



**Vieux Carré Commission
Architecture Committee Meeting**

Tuesday, August 9, 2022



Old Business



619 Royal

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

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

DESCRIPTION OF APPLICATION: 08/09/2022
Permit #20-30797-VCGEN **Lead Staff: Erin Vogt**

Proposal to modify courtyard wall construction from previously approved plans, per application & materials received 06/10/2020 and 07/18/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/09/2022

On 06/22/2022, staff approved drawings for reconstruction of the middle portion of the brick courtyard fence, per Committee approval. The taller portions of the wall, closer to the main building and the rear dependencies, have been left in place. The middle stretch of the brick fence, approximately 37’-0” long, were to be reconstructed from brick, with a new brick corbel foundation to match existing, and added pilasters to provide additional reinforcement.

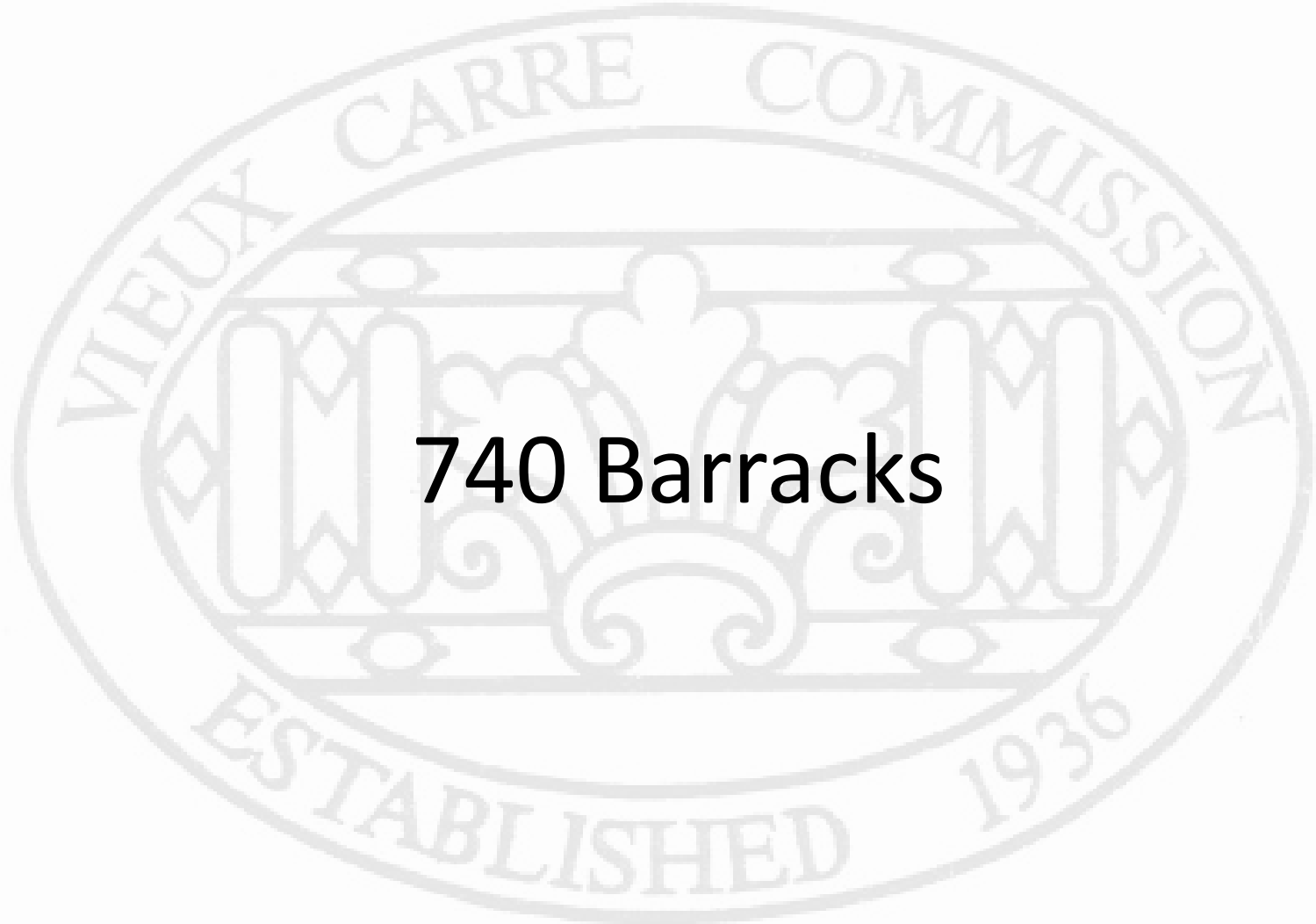
The applicant has returned with proposed revisions to the foundation and pilaster details. Engineer Phil Aucoin stated that the existing corbelling under the wall was “found to be in poor condition and unsuitable to serve as a foundation for the rebuilt wall. Additionally, existing structures adjacent to the wall in the neighboring property have been discovered to have concrete foundations which partially conflict with the planned extents of the rebuilt wall’s foundation. We would recommend that the wall foundation be rebuilt as a continuous concrete footing in order not to undermine these existing structure’s foundations conflicting with the planned wall foundation locations.” The revised detail shows a concrete footer 1’-4” below grade, measuring 2’-6” wide, overall. At the pilasters, an 8” CMU core is now proposed, instead of only using historic brick.

