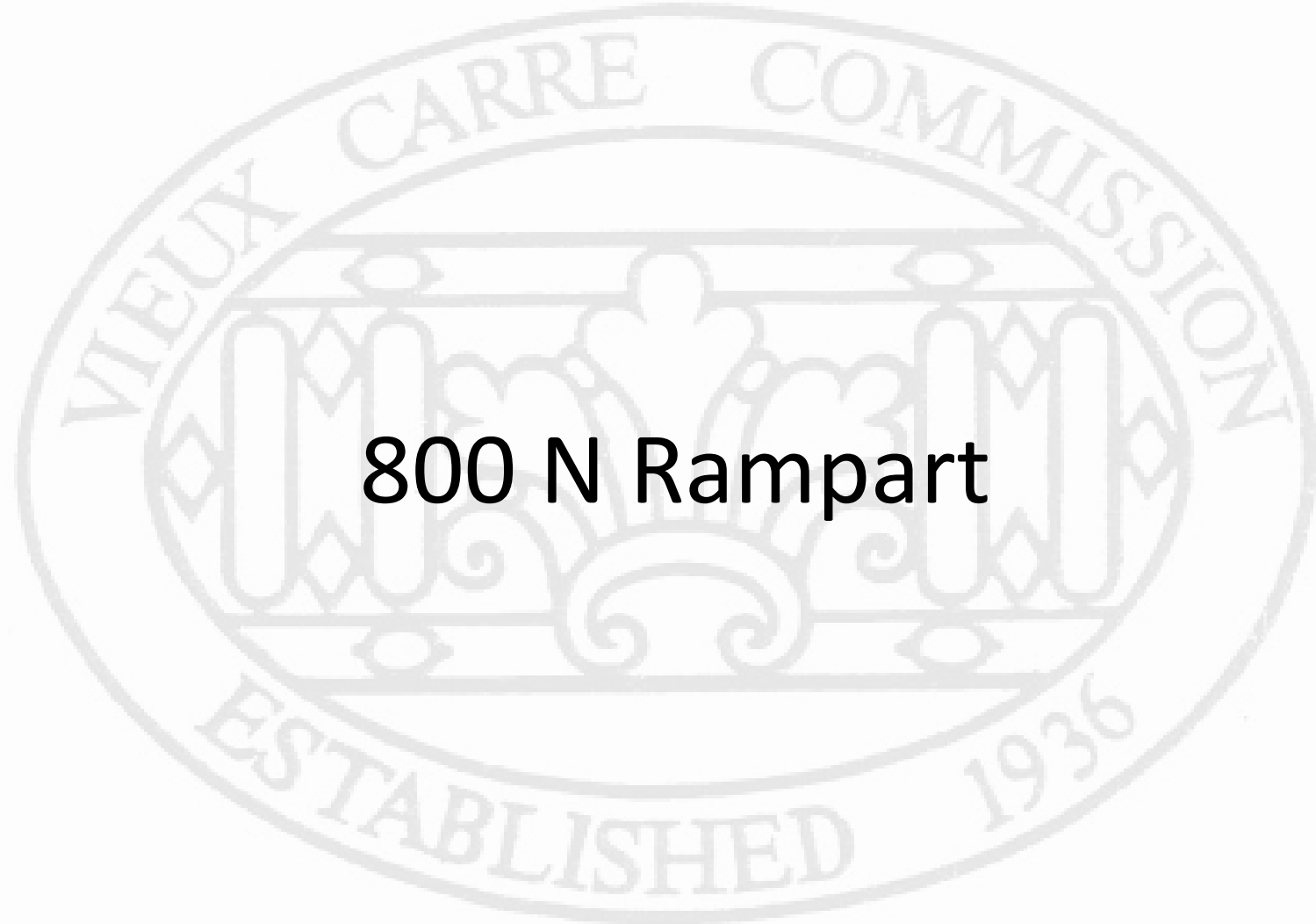
Overall, staff recommends **deferral**, with revisions as noted above.

ARCHITECTURAL COMMITTEE ACTION:

06/16/2022



New Business



800 N Rampart

ADDRESS: 800 N. Rampart Street
OWNER: J&R Rental Properties, LLC
ZONING: VCC-2
USE: vacant

APPLICANT: Michael Rouchell
SQUARE: 103
LOT SIZE: 3040 sq. ft.

DENSITY
Allowed: 5 units
Existing: None
Proposed: No change

OPEN SPACE
Required: 608 sq. ft.
Existing: 151 sq. ft.
Proposed: No change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:

800-804 N. Rampart: Gable-ended, corner Creole cottage, the historic openings of which have been obliterated. Plan book drawings from 1858 and 1863 show this and the neighboring cottage at 1035 St. Ann. If the existing building is the same one depicted on the 1858 drawing, it was altered after 1863 with the addition of a steep gable end and dormers.

Rating: **Pink** - of potential local or major architectural significance, but with detrimental alterations.

806-08 N. Rampart: C. 1880 two-story frame building in the late Victorian Italianate manner.

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

Architecture Committee Meeting of **07/12/2022**

DESCRIPTION OF APPLICATION: 07/12/2022
Permit #22-01008-VCGEN and 22-18019-RSTC **Lead Staff: Erin Vogt**

Proposal to install wraparound gallery in conjunction with renovation to address demolition by neglect violations, per application & materials received 01/19/2022 and 07/08/2022. [Notices of Violation sent 02/28/2014, 09/14/2015, 01/31/2017, 05/01/2019, 10/30/2020, 05/24/2021, and 04/18/2022.]

STAFF ANALYSIS & RECOMMENDATION: 07/12/2022

While a new application was required for compliance with current building code, this application is unchanged from previous reviews.

To summarize the significant history of this building over the last few years, the applicant submitted final drawings for a renovation of the property and a permit was issued by VCC staff on 11/18/2020, following years of extensive demolition by neglect and several significant delays between submittals. Concerned that work had not begun while the building continued to deteriorate, staff scheduled an adjudication hearing for 06/23/2021. The morning of that adjudication hearing, staff was informed that the VCC approved design could not move forward with final permitting from Safety and Permits, as the Sewerage and Water Board denied installation of the new wraparound gallery due to the presence of an existing sewer line. The applicant then resubmitted plans for a renovation of the building without the wraparound gallery, which was approved by the Committee on 07/27/2021. That permit was issued by VCC staff on 09/24/2021, following submittal of final plans.

No work has been done on the building since that permit was issued, and it has continued to deteriorate and be left exposed to the elements despite administrative adjudications and judgements.

On 01/11/2022, the applicant submitted a new application to renovate the building, once again proposing to add a wraparound gallery. The applicant informed staff that the Sewerage and Water Board was no longer objecting to the gallery due to the location of the water line. Staff was unable to confirm this and informed the applicant that the repeat review of this proposal would not be scheduled for Architectural Committee review until documents were submitted showing that the concerns from all other departments were now resolved.

Requested documents included:

- A maintenance agreement and gallery consent contract, which Sewerage and Water Board has indicated they will sign upon final approval. Staff is requesting that they sign the agreement following approval of the curb cut permit application and following VCC Architectural Committee and Commission approval of the gallery, but prior to final permit issuance.
- Corresponding drawings showing the locations of all subsurface conditions, so the VCC could be assured that no changes to the design will be needed based on the discovery of future issues that should have been anticipated and avoided. The drawings were submitted on 07/08/2022 and include the locations of all gallery footings and, most importantly, have been marked as reviewed

by S&WB. VCC staff required this stamp on the drawings in order to confirm that all agencies are aware a gallery is being proposed, not a balcony.

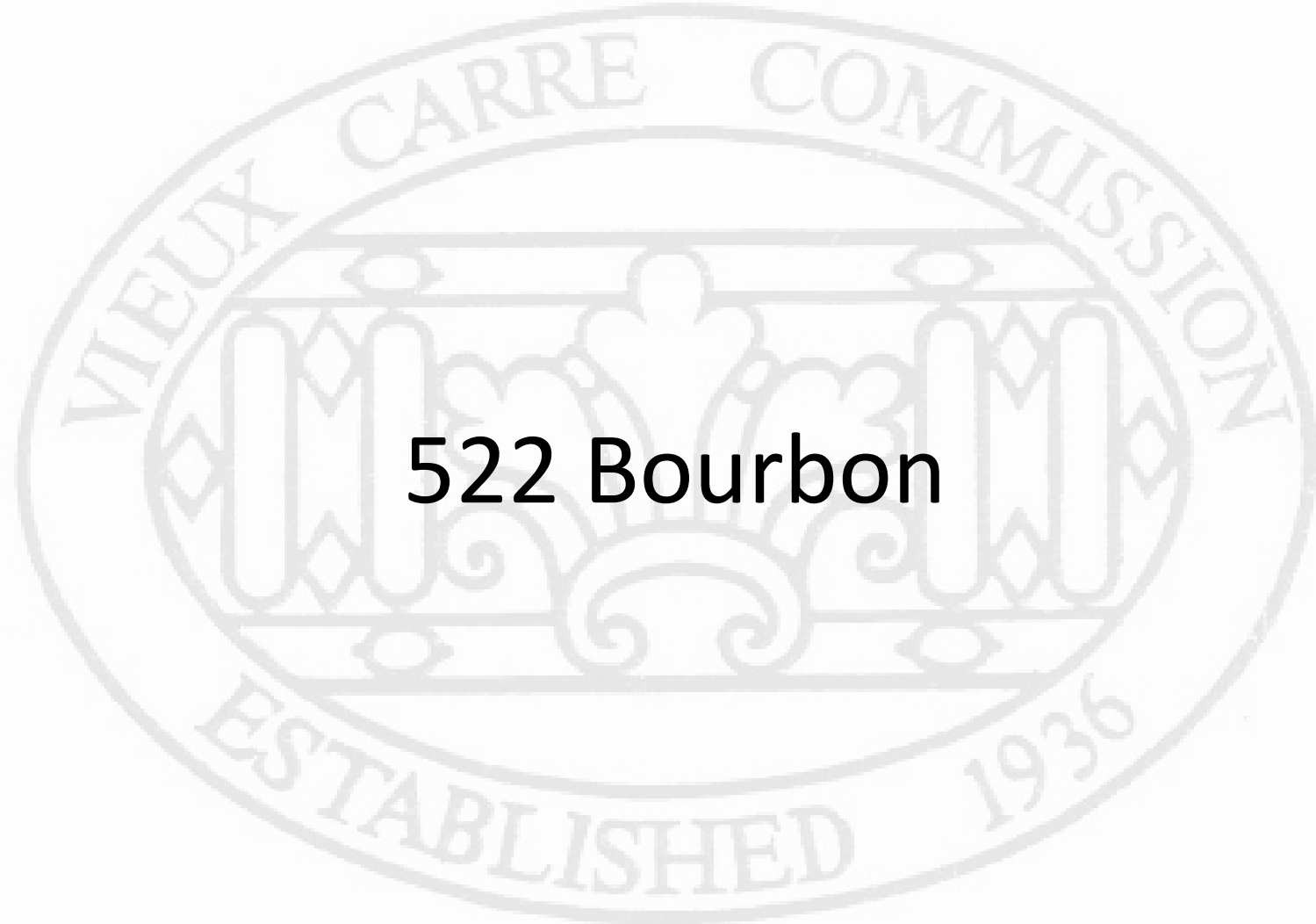
- An updated engineer's report. Since the building has continued to deteriorate since the gallery was initially approved in 2018, staff requested that the engineer reevaluate. Engineer James B. Heaslip, II, P.E, of Axis Engineering provided a stamped letter stating that the building was reinspected on 06/24/2022, and "past photos show the building had a gallery at one time, therefore the building is able to support the added dead and live loading of the gallery." Staff disputes the basis of this assertion as a) the artwork Mr. Heaslip is referring to shows an awning, not a gallery, which would not have a comparable live load as there was no previous way to access the awning from the second floor and it was not intended for occupancy, and b) significant time has passed since the 1858 and 1863 plan books showed this awning, and the building has been allowed to deteriorate. However, Mr. Heaslip states that "the building is structurally sound as a whole," and "all new construction was designed in compliance with the 2015 International Building Code, ACI 318-05 Building Code Requirements for Structural Concrete, and ASCE 7-10 Minimum Design Loads for Buildings and Other Structures."

