

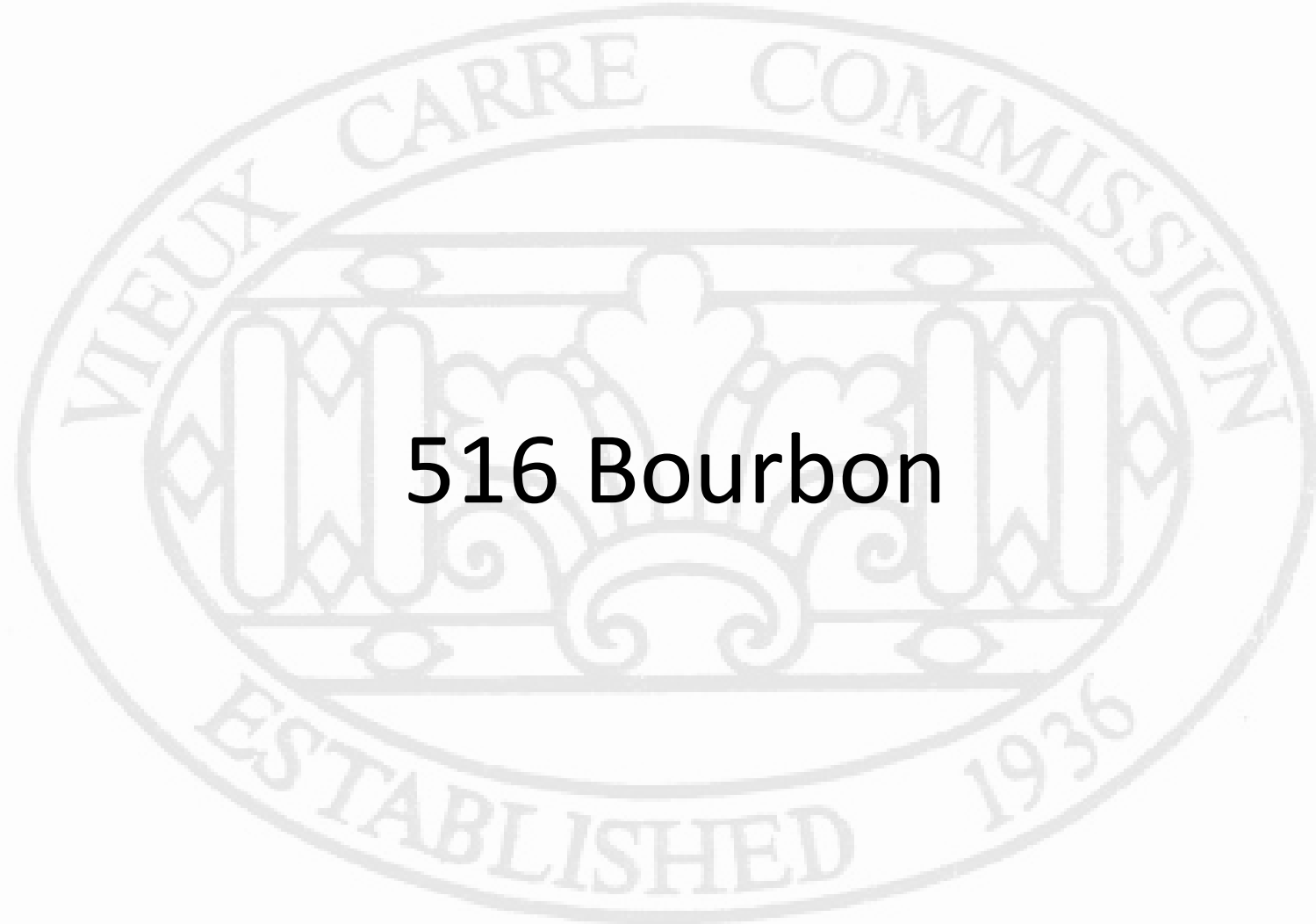


**Vieux Carré Commission
Architecture Committee Meeting**

Tuesday, August 23, 2022



Old Business



516 Bourbon

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

DENSITY

Allowed:	9 Units
Existing:	Unknown
Proposed:	No Change

OPEN SPACE

Required:	1716 sq. ft.
Existing:	2160 sq. ft.
Proposed:	2160 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

Architecture Committee Meeting of**08/23/2022****DESCRIPTION OF APPLICATION:**
Permit #21-21062-VCGEN

08/23/2022

Lead Staff: Erin Vogt

Proposal to reconstruct courtyard structure, per application & materials received 07/21/2021 & 08/08/2022.

STAFF ANALYSIS & RECOMMENDATION:

08/23/2022

On 05/10/2022, the Committee conceptually approved retention of the courtyard pavilion with the proviso that certain elements be modified to better comply with the Design Guidelines. The Committee also ruled that any reconstruction of the pavilion would require further Committee review. The applicant has determined that the structure needs to be rebuilt and has submitted plans to do so. Like the previous pavilion, it measures 20'-0" x 20'-0" and will be set a minimum of 2'-0" away from the adjacent building at 508 Bourbon. It is supported by four 6x6 columns that are then wrapped in wood and trim to be 8" overall, with three 2x12 header beams supporting the roof. The hip roof is a 3:12 slope and is noted as a prefinished standing seam metal roof "to match the bar structure," which appears to be galvanized from satellite imagery. The midpoint height of the roof is noted as 10'-10" above grade. Three 3" downspouts are shown, with 6" half-round gutters surrounding; both are also noted as prefinished. No foundation details are provided, but it is noted as a "continuous concrete grade beam, designed by others." The soffit is beaded tongue-and-groove boards, and nine 3" recessed lights are shown in the ceiling plan.

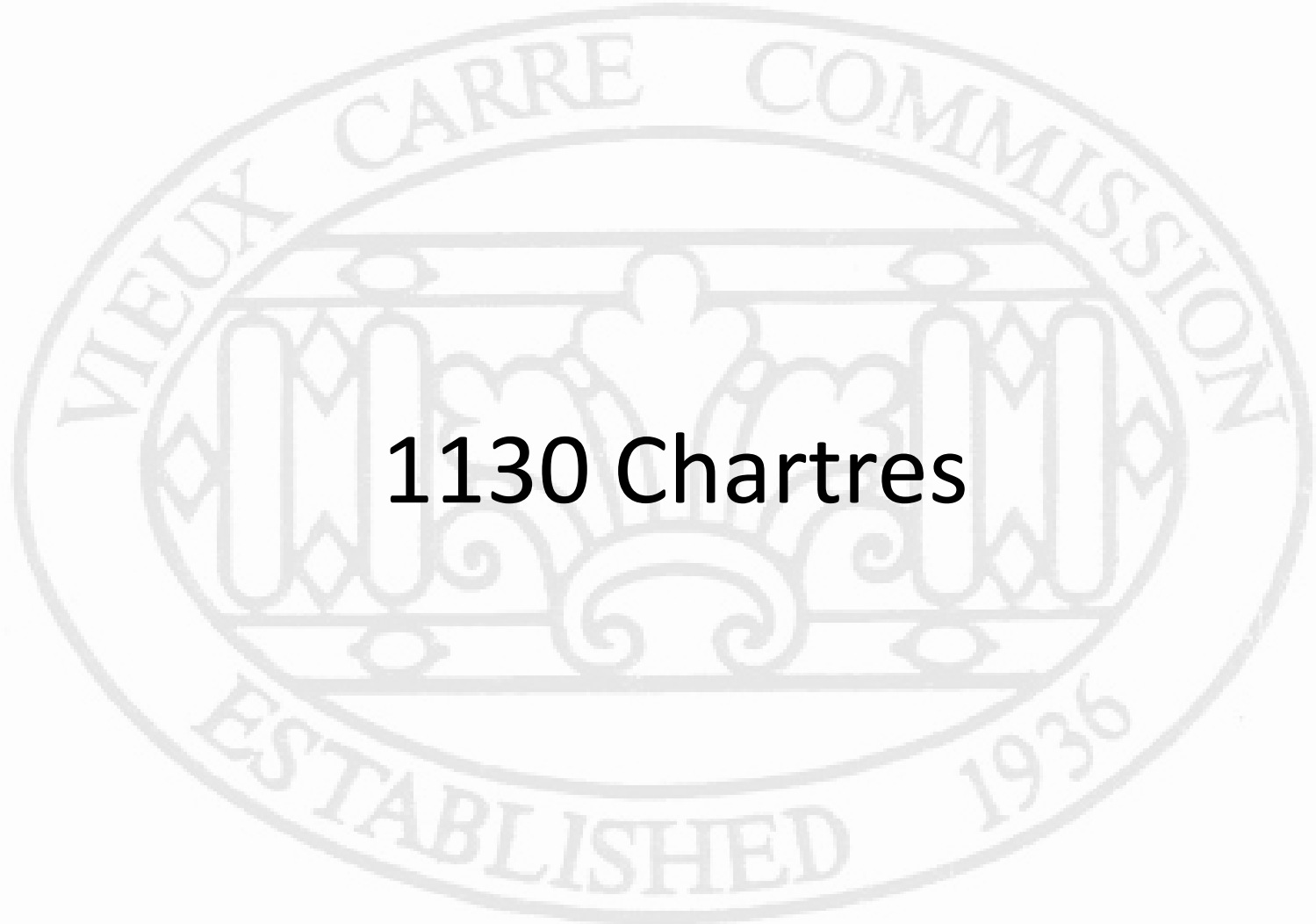
Staff requested massing renderings showing the new pavilion in relation to the historic structures and courtyard bar. Staff finds the height and massing appropriate within the Design Guidelines.

Overall, staff finds the proposed pavilion **conceptually approvable**, with the following revisions:

- The trim at the column capitals should be increased in depth and reveal,
- Since prefinished metals are not preferred by the Design Guidelines except in certain circumstances, the prefinished roof, gutters and downspouts should be galvanized metal, with the downspouts and gutters to be painted to match the adjacent trim surface to minimize visibility.
- Foundation details must be submitted with final drawings prior to permit issuance.

ARCHITECTURAL COMMITTEE ACTION:

08/23/2022



1130 Chartres

ADDRESS:	1130 Chartres	APPLICANT:	Sarah Nickelotte
OWNER:	Soniat Holdings LLC	SQUARE:	19
ZONING:	VCR-2	LOT SIZE:	6,191 sq. ft.
USE:	Hotel	OPEN SPACE-	
DENSITY-		REQUIRED:	1,857 sq. ft.
ALLOWED:	10 Units	EXISTING:	2,097 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Green: Of Local Architectural or Historical Importance.

This masonry Transitional style townhouse with central carriageway was built between 1836 and 1837 for Edmond Soniat. Its unusual courtyard configuration consists of twin service wings, terminating in symmetrical bays. Originally described as having three stories, this building today has only two stories, covered with an unoriginal flat roof.

Architecture Committee Meeting of

08/23/2022

DESCRIPTION OF APPLICATION: **Permit # 22-33567-VCGEN**

08/23/2022

Lead Staff: Nick Albrecht

Proposal to renovate building and courtyard space including installation of new carriageway door, new building and landscape lighting, and the creation of a new window opening, per application & materials received 12/07/2021 & 08/09/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/23/2022

This submittal combines several items that have been previously reviewed in part or separately from one another along with some changes from previously proposed materials.

Landscape and Building Lighting

The applicant has submitted the landscape lighting plans along with the architectural plans showing the building lighting, although all these fixtures are still shown on separate documents. It would be beneficial to see an overlay of all the fixtures both on the building and in the courtyard. In comparison with previous iterations of these plans, four additional wall sconces have been added to the two service ells and three have been added in the carriageway. As the Guidelines recommend limiting the number of decorative fixtures on a property, staff recommends the use of discrete functional lighting in these locations rather than decorative lighting. At the second-floor level, the plans now show two additional gas fixtures proposed for the rear of the main building. Staff does not find fixtures in these locations in keeping with the Guidelines either and recommends revisions.