Staff is concerned about combining different building technologies, potentially leading to a situation where the different portions of the wall age and move in ways we can’t predict. Since this is not a freestanding wall but is tied into the front and rear buildings, an A-B-A combination of assembly types may be problematic over time.

Archived photos of the courtyard at 623 Royal show the existing fountain and planters are not historic, but contemporary additions. If their concrete foundations are interfering with the foundation of the wall to such a degree that a brick corbel foundation is not possible, that might be a matter that could be handled with cooperation between the property owners.

Staff seeks the guidance of the Committee.

ARCHITECTURAL COMMITTEE ACTION: 08/09/2022



740 Barracks

ADDRESS:	740 Barracks	APPLICANT:	Corbett Scott
OWNER:	Brad Michael Williams Irrevocable Trust		
ZONING:	VCR-1	SQUARE:	54
USE:	Vacant/Residential	LOT SIZE:	1,197 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	0 Units	REQUIRED:	359 sq. ft.
EXISTING:	1 Unit	EXISTING:	449 sq. ft.
PROPOSED:	No Change	PROPOSED:	

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Green**, of local architectural and/or historical significance.

C. 1898 frame 2-bay shotgun camelback, which has brackets and Eastlake detailing over its front openings.

Architecture Committee Meeting of

08/09/2022

DESCRIPTION OF APPLICATION: **Permit # 21-32681-VCGEN**

08/09/2022

Lead Staff: Nick Albrecht

Proposal to install Hardie panel vertical siding on the Royal St. elevation, per application & materials received 11/24/2021 & 08/05/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/09/2022

The drawings and survey both indicate that there is less than 18" of clearance between the Royal St. elevation of this building and the neighboring building at 736 Barracks. Photographs appear to show that it narrows even more higher up on the buildings. Given the narrow alleyway, the applicant is proposing the use of Hardie panel siding in lieu of the previously approved wood lap siding. Wood lap siding is still proposed for use on all other building surfaces besides this elevation. The Committee has approved the use of Hardie type cement board materials in a very limited number of instances, generally similar to this when maintenance access is difficult to non-existent.

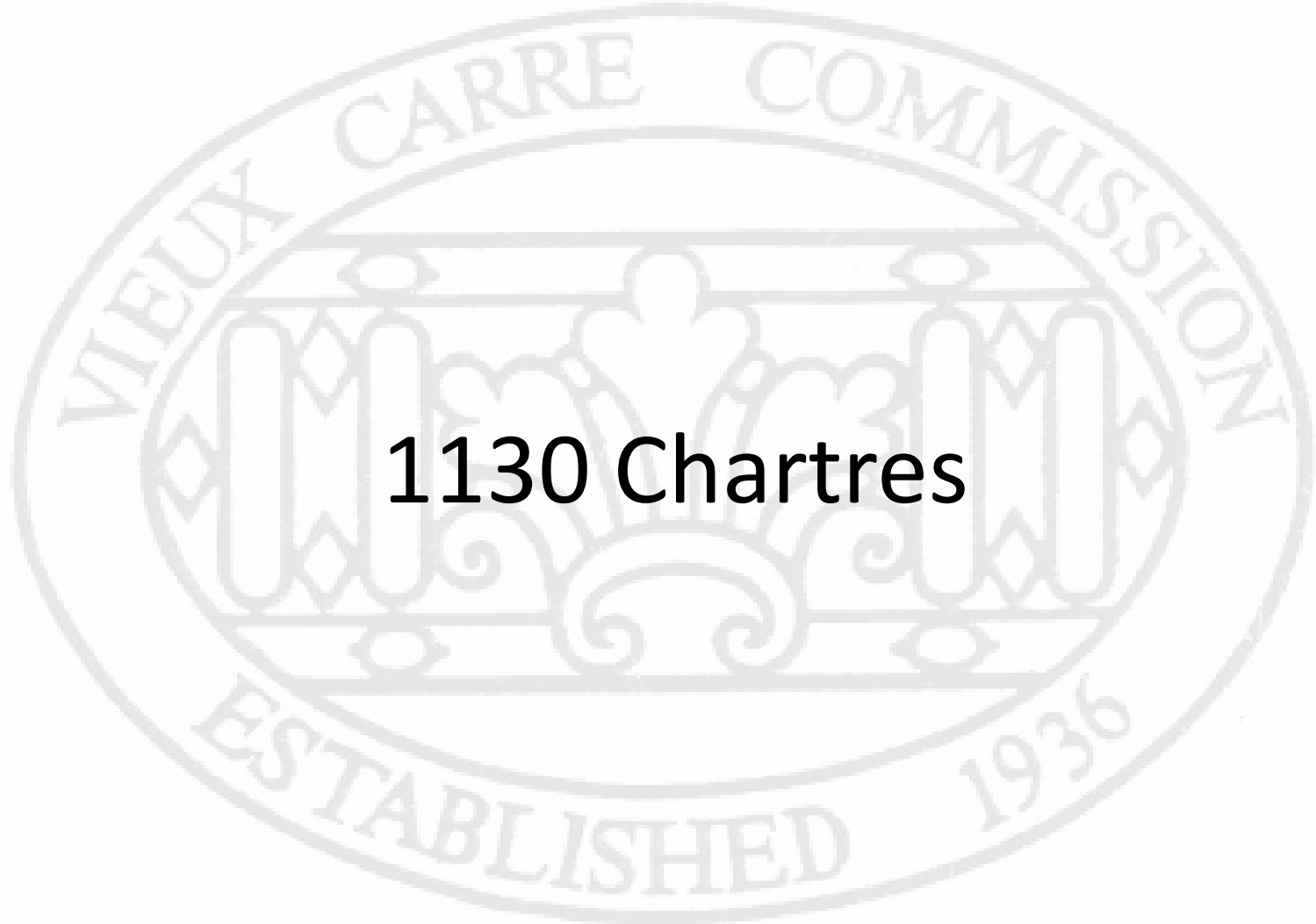
The neighboring building covers the vast majority of this wall with the only exception being at the very back and top of the camelback addition. Even this area will have very little visibility from neighboring properties.