Staff also noted that Safety and Permits had returned the latest drawing set to the applicant with multiple open comments. The applicant provided a letter to the VCC stating that these issues would be addressed, but it is unknown if they provided what S&P requested and if these issues were resolved.

Overall, there have been no significant changes to the design since it was initially approved by the VCC in 2018. Staff maintains the same concerns that installing a wraparound gallery at this building is historically questionable. However, staff is also growing increasingly frustrated that the building has been allowed to continue to deteriorate despite permit issuance with a gallery, permit issuance without a gallery, and several permits with a smaller scope of work solely to address the demolition by neglect violations. If all other departments are satisfied, VCC staff will support whichever proposal will ensure the building is renovated so it is no longer under existential threat.

ARCHITECTURAL COMMITTEE ACTION:

07/12/2022



522 Bourbon

ADDRESS: 522 Bourbon
 OWNER: Anglade 500 Properties, LLC
 ZONING: VCE
 USE: commercial/nightclub

APPLICANT: Rodney Ratliff
 SQUARE: 62
 LOT SIZE: 9062 sq.ft.

DENSITY: ALLOWED: 15 UNITS
 EXISTING: unknown
 PROPOSED: no change

OPEN SPACE: REQUIRED: 2718 sq.ft.
 EXISTING: none
 PROPOSED: no change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Despite years of neglect and direct injury, the exquisite detailing of this Renaissance Revival house, known as the "Rouzan House", remains striking. James Gallier Sr. possibly was the architect of this fine granite front townhouse, the detailing of which includes a pilastered entrance, pedimented window heads on the second floor front facade, wrought iron full length balcony on the second floor, basket balconies on the third floor, and a belvedere.

Architecture Committee Meeting of **07/12/2022**

DESCRIPTION OF APPLICATION: 07/12/2022
Permit #22-02468-VC GEN **Lead Staff: Erin Vogt**

Proposal to replace the balcony structure, per application & materials received 01/25/2022 & 06/24/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/12/2022

After staff issued a permit to stabilize the balcony structure, work began to replace it per drawings that had been submitted for review but not stamped for approval. The wrought iron gallery rail was cut away and stored for reinstallation, and heavily rusted outriggers were removed for replacement. Staff contacted the applicant and asked them to stop work and submit additional drawings for review that would show the structure and connections, and detail the fine decorative scrollwork on the outriggers. Drawings were submitted by the architect, showing 3-1/2" steel outriggers, welded to a square open sleeve through which the rail can bolt. The scrollwork railing braces are shown welded to the outriggers, aligned with the bottom edge.

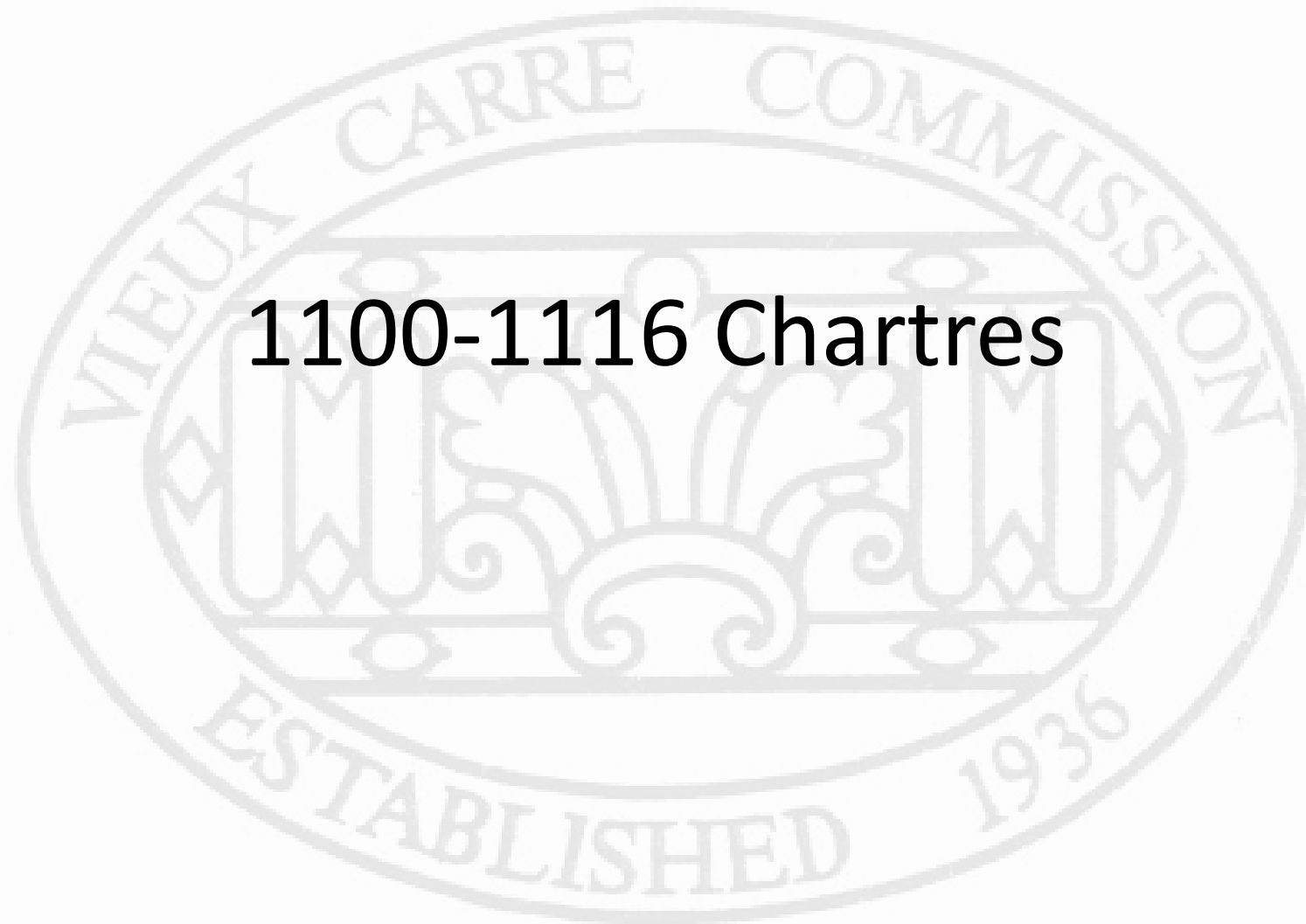
Staff notes that it was difficult to determine if the "rail pocket" sleeve holding the rail at the end of the outriggers was round or square due to the degree of rust and deterioration, but notes that they are usually cylindrical. It also appears that the scrollwork should align with the top edge of the outrigger rather than the bottom edge, as drawn. The application initially said that all work would match existing, but the historic outriggers did not appear to be 3-1/2" deep; staff estimates that they were likely 2-1/2", but was unable to measure to confirm. Staff requests a response from the applicant regarding this inconsistency. The placement of the stringers in relation to the outriggers in section is also atypical and unlikely to reflect previous conditions. Staff will provide the applicant with detail sheet no. 12 for their comparison and evaluation.

On the interior of the building, new bars, plates, and epoxy bolts are shown supporting the new outriggers. The drawing notes that the work will be "less intrusive than destroying flooring and existing joists to install new steel bars far back into the existing structure."

Staff notes that the engineer who submitted the initial plans for review is Mr. Jamie Saxon, who recently worked on another outrigger replacement project that also required replicating a rail sleeve. It may be valuable for the applicant to consult him further when detailing this connection. Additionally, staff requests both a reflected ceiling plan and an elevation that shows the exact location and spacing of the framing members, as well as the decorative scroll brackets, so there are no issues in the field while the work is being completed.

With several outstanding questions remaining, as well as the request for additional materials prior to final approval, staff recommends **deferral**.

ARCHITECTURAL COMMITTEE ACTION: 07/12/2022



1100-1116 Chartres

ADDRESS:	1100 - 1116 Chartres	APPLICANT:	Hector Lopez
OWNER:	Archdiocese of New Orleans	SQUARE:	19
ZONING:	VCR-2	LOT SIZE:	52,893 sq. ft.
USE:	Church	DENSITY-	
		OPEN SPACE-	
ALLOWED:	N/A	REQUIRED:	10,578 sq. ft.
EXISTING:	0	EXISTING:	Unknown
PROPOSED:	No Change	PROPOSED:	Unknown

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Ursulines Convent: **Purple**, or of national architectural and/or historical significance.
Church building: **Blue**, or of major architectural and/or historical significance
Connection between convent and church: **Yellow**: contributes to the character of the district.

The c. 1750 Ursuline Convent is the only building in the Mississippi Valley known definitely to date from the early French period in Louisiana.

In 1845, after the closing of the Almonester Chapel and after the Ursulines moved to their new downriver convent, the French born and educated architect J.N.B. DePouilly designed a new church, which was built next to the Nuns' old convent. This church today is known as St. Mary's Church or Our Lady of Victory Church.

Architecture Committee Meeting of **07/12/2022**

DESCRIPTION OF APPLICATION: 07/12/2022
Permit # 22-13026-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new 30 kw standby generator, per application & materials received 05/02/2022.