Other than these noted concerns regarding proposed new decorative fixtures, staff finds that the low-level landscape lighting would work well with the light fixtures proposed for installation on the building.

Carriageway Door

The applicant has returned to the proposal to install a new solid wood door at the carriageway, last seen in the proposal at the 02/22/2022 meeting. The staff report at that time noted there is currently a metal gate in this opening so the installation of a wood door would be a significant change for the front elevation. Historic photos of this building are somewhat unclear, but staff could not locate any showing a solid door in this location. A 1963 photo shows what appears to be the existing gate in place. Earlier photographs appear to all show the openness of this space. Staff questions if the applicant has uncovered any additional information that may strengthen the case for the installation of the proposed door.

Shutter Screening

Louvered wood shutter screening is proposed for installation under the stairs in the loggia to screen some equipment. Care should be taken not to modify the historic stairs or install the screening in a way that would not be easily removable. Provided this can be done, staff finds the proposed installation approvable.

New Window Opening

At the Decatur elevation end wall of one of the service ells the applicant proposes to install a new six over six window, matched to and vertically aligned with an existing six over six window on the second floor. Although there are existing windows in this wall and the matching wall of the adjacent service ell, staff notes that any windows in these walls were unlikely to have existed historically. The Guidelines

discourage the addition of a window or door opening, particularly on a more prominent building façade, but do not say that such a new opening is not allowed. (VCC DG: 07-20) Perhaps some exploratory demolition could be done to see if there is any evidence of a previously existing opening.

Structural Work

An engineer's report has been submitted to accompany the previously proposed structural repairs. The report notes in part, "to the extent we can see powdery mortar, missing mortar or see clearly into the inside of the wall thru the mortar joints, we become concerned that the structural integrity of the wall is somewhat compromised." The report continues that the engineers, "recommend the repairs to the walls, including the use of a grout injection process developed and formulated by Masonry Solutions. These repairs and their process will restore their structural integrity to the walls without changing the appearance and using materials that are compatible with the walls." The report states, "tuck pointing of masonry walls is a only a [sic.] superficial and more cosmetic type repair and does not and cannot provide structural rehabilitation to a masonry wall."

Although it can be a labor-intensive process, staff notes that there are countless masonry walls in the French Quarter and elsewhere in the city that have been maintained or restored using traditional masonry practices. As a general preservation practice, work that is reversible is preferred over irreversible action. As this proposed work is seemingly irreversible, staff is hesitant regarding this approach and seeks commentary from the Committee.

Summary

Staff notes that this overall project and proposals have become a little disjointed with several very different aspects of the project being submitted in a piecemeal fashion. As much as possible, staff requests that the applicant submit a complete scope of work and/or group submittals into specific categories. Staff requests commentary from the Committee regarding the items noted above.

ARCHITECTURAL COMMITTEE ACTION:

08/23/2022

Architecture Committee Meeting of

07/26/2022

DESCRIPTION OF APPLICATION: **Permit # 22-33567-VCGEN**

07/26/2022

Lead Staff: Nick Albrecht

Proposal to make structural repairs including installation of new tie rods, new metal lintels, and Helifix reinforcing pins, per application & materials received 12/07/2021 & 07/08/2022.

STAFF ANALYSIS & RECOMMENDATION:

07/26/2022

The proposed structural work occurs near the end of the two service ells where the applicant proposes a combination of repairs at the existing arched openings, the end walls, and the footings.

Arched Opening

At the arched openings of both service ells, the existing doors, frames, and windows are to be removed and repaired or replaced to match existing. In the masonry above this opening, a series of Helifix ties are proposed with some installed by drilling up in a fan pattern matching the arch and some installed in horizontal mortar joints above the arch. The section detail shows how the ties drilled up into the arch would be angled approximately 30 degrees with a series drilled in from the exterior side and a series drilled in from the interior side.

Staff generally views this type of intervention as drastic but requests commentary from the Committee regarding this aspect of the proposal.

End Walls

At the service ell end wall closer to Ursulines, a total of four tie rods are proposed to span the full width of the building. The detail for this work shows that a pocket will be created in the exterior walls to hide the anchors and notes that holes would be cored through the entire width of the building. Staff typically sees tie rods that utilize interior attic or floor joist space rather than drilling directly through the wall. Staff seeks clarification from the applicant regarding this aspect of the proposal.

New galvanized angled lintels are proposed for installation at the first-floor window opening in this wall. This lintel installation appears to be typical and approvable.

Footings

The footings of this same wall are proposed to receive helical ties in a grid pattern. The plans note the joints will be raked out, missing bricks replace, and the existing masonry footing injected and grouted with an engineered material that is compatible with the existing construction. The plans note that prior to grouting the footings are to have helical ties installed in a grid patten of 24” horizontally and 16” vertically.

Summary

Staff requests revised documentation, possibly spread across multiple sheets, to more easily understand the full scope of work related to the structural repairs. Staff seeks commentary from the Committee regarding the various structural repairs.

ARCHITECTURAL COMMITTEE ACTION:

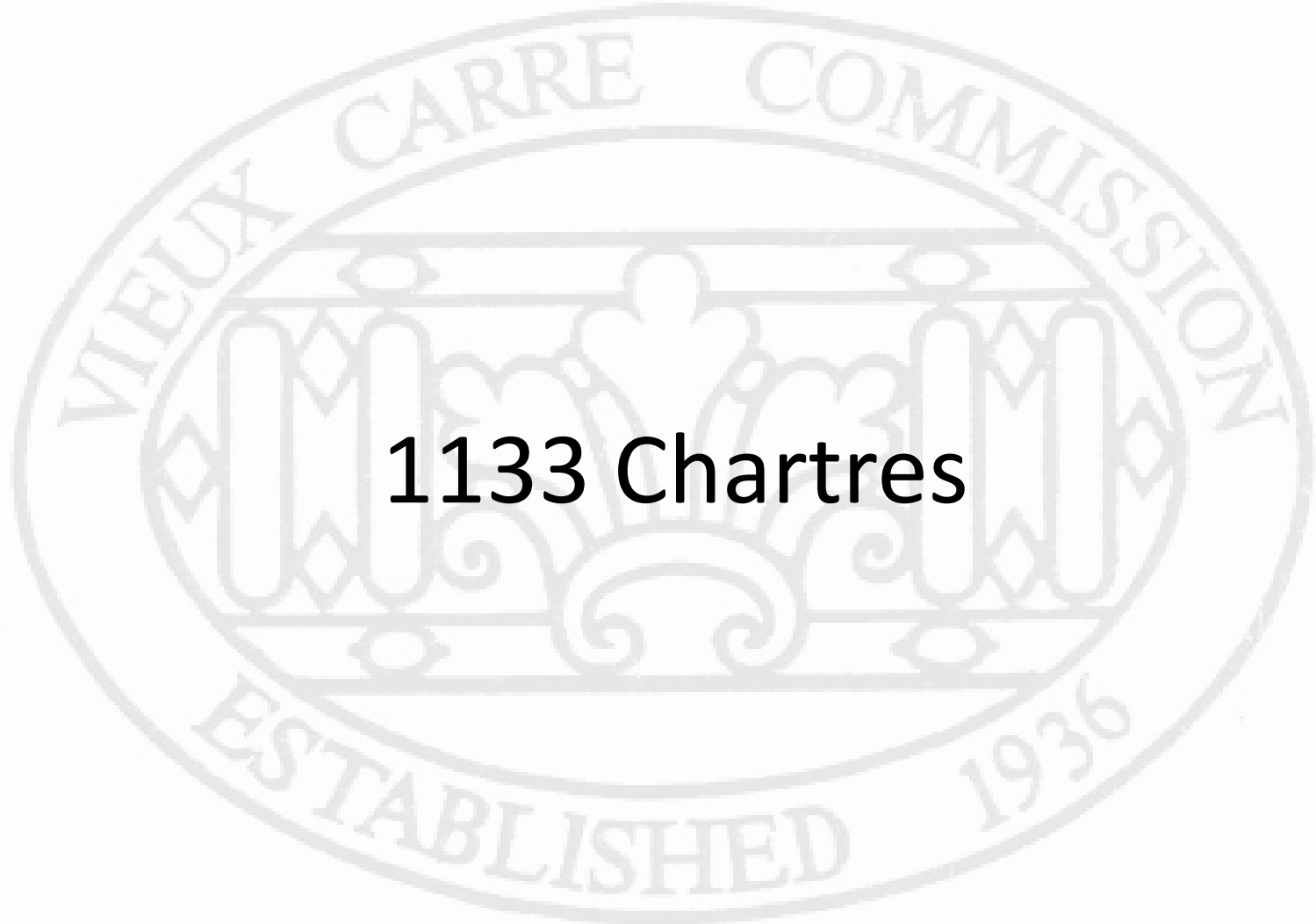
07/26/2022

Mr. Albrecht read the staff report with Mr. Marcantel present on behalf of the application. Mr. Bergeron asked for clarification on the end wall. Mr. Marcantel stated that it was failing so Mr. Saxon advised trying this method that he had done before in the district. Mr. Fifield stated that a structural report was not submitted for review. He then asked how damaging would this be to the historic fabric. Mr. Marcantel stated that the understood that this proposal was intrusive and drastic. Mr. Fifield stated that they had no assessment. He went on to say that helical ties meant drilling through soft red bricks so it would be impossible to every go back and change this or fix it if another problem occurred. Mr. Marcantel stated that the oak tree was causing the issues. Mr. Bergeron asked if the tie rods would core the wall. Mr. Marcantel stated yes. Mr. Bergeron asked if they would be parallel to an in line with the wall. Mr. Marcantel stated yes. He went on to say that they would be used at the corner to tie the wall back to the South wall. Mr. Fifield asked about the use of typical tie rods. Mr. Marcantel stated that that would be a challenge going through the interior. Ms. DiMaggio asked “challenge because of quantity?”

There was no public comment.

Mr. Bergeron asked if there was a site plan. Ms. Bourgogne asked what the plan was for the tree. Mr. Marcantel stated that they planned to do a barrier underground.

Mr. Bergeron made the motion for the deferral of the proposal in order for the applicant to submit the requested documents including the structural engineer’s report and a site plan. Ms. DiMaggio seconded the motion and the motion passed unanimously.



1133 Chartres

ADDRESS:	1133-1137 Chartres	APPLICANT:	Jonathan Marcantel
OWNER:	Soniat Holdings LLC	SQUARE:	50
ZONING:	VCR-2	LOT SIZE:	4,993 sq. ft.
USE:	Hotel	OPEN SPACE-	
DENSITY-		REQUIRED:	1,498 sq. ft.
ALLOWED:	8 Units	EXISTING:	1,402 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

The Soniat House is housed in an outstanding Creole townhouse in the late Georgian style, which was built in 1829 by builder Francois Boisdore for Joseph Soniat Dufossat. An archival drawing from 1865 shows the house with all round-headed openings on the ground floor, rather than the existing square-headed ones; with the original wrought iron balcony, rather than the existing cast iron gallery; and with two round-headed dormers, rather than the existing pediment-type ones.

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

Architecture Committee Meeting of **08/23/2022**

DESCRIPTION OF APPLICATION: 08/23/2022
Permit # 22-22631-VCGEN **Lead Staff: Nick Albrecht**

Proposal to renovate building and courtyard space including installation of new building and landscape lighting, modifications to existing door, and installation of new pedestrian alley gate, per application & materials received 07/26/2022.

STAFF ANALYSIS & RECOMMENDATION: 08/23/2022

Landscape and Building Lighting

Similar to at 1130 Chartres, the applicant has submitted plans for both the landscape and building lighting. Again, additional decorative fixtures are seen proposed for this property in the carriageway, alleyway, and on the service ell at both the first and second floors. The alleyway and carriageway hanging fixtures may be approvable, but staff will need to clarify which ones are existing and which are proposed. All of the decorative wall sconces and second floor hanging lanterns are noted as new and again staff recommends the use of discreet functional lighting in these locations rather than decorative lighting.