The applicant proposes to install the siding vertically as it will have to be installed from the interior side of the building. The applicant stated that wall sections will be tilted into place in sections and this technique would not facilitate the use of horizontal siding. No details have been provided on exactly what this would look like.

Given the unique circumstances of this wall, staff finds the proposed use of an alternative material conceptually approvable but requests commentary from the applicant and Committee regarding the final appearance of the proposed material.

ARCHITECTURAL COMMITTEE ACTION:

08/09/2022



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	DENSITY-	
ALLOWED:	10 Units	REQUIRED:	1,857 sq. ft.
EXISTING:	0 Units	EXISTING:	2,097 sq. ft.
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

08/09/2022

DESCRIPTION OF APPLICATION: **Permit # 22-22947-VCGEN**

08/09/2022

Lead Staff: Nick Albrecht

Proposal to renovate courtyard space including installation of new Pennsylvania bluestone, reconstruction of planters, and installation of new landscape lighting, per application & materials received 12/07/2021 & 07/26/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/09/2022

The proposed work includes the removal of all the existing stone paving from the courtyard and carriageway. New 2" thick Pennsylvania bluestone would be installed throughout in either a running staggered bond or in a random ashlar pattern. There are a few historic photographs of this courtyard that appear to show stone paving, but staff cannot say conclusively if it is the same stone paving that is currently installed. There is nothing in VCC records to indicate one way or the other that the paving has been replaced at some point in the past.

The guidelines state that *"in order to retain the quality of the District, the VCC requires the retention, repair, and maintenance of existing historic paving materials. Similarly, the VCC encourages minimizing the use of new paving and using traditional paving materials in new installations whenever possible."* (VCC DG: 10-8) The Guidelines also state that, *"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) Based on these Guidelines, staff recommends retention and repairs to match existing of the existing paving, rather than a wholesale replacement.

Some of the existing planting beds adjacent to the service ell will be removed and not reconstructed. Staff has no objections to this aspect of the proposal provided that they are infilled with matching stone paving.

In addition to the proposed paving, various landscaping and landscape lighting is proposed. Staff notes that "balcony pots" are shown on the balcony. Care should be taken with plants in this location so that accelerated deterioration of the balcony decking does not occur. For example, the base of the pots should be lifted slightly above the decking and plants utilized that do not require frequent watering.

The proposed lighting includes four different fixture types. Three are small spotlight type fixtures and the last fixture type is a submersible fixture proposed for installation in the existing fountain.

A total of 29 of the type "A" fixtures are proposed. These fixtures appear to all be proposed for installation in planters or pots and shining up into the plants themselves. The applicant notes that, "All the landscape light fixtures are not to be visible within the landscape, but hidden by plant material." The size, color temperature, etc. for the fixtures are consistent with the Guidelines and the applicant has stated that these fixtures produce 240 lumens each. This is a rather low lumen output compared to more typical functional downlights which are in the 600 to 1,200 lumen range. The feature not consistent with the Guidelines is the uplighting installation, although the low lumen output may make this more acceptable. The Guidelines state that, *"ambient lights should be small, unobtrusive, and installed as discreetly as possible. It should be focused and directed where needed, while minimizing upward light which can result in light pollution."* (VCC DG: 11-8) Given the low lumen output of the fixtures and the installation under foliage, staff suggests that the installation may be inline with the Guidelines. Staff

notes that up to four fixtures are proposed in single 3'2" square planters which may be excessive for such a small space. If approved, the overall number of fixtures may need to be reduced slightly in this kind of instance.