STAFF ANALYSIS & RECOMMENDATION: 07/12/2022

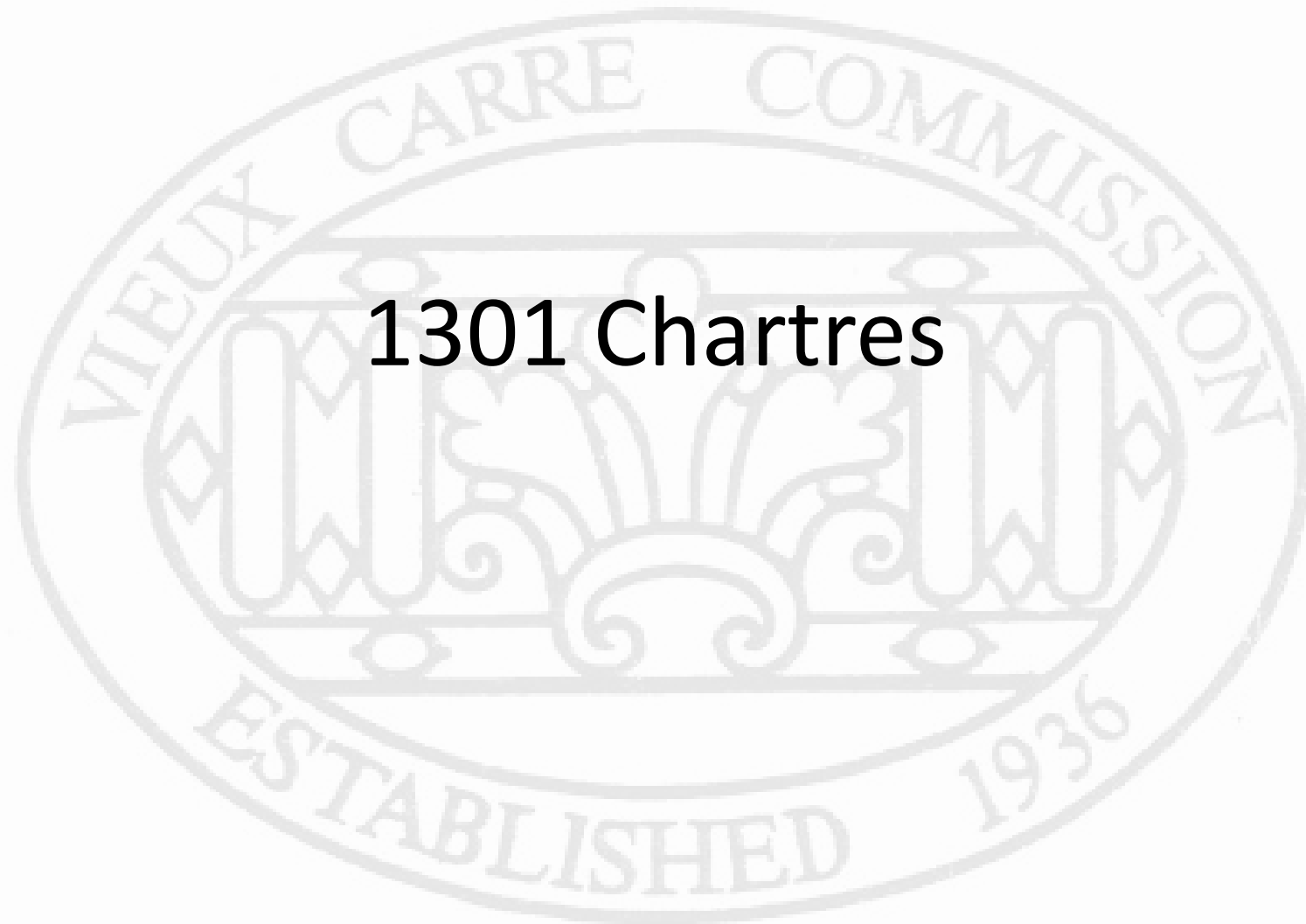
The applicant proposes to install a new generator in the Gov. Nicholls and Chartres corner of the rear courtyard at a distance of only 3' from the building. A representative for the Archdiocese stated that a fence would be constructed around the generator but no information was included in the original submittal regarding any screening.

Staff reached out to the contractor requesting additional information including photographs of the proposed installation location and photos showing the visibility into this area, the specs on the generator, and details on an aluminum stand that was noted in the proposal.

Staff recommends that the applicant revise the proposal to be more consistent with the Guidelines, specifically locating the equipment in a more discrete location farther away from any buildings and provide details on any proposed screening.

Staff recommends deferral of the proposal to allow the applicant time to submit the requested information and make revisions as necessary.

ARCHITECTURAL COMMITTEE ACTION: 07/12/2022



1301 Chartres

ADDRESS:	1301 Chartres/601-03 Barracks		
OWNER:	1301 Rue Chartres Condominium Assoc.	APPLICANT:	1301 Rcca
ZONING:	VCR-2	SQUARE:	52
USE:	Residential	LOT SIZE:	3,575 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	Three Units	REQUIRED:	715 sq. ft.
EXISTING:	Seven Units	EXISTING:	868 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

1301 Chartres/601-03 Barracks

Rating: **Green:** Of Local Architectural or Historical Importance.

At this address is a nice example of a late 1820s (c. 1827) Creole style brick corner building and detached kitchen. This double building retains arched ground floor openings, dormers, rear loggia and a wrought iron railing, originally a balcony but now extended into a gallery.

607-09 Barracks Street

Rating - main and service buildings--Green: Of Local Architectural or Historical Importance; rear additions--Brown: Objectable or of no Architectural or Historical Importance.

The main building at the front of this property was constructed circa 1841, when this site, which existed as part of the corner property until that time, was sold of. Its service building, however, which has the unusual configuration of extending over the lakeside property line of 1301 Chartres/601 Barracks, predates the main structure and was constructed in the late 1820s as part of the corner property. Sanborn maps from 1876 and 1896 show that this situation still existed in the later 19th century.

Architecture Committee Meeting of

07/12/2022

DESCRIPTION OF APPLICATION:

07/12/2022

Permit # 22-22947-VCGEN

Lead Staff: Nick Albrecht

Proposal to remove existing parapet on roof of service building of 601-03 Barracks and install new brick parapet between service buildings of 601-03 Barracks and 605-07 Barracks, per application & materials received 06/28/2022.

STAFF ANALYSIS & RECOMMENDATION:

07/12/2022

Staff found that a near identical proposal to relocate the parapet was made back in 1990. The staff report from that time notes the following, “As stated in the Architectural/Historical Description, the two service buildings at the rear of these two properties predate the subdivision of the property in the 1840's and, when the property was subdivided, the joint lot line did not align with the dividing and parapet wall which separated these two service structures. Therefore, the joint property line jagged at the rear service building to accommodate the off-set of the service building separation. At some later time, however, the jag in the property line was straightened out and the internal wall between these two structures at the ground and second floor levels was relocated to align with the adjusted property line. The remainder of the parapet/divider wall, in the attic and projecting through the roof, however, was maintained in its original location as confirmed by the 1876 and 1896 Sanborn Maps.”

Staff agrees with this prior staff report that this parapet tells an interesting history of the building. The applicant notes the following two issues with the parapet as it is now:

- “the parapet itself is leaking and has caused the ceiling to collapse once already after Ida. I, as the owner of this unit, had no choice but to repair the leaks temporarily & repoint the parapet as it was at risk of completely collapsing into both upper & lower units.” And
- “Safety, as the wood beam this parapet rests on could become compromised at any time by insect issues. No engineer will sign off this as being structurally sound, we’ve tried, so it must be dealt with before the worst does occur.”

The applicant proposed to deconstruct the parapet and reconstruct a similar parapet using the salvaged material on what is now the property line.

The 1990 property report also noted the following, “Although the proposed parapet wall would clearly define the current lot division between these two service structures, the current historic brick parapet

wall documents and preserves the original configuration of these structures.” The report continued that the parapet has been supported by the wood beams in this manner for over a hundred years and recommended that if fire separation is desired, that some fire separation can be constructed within the attic space without affecting the exterior of the structure.

Staff is sympathetic to the problems currently noted by the applicant but suggests that proper flashing at the parapet should eliminate any leaks and this issue is relatively separate from the actual location of the parapet.

Although the applicant notes that engineer’s have looked at the condition, no engineer’s reports have been submitted. If the structural integrity of the parapet is the primary motivator for the proposal, staff suggests that structurally reinforcing the base of the parapet, perhaps with some steel elements, may be an alternative solution.

Again, staff agrees with many of the points made in the 1990 staff report and seeks commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

07/12/2022

ADDRESS: 1301-09 Chartres Street/601-03 Barracks

OWNER: Thomas Alexander, et. al

ZONING: VCR-2

USE: Residential

APPLICANT: Jack Stewart

SQUARE: 52

LOT SIZE: irreg.=3575.49 sq.ft.

DENSITY-ALLOWED: 3 UNITS

EXISTING: unknown

PROPOSED: no change

OUTSTANDING VIOLATIONS: none

OPEN SPACE-REQUIRED: 715.1 sq.ft.

EXISTING: 868 (approx)

PROPOSED: no change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Green: Of Local Architectural or Historical Importance.

At this address is a nice example of a late 1820s (c. 1827) Creole style brick corner building and detached kitchen. This double building retains arched ground floor openings, dormers, rear loggia and a wrought iron railing, originally a balcony but now extended into a gallery.

ADDRESS: 607-09 Barracks Street

OWNER: Mrs. Joseph Matassa

ZONING: VCR-2

USE: Residential

APPLICANT: Jack Stewart

SQUARE: 52

LOT SIZE: irreg.=3575.49 sq.ft.

DENSITY-ALLOWED: 4 UNITS

EXISTING: unknown

PROPOSED: no change

OUTSTANDING VIOLATIONS: none

OPEN SPACE-REQUIRED: 1159.2 sq.ft.

EXISTING: 1140 (approx)

PROPOSED: no change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating - main and service buildings--Green: Of Local Architectural or Historical Importance; rear additions--Brown: Objectionable or of no Architectural or Historical Importance.

The main building at the front of this property was constructed circa 1841, when this site, which existed as part of the corner property until that time, was sold of. Its service building, however, which has the unusual configuration of extending over the lakeside property line of 1301 Chartres/601 Barracks, predates the main structure and was constructed in the late 1820s as part of the corner property. Sanborn maps from 1876 and 1896 show that this situation still existed in the later 19th century.

DETAILED DESCRIPTION OF APPLICATION: 9/7/90

Review of proposal to: 1) remove existing parapet on roof of service building of 601-03 Barracks and install new brick parapet between service buildings of 601-03 Barracks and 605-07 Barracks; and 2) install two (2) 2'x 4' flat skylights on the roof of the service building of 607-09 Barracks Street, as per application and photographs received 8/28/90.

STAFF ANALYSIS AND RECOMMENDATION: 9/7/90

As stated in the Architectural/Historical Description, the two service buildings at the rear of these two properties predate the subdivision of the property in the 1840's and, when the property was subdivided, the joint lot line did not align with the dividing and parapet wall which separated these two service structures. Therefore, the joint property line jagged at the rear service building to accommodate the offset of the service building separation. At some later time, however, the jag in the property line was straightened out and the internal wall between these two structures at the ground and second floor levels was relocated to align with the adjusted property line. The remainder of the parapet/divider wall, in the attic and projecting through the roof, however, was maintained in its original location as confirmed by the 1876 and 1896 Sanborn Maps.

The current proposal is to dismantle the remaining attic and projecting portion of the original side wall and construct a new property line parapet wall above the existing dividing wall between the two service structures. Although the proposed parapet wall would clearly define the current lot division between these two service structures, the current historic brick parapet wall documents and preserves the original configuration of these structures. While the applicant is concerned that an unsafe situation may exist as the current parapet wall rests on wooden ceiling joists, which would not meet current building code requirements, the Staff has seen no evidence to indicate that this parapet wall, which has existed in this manner for over hundred years, is in any greater danger of collapsing than it was one hundred years ago. Therefore, the Staff does not believe that the removal of the historic parapet wall is warranted. And, if the original parapet wall is retained, the installation of a new parapet wall, some six feet away at the property line, would be awkward and distracting at this highly visible location. As the applicant's main concern is to provide some form of fire-proof separation between the attics of these two structures, such a separation can easily be constructed within the attic space without affecting the exterior of these structures. Finally, as the roofing shingles used vary greatly from one side of the existing parapet to the other, relocation of the parapet location would require that the roofing shingles on the service building of 1301-09 Chartres would have to be completely replaced.