Regarding the combination of building lighting and landscape lighting, staff finds that the lighting should compliment one another and not be overpowering.

Steel Gate

The applicant has provided additional details for the new steel gate proposed for installation separating the entrance alleyway of the 1137 building from the larger shared courtyard space. The gate is proposed to use custom hinges modeled off of typical Acme shutter hinges. The plans note that the hinges will be modified so that the resting closed position will be at a 180-degree angle. No other hardware or locks are noted as it appears the intention is just to keep the gate closed by the action of the hinges.

Courtyard Door Modification

The final aspect of the proposal for this building is the proposed modification or replacement of an existing atypical door found on the service ell portion of the 1137 building. The opening currently features a board and batten type door with a rectangular opening in the top half. The applicant hopes to use this opening for coffee service and proposes new or modified millwork to allow for that use. Given that the existing millwork is highly atypical, staff does not object to replacement. The first and preferred option is to install new French doors in this opening that would be similar to existing millwork in an adjacent opening. As this type of millwork is much more typical for this type of building, staff finds this approach potentially approvable. The major difference with this proposed millwork is that it would feature a horizontal cut at the lock rail to allow the top and bottom of the door to operate independently. This would allow the top lites of the door to open to a counter.

The submitted rendering shows the proposed French and Dutch door at the interior plane of the wall, where the current door is at the outer plane. The plan shows the millwork opening outward. Staff seeks clarification from the applicant regarding the door swing, noting that an in-swinging door would be more appropriate and might help the case for the preferred door option.

The second option would be to cut the existing board and batten type door horizontally to allow the top to open outward. The third option would place a hinged door in the current location of the lite.

Staff finds the proposed option 1 potentially approvable, provided that the details of the millwork are typical, including in-swinging.

Summary

Staff recommends conceptual approval of the proposal provided that the lighting is modified to be more in keeping with the Guidelines.

ARCHITECTURAL COMMITTEE ACTION: 08/23/2022

Architecture Committee Meeting of **08/09/2022**

DESCRIPTION OF APPLICATION: 08/09/2022
Permit # 22-22631-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new courtyard paving and courtyard lighting, per application & materials received 07/26/2022.

STAFF ANALYSIS & RECOMMENDATION: 08/09/2022

This proposal is very similar to the one just reviewed at 1130 Chartres St. across the street. The applicant proposes to remove the existing paving materials from the courtyard, alleyway, and carriageway which includes a combination of brick and stone pavers. New 2" thick Pennsylvania bluestone is proposed for installation throughout and will incorporate new subsurface drainage. An existing pond is proposed for removal in addition to planting beds.

Photographs from 1983 show the courtyard brick paving being installed. Prior to that it appears there was a stone or concrete paving in the courtyard. The stone paving in the carriageway appears to predate the courtyard paving.

Again, the Guidelines state, "*the VCC requires replacing existing brick or stone paving in-kind, matching what is existing in material and pattern appropriate to the building type and construction period.*" (VCC DG: 10-8) However, in this case as it is clear that the brick courtyard paving dates to 1983, staff does not find the replacement in-kind of the brick necessary. Staff suggests that the existing stone paving could be matched and used in the courtyard space.

In addition to the proposed paving, various landscaping and landscape lighting is proposed. Staff notes that rather large plants and planters are shown on the gallery space. Care should be taken with plants in this location so that accelerated deterioration of the gallery does not occur.

Various lighting is proposed around the courtyard with a combination of small landscape up lights and tree mounted fixtures. Similar to at 1130 Chartres, fixture types "A" and "B" are proposed for installation in planters and planting beds respectively but with only 6 type "A" fixtures and 14 type "B" fixtures proposed for this property. Staff questions if the tree mounted fixture type "C" of this property are proposed to be aimed down, similar to the tree mounted fixtures at 1130 Chartres.

Finally, there is a fixture labeled type D and shown in lighting zone 3, which is approximately the same location of the existing fountain. No additional information is provided for this fixture or location. This fixture is shown as a long linear LED fixture, but staff questions the details of the installation and location for these fixtures.

Staff requests commentary from the Committee regarding the proposed paving and the various proposed light fixtures.

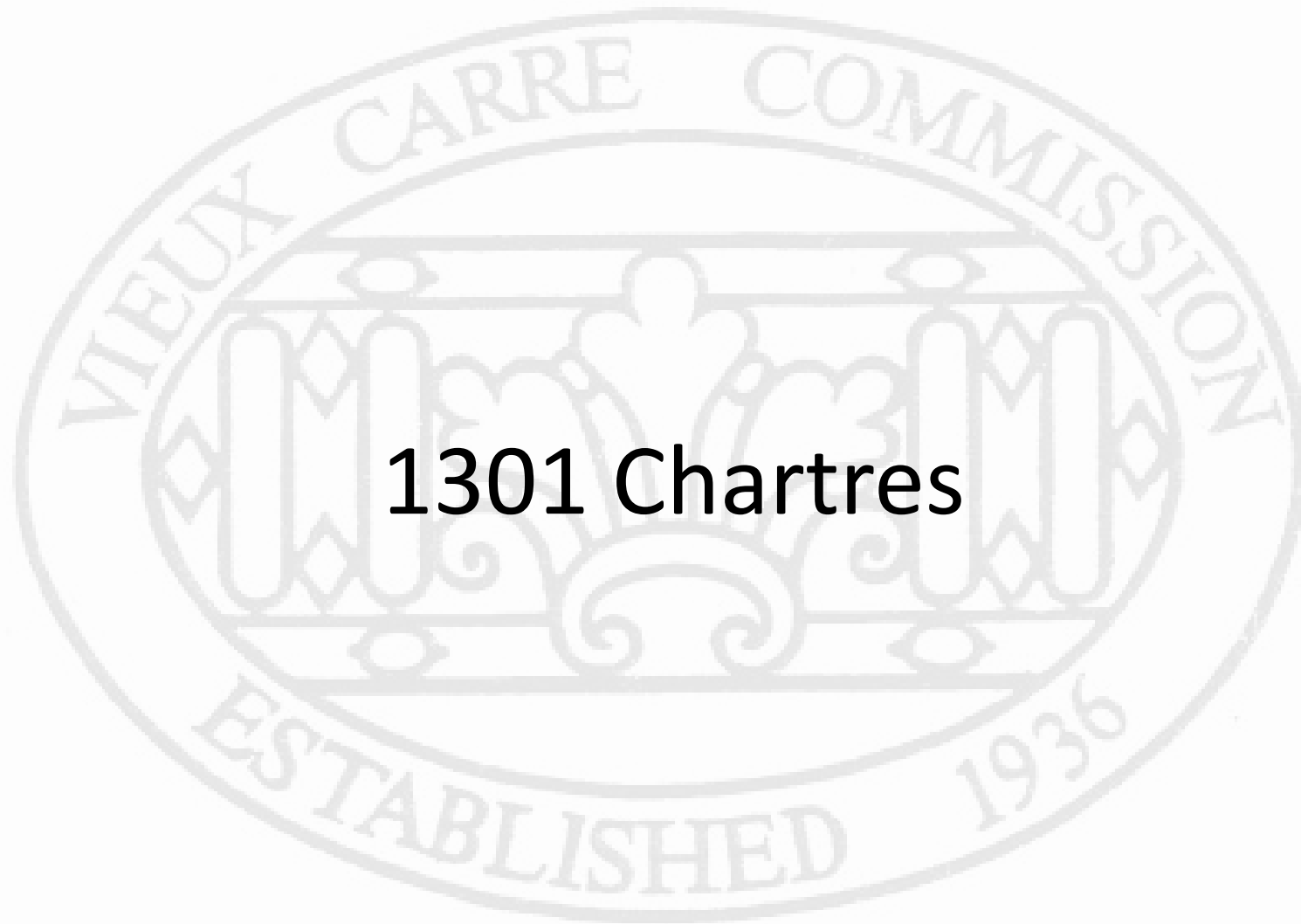
ARCHITECTURAL COMMITTEE ACTION: 08/09/2022

Mr. Albrecht read the staff report with Mr. Marcantel present on behalf of the application. Mr. Marcantel stated that the lighting attached to the trees would be directed down and the strip LED would be concealed at the seating level. Ms. Bourgogne stated that they needed a complete lighting plan. Mr. Fifield asked if this was true for across the street as well. Mr. Marcantel stated that there was only one new fixture across the street and it would be located at each door. Ms. DiMaggio asked if they could use the paving from across the street in this location. Mr. Block asked if the strip lighting was white only.

Mr. Marcantel stated yes. Ms. Bourgogne state that the brick was put in in the 1980s so there was a line between the carriageway and the courtyard. Mr. Bergeron asked if they had seen the stone yet? Mr. Marcantel stated “not yet, we are still trying to source it.” Ms. Bourgogne stated that “samples would help.” Mr. Marcantel and the ARC agreed.

There was no public comment.

Ms. DiMaggio made the motion to defer the application- revise the paving proposal and bring samples and to defer the lightning so that a full lighting plan could be revied. Mr. Bergeron seconded the motion and the motion passed unanimously.



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: 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.

Architecture Committee Meeting of

08/23/2022

DESCRIPTION OF APPLICATION:

08/23/2022

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 & 08/12/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/23/2022

This application was deferred at the 07/12/2022 meeting to allow the applicant to obtain an engineer’s report related to the current conditions. The applicant has submitted an engineer’s report from Robert Anderson which reads in part, “the existing remnant of a party wall at the above referenced address ... is resting on a wood ceiling joist at the second floor ceiling. This condition is structurally unstable and shall be remedied by removing and relocating the parapet wall as detailed in our plans dated 07/27/22.”

Although staff noted in the previous property report the interesting history of this property and parapet and the story that this parapet continues to tell, it seems the best thing for this building long term may be to relocate the parapet over solid structure as proposed. Alternatively, staff still questions if structurally reinforcing the joists that the parapet sits on, perhaps with some steel elements, may be an alternative solution.

Staff seeks commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

08/23/2022

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.