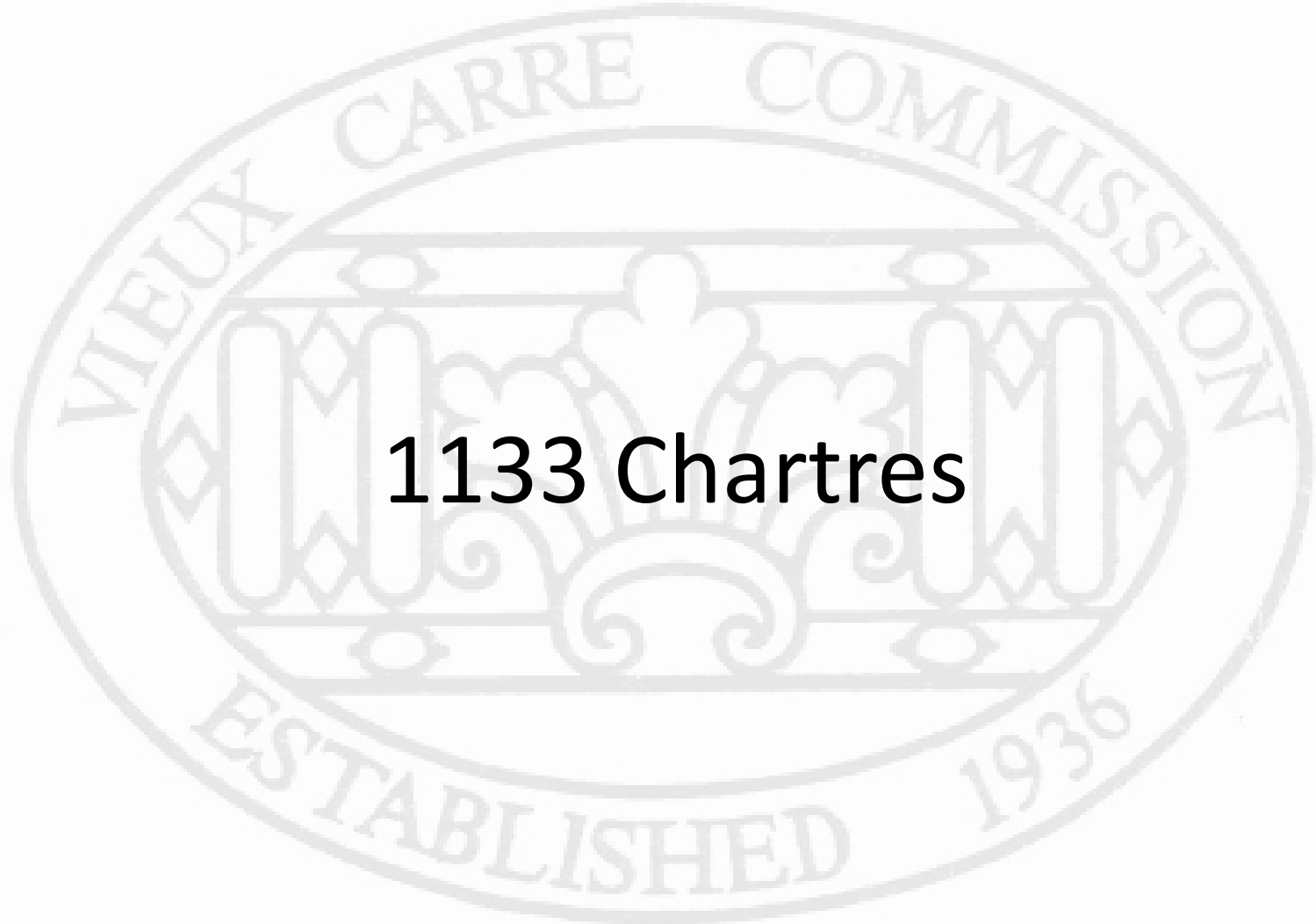
A total of 16 of the type "B" fixtures are proposed for installation in the in-ground planting beds. These fixtures are slightly larger than type "A" and are proposed for similar uplighting into the various trees and foliage of the courtyard. The lumen output of these fixtures is greater, noted at 700 lumens, although the fixture also comes in 400 and 600 lumen models. Staff is hesitant regarding the proposed 700 lumen model but suggests that if the type A fixtures are found approvable, that a lower-level type B fixture may also be approvable.

Eight of the type "C" fixtures are proposed for installation in the existing oak tree. The applicant notes that the fixtures, "will be focused down to pavement providing a 'moonlight' affect." This fixture is also noted as having an output of 700 lumens, typical for downlights. Although the installation of light fixtures in the limbs of a tree is somewhat atypical, staff finds this installation consistent with the general spirit of lighting in the Guidelines, to provide discrete and balanced illumination.

Staff recommends deferral of the proposed paving and requests commentary from the Committee regarding the various proposed lighting.

ARCHITECTURAL COMMITTEE ACTION:

08/09/2022



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 **08/09/2022**

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



923 Decatur

ADDRESS:	923 Decatur St.	APPLICANT:	Perez Architects
OWNER:	Salvadore Tusa	SQUARE:	21
ZONING:	VCC-1	LOT SIZE:	6,603 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	1,981 sq. ft.
ALLOWED:	11 Units	EXISTING:	3,511 sq. ft. (approx.)
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Distracting alterations have obscured the original design of this c. 1822 Creole style brick structure which was identical to 917 Decatur. A plan book drawing from 1866 shows the early 19th century appearance of the building. It had arched entrances and a carriageway with fanlights on the ground floor and French doors on the second floor. Located on a deep key lot, the property originally included a series of twelve one and two-story outbuildings. Today these dependencies have been demolished and replaced with brown-rated construction.

Main building – Green
Rear Additions -- Brown

Architecture Committee Meeting of**08/09/2022****DESCRIPTION OF APPLICATION:**

08/09/2022

Permit # 22-03489-VCGEN**Lead Staff: Nick Albrecht****Inspector: Marguerite Roberts**

Proposal to make structural masonry repairs to the Decatur St. elevation of hurricane damaged building, per application & materials received 01/25/2022 & 07/26/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/09/2022

This application was last reviewed at the 02/08/2022 meeting. At that time the applicant believed that the exterior walls were intact and were to be repaired as needed. Additionally, it was noted that the front façade had pulled away slightly from the sidewalls and would be pulled back in place. As work has continued it has been discovered that more extensive repairs may be needed.