The Design Guidelines states that "skylights may be appropriate on original warehouses and commercial structures and are occasionally appropriate on townhouse structures, Creole cottages, Victorian shotguns, and slave quarter structures where dormers do not exist and when the installation meets the following criteria:

- 1) Skylights should not be visible from the street and shall be located for the least visibility from any location;
- 2) There shall be a minimum number of skylights on a roof, with minimum alteration to original roof structure;
- 3) Skylights shall occupy not more than three (3) percent of the roof plane on which they are located;
- 4) Long axes of skylights shall be parallel to the rafters;
- 5) Skylights shall not be placed on roof slopes with dormers."

In this instance, the entire service building roof is clearly visible from Chartres Street. Therefore, as the proposed installation would not conform with criteria #1, the installation cannot be approved by Architectural Committee.

ARCHITECTURAL COMMITTEE ACTION: 9/7/90

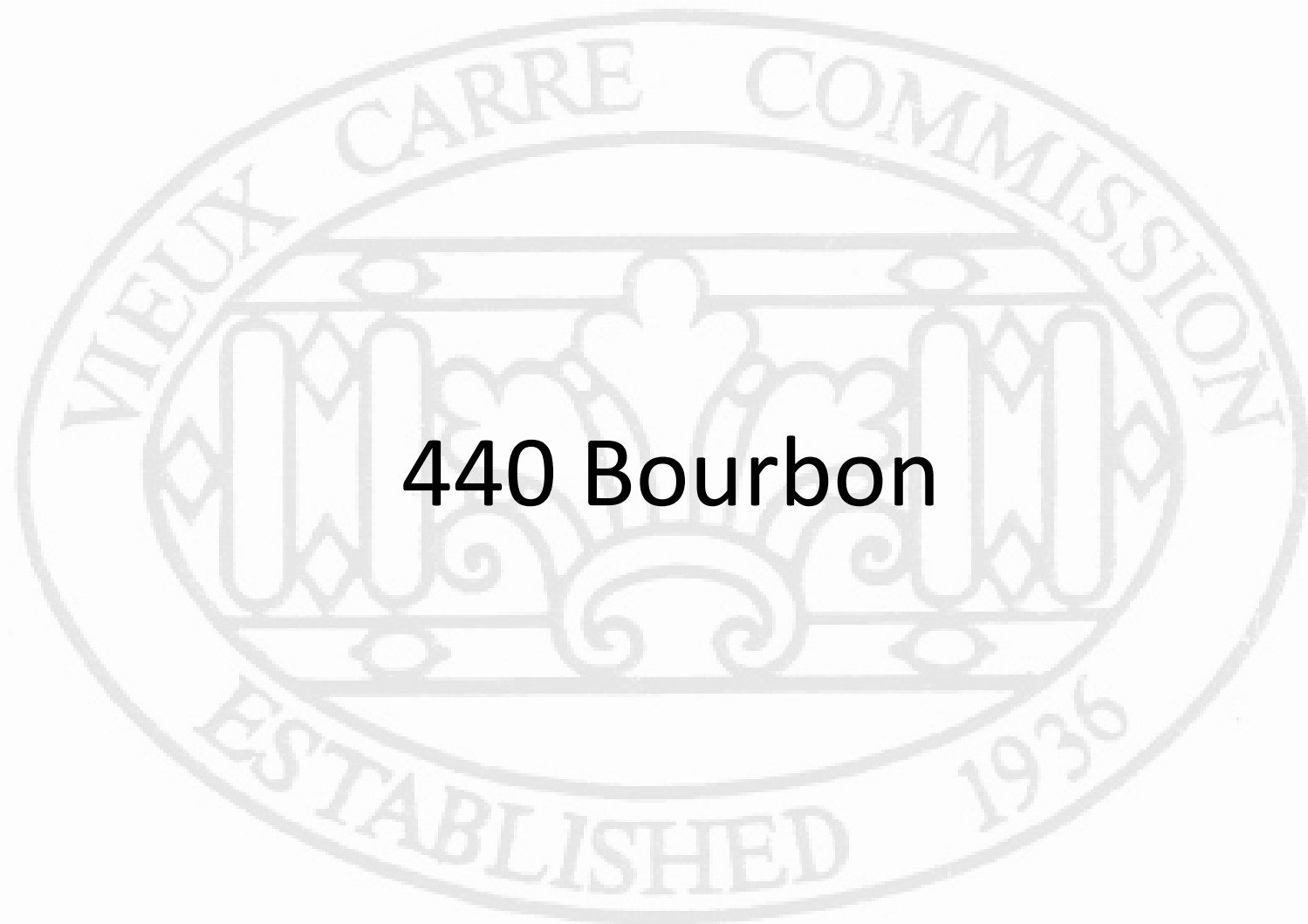
The portion of the proposal dealing with the parapet wall was deferred to the next Architectural Committee meeting at the applicant's request. The Architectural Committee denied the proposed skylight installation as both proposed skylights would be partially visible from the street and therefore not conform with all the criteria in the Vieux Carré Commission's Design Guidelines.

NOTE: 9/18/90

The applicant is appealing the Architectural Committee's denial of the proposed skylight installation.

VIEUX CARRE COMMISSION ACTION: 9/18/90

The Vieux Carre Commission voted that this appeal be withdrawn at this time, pending an opportunity to determine with the Staff whether or not some location(s) can be found on the service building roof that is not visible from the Street.



440 Bourbon

ADDRESS: 434-40 Bourbon, 732 St. Louis
 OWNER: MDK 440 Bourbon Real Estate LLC APPLICANT: Diane Hickman
 ZONING: VCE SQUARE: 63
 USE: Commercial LOT SIZE: 5,494.4 sq. ft.
 DENSITY: OPEN SPACE:
 ALLOWED: 9 units REQUIRED: 1098.9 sq. ft.
 EXISTING: None EXISTING: None
 PROPOSED: Unknown PROPOSED: None

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Although constructed circa 1820 as part of the Pigneguy's Stables, this 3-story brick building has lost its early 19th-century appearance. In the 1870s the front building (Bourbon and St. Louis) housed a bakery and the open yard, surrounded by separate buildings, served as a stable.

Architecture Committee Meeting of **07/12/2022**

DESCRIPTION OF APPLICATION: 07/12/2022
Permit #22-16178-VCGEN **Lead Staff: Erin Vogt**

Proposal to add two story additions with roof deck and penthouse, and to add a gallery, per application & materials received 05/31/2022 & 06/28/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/12/2022

Staff notes that the VCC property summary report, Vieux Carré Digital Survey and VCC property map all have the main building listed as **Green** rated. Only the Diboll Vieux Carré Digital Survey deviates from this, saying: “**Green Portion of building:** Front façade (Bourbon-side),” “**Brown Portion of building:** Rear portion.”

Staff fully inspected the property on 6/9/2022 and could find no reason why the survey would state that only the front façade should be green rated. The structure of all three floors, including the top floor, entresol level, and visible roof structure are all historic and of significant age. The millwork and masonry visible on the Bourbon, St. Louis, Royal and Conti elevations are all typical of the 19th century. Historic six-over-six windows on the second and third floors overlook the courtyard infill, despite inappropriate covering with corrugated metal sheets and metal screening. Therefore, staff finds the Diboll survey to be in error, and recommends that the Committee **forward a recommendation** to the Commission for the full building to be officially recognized as Green rated.

The applicant has submitted preliminary drawings and is seeking conceptual approval to add two stories to the brown rated courtyard infill (referred to here as Addition 1), two stories and a penthouse with a roof deck to the brown rated building fronting St. Louis (referred to as Addition 2), and a gallery to the entresol level of the historic building at 434-40 Bourbon.

Chapter 14 of the VCC Design Guidelines list design principles which must be considered when evaluating the appropriateness of proposed new construction, including but not limited to:

DESIGN PRINCIPLES	NEW CONSTRUCTION & ADDITIONS
Scale: Height & Width	Proportions and size of the new building/addition compared with neighboring buildings/existing building
Building Form & Massing	The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building
Setback	Distance of the new building/addition to the street or property line when compared with other buildings on the block/existing building
Site Coverage	Percentage of the site that is covered by a building/addition, when compared to nearby sites of compatible size
Orientation	Location of the front of the new building/addition and principal entrance relative to other buildings on the block
Alignment, Rhythm & Spacing	Effect the new building/addition will have on the existing patterns on its block

Architectural Elements & Projections	Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building's overall shape and silhouette relative to neighboring buildings
Façade Proportions: Window & Door Patterns	Relationship of the size, shape and location of the new building/addition façade and building elements to each other, as well as when compared to other buildings on the property, block/existing building
Trim & Detail	Mouldings, decorative elements and features of a building that are secondary to major surfaces such as walls and a roof and how they relate to the neighboring buildings/existing building
Materials	Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building

14-4 Vieux Carré Commission – Guidelines for New Construction, Additions & Demolition

When looking at these criteria, several issues immediately arise with Addition 1, primarily Building Form and Massing, Site Coverage, and Façade Proportions: Door & Window Patterns. The massing of the building and site coverage would increase substantially, and it is unclear without knowing more about the proposed building use and program if this addition would be found an approvable increase of Floor Area Ratio per the CZO, or if it would meet building code for short term rental units, etc. A solid 74' x 75' block with a flat roof and no discernable openings on the St. Louis, Conti or Royal elevations would be highly atypical in the District. This would also eliminate the existing historic openings on two elevations of the Green rated building. Staff does not find Addition 1 to be appropriate or compatible with the Design Guidelines and recommends it be removed from the proposal.

At Addition 2, fronting on St. Louis, the overall building is shown diagrammatically with a traditional presentation on the front elevation of the first three floors, including a second floor gallery and third floor balcony. A more contemporary penthouse is shown set back from the St. Louis elevation, with a “new rooftop terrace” indicated in front. It is not clear if the terrace would be set back at all. Addition 2 may be more in keeping with some of the Design Guidelines for New Construction, but not enough information has been presented for it to be evaluated under many of the design principles. Staff recommends **deferral** of Addition 2 until it is developed further.

New galleries are evaluated under Chapter 8, Guidelines for Balconies, Galleries & Porches, which state “adding a new balcony, gallery, porch or overhang will greatly alter the appearance of a building. In select cases, the VCC might approve the installation of a new [gallery] provided that:

- There is documentary evidence supporting that one 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: 08-09)

For the reconstruction of a previously existing [gallery], the VCC requires documentation of the missing element, such as a photograph, as well as detailed drawings of the proposed replacement, to confirm it will match the historic condition. (VCC DG: 08-11)

Staff notes that there is no documentation to suggest a gallery ever existed on the second floor of the Green rated building. Further, it would be nearly unheard of for this property to have a second floor gallery given that the building has an entresol level, which fits the industrial use of the building (entresols are intermediate levels with unusually low ceilings, as they were used for storage and not occupation; a feature of Spanish colonial architecture). Buildings with entresols would occasionally have awnings to facilitate unloading storage to the street, but historically never had occupiable galleries of the type shown here. Staff finds that a new gallery in this location would inappropriate for the building type, and would obscure the important architectural feature that is the entresol itself. Therefore, in keeping with the Design Guidelines, staff recommends **denial** of the proposal to install the gallery.