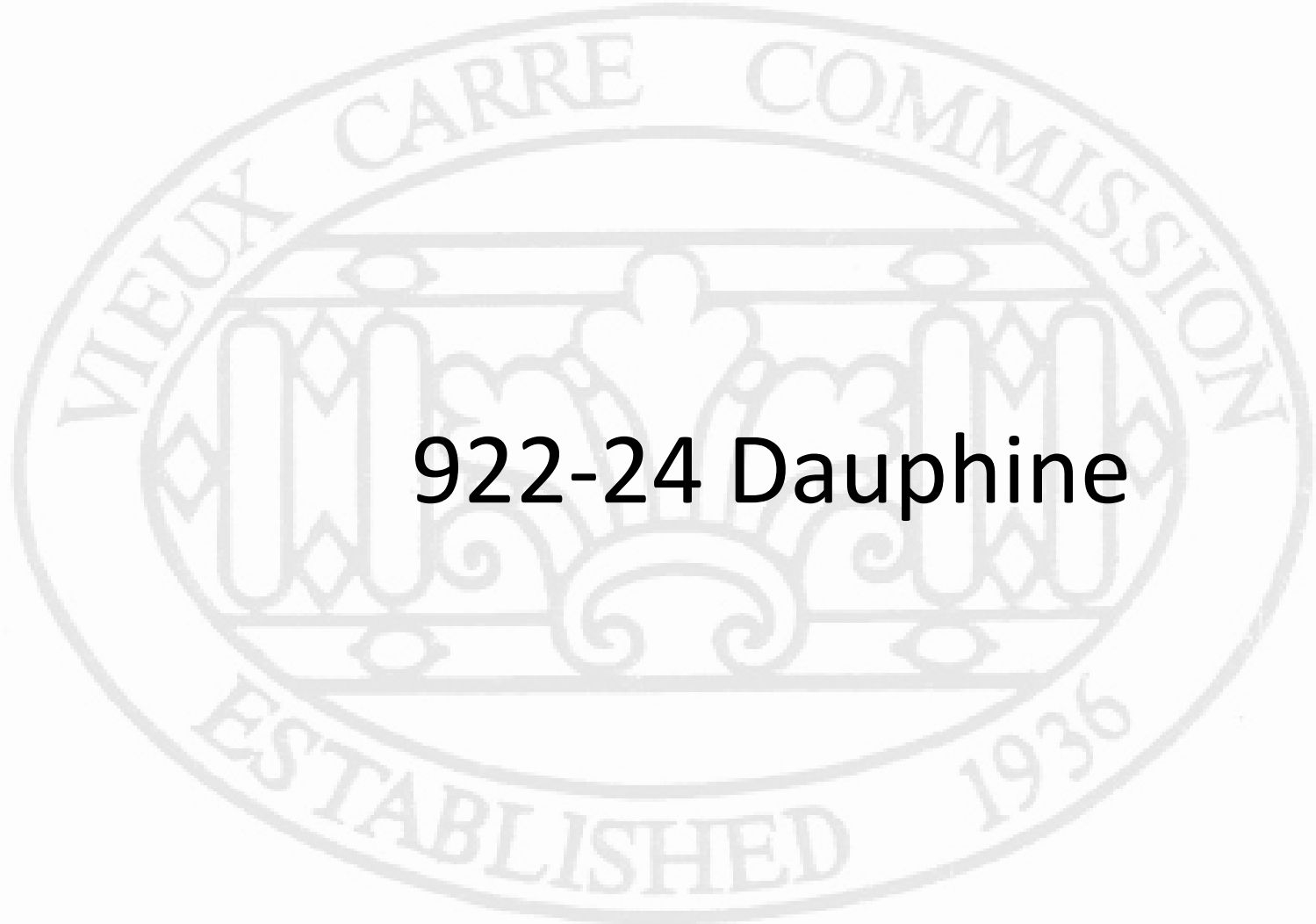
Although the applicant notes that engineer’s have looked at the condition, no engineer’s reports have been submitted. If the structural integrity of the parapet is the primary motivator for the proposal, staff suggests that structurally reinforcing the base of the parapet, perhaps with some steel elements,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

Mr. Block read the staff report with Ms. Taylor present on behalf of the application. Mr. Fifield noted that the current eccentric parapet structural condition is likely detrimental to the building and should be corrected. Mr. Bergeron stated that he agreed with the staff report although an engineer’s report might indicate otherwise. Ms. Taylor agreed to obtain an engineer’s report. Mr. Bergeron moved to defer the application. Mr. Fifield seconded the motion, which passed unanimously.



922-24 Dauphine

ADDRESS:	922-24 Dauphine Street		
OWNER:	Debra A Sinopoli Trust	APPLICANT:	Debbie Sinopoli
ZONING:	VCR-1	SQUARE:	76
USE:	Residential	LOT SIZE:	5760 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	6 units	REQUIRED:	1728 sq. ft.
EXISTING:	6 units	EXISTING:	Unknown
PROPOSED:	1 unit	PROPOSED:	Unknown

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1910-20, 2-story apartment building.

Architecture Committee Meeting of **08/23/2022**

DESCRIPTION OF APPLICATION: 08/23/2022
Permit #22-19945-VCGEN **Lead Staff: Erin Vogt**

Proposal to install prefabricated shed, per application & materials received 07/05/2022 & 08/04/2022.

STAFF ANALYSIS & RECOMMENDATION: 08/23/2022

The applicant has submitted some additional information about the materials used for the construction and finish of the shed. The floor joists are 2x6 galvanized steel, the framing is 2x4 studs, the siding is LP® SilverTech radiant barrier siding, and the trim is LP® Smart Trim. Both of the LP products are engineered wood, which the manufacturer describes as being treated with their “SmartGuard” zinc borate-based process that includes resins, waxes, zinc borate and an overlay. The finishes, sizes and reveals of the siding and trim are unclear, but the applicant intends to provide samples for the Committee to consider that were unfortunately not available to staff for review in advance. However, review of these materials on the manufacturer’s website indicates that they may be closer in finish to plywood with an applied overlay. The proposed finish colors are a white wall with black trim. The door is a 4’ x 6’ steel-reinforced door, with a short glass panel at the top. The roof is a charcoal three-tab asphalt.

The VCC Design Guidelines for small structures, sheds & enclosures state:

SMALL STRUCTURES, SHEDS & ENCLOSURES

A small structure or shed can be functional or for recreation. They are generally less than 100-square feet in size and include a tool or garden shed, play house, dog house, laundry shed and outdoor restroom. A shed or enclosure can also be used to screen equipment, such as pool or mechanical equipment or a garbage bin, and can be constructed with or without a roof structure.

A modern addition like a shed may affect the historic integrity of a site and its surroundings. A small structure, shed or enclosure should be constructed of materials that are approved for the existing main building such as a wall and/or roof. (Refer to appropriate *Guidelines* sections.) **The installation of a pre-manufactured shed, particularly one with metal or vinyl wall cladding, is not allowed in the Vieux Carré.**

Any small structure or shed should be minimal in size with a form that is compatible with all existing buildings on the property. (Refer to *Compatible Design Principles, Guidelines for New Construction, Additions & Demolition*, page 14-4.) It should also be located to minimize its impact on the historic character of the surrounding area (generally to the rear of the main building), to minimize its visibility from the public and to ensure that it does not block the view of a historic building or feature. Where the proposed location might have a negative visual impact, the VCC might require landscape screening.

Staff notes that the main building is Brown rated and has one of the few permitted asphalt roofs in the district due to its age and lack of visibility, and the shed will be located at the rear of the site. While this shed may not meet typical standards for construction of a more permanent shed structure, staff notes that the wall cladding is an engineered wood and not metal or vinyl as noted above. Since it does not require a

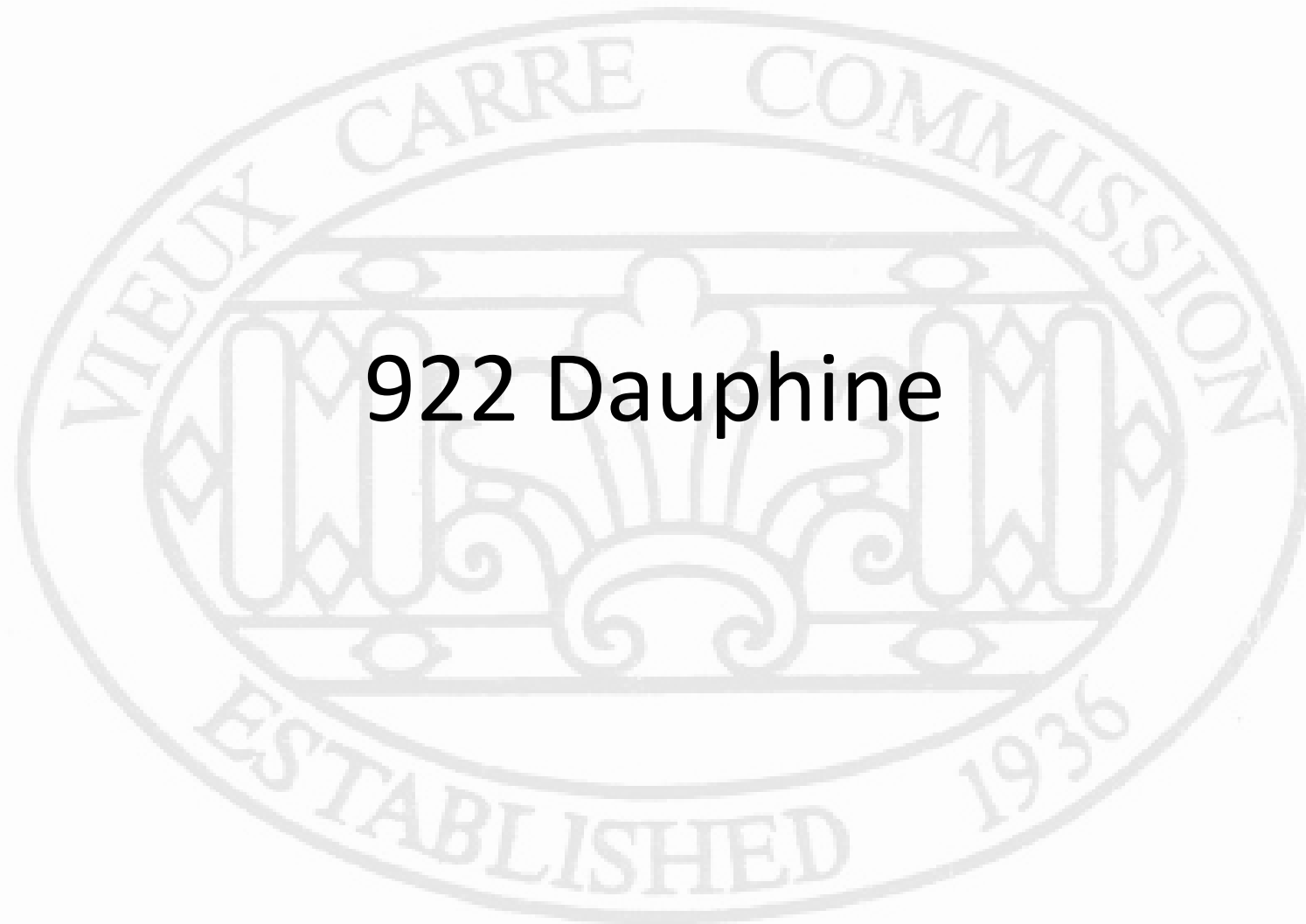
permanent foundation and could be replaced with something more suitable at the end of its lifespan, it may be looked at more favorably here than it would be at a more historically significant property. Staff does not find the proposed finish colors approvable per the Design Guidelines, but something discrete and appropriate could be worked out at staff level if the shed is allowed by the Committee. If denied by the Committee, the Commission could consider an appeal on the basis of hardship.

ARCHITECTURAL COMMITTEE ACTION:

08/23/2022



New Business



922 Dauphine

ADDRESS:	922-24 Dauphine Street		APPLICANT:	Earl Hardouin
OWNER:	Debra A Sinopoli Trust		SQUARE:	76
ZONING:	VCR-1		LOT SIZE:	5760 sq. ft.
USE:	Residential		OPEN SPACE:	
DENSITY:			REQUIRED:	1728 sq. ft.
ALLOWED:	6 units		EXISTING:	Unknown
EXISTING:	6 units		PROPOSED:	Unknown
PROPOSED:	1 unit			

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1910-20, 2-story apartment building.

Architecture Committee Meeting of **08/23/2022**

DESCRIPTION OF APPLICATION: 08/23/2022
Permit #22-16204-VCGEN **Lead Staff: Erin Vogt**

Proposal to install new pool, per application & materials received 06/06/2022 & 08/08/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/23/2022

The applicant is applying to install a new 14’ x 24’ x 3-1/2’ to 5’ deep pool, set 5’-0” from the St. Philip side property line and 7’-0” from the Bourbon side, which has an 18” tall CMU and brick veneer garden wall with a flagstone cap, and three fountain sconces. The existing brick herringbone patio will be extended, with a sand base. The pool will be surrounded by a flagstone border, with a variegated slate waterline tile and a light teal plaster finish. Two IntelliBrite white LED lights will be installed on the Dauphine side of the pool, but the wattage is not specified (noted with three options between 40-55 watts).

The equipment will be installed on a new pad at the rear of the Dumaine-side driveway, behind existing screened HVAC equipment. Staff recommends that the existing screening be modified to encompass all of the equipment in this area.