The current submittal notes that due to damage from water intrusion, deteriorated wood lintels, and previously installed tie-rods that have been damaged or compromised, a portion of the building will need to be disassembled and rebuilt. The proposal includes rebuilding portions of the building with visible bulging on the first floor, an area about 3-1/2' wide, a narrow portion on the second floor where this building meets 917-919 Decatur, and all of the masonry above the second-floor window headers. All other areas of masonry would be repaired and repointed. The rebuilt condition would utilize steel lintels to replace the deteriorated wood ones, but all other reconstruction would reuse the existing materials as much as possible. The repaired areas would be covered with traditional stucco to match the rest of the building.

Although obviously an extreme intervention, staff notes the catastrophic damage this building suffered as a result of Hurricane Ida and appreciates that much of the front wall is still proposed to be left in place and repaired, including leaving all of the millwork in place. One of staff's bigger concerns is in regard to the decorative stucco cornice. The plans note that the cornice will be removed and reinstalled, but staff questions the feasibility of this approach. If the cornice needs to be replicated, this element should be carefully documented so that the exact profile can be matched.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

08/09/2022

Architecture Committee Meeting of**02/08/2022****DESCRIPTION OF APPLICATION:**

02/08/2022

Permit # 22-03489-VCGEN**Lead Staff: Nick Albrecht****Inspector: Marguerite Roberts**

Proposal to renovate hurricane damaged building, per application & materials received 01/25/2022.

STAFF ANALYSIS & RECOMMENDATION:

02/08/2022

Staff reminds the Committee that the initial phase of work for this and the neighboring building that were both badly damaged in Hurricane Ida was reviewed and approved by the Committee in October 2021, and staff issued permits for the work on October 28, 2021. The applicant has submitted plans for the next phase of work which includes the reconstruction of portions of the buildings.

The proposed work appears to largely restore the building to its pre-hurricane state. The plans note that “all historic materials, including brick, slate shingles, and wood shutters, have been salvaged for reinstallation.” Staff appreciates this salvage and reinstallation approach which should provide accurate details, limit the amount of reproduction material on the building, and provide examples for replacement when necessary.

The one noted change on the plans is the addition of masonry tie-backs on the Decatur St. elevation. Staff notes that there were previously two tie-backs visible above the window header level on the Decatur St. elevation. The plans are unclear regarding the number or locations of the proposed tie-backs, but provided they are proposed in a reasonable number and orderly arrangement staff finds the proposed tie-backs conceptually approvable.

Staff recommends conceptual approval of the proposal with the applicant to return to the Committee with a more detailed proposal regarding the tie-backs.

ARCHITECTURAL COMMITTEE ACTION:

02/08/2022

Mr. Albrecht read the staff report with Ms. Maggio present on behalf of the application. Ms. Maggio stated that after communicating with the structural engineer, the intent was to retain the existing tie backs in their current locations. She continued that additional tie backs would be incorporated inside the building. Mr. Fifield asked if this overall construction would be a faithful reproduction of the building that was damaged during Hurricane Ida, specifically the massing and footprint. Ms. Maggio stated that yes, the drawings were based on limited field measurements and site conditions.

Mr. Bergeron asked how much of the original building could remain in place compared to being demolished and rebuilt. Ms. Maggio responded that for the most part the exterior walls are intact and are to be repaired as needed. She continued that the front façade had pulled away slightly from the sidewalls and would be pulled back in place. With no additional questions, the Committee moved on to the next item on the agenda.

Public Comment:

Having monitored today’s meeting, I am acutely interested as to when contracts will be let to affect repairs at 923 and 925 Decatur St and an estimation as to how long it will take to complete these repairs. The sidewalks in front these properties have been closed to pedestrians since Hurricane IDA. There is a chain link fence running the entire length of the closed properties and it extends from the front of the properties out into the street which requires pedestrians to compete with vehicular traffic. I am certainly empathetic as to the extent of damage and the enormity of the task to rehabilitate these buildings; but, it would be extremely comforting to have some idea as to how soon normal life can be restored to this stretch of Decatur Street.