ARCHITECTURAL COMMITTEE ACTION:

07/12/2022



1312 Royal

ADDRESS:	1312 Royal St.	APPLICANT:	E & A Home Improvement LLC
OWNER:	William Tullos	SQUARE:	52
ZONING:	VCR-2	LOT SIZE:	1,705 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	511.5 sq. ft.
ALLOWED:	1 Unit	EXISTING:	359 sq. ft.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	Unknown		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Yellow**, contributes to the character of the District

C. 1915 eclectic style two-story frame Edwardian building which also reflects the vernacular California style.

Architecture Committee Meeting of

07/12/2022

DESCRIPTION OF APPLICATION:

07/12/2022

Permit # 22-17088-VCGEN

Lead Staff: Nick Albrecht

Proposal to remove existing exterior metal stairs leading from second floor balcony, per application received 06/08/2022.

STAFF ANALYSIS & RECOMMENDATION:

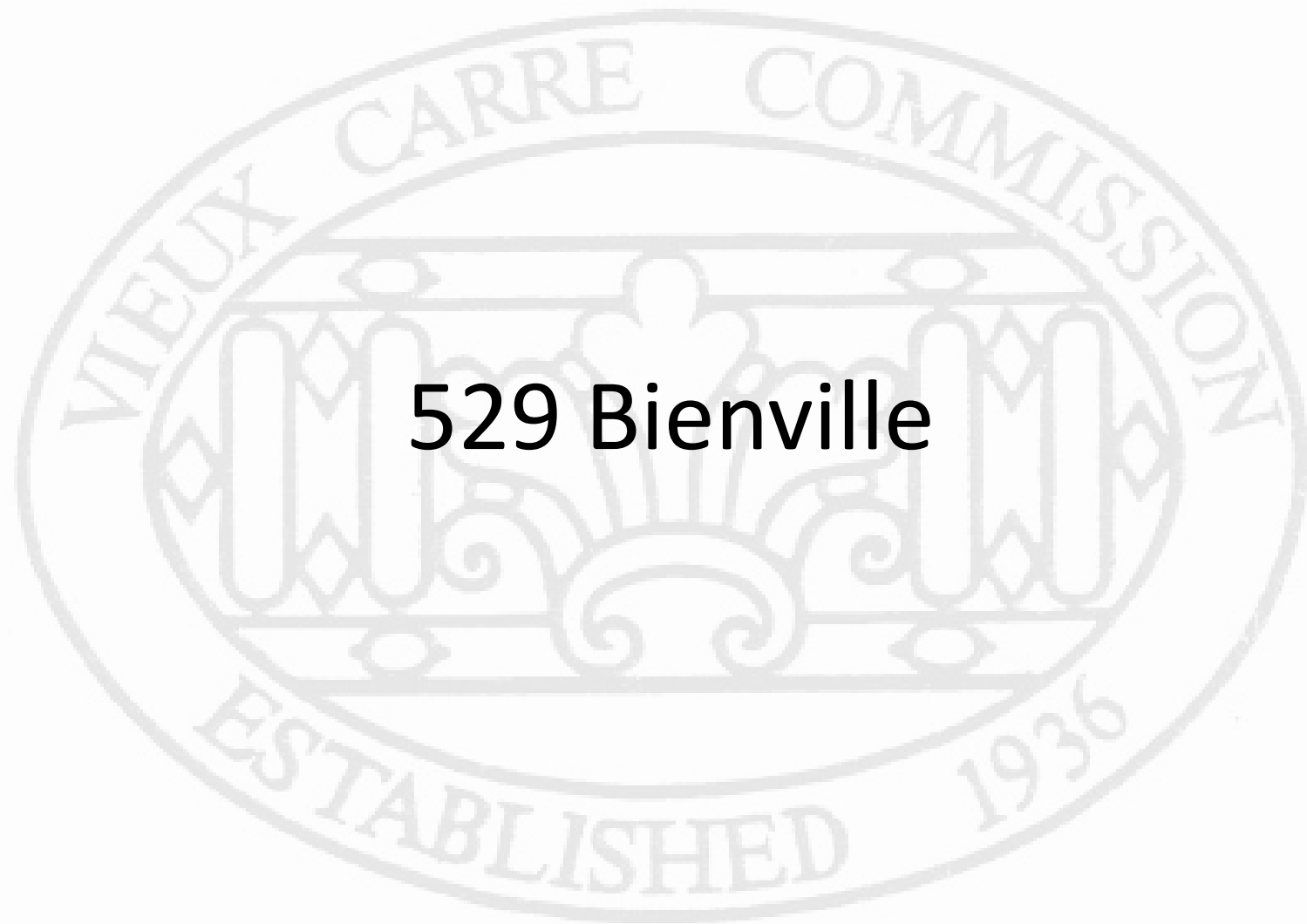
07/12/2022

Historic photographs indicate that the metal railings and exterior stairs were constructed sometime between 1948 and 1962. The applicant proposes to completely remove the exterior stair and install matching railings at what was the top and bottom of the stairs. No drawings or additional information has been submitted to support the proposal but given the historic photos staff has no objection to the proposed concept of removing the exterior stairs. Staff would welcome a future proposal to take this work further and reinstall wood railings at the balconies to match the ones seen in the historic photos.

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

ARCHITECTURAL COMMITTEE ACTION:

07/12/2022



529 Bienville

ADDRESS: 523-29 Bienville
 OWNER: Chateau Bienville, LLC
 ZONING: VCC-2
 USE: Commercial/Residential

APPLICANT: Kirk Fabacher
 SQUARE: 29
 LOT SIZE: 9327 sq. ft.

DENSITY-
 ALLOWED: 15 Units
 EXISTING: None
 PROPOSED: No change

OPEN SPACE-
 REQUIRED: 2798 sq. ft.
 EXISTING: Unknown
 PROPOSED: Unknown

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Main Building: **Yellow**- contributes to the character of the district

This three-story brick commercial style building dates from circa 1920-25; and, along with the other early 20th century warehouses and commercial buildings in this block, was constructed in 1908, after a massive fire destroyed the earlier structures on the block. In 1998-1999, the building underwent modifications for conversion from a radio station into a residence. Although the VCC denied the proposed balcony installation at that time, the City Council overruled the VCC denial, and the existing balcony was installed.

Architecture Committee Meeting of **07/12/2022**

DESCRIPTION OF APPLICATION: 07/12/2022
Permit #22-17529-VCGEN **Lead Staff: Erin Vogt**

Proposal to install generator for walk-in cooler, per application & materials received 06/13/2022 & 06/15/2022

STAFF ANALYSIS & RECOMMENDATION: 07/12/2022

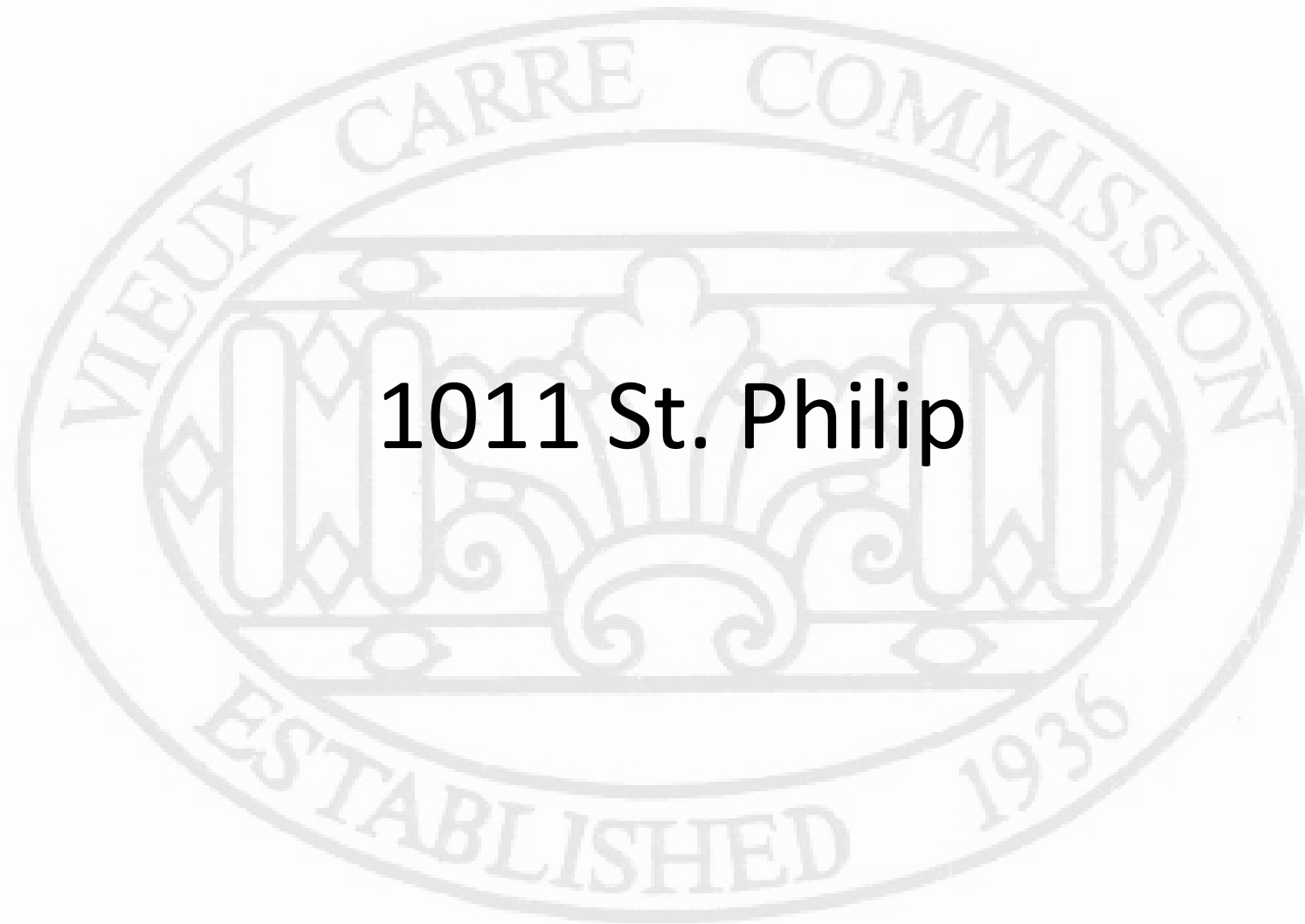
The applicant proposes to install a 22kw Generac generator to serve the existing walk in cooler located adjacent to the Decatur side driveway. The existing 9'-0" tall horizontal wooden board fence will be expanded to surround the generator, which is shown mounted to the 12'-0" masonry garden wall. It is unclear who owns this wall or how the platform would be attached, since no structural details are provided. However, staff does not find an elevated platform approvable if it is to be cantilevered from the masonry wall, which is already potentially compromised by the extreme amount of vegetation and large growth vines that have plagued this property, and many of the surrounding properties, for years. Staff notes that the vegetation has been repeatedly cited as a demolition by neglect violation.