WATER FEATURES; MOUNTED EQUIPMENT GUIDE	
<p>All water features and equipment installations are subject to review under the CZO. Contact the City Planning Commission and the Department of Safety and Permits to review allowable water feature construction areas for a parcel prior to submission of an application to the VCC.</p> <p><i>THE VCC REQUIRES:</i></p> <ul style="list-style-type: none"> • A pool or hot tub to be an in-ground installation with the curb flush with the adjacent ground level • A simple, geometric form for the pool or hot tub such as a rectangle or oval • A fountain or a fish pond to be compatible with the historic and architectural character of the property 	<p><i>THE VCC RECOMMENDS:</i></p> <ul style="list-style-type: none"> • Minimizing the visibility and quantity of mounted equipment on a parcel • Minimizing equipment noise bleed-over to a neighboring property • Locating equipment so that it is raised above the ground plane with surge protection at all electrical connections <p><i>THE VCC DOES NOT ALLOW:</i></p> <ul style="list-style-type: none"> • Installing visually obtrusive mounted equipment • Installing an above-ground pool or hot tub with the exception of a readily movable, plastic “kiddie” pool, which is generally limited to approximately 4-feet in diameter and 16-inches in depth

Vieux Carré Commission – Guidelines for Site Elements & Courtyards 10-11

As the design is in keeping with the Guidelines for water features and equipment, staff recommends **conceptual approval**, with the applicant to specify the wattage of the light fixtures prior to final approval and permit.

ARCHITECTURAL COMMITTEE ACTION: 08/23/2022



1211 Royal

ADDRESS:	1211 Royal St.	APPLICANT:	Steve Thompson
OWNER:	Eastern Solutions, Inc.	SQUARE:	54
ZONING:	VCR-2	LOT SIZE:	4,572 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,371.6 sq. ft.
ALLOWED:	7 Units	EXISTING:	990 sq. ft.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating - Main--green; additions at rear of carriageway and at rear of service ell--brown.

C. 1854 2 1/2 story, 3-bay brick side hall townhouse, which has a recessed entrance with a crossette casing. It was built by builder James Campbell for Dr. John Hampden Lewis.

Architecture Committee Meeting of **08/23/2022**

DESCRIPTION OF APPLICATION: 08/23/2022
Permit # 22-13480-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new standing seam metal roofing on bump out addition, per application & materials received 05/11/2022 & 08/17/2022, respectively.

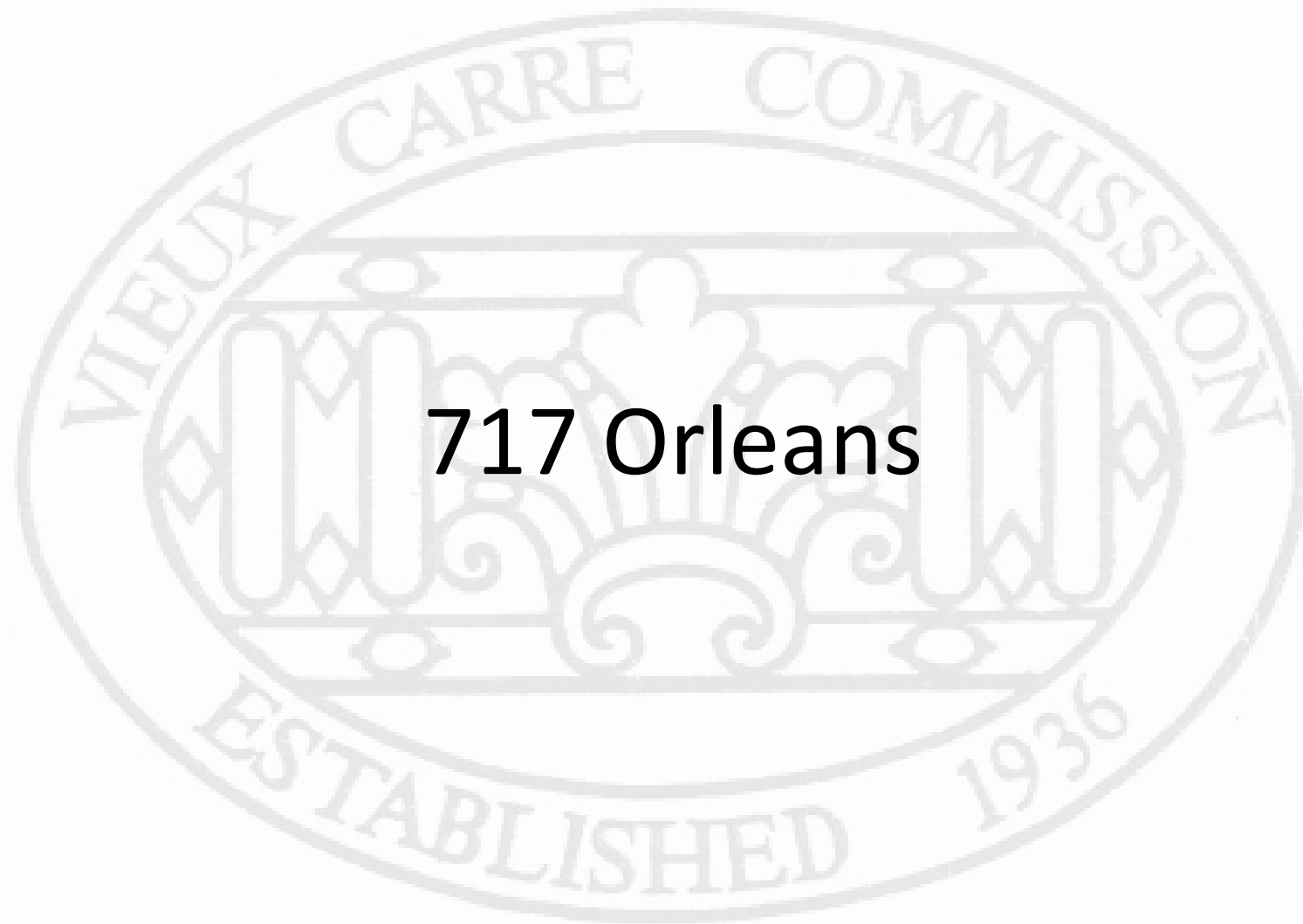
STAFF ANALYSIS & RECOMMENDATION: 08/23/2022

Staff issued a permit to remove the existing synthetic slate roofing material and install new natural slate roofing back on 05/13/2022. During the installation of that new roofing, the applicant discovered that the slope of a small bump out addition was slightly shallower than the typical minimum slope for slate roofing. The bump out is located at the Gov. Nicholls and Bourbon St. corner of the main building and the applicant indicates that the slope is approximately 3-1/2 in 12. Staff estimates that the area of this portion of the roof is approximately 200 sq. ft.

In order to account for the lower slope, the applicant proposes to install standing seam metal roofing on this portion of the roof only. The remainder of the roof would be natural slate. Staff reached out regarding the specific metal of the roofing, noting that copper would be the first choice, but did not receive a response prior to the writing of this report.

Given the lower slope and the fact that this portion of the building is clearly a later addition, staff has no objections to the proposed material change at the bump out only. Staff recommends conceptual approval of the proposal with the applicant to comment on the specific metal proposed to be used.

ARCHITECTURAL COMMITTEE ACTION: 08/23/2022



717 Orleans

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

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:

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

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

Architecture Committee Meeting of

08/23/2022

DESCRIPTION OF APPLICATION:

08/23/2022

Permit # 22-19115-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate balcony on the Orleans elevation and to renovate service alley on the St. Ann elevation of the building, per application & materials received 06/30/2022 & 08/02/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/23/2022

Another application that involved reinforcing elements of the balcony and gallery was reviewed at the 06/28/2022 meeting with work related to the beam and posts conceptually approved and the work related to the balusters and purlins deferred. The applicant has submitted revised materials related to this work and also work related to an alleyway on the St. Ann side of the property.

Balcony and Gallery

The applicant previously proposed to add balusters to the existing wood railing spaced every 5'3". The revised proposal appears to only show adding two posts to the railing system, set in from the balcony corners at a distance of approximately 2'9". If this is the only change needed to reinforce the railing, staff finds the additional balusters subtle and approvable.

The purlins were previously proposed at a distance of 16" on center. The revised proposal has spaced these out to 24" on center. Staff finds this spacing more typical and approvable.

St. Ann Alley

The other aspect of the proposal is related to an alleyway located on the St. Ann side of the property between two orange rated buildings in the hotel complex. The applicant indicates that this alley is used for trash storage and service, including delivering food from one building to the next. The proposed work includes adding two retractable awnings above the alley, replacing the metal gate, and adding a new downspout.

The applicant indicated that the retractable awnings would likely be extended during inclement weather to protect staff while moving from one building to the next. They could be retracted during nice weather or if a major weather event was forecasted. Although the Guidelines recommend the installation of a retractable, rather than a fixed, awning, this type of large, motorized awning is atypical for the district. (VCC DG: 12-8) In addition to the motorized component, this awning is also significantly larger than a typical sloped awning. The Guidelines note that a sloped awning typically projects approximately 3- to 4- feet from the building and are installed to protect a window or door opening. The proposed awnings are noted as projecting a distance of 10'4-1/2" and each being 22' wide. Although atypical, given that this is a service alley between two orange-rated buildings, the proposed awnings may be a rather discrete and minimal intervention.

The second aspect of the proposed work in the alley is the replacement of the existing metal gate with a new similar metal gate. The existing gate has an expanded metal mesh backing near the base and sheet metal backing in the majority of the gate above the metal mesh. The proposed new gate is noted as matching the height of the existing and is shown with a similar swoop top. The gate backing has been simplified to only feature a sheet metal backing measuring approximately 4-1/2' tall. The installation of metal backings on metal gates is typically not allowed, but again noting that this is a service alley between orange rated buildings, an exception may be appropriate.

The final aspect of the proposal is rerouting an existing downspout to run above the gate and drain onto the

sidewalk, rather than draining into the alleyway. This work includes adding round copper metal for all new portions of the downspout terminating in a cast iron boot. Staff finds the proposed downspout rerouting approvable.

Summary

Staff recommends approval of the proposal with the exception of the awnings and new gate, where staff requests commentary from the Architecture Committee.

ARCHITECTURAL COMMITTEE ACTION:

08/23/2022

Architecture Committee Meeting of

06/28/2022

DESCRIPTION OF APPLICATION:

06/28/2022

Permit # 22-16328-VCGEN

Lead Staff: Nick Albrecht

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

STAFF ANALYSIS & RECOMMENDATION:

06/28/2022

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

Outriggers

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

Wood Railings

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

Purlins

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

Gallery Posts

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

Summary

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

ARCHITECTURAL COMMITTEE ACTION:

06/28/2022

Mr. Albrecht gave the staff presentation with Mr. Kidder present on behalf of the application. Mr. Kidder noted that the main issue is that the balcony is not safe and that they were told by a structural engineer not to use that space. Mr. Kidder continued that the structural engineer recommended the extra baluster to help with any movement of the railing. Mr. Block stated that the arrangement was historic, not the actual rail. Ms. Bourgogne confirmed with the historic photos. Mr. Fifield asked if the dimension of the new outriggers would match the existing. Mr. Kidder stated yes.

Ms. Szalwinski, representing French Quarter Citizens, noted that some of the new balusters would be in front of windows.

Mr. Bergeron moved for conceptual approval of the new outriggers and beam between the posts and deferral of the balusters and purlins. Ms. DiMaggio amended the motion to include painting of certain elements as per the staff report. Mr. Bergeron accepted the amendment. Ms. DiMaggio seconded the amended motion, which passed unanimously.



331 Dauphine

ADDRESS:	331 Dauphine	APPLICANT:	Vic Palazzo
OWNER:	Grenoble Management Corp	SQUARE:	92
ZONING:	VCC-2	LOT SIZE:	3,813 sq. ft.
USE:	Vacant	OPEN SPACE-	
DENSITY-		REQUIRED:	1,144 sq. ft.
ALLOWED:	6 Units	EXISTING:	900 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Blue**, of Major Architectural or Historical importance

Finely detailed and proportioned c. 1840 Greek Revival detached exposed brick residence. Rare example in the Quarter of a center-hall plan residence.