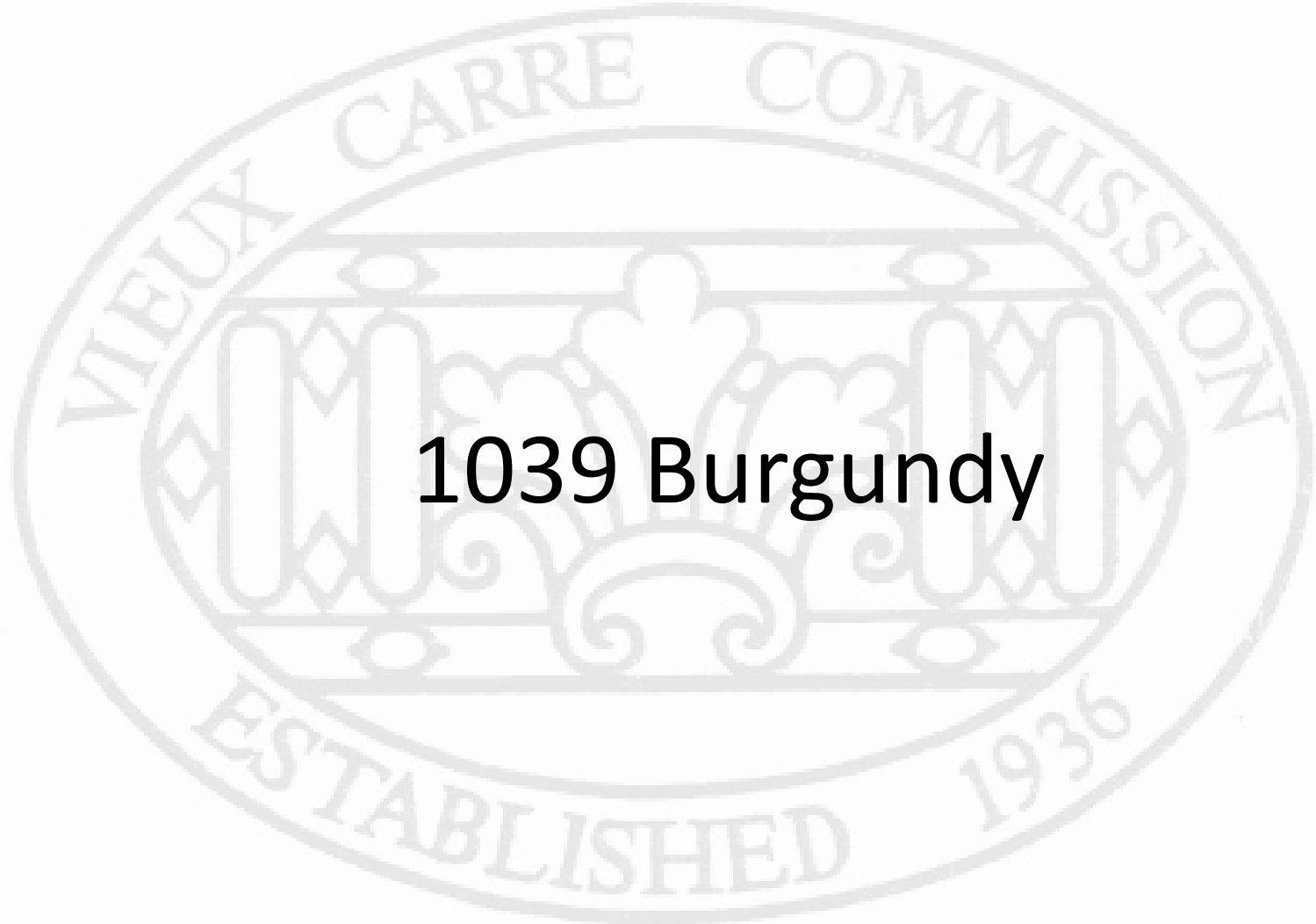
Thank you,
Stephen Kornovich

Discussion and Motion:

Mr. Fifield noted that the Committee does not delve into the matters of schedules or pace of work but that it might be something that the Director take up with Public Works and/or the owners to provide safe pedestrian passage. Mr. Block responded that the VCC is aware of this concern and welcomed individuals to reach out to him directly with any other questions or concerns.

Ms. DiMaggio moved for conceptual approval of the application with the applicant to return to the Architecture Committee with more details regarding the tie backs and any other items that may need additional review. Mr. Bergeron inquired about an amendment to the motion to allow staff to approve the tie back locations if they are in their historic locations. Ms. DiMaggio accepted the amendment and the

motion 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 **08/09/2022**

DESCRIPTION OF APPLICATION: 08/09/2022
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 & 07/26/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/09/2022

The applicant has revised the drawings as follows:

Main building:

On the rear elevation, two openings are again proposed. The existing door with fan light would be replaced with French doors to match those on the Ursulines elevation of the main building. The applicant stated: “Since these doors would match the same doors around the wall’s corner (except for having a wood bottom panel and not glass) that they would not detract from the history of the building.” They are drawn with six lites and single panels and have articulated lintels, but no photos of the millwork that provides the basis for this design have been provided for review. Unfortunately, the shutters are typically closed and VCC staff has no unobscured photos of the doors. If they have glass bottom panels as the applicant seems to suggest, it is likely that they were installed at some point after the building was converted from commercial to residential use, and are not historic. The overall height and width are also not specified. It is unclear if any investigation of the existing conditions or brick scarring led to this revision.

Service ell:

The arched openings at the existing arcade have been eliminated, and openings identical to those now proposed at the main building are shown. The applicant stated that this decision was made so the openings would be more cohesive, since the arched headers at the garage are also being eliminated. Staff notes that the proposed doors are taller than the existing fan lights. Proportionally, this would be atypical for a service ell.

Rooftop addition:

The parapet of the garage is shown raised by 5 brick courses, giving it a total overall height of approximately 12’-1”.

The drawings are inconsistent regarding whether or not the parapet at the end of the service ell would remain, and the Ursulines-side wall has a short, inset jog before it comes back into the same plane as the service ell. Staff’s recommendation was that the parapet remain, and that the entire wall of the addition be set back a foot or two, so the entire added mass reads as another addition on top of the garage, rather than an extrusion of the second-floor service ell. The millwork on this elevation is in need of further study, as the sidelites and French doors are not complimentary and should be set further back within the jamb. They are noted as wood clad, and reference “model and manufacturer;” staff notes that all millwork must be solid wood, with single glazing, true divided lites, and appropriate millwork profiles. The Design Guidelines state that prefabricated windows and doors are rarely appropriate for the district.

Staff notes that the addition walls are noted as masonry, but the section showing the millwork is not drawn as such, with the head, jamb and sill set within the thickness of the wall. This should also show the

header for the new wall assembly, and include a section at the roof. Additionally, gutters are shown in section but no new downspouts have been identified.