Staff has no objection to locating the generator in this general area, as long as it is either independently supported by a metal platform or is located at grade. Staff notes that compliance with generator specific mechanical and building codes will be reviewed by two different reviewers in Safety and Permits, and any revisions required by them must be complied with prior to permit issuance.

Safety and Permits also has a red flag on the property at this time, and no permits can be issued until the large pergola at the rear of the building is reviewed and permitted by them. While it was reviewed by the VCC in 2018 and subpermits were issued, it was constructed without issuance of the overall accessory structure permit required by S&P. Staff notes that it was completed in deviation from the approved VCC permit, as no glass roof was proposed at that time, and the permit required that the wood structure be painted and not left exposed. The applicant should submit a proposal for review by the VCC, clearly noting and documenting the glass roof and addressing the paint. Once this is reviewed by the Committee, Safety and Permits can move forward with their review and remove the red flag from the property.

In conclusion, staff finds the generator **conceptually approvable** with the proviso that it be revised to be installed on an independent metal platform or at grade. However, no permits will be issued until the pergola in question is resolved with both the VCC and S&P. Further Committee review will be required once additional materials are submitted for review.

ARCHITECTURAL COMMITTEE ACTION: 07/12/2022



1011 St. Philip

ADDRESS:	1011 St Philip	APPLICANT:	Nikki Szalwinski
OWNER:	Terrance P. Jacobs	SQUARE:	105
ZONING:	VCR-1	LOT SIZE:	1649.7 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	494.9 sq. ft.
ALLOWED:	1 unit	EXISTING:	Approx. 405 sq. ft.
EXISTING:	1 unit	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Main and rear buildings – **Green**, or of local architectural and/or historic significance.

A c. 1853, 2-story, galleried brick townhouse, which has Greek Revival detailing and a detached service building.

Architecture Committee Meeting of**07/12/2022****DESCRIPTION OF APPLICATION:**

07/12/2022

Permit #22-17810-VCPNT**Lead Staff: Erin Vogt**

Proposal to renovate alcove including installation of millwork, replacement transom, and marble tile, and to modify alley gate, per application & materials received 06/14/2022 and 06/16/2022.

STAFF ANALYSIS & RECOMMENDATION:

07/12/2022

Alcove work:

The applicant proposing to remove existing 2x4 framing and sheetrock and install raised wooden panels below with trim and beaded board panels above on both side walls. No dimensions were provided, but the lock rail is shown in line with the sill for the sidelites at the front door. Staff finds the millwork **conceptually approvable**.

Transom:

The description of work calls for removing the existing metal transom and installing a Carrara marble transom. Staff requests additional information from the applicant about this aspect of the proposal, as the traditional approach would be to install a wood transom with glass lites, and staff was unable to confirm that the existing transom is inappropriate from inspection at the street.

Lighting:

Two different electric fixtures, both flush mounted and rather contemporary in appearance, are proposed to be installed in the alcove ceiling. Unfortunately, no lamping information or dimensions have been provided for review, so it is unclear if either are approvable. Staff notes that this location would be an appropriate use of a gas yoke pendant; if the applicant wished to consider that option, it could be combined with recessed electric lighting to ensure adequate light output.

Alcove mosaic:

The applicant proposes to remove the unoriginal hard brick floor from the alcove and install an adaptation of the ancient Roman “cave canem” mosaic tile. While the overall black and off-white pattern and surrounding edgework may be considered appropriate for this 1850s Greek Revival townhouse, the center dog and “beware of the dog” text may be considered too permanent in its installation for something that is both decorative and atypical for the District. Staff seeks the guidance of the Committee.

Alley gate:

The applicant proposes to modify the existing alley gate, which they stated dates to the 1940s, removing the expanded metal mesh. In order to provide the same level of security for their small pets that the unsightly mesh provides, they propose to add metal rods in a crisscross pattern at the bottom, and cast iron roses above. Staff finds this a much more appropriate and attractive option while achieving the same effect as the unfortunate metal mesh, and recommends **conceptual approval**, with some additional information to be provided prior to permit.

ARCHITECTURAL COMMITTEE ACTION:

07/12/2022



521 St. Louis

ADDRESS: 521 St. Louis Street
 OWNER: Richmond Place Realty LLC,
 JC and JM Holdings LLC, 521
 St Louis Street LLC, James F
 Tina B Griffee, Edwin A
 Casteel, Kurt M Carleton,
 Charles P Martin, The Joel and
 Ilima Harris Family Trust,
 Jacqueline C Tuthill, McGriff
 Timothy M Jr

ZONING: VCC-2
 USE: Mixed
 DENSITY

Allowed: 8 units
 Existing: Unknown
 Proposed: No Change

APPLICANT: Tina Griffee
 SQUARE: 27
 LOT SIZE: 5160.9 sq ft
 OPEN SPACE
 Required: 1548 sq ft
 Existing: Unknown
 Proposed: No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

C. 1830-38 2-story with attic story porte-cochere building which, along with the neighboring building at 515-19 St. Louis, housed the Delpit Tobacco Co. store and factory from the 1840s-70s. The brick store house has a post-supported covered gallery at the second floor with wooden posts. The building was remodeled c. 1858 and the interior detailing from this renovation has been attributed to Henry Howard. A portion of the 3-story service building dates from after 1908, probably c. 1930.

Architecture Committee Meeting of **07/12/2022**

DESCRIPTION OF APPLICATION: 07/12/2022
Permit # unassigned **Lead Staff: Erin Vogt**

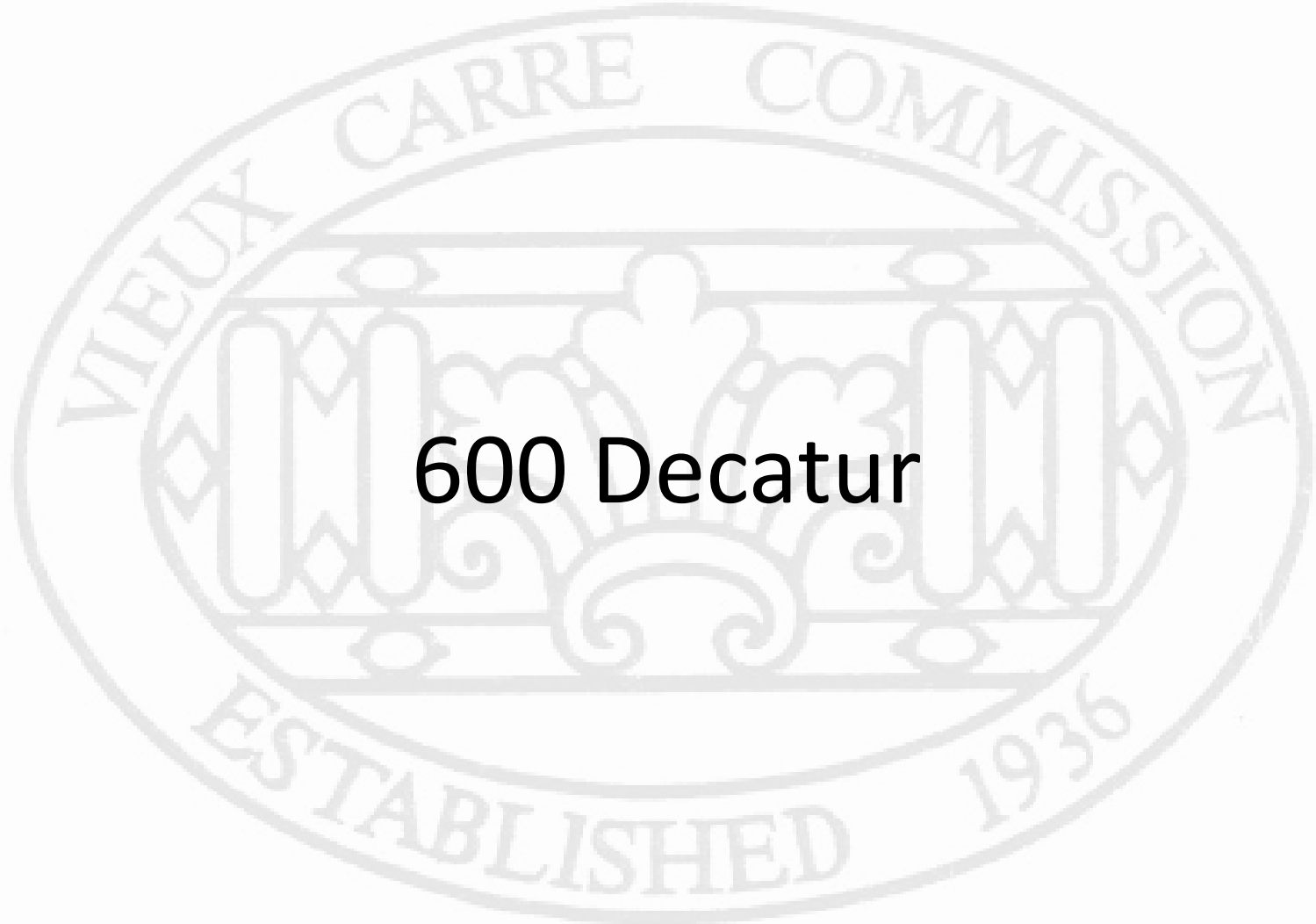
Proposal to replace legal non-conforming iron pedestrian gate to match existing, per application & materials received 06/23/2022.

STAFF ANALYSIS & RECOMMENDATION: 07/12/2022

The applicant is proposing to replace the iron pedestrian gate located in the Chartres-side porte-cochere, which has had an expanded metal mesh backing since at least 1984. In conjunction with this replacement, they propose to remove the obsolete intercom system and install a new mailbox. Additional information will be needed to review the proposed mailbox, and a spec sheet should be sent to staff for review, noting how and where the mailbox will be installed. As the expanded metal mesh backing is now prohibited by the Design Guidelines, removal would negate the legal non-conforming status and it would no longer be considered prescribed.

If the existing gate were to be repaired, the VCC cannot require that the expanded metal mesh be removed. If replacement of the gate is necessary, no new backing should be installed, in keeping with the current Design Guidelines adopted in 2015. The applicant would need to verify that their locking mechanism is not dependent on presence of backing preventing manipulation of the gate from the outside. Additionally, more complete and detailed drawings will be needed, as the marked up photograph provided does not seem to have accurate dimensions and does not detail the sizes of the existing iron pickets and frame.

ARCHITECTURAL COMMITTEE ACTION: 07/12/2022



600 Decatur

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

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

The Jackson Brewery Millhouse was constructed in 1986.

Rating: Orange - post 1946 construction.