Architecture Committee Meeting of

08/23/2022

DESCRIPTION OF APPLICATION:

08/23/2022

Permit # 22-22-13658-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-00520-DBNVCC

Inspector: Marguerite Roberts

Proposal to install new board and batten shutters on the Dauphine St. elevation and to convert two existing doors to windows, per application & materials received 05/06/2022 & 08/18/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/23/2022

Staff issued a permit for the installation of a new roof for this badly deteriorated property back in May. This property was recently taken to an adjudication hearing, which was reset to October 13th to allow time for the roof shingles to be installed as well as work on the shutters, doors, and windows. The roof work has been started and the applicant is now looking to further secure the building by installing shutters. The applicant proposes to install board and batten shutters at all openings besides the center primary entrance door. Although there are existing board and batten shutters at the two modified openings flanking the center door, staff does not find this type of shutter appropriate for this finely detailed building.

A photograph from 1964 shows that the building lost its shutters prior to that year but a plan book drawing dated to 1850 shows the building with appropriate louvered shutters. Regarding shutter types, the Guidelines state, “[batten shutters] are generally appropriate for pre-1840 buildings, Creole cottages, and the ground floor of commercial buildings with residential above.” The Guidelines also note that “[louvered shutters] are generally appropriate for mid to late-19th century styles such as Greek Revival and Italianate.” (VCC DG: 07-14)

Although staff appreciates the desire to secure the building, staff does not find the batten shutters appropriate for a permanent installation.

The second aspect of the proposal noted on the plans is the modification of the two openings flanking the center door. These openings were converted from windows to doors sometime prior to 1964. The applicant proposes to convert these openings back to windows to match the others on this floor. Staff finds this aspect of the proposal approvable.

Staff recommends denial of the proposed shutters and conceptual approval of the proposed modifications to the French doors.

ARCHITECTURAL COMMITTEE ACTION:

08/23/2022



824 Esplanade

ADDRESS:	824-30 Esplanade Avenue		
OWNER:	Judy Held	APPLICANT:	Eric Perdomo
ZONING:	VCR-2	SQUARE:	80
USE:	Residential	LOT SIZE:	Irreg. 10,010 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	16 units	REQUIRED:	3003 sq. ft.
EXISTING:	Unknown	EXISTING:	7310 sq. ft.
PROPOSED:	No change	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Constructed in 1833, this six-room plus cabinet brick cottage was extensively remodeled in 1853. At that time, its owner, who was a Parisian resident, contracted to have the house raised 18 inches, a rear gallery and cabinet added, and the roof ridge rebuilt. Within the past 40 years, the original front facade arrangement of four identical windows was altered to create a front entrance on this facade. Located on a deep lot, the narrow cottage historically had an unusually large expanse of open space.

Architecture Committee Meeting of **08/23/2022**

DESCRIPTION OF APPLICATION: 08/23/2022
Permit #22-22501-VCGEN **Lead Staff: Erin Vogt**

Proposal to install new slate roof with existing galvanized flashing and drainage system, per application & materials received 07/29/2022.

STAFF ANALYSIS & RECOMMENDATION: 08/23/2022

The applicant is proposing to replace the existing shingles, which are a combination of cementitious slate and asbestos slate, with natural slate. Since this is in response to Hurricane Ida, the insurance company is only replacing the slate and intends to leave the rest of the flashing, gutters, and downspouts in place, including inappropriate metal cap flashing that was installed without permit in 2001. The existing k-style gutters and square downspouts also deviate from approved standards, and appear to have been in place since 1984. Staff notes that no executed roofing permits could be found in the digital or physical records for this property, except a 2001 permit for removal of the cap flashing, which was never completed. A 2013 permit to remove cementitious slate from the rear roof slope, replace the underlayment, and reinstall the shingles, was noted as withdrawn and cancelled. As such, it is not clear how old the existing flashing, gutters, and downspouts are, but the metal cap flashing is at least twenty years old. While it is rusted and ill fitting, the applicant stated that it is not damaged, and the rust can be removed.

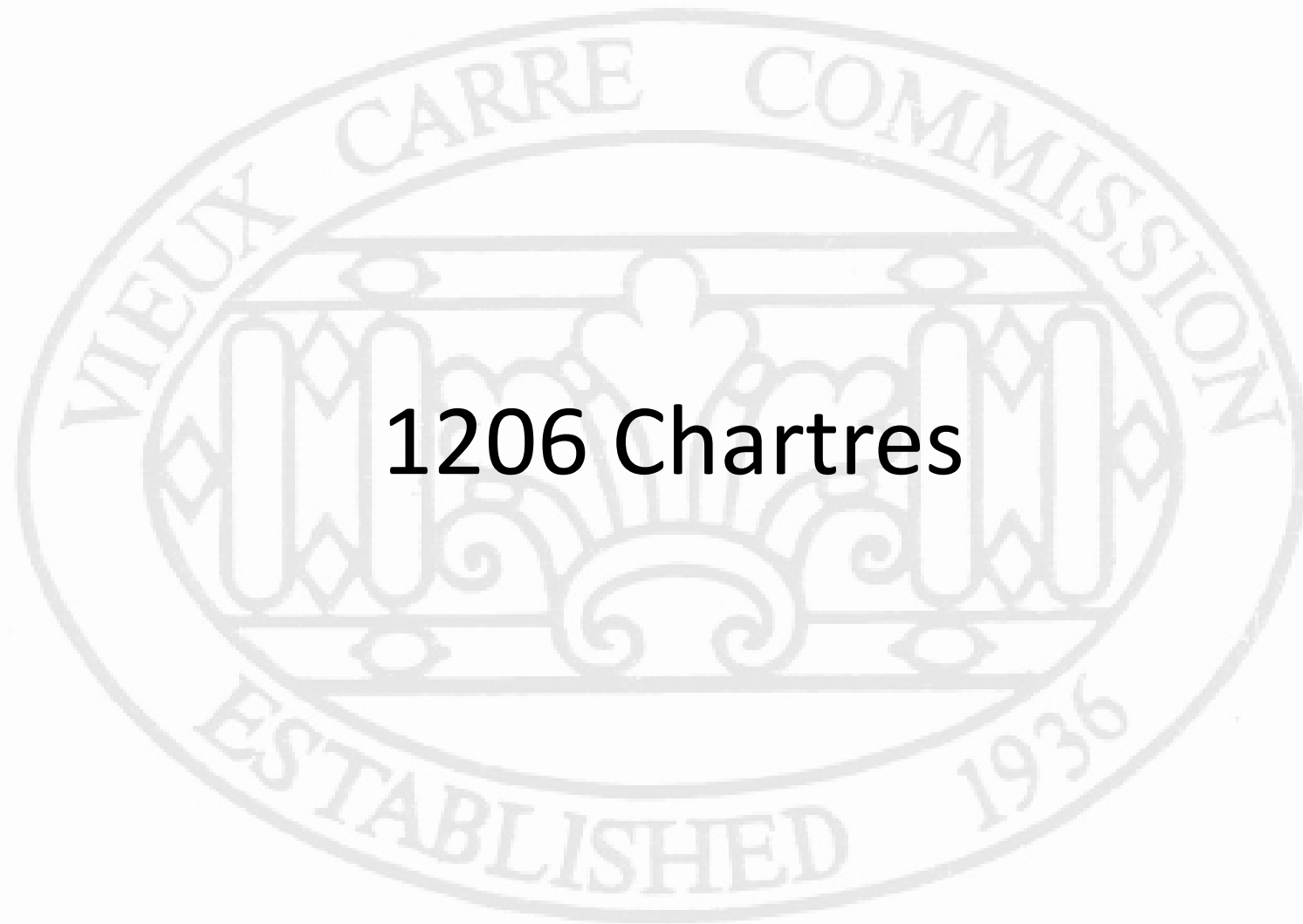
Staff notes that the building is green rated and does not have existing natural slate. Therefore, cementitious slate-type shingles or Ludo slate would also be considered approvable at this property and appropriate for use with galvanized materials. However, staff is concerned with installing any new roof system while retaining this much aged material, particularly considering galvanized flashing has an estimated lifespan between 15-25 years, compared to the 50+ year life expectancy of natural slate. While staff will never discourage the use of appropriate natural slate, the advantages of using natural slate might be significantly wasted in this case if combined with inappropriate salvaged materials.

The applicant proposes to install the natural slate with copper nails. Staff noted the concern with using dissimilar metals, and the applicant stated that they intended to use a prefinished drip edge between the slates and gutter to avoid a galvanic reaction. Staff notes that aluminum nails have also been approved for use with a slate roof, but this likewise reduces its lifespan.

The applicant has stated that the slates they intend to use are a semi weathering gray/green, measuring 18” x 12” x 3/8”-1/2” thick. Initially, they were seeking approval for slate of irregular widths due to supply chain issues, but they were then able to source this slate. However, staff notes that slates typically approved for use in the Quarter are closer to 1/4” in thickness, and this may have a significant impact on the profile and reveals of the slate. It is unclear if the structure of the building would be able to handle the extra weight of the thicker slate, as well.

Staff seeks the guidance of the Committee regarding the approvability of the proposed work.

ARCHITECTURAL COMMITTEE ACTION: 08/23/2022



1206 Chartres

ADDRESS:	1204-1206 Chartres	APPLICANT:	Robert Sorukas
OWNER:	Robert Sorukas et. al.	SQUARE:	18
ZONING:	VCR-2	LOT SIZE:	5,720 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,716 sq. ft.
ALLOWED:	9 Units	EXISTING:	Unknown
EXISTING:	12 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Lanata Row House, remodeled in 1965 by Lowery-Hess-Boudreaux-Farnet.

Main building – Blue

Architecture Committee Meeting of**08/23/2022****DESCRIPTION OF APPLICATION:**
Permit # 22-25215-VCGEN

08/23/2022

Lead Staff: Nick Albrecht

Proposal to install new mini-split condensing unit the in the side alleyway, per application & materials received 08/03/2022.

STAFF ANALYSIS & RECOMMENDATION:

08/23/2022

Staff met with the applicant at the property to discuss the proposed new air conditioning installation. The proposed new mini-split unit would replace an existing through wall unit that is readily visible near the top and front of the side wall. Other through wall units exist in the building and the applicant has been in touch with the condo's HOA who are in agreement that this proposed approach will be utilized for all future replacements of through wall units.

The proposed unit would be located behind an existing electrical closet and would be wall mounted low on the wall. The plans note that the unit would measure 33" wide by 12-5/8" deep by 29" tall. The line sets between the unit and the condo would be covered and the cover painted to match the building wall. The location of the existing through wall unit would be infilled and stuccoed to match the adjacent wall.

Staff has some concerns regarding the line set covers, particularly if these installation multiply through the building. In potential future installations, line sets should be minimized and grouped together to create an orderly appearance as much as possible. Besides this concern, staff finds the proposed installation a significant improvement over the existing installation in that it will allow for the wall to be restored and the new unit will be minimally visible compared to the current highly visible equipment.

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

ARCHITECTURAL COMMITTEE ACTION:

08/23/2022



621 St Louis

ADDRESS: 621 St. Louis Street
 OWNER: Royal O Real Estate Holdings APPLICANT: Zach Smith Consulting & Design
 LLC
 ZONING: VCC-2 SQUARE: 41
 USE: Hotel LOT SIZE: 36,950 sq. ft.

DENSITY	OPEN SPACE
Allowed: Not Applicable	Required: 7390 sq. ft.
Existing: 0	Existing: Unknown
Proposed: No Change	Proposed: No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Hotel: Orange, post 1946 construction.
Chartres Street façade remnant: Blue, or of major architectural and/or historic importance.

In 1960 the architectural firms of Curtis and Davis and Koch and Wilson drew the plans for this modern hotel, which occupies the site of the historic St. Louis Hotel. This hotel, which was designed to blend with the quarter's 19th century atmosphere, incorporates a very small portion of the old hotel's original arcade on its Chartres Street elevation.

Architecture Committee Meeting of **08/23/2022**

DESCRIPTION OF APPLICATION: 08/23/2022
Permit #22-23589-VCGEN **Lead Staff: Erin Vogt**

Proposal to create new wall openings at covered terrace and to expand and cantilever rooftop pool deck, per application & materials received 08/07/2022.