Rooftop deck:

The deck has been set back 4'-0" from the front parapet, 4'-6" from Burgundy, and 3'-0" from the neighboring center hall Creole cottage gable. It is shown with a glass rail, and measures 11'-2" x 14'. Staff appreciates the reduction in size but maintains that a rooftop deck is inappropriate for this building, per the Design Guidelines.

Garage doors:

The garage doors are unchanged and no site plan with sidewalk has been provided.

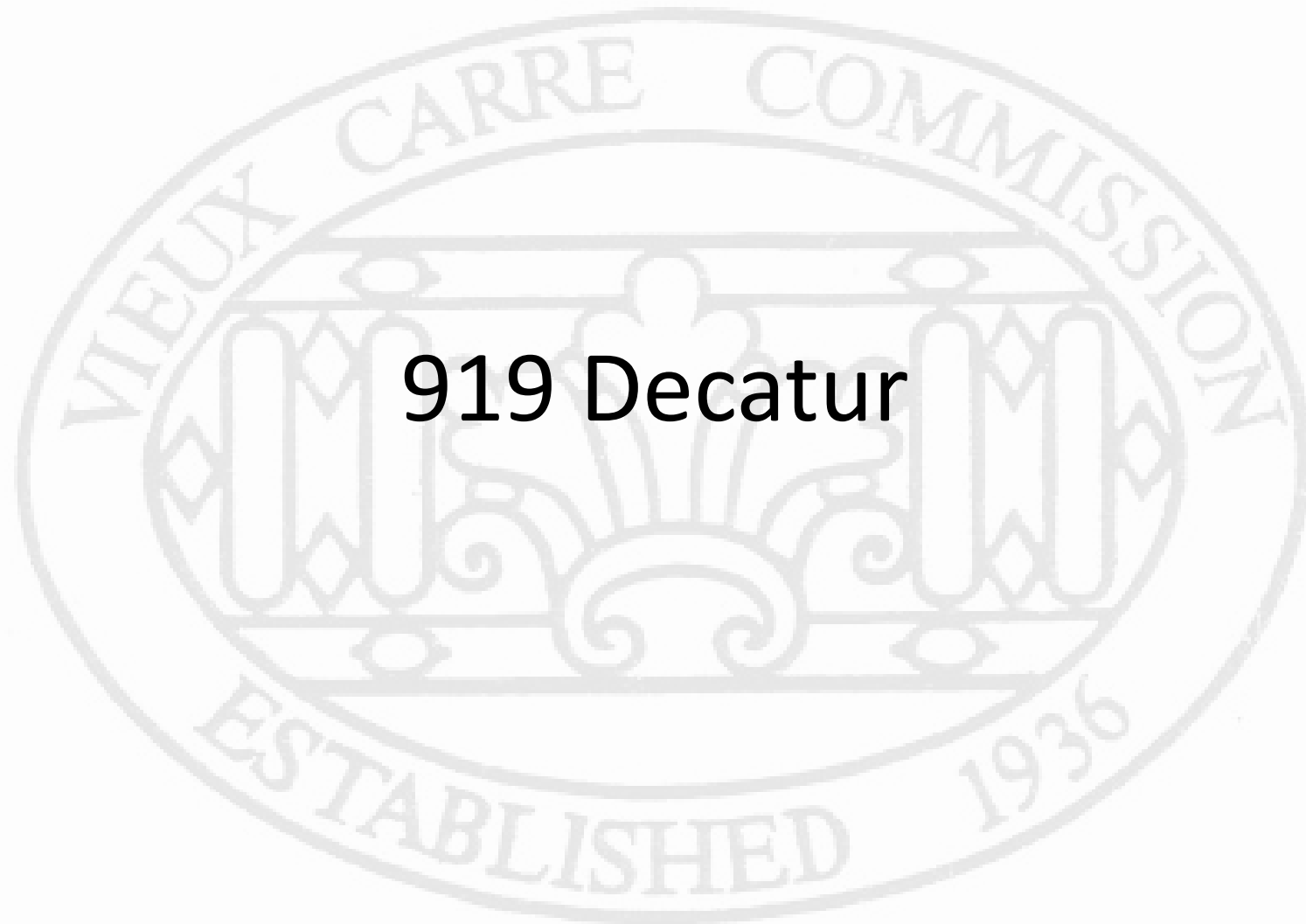
Staff recommends **deferral**, with revisions as noted above and as discussed with the Committee.

ARCHITECTURAL COMMITTEE ACTION:

08/09/2022



New Business



919 Decatur

ADDRESS:	917-19 Decatur Street		APPLICANT:	CLS Architects
OWNER:	Bopp Enterprises IV, LLC		SQUARE:	21
ZONING:	VCC-1		LOT SIZE:	6,603 sq. ft.
USE:	Mixed Use		OPEN SPACE-	
DENSITY-			REQUIRED:	2,043 sq. ft.
ALLOWED:	11 Units		EXISTING:	2,044 sq. ft.
EXISTING:	10 Units		PROPOSED:	No Change
PROPOSED:	No Change			

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Rating: Main Building - **Pink**, of potential local or major architectural significance, but with detrimental alterations
Service Building - **Green**, of local architectural/historical importance

Distracting alterations have obscured the original design of this c. 1822 Creole style brick structure which was identical to 921-23 Decatur. A plan book drawing from 1866 shows the early 19th century appearance of the building. It has arched entrances and a carriageway with fanlights on the ground floor and French doors on the second floor. Located on a deep key lot, the property still retains its historic two-story outbuilding.