Architecture Committee Meeting of **07/12/2022**

DESCRIPTION OF APPLICATION: 07/12/2022
Permit # 22-18713-VCGEN **Lead Staff: Nick Albrecht**

Proposal to renovate roof including installation of torch down roofing, new turn down flashing at parapets, and new mechanical equipment, per application & materials received 06/21/2022.

STAFF ANALYSIS & RECOMMENDATION: 07/12/2022

Torch Down Roofing

The submitted materials for this roof work include notes that the proposed new roofing would be a torch down application. Torch down roofing has only been approved for limited repairs or in very limited circumstances, always with a fire watch present. Staff has verified with the Fire Department that this installation method is not prohibited in the French Quarter as long as a fire watch is provided.

The applicant is proposing the torch down roofing stating that the torch application achieves a higher uplift resistance than cold adhesive applications. Given the rating of this building and its construction materials staff finds the proposed torch application potentially approvable. The unique wind situations at this building have been brought up a lot and staff's only concern with the proposed torch application is that wind carrying any kind of flammable material into the district where it might cause problems at another property.

Turn Down Flashing

New flashing is proposed at the roof edge to wrap down over the outside of the wall at the top 5". This condition varies from the original which saw the stucco wrapped back flush with the roof surface and no edge metal. The applicant is proposing the revised detail to meet wind code and notes that the metal will be matched in color to the building wall.

Again, given the conditions presented at this building, staff finds the proposed detail potentially approvable.

Mechanical Equipment

The new mechanical equipment is limited to the replacement of an existing upblast fan which was located too close to other equipment with a new duct and exhaust fan to create enough separation. Staff does not find that this new equipment will be any more visible or obtrusive than any of the existing equipment and approvable.

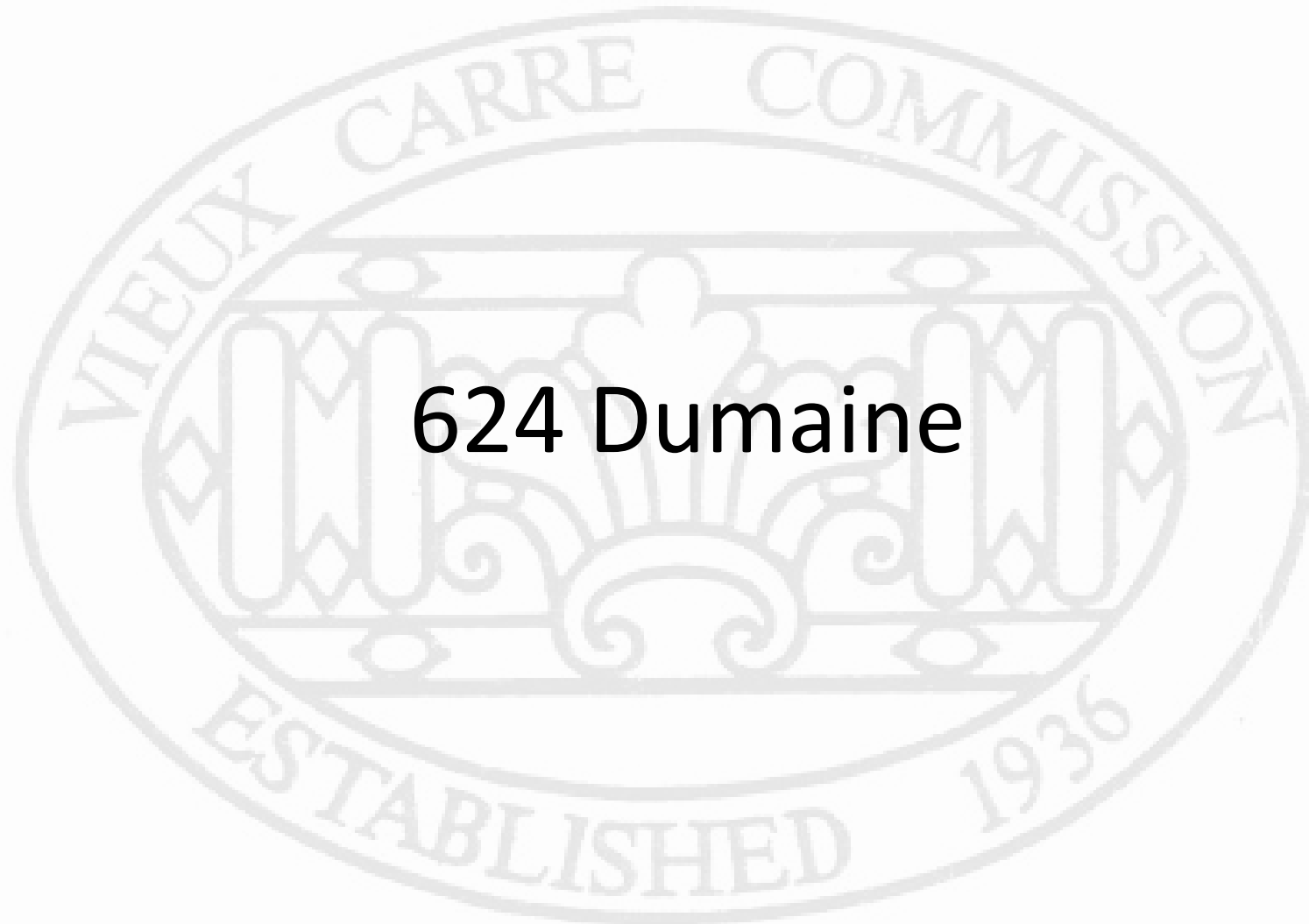
Summary

Staff recommends approval of the proposal with details to be worked out at the staff level provided that a fire watch is provided for all torch work.

ARCHITECTURAL COMMITTEE ACTION: 07/12/2022



Appeals & Violations



624 Dumaine

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**07/12/2022****DESCRIPTION OF APPLICATION:**

07/12/2022

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

Proposal to paint over damaged masonry wall, per application & materials received 05/25/2022 & 06/21/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/12/2022

Following the denial of the previously proposed application of a masonry sealant to this wall at the 06/16 meeting the applicant revised the proposal to completely paint this wall. Originally the applicant proposed a terra cotta/brick like color, but staff recommended that if the wall were to be painted that it should match the existing painted stucco of the Dumaine St. elevation.

Staff finds the proposal to paint the brick unfortunate but not that dissimilar to the previously approved application of stucco to the wall. As long as the paint was well maintained it would likely accomplish the goals of protecting the masonry and improving the visual appearance of the wall.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

07/12/2022

Architecture Committee Meeting of**06/16/2022****DESCRIPTION OF APPLICATION:**

06/16/2022

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:

06/16/2022

Staff has reached out to the NCPTT multiple times regarding this property and situation since this application was deferred at the 05/24 meeting but unfortunately has not received a response to date. Staff was hoping to provide some additional information and recommendations based off the NCPTT information but without that, staff has no new analysis to provide.

Staff requests commentary from the Architecture Committee regarding the proposal and suggests that a deferral may be appropriate to hopefully obtain some additional information from the NCPTT prior to the next meeting.

ARCHITECTURAL COMMITTEE ACTION: 06/16/2022

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Vogt stated that the applicant needed to reach out to the Prosoco Company. Mr. Fifield stated that he was concerned that any decision would further deteriorate the building. Ms. DiMaggio stated “yes, please contact Prosoco.” Mr. Fifield stated that the building was in peril and he had no research or information to support the proposal. He went on to say that he thought it should be denied.

Public comment: Nikki Szalwinski, representing French Quarter Citizens, commented in opposition of the proposal.

Mr. Bergeron made the motion for deferral. Mr. Fifield stated that he would prefer a denial. Ms. DiMaggio made the motion for denial of the proposal. Mr. Bergeron stated that even with a denial they would have to come back because they would still be in violation. He went on to say if there was no water intrusion he would prefer to just see it weather. Ms. DiMaggio made the motion for denial. Mr. Bergeron seconded the motion and the motion passed unanimously.

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

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

The applicant, Ms. Harmon, arrived shortly after the motion passed.

Ms. DiMaggio made the motion to reconsider 624 Dumaine. Mr. Bergeron seconded the motion.

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. DiMaggio stated that the work had greatly compromised the brick. Ms. Harmon stated that the owner preferred the

look of exposed brick and did not want to stucco over the brick. Ms. Bourgogne stated that the material used was Portland. Mr. Block stated that this seemed to be the way people were repointing now and “it’s not ok!” Ms. Harmon stated that the proposed H40 product was obtained from VCC records as an approved product in other situations. Ms. DiMaggio stated that these products don’t always do what the applicant’s think they will. Mr. Fifield and Mr. Bergeron agreed that the Committee needed to go out and look at this. Mr. Fifield questioned that the H40 might stop the weathering and that would be a problem. Mr. Bergeron agreed and stated, “we need to go look at the wall.”

There was no public comment.

Ms. DiMaggio made the motion to defer in order to allow the Committee to conduct a site visit. Mr. Bergeron seconded the motion and the motion passed unanimously.



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		Required:	1341.9 sq. ft.
Allowed:		Existing:	1189 sq. ft.
Existing:		Proposed:	No change
Proposed:			

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 **07/12/2022**

<u>DESCRIPTION OF APPLICATION:</u>	07/12/2022
Permit #22-16190-VCGEN	Lead Staff: Erin Vogt
Violation Case # 21-07678-VCCNOP	Inspector: Anthony Whitfield

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: 07/12/2022

See Staff Analysis & Recommendation dated 06/28/2022.

ARCHITECTURAL COMMITTEE ACTION: 07/12/2022

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

<u>DESCRIPTION OF APPLICATION:</u>	06/28/2022
Permit #22-16190-VCGEN	Lead Staff: Erin Vogt
Violation Case # 21-07678-VCCNOP	Inspector: Anthony Whitfield

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.