STAFF ANALYSIS & RECOMMENDATION: 08/23/2022

New openings:
 The applicant is proposing to modify the covered, open air rooftop terrace, which is located by the pool deck on the Chartres elevation, above the hotel's parking garage. Currently, there are six openings on the Toulouse elevation and none on the Royal elevation, as the bar is currently located in this back corner. The proposed plan shows the bar will be relocated to the middle of the space and both elevations will be opened up, with two new openings on the Toulouse elevation and three on the Royal elevation. An existing roll down gate on the Toulouse elevation, which is used to enclose the bar, will be removed. The openings are noted to match the proportions and detailing of the existing conditions, with new railings to match. Considering this building is orange rated, the alterations are compatible with the building's existing style and use, and the openings are unlikely to have significant impact on the tout ensemble or any surrounding properties, staff recommends **conceptual approval**.

Pool deck:
 The applicant proposes to expand the pool deck by cantilevering it over the river side courtyard by 7'-0" and the top floor of the parking garage by 4'-0". Because of the hotel's height and the location of the pool deck within the site, it does not appear that this would be visible from the right of way, or would have a substantial impact on the viewshed from upper floors of surrounding buildings. Drawings are conceptual and diagrammatic, but notes indicate that the guardrail detail, fascia proportions and materials would match existing. The overall thickness of the added structure is measured as 6'-3", with new steel brackets to be added to support the cantilever. A drawing of the added portion of the deck shows it as a poured concrete deck structure with structural steel beneath.

Extensive additional drawings would be needed for further consideration of this element, but staff is unsure if it would be considered approvable under the CZO since it cantilevers over the courtyard. If the courtyard is not at grade, and this would not be an elimination of open space, then it may be conceptually approvable. However, if the courtyard is at grade, open space calculations both with and without the cantilever must be submitted to ensure that the corner property is not brought below 20% open space. If this portion of the application is approvable with other agencies and able to move forward, staff requests a site visit to document the existing conditions prior to further review. With the information available at this time, staff recommends **deferral**.

ARCHITECTURAL COMMITTEE ACTION: 08/23/2022



632 Esplanade

ADDRESS:	632 Esplanade	APPLICANT:	Alexander Adamick
OWNER:	Begue House LLC	SQUARE:	52
ZONING:	VCR-2	LOT SIZE:	4,059 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,218 sq. ft.
ALLOWED:	6 Units	EXISTING:	365 sq. ft. approx.
EXISTING:	7 Units	PROPOSED:	No Change
PROPOSED:	6 Units		

Architecture Committee Meeting of**08/23/2022****DESCRIPTION OF APPLICATION:**

08/23/2022

Permit # 22-23886-VCGEN**Lead Staff: Nick Albrecht**

Proposal to renovate building including removing or relocating select windows, constructing new entry stoops, installing new rooftop mechanical equipment, and installing new decorative gas fixtures, per application & materials received 08/09/2022 & 08/16/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/23/2022

This property has new ownership who is planning a rather significant renovation of the property. The exterior modifications associated with the renovation are relatively minimal with the following items in need of Architecture Committee review.

Entry Stoops

At the rear of the building, the applicant proposes to demolish the existing exterior landing and construct a new concrete landing and steps. Staff does not object to the concept of a new exterior landing and steps but questions if a more typical material, such as brick, would be desired.

At the front entrance steps, the applicant proposes to remove the marble steps that were replaced in the past few years. These replacement marble steps ended up being a poor replication of the previously existing fine marble steps. The applicant proposes to install new marble steps that will more closely match the previously existing conditions.

Rooftop Mechanical Equipment

The applicant proposes to install a total of seven (7) new AC condensers on the flat roof portion of the main building mansard roof. Given the height and orientation of the roof and adjacent buildings, staff believes that the proposed location may not be particularly visible from the street or surrounding properties. A mockup and/or photographs looking out from this location may be necessary to definitively determine the visibility of equipment in this location. The applicant should also confirm the code requirements for access and safety around these units. As this will be a six-unit complex, the commercial requirements for mechanical equipment will likely apply requiring permanent access and safety railings that may significantly increase the visibility of this location.

Decorative Gas Fixtures

Several decorative gas fixtures are proposed throughout the property. On the Esplanade elevation, two wall sconces are proposed for installation at the second-floor level and one hanging fixture is proposed above the primary entrance door. On the service ell, an additional eight wall sconce gas fixtures are

proposed. Finally, a wall sconce is proposed outside the door at the rear of the service ell.

As the Guidelines call for decorative fixtures to be “*limited in number to avoid a cluttered appearance*” and “*located near a focal point of the building, such as the primary entrance door*” staff does not find all of the proposed decorative fixtures approvable. (VCC DG: 11-7) The hanging fixture at the primary entrance door is aligned with these Guidelines and likely approvable.

There are two apartment entrances on the second floor of the service ell and a third entrance at the rear of the service ell. Decorative fixtures adjacent to these doors may be in keeping with the Guidelines to help distinguish these doors as apartment entrances.

Staff recommends a general reduction in the number of proposed decorative fixtures to be more aligned with the Guidelines.

Window Modifications

The elevations note a few modifications to existing windows. On the Royal St. elevation, a window near the back of the service ell on the first floor is proposed to be shifted approximately 5’ towards the back of the property. The window is currently vertically aligned with a second-floor window. The Guidelines note that, “*the modification or addition of a window or door opening is discouraged, particularly on a more prominent building façade. This includes the infill of all or part of an opening to make it smaller or to remove it.*” (VCC DG: 07-20) As this opening is not readily visible and the size of the opening is not changing, staff does not find the proposed change particularly objectionable.

On the second floor of the Chartres St. elevation of the main building, the demolition plans on D202 note removal of existing six over one windows but these windows are shown in proposed elevations on sheet A202 with no noted changes. Staff seeks clarification from the applicant regarding this opening.

Finally, on a bump out addition of the service ell, an existing window and door are proposed to be removed and two new six over six windows installed. Again, the Guidelines discourage this type of modification, but as this is most likely an addition to the building, staff does not find this aspect of the proposal objectionable.

Summary

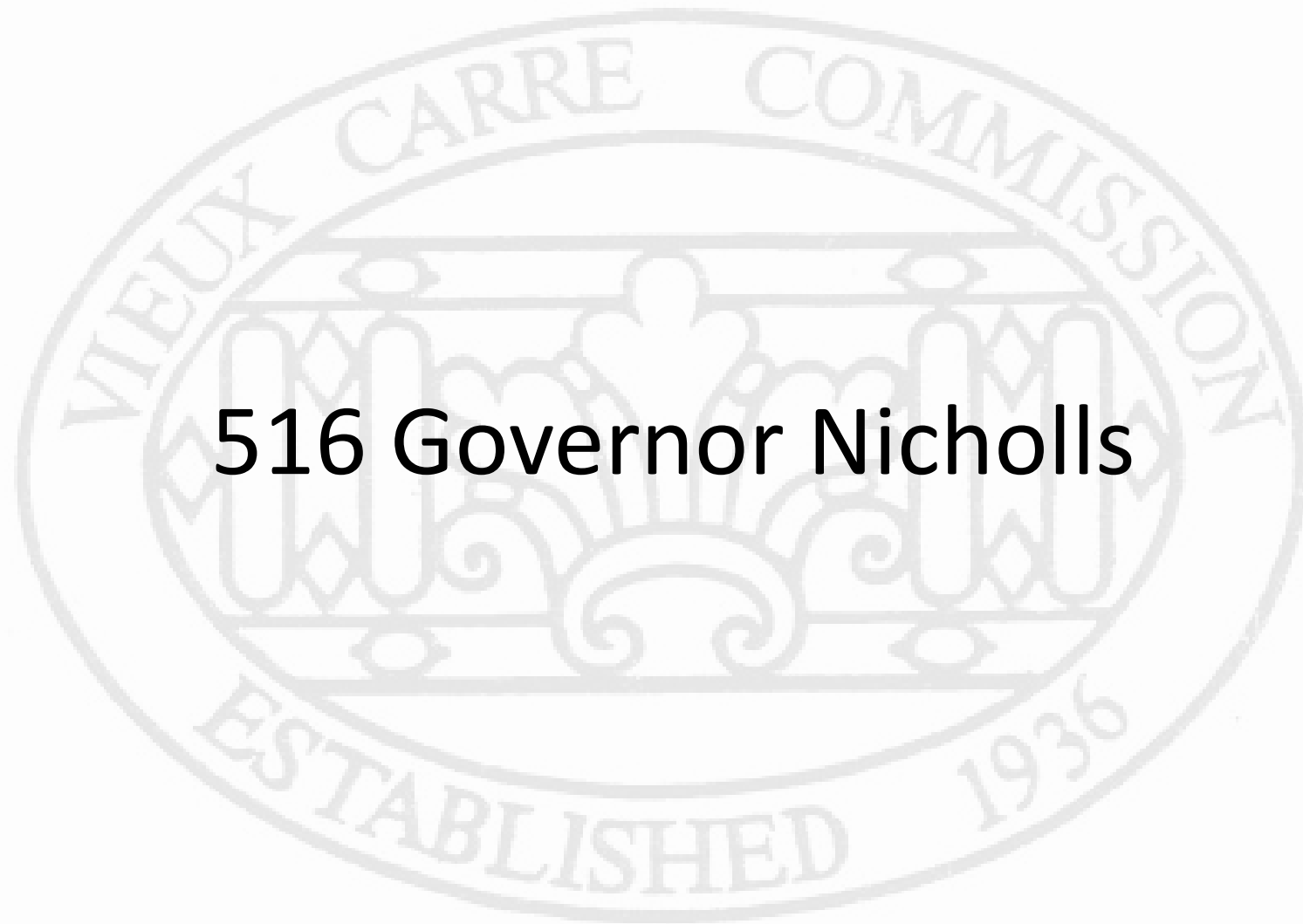
Staff requests commentary from the Committee and applicant regarding the items noted and recommends deferral of the application to address these items.

ARCHITECTURAL COMMITTEE ACTION:

08/23/2022



Appeals and Violations



516 Governor Nicholls

ADDRESS:	516 Governor Nicholls	APPLICANT:	Joan Hooper
OWNER:	Joan V. Hooper	SQUARE:	19
ZONING:	VCR-2	LOT SIZE:	2,090 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	627 sq. ft.
ALLOWED:	3 Units	EXISTING:	150 sq. ft.
EXISTING:	6 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Green , of Local Architectural or Historic Importance

This is one in a row of three c. 1836-38, 3½ story masonry buildings with attached two-story masonry service wings. The facades of these Transitional style buildings, which perhaps were constructed by Claude Gurlie, who owned the property between 1836-38, present a symmetrical arrangement of arched openings on the ground floor and square-headed openings with French doors leading onto balconies on the upper floors. This building contains an exterior passageway, (arranged back-to-back with that of 518-20, to create the appearance of a carriageway), that leads to the rear court and semi-attached service wing.

Architecture Committee Meeting of

08/23/2022

DESCRIPTION OF APPLICATION:

08/23/2022

Permit # 22-17544-VCGEN

Lead Staff: Nick Albrecht

Violation Case #20-21877-DBNVCC

Inspector: Marguerite Roberts

Proposal to renovate building and correct violations including installation of new rooftop mechanical equipment, per application & materials received 06/15/2022 & 08/11/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/23/2022

Work related to this application and the next two on the agenda are all tightly related as although these are three separate properties, they share common ownership and essentially operate as one large building. Proposed work at all three properties includes repairs to dormer windows, restoring transom windows, adding additional slate rows behind the parapet, and similar general repairs and painting. Some additional details may be needed on items like the dormer window repairs as it is unclear if there is a good intact example of a dormer window that the others could be modeled from, but generally staff finds these types of repairs approvable.