Architecture Committee Meeting of

08/09/2022

DESCRIPTION OF APPLICATION:

08/09/2022

Permit # 22-19272-VCGEN

Lead Staff: Nick Albrecht

Proposal to modify previously approved renovation plans including new railing supports, change of decorative fixtures to gas, and construction of a new mechanical screening wall in the courtyard, per application & materials received 06/27/2022.

STAFF ANALYSIS & RECOMMENDATION:

08/09/2022

See Staff Analysis & Recommendation of 07/26/2022.

ARCHITECTURAL COMMITTEE ACTION:

08/09/2022

Architecture Committee Meeting of

07/26/2022

DESCRIPTION OF APPLICATION:

07/26/2022

Permit # 22-19272-VCGEN

Lead Staff: Nick Albrecht

Proposal to modify previously approved renovation plans including new railing supports, change of decorative fixtures to gas, and construction of a new mechanical screening wall in the courtyard, per application & materials received 06/27/2022.

STAFF ANALYSIS & RECOMMENDATION:

07/26/2022

A permit was issued on 05/26/2022 to make hurricane damaged related repairs and install new skylights which were approved by the Commission at the 03/16/2022 meeting. The applicant has submitted a new application to perform additional exterior work.

Railing Supports

A section and detail drawing on sheet A 1.1 notes the installation of new angled ½” square tube supports to be added behind the rails at 48” on center. Photographs indicate that there are at least two similar angled supports existing on the railing. It is not clear from the plans but based on the total width of the gallery and the proposed 48” spacing, staff calculated that there would be a total of seven support angles, including the existing. Although this type of angled support is not atypical, staff has concerns regarding the number of supports and questions if a more discreet reinforcement may be available.

Decorative Fixtures

Although decorative fixtures have been in place on the second floor of this building since at least 1975, the locations of the fixtures do not conform with Guidelines today, which call for decorative fixtures to be located near a focal point of the building. (VCC DG: 11-7) The applicant proposes to replace these existing fixtures with new 22" Bevolo Williamsburg fixtures operating with gas. Additionally, small flush mount exterior puck lights are proposed for installation at each door and window head on the second floor.

Staff recommends that the lighting proposal be revised to be more consistent with the Guidelines which might include replacing the existing decorative fixtures with discreet functional lighting and locating a decorative gas fixture hanging below the gallery at the primary entrance door. At a minimum, staff would prefer that the fixtures be located lower on the wall, provided that a decorative fixture could fit between the shutters.

Mechanical Screening

The final aspect of the proposal is the installation of a new 4' tall CMU wall around an existing AC unit at the rear of the main building. The plans note a generator in addition to the AC unit, but no generator currently exists in this location. Staff seeks clarification from the applicant regarding this noted generator. If the new wall is approved, staff recommends that a small gap be left between the CMU and the historic masonry wall.

While the plan drawing of the wall notes a stucco finish the section detail notes, "Styro industries flex coat brush on coating." Staff seeks clarification regarding the proposed finish material and notes that if traditional stucco is used that metal lath be utilized. As this wall would be new construction and not readily visible, the Committee may be open to alternative finish materials.

Summary

Staff requests commentary from the Committee and applicant regarding the items noted above.

ARCHITECTURAL COMMITTEE ACTION:

07/26/2022

There was no one present on behalf of the application. There was no public comment.

Ms. DiMaggio made the motion to defer the application to allow for someone to be present to answer questions. Mr. Bergeron seconded the motion and the motion passed unanimously.



1215 Royal

ADDRESS:	1215 Royal	APPLICANT:	
OWNER:	June19, LLC	SQUARE:	54
ZONING:	VCR-2	LOT SIZE:	4,191 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,257 sq. ft.
ALLOWED:	6 Units	EXISTING:	1,221 sq. ft.
EXISTING:	Unknown	PROPOSED:	
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

Built c. 1835 for Paul Prevost, this fine 3½- story masonry townhouse has a wooden cornice with carved garlands that is characteristic of the work of Gurlie and Guillot. Among its outstanding detailing are an octagonal skylight, wrought iron balcony railings, an arched carriageway entrance with fanlight and interior ornamental plaster cornices and medallions. Lost by a bankrupt Prevost in 1841, the residence had a number of well-known local 19th c. families as owners such as the Delachaises, Livaudais and the Miltenberger-Pollocks.

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

DESCRIPTION OF APPLICATION: 08/09/2022
Permit # 22-20801-VCGEN **Lead Staff: Nick Albrecht**

Proposal to renovate courtyard space including installation of new fountain, per application & materials received 07/12/2022.

STAFF ANALYSIS & RECOMMENDATION: 08/09/2022

See Staff Analysis & Recommendation of 07/26/2022.

ARCHITECTURAL COMMITTEE ACTION: 08/09/2022

Architecture Committee Meeting of **07/26/2022**

DESCRIPTION OF APPLICATION: 07/26/2022
Permit # 22-20801-VCGEN **Lead Staff: Nick Albrecht**

Proposal to renovate courtyard space including installation of new fountain, per application & materials received 07/12/2022.

STAFF ANALYSIS & RECOMMENDATION: 07/26/2022

The applicant proposes significant changes to the courtyard space, all of which appears to be independent of the building on this property. The proposal includes modifying and relocating an existing fountain, constructing a new bubbler fountain, and construction of a new built-in planter. The existing fountain is found approximately halfway back in the narrow courtyard with a square base. The applicant proposes to move this fountain forward closer to the carriageway