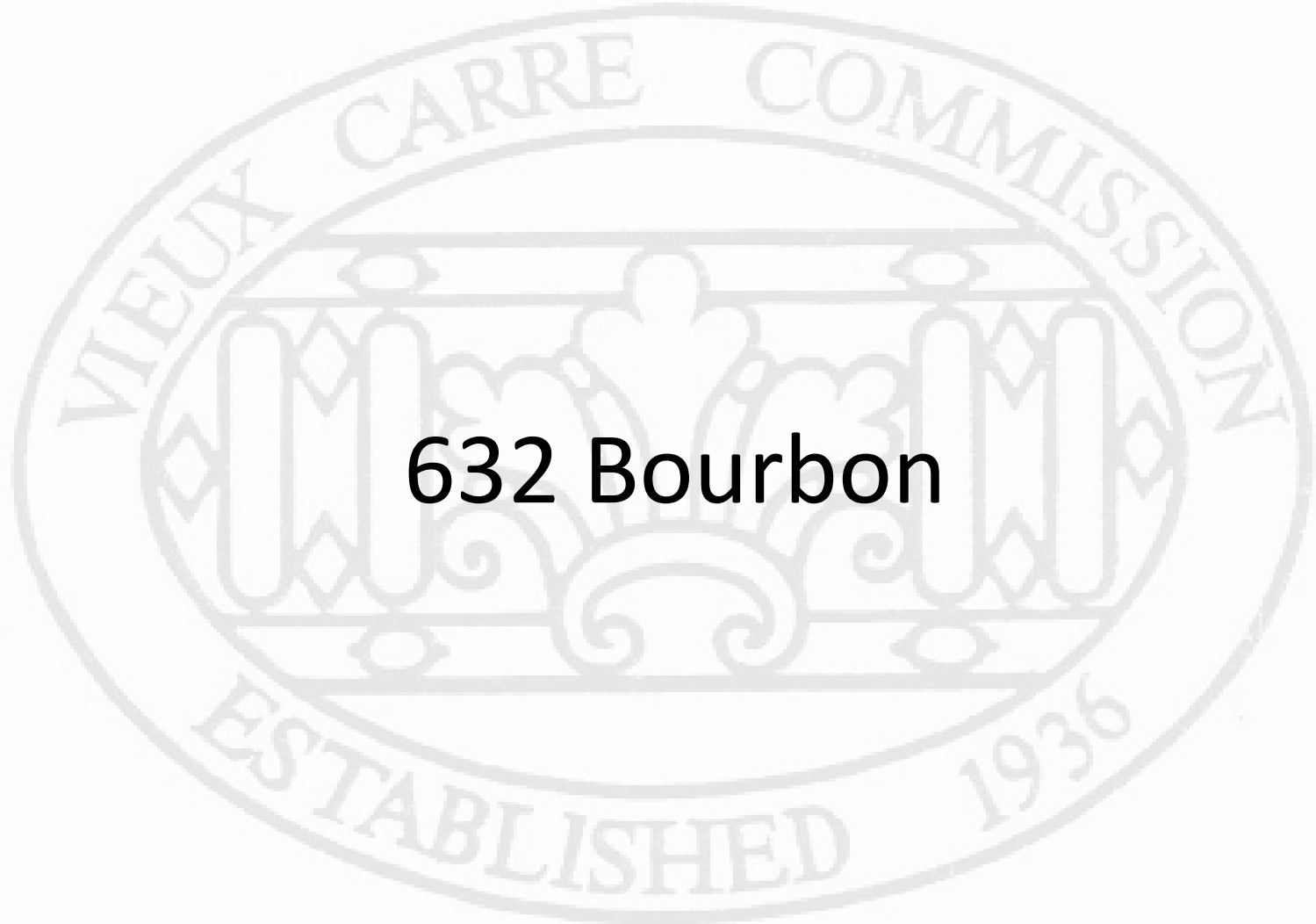
Staff notes that this address and business are being investigated by the Zoning Department for Illegal Use as an event space, which is prohibited by the CZO. The property was given approval for a *restaurant*

(*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



632 Bourbon

ADDRESS: 632 Bourbon Street
 OWNER: Quarter Holdings, LLC
 ZONING: VCE
 USE: Commercial

APPLICANT: Architects Rozas Ward
 SQUARE: 61
 LOT SIZE: 1200 sq. ft.

DENSITY
 Allowed: 1 Unit
 Existing: None
 Proposed: No Change

OPEN SPACE
 Required: 360 sq. ft.
 Existing: None
 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 and 632 Bourbon were originally 1-story masonry cottages with 2-story rear structures. By 1896 an additional story had been added to each structure.

Architecture Committee Meeting of **07/12/2022**

DESCRIPTION OF APPLICATION: 07/12/2022
Permit #22-17665-VCGEN **Lead Staff: Erin Vogt**
Violation Case # 20-20955-VCCNOP **Inspector: Anthony Whitfield**

Proposal to address demolition by neglect and work without permit violations, including mechanical equipment, per application & materials received 06/13/2022 and 06/28/2022, respectively. **[Notice of Violations sent 04/13/16, 04/20/18, 06/28/18, and 07/09/2020]**

STAFF ANALYSIS & RECOMMENDATION: 07/12/2022

Staff notes that much of the proposed work is similar to the recently reviewed application for the neighboring building at 630 Bourbon.

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 entirely 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.

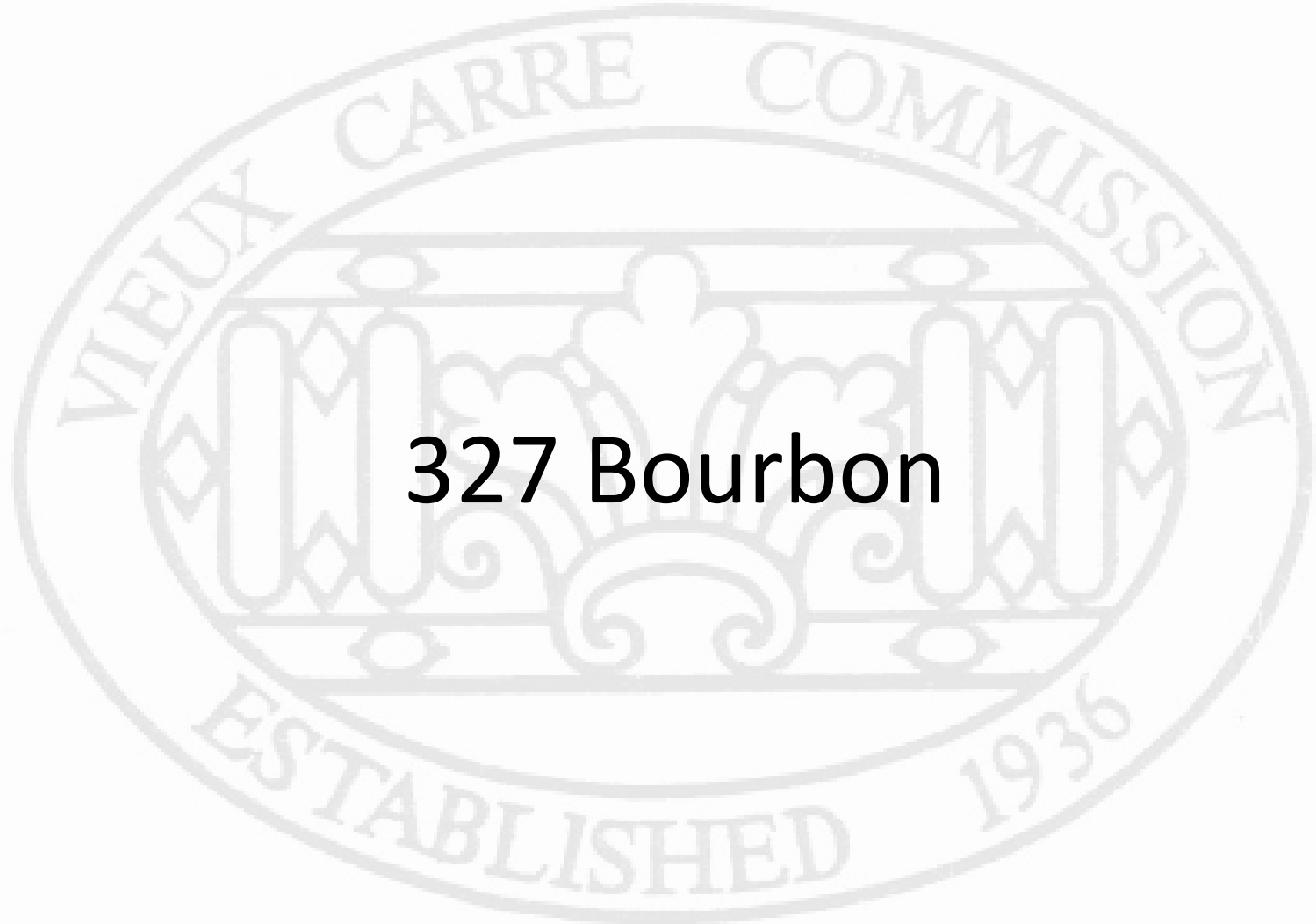
Staff notes that the courtyard at this property was infilled prior to 2005, and was denied for retention that year. The courtyard enclosure is now considered prescribed, and removal of the infill cannot be required. However, the structure was never reviewed for compliance with building code and structural 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 acknowledge the existing structure enclosing the courtyard, which is a prescribed condition, and consider this matter resolved.

The front gallery will be repaired to match existing, and there is no overhang present at 632 like there is at 630. However, two metal awnings were present over the second-floor doors, and the applicant is appealing to retain the missing condition. Since these awnings were not original and non-contributing, staff has no objection.

Staff notes that the galleries of 630 and 632 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. Rather than proposing a replacement of the unpermitted gallery rail extension that was installed at 632, the applicant is proposing to remove it entirely and propose a replacement if/when the galleries are opened for occupancy. Staff finds this approvable

Lighting, wiring, satellite dish removal, and other staff approvable issues with be handled at staff level. The prohibited asphalt roof present on both the main and rear service buildings will be removed and replaced with a cementitious slate-type shingle, which is allowable for the building’s rating. Overall, staff recommends approval of the proposed resolution for these violations.

ARCHITECTURAL COMMITTEE ACTION: 07/12/2022



327 Bourbon

ADDRESS:	327 Bourbon	APPLICANT:	Bob Ellis
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 **07/12/2022**

DESCRIPTION OF APPLICATION:

07/12/2022

Permit # 22-19274-VCGEN

Lead Staff: Nick Albrecht

Violation Case # 21-08733-VCCNOP

Inspector: Marguerite Roberts

Proposal to renovate the Bourbon St. elevation including installing new shutters, reinstalling metal cornice, and installing new exterior lighting, per application & materials received 06/27/2022.

STAFF ANALYSIS & RECOMMENDATION:

07/12/2022

The applicant has submitted drawings to begin to restore this building, starting with the Bourbon St. elevation. The proposed work includes repair and paint to wood trim, reinstallation of the decorative metal cornice, installation of new shutters, installation of new lighting, etc. Staff welcomes this long-needed work to begin to restore this blue rated building but noted the following items of concern:

Shutters

The shutter elevation drawing on sheet A4.0 doesn't appear to match the existing shutters on the first floor. The existing shutters have two intermediate rails while the provided drawing shows only one. The plans all note that the shutters are to match existing and millwork drawings are to be submitted so this may just be a rough estimation of the new shutters. Recent photographs show that there are three intact ground floor shutters. Guidelines encourage repairs to these shutters if feasible rather than total replacement.

New shutters are shown as being installed at the second floor. Historic photographs indicate that this elevation lost its shutters at the second and third floor sometime in the 1950s-1960s. Prior to this, louvered shutters were seen at the second and third floor, although the small balconies of the third floor prevented the shutters from opening fully.

The window schedule on sheet notes that shutters are to be installed at the dormer windows. Staff questions if the applicant has evidence of shutters previously existing at these dormer windows. If shutters are installed at the dormer windows it may create an atypical appearance without shutters at the third floor.

Lighting

New can lights are noted for installation under the balconies of the second and third floors. Specific fixtures do not appear to be included in the submittal but there are several commonly used can fixtures available. All locations appear to match location of existing fixtures, however, the existing fixtures under the second floor balcony do not meet the criteria of the Guidelines. The Guidelines specify a total of three fixtures under this balcony, each centered over one of the ground floor openings. The plans show a total of seven fixtures under this balcony.

Summary

Again, staff welcomes this façade elevation work and encourages the applicant to continue to work with staff on additional phases to address other areas of the property. Staff recommends conceptual approval of the proposal with details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

07/12/2022