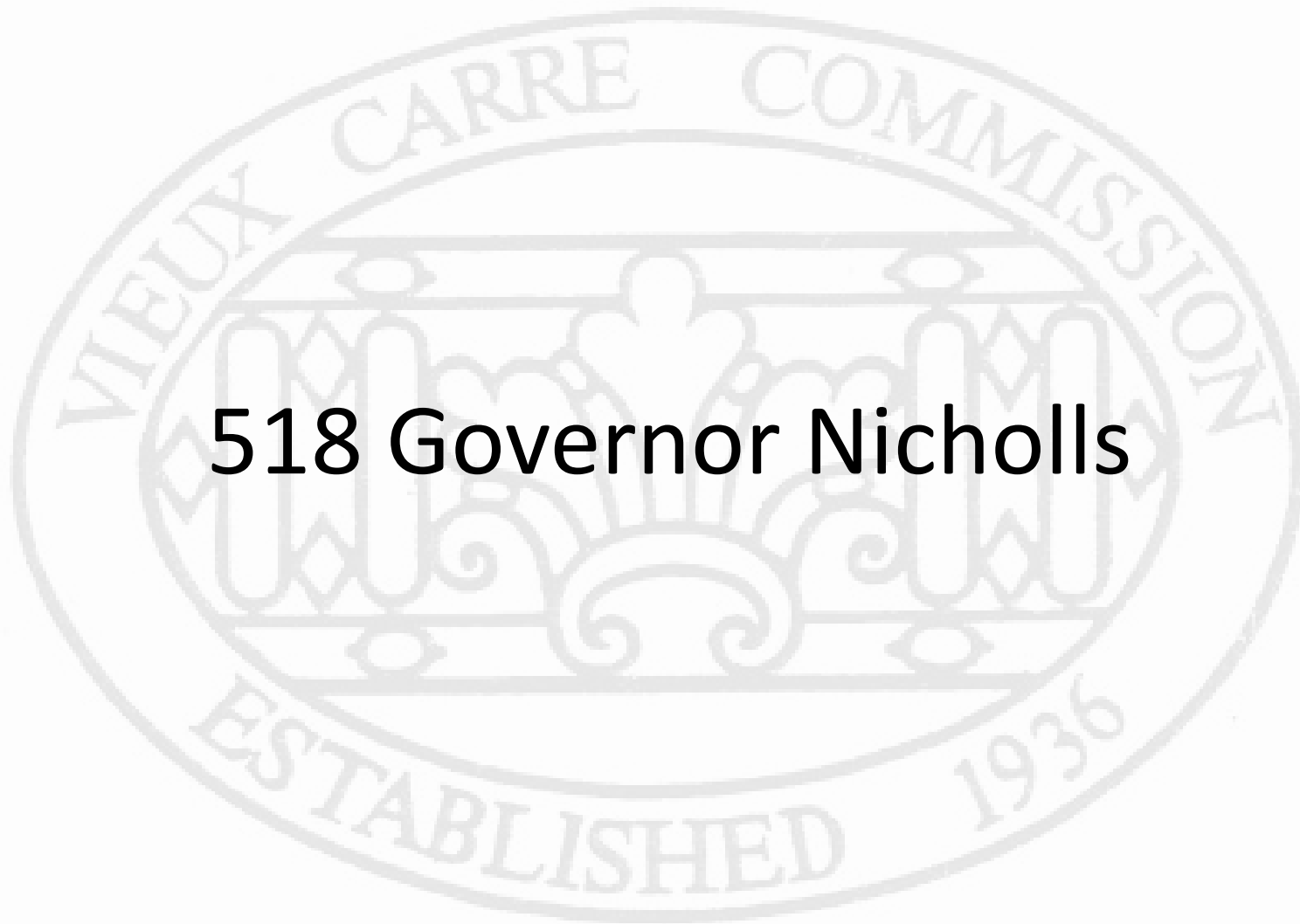
One aspect related to this building is the proposed installation of a new rooftop AC condenser platform. Staff seeks to confirm that an AC condenser in this location would replace one or multiple inappropriately installed window unit condensers seen on the Gov. Nicholls elevation. Provided that a rooftop condenser would replace inappropriate window units, staff does not object to the concept of rooftop mechanical equipment on this property but is concerned that equipment on this roof slope would likely have a fair amount of visibility from buildings that front on Decatur St. Additionally, given the number of apartments this property may be considered commercial and may require significant related safety railings and access.

Alternatively, staff notes that a proposal to install three new mini split condensers in the courtyard was reviewed and approved back in 2017. It is not clear if this work was ever completed but staff finds that a similar proposal to the 2017 one would be welcome and still approvable.

Staff requests commentary from the applicant and Committee regarding the proposed mechanical equipment and possible alternatives.

ARCHITECTURAL COMMITTEE ACTION:

08/23/2022



518 Governor Nicholls

ADDRESS:	518-520 Governor Nicholls		APPLICANT:	Joan Hooper
OWNER:	Riverlake N O Properties LLC		SQUARE:	19
ZONING:	VCR-2		LOT SIZE:	2,176 sq. ft.
USE:	Residential		OPEN SPACE-	
DENSITY-			REQUIRED:	652 sq. ft.
ALLOWED:	2 Units		EXISTING:	236 sq. ft.
EXISTING:	5 Units		PROPOSED:	No Change
PROPOSED:	No Change			

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Green , of Local Architectural or Historic Importance

This is one in a row of three c. 1836-38, 3½ story masonry buildings with attached two-story masonry service wings. The facades of these Transitional style buildings, which perhaps were constructed by Claude Gurlie, who owned the property between 1836-38, present a symmetrical arrangement of arched openings on the ground floor and square-headed openings with French doors leading onto balconies on the upper floors. This building contains an exterior passageway, (arranged back-to-back with that of 516, to create the appearance of a carriageway), that leads to the rear court and semi-attached service wing.

Architecture Committee Meeting of **08/23/2022**

<u>DESCRIPTION OF APPLICATION:</u>	08/23/2022
Permit # 22-1755-VCGEN	Lead Staff: Nick Albrecht
Violation Case #20-21880-DBNVCC	Inspector: Marguerite Roberts

Proposal to renovate building and correct violations including installation of new decorative gas fixture, per application & materials received 06/15/2022 & 08/11/2022, respectively.

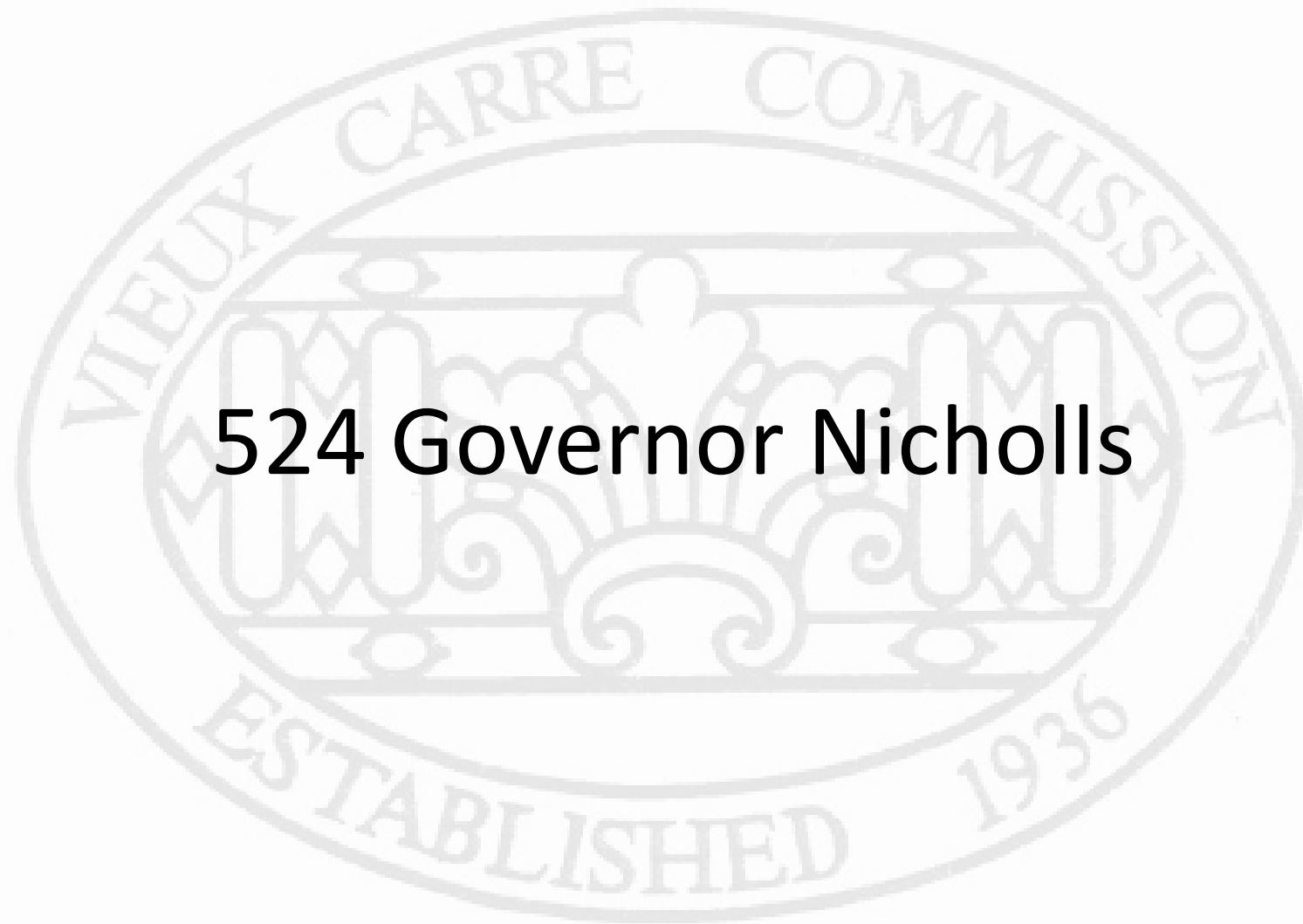
STAFF ANALYSIS & RECOMMENDATION: 08/23/2022

As noted in the report for 516 Gov. Nicholls, the majority of the work related to this property is similar to the other neighboring properties.

The item unique to this property is the proposed installation of a decorative gas fixture centered under the gallery. No other decorative fixtures are proposed for any of the three buildings. Staff finds the proposed decorative fixture aligned with the Guidelines that state decorative lighting, “*should be limited in number to avoid a cluttered appearance*” and “*located near a focal point of the building, such as the primary entrance door.*” (VCC DG: 11-7)

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

ARCHITECTURAL COMMITTEE ACTION: 08/23/2022



524 Governor Nicholls

ADDRESS:	524 Governor Nicholls	APPLICANT:	Joan Hooper
OWNER:	Riverlake N O Properties LLC	SQUARE:	19
ZONING:	VCR-2	LOT SIZE:	2,583 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	775 sq. ft.
ALLOWED:	4 Units	EXISTING:	250 sq. ft.
EXISTING:	5 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Green , of Local Architectural or Historic Importance

This is one in a row of three c. 1836-38, 3½ story masonry buildings with attached two-story masonry service wings. The facades of these Transitional style buildings, which perhaps were constructed by Claude Gurlie, who owned the property between 1836-38, present a symmetrical arrangement of arched openings on the ground floor and square-headed openings with French doors leading onto balconies on the upper floors. This building contains a carriageway that leads to the rear court and semi-attached service wing.

Architecture Committee Meeting of **08/23/2022**

DESCRIPTION OF APPLICATION: 08/23/2022
Permit # 22-17572-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #20-21882-DBNVCC **Inspector: Marguerite Roberts**

Proposal to renovate building and correct violations, per application & materials received 06/15/2022 & 08/11/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/23/2022

The plans do not note any special projects for this property. The general work including repairs to dormer windows, restoring transom windows, adding additional slate rows behind the parapet, and similar general repairs and painting, similar to the others in the row.

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

ARCHITECTURAL COMMITTEE ACTION: 08/23/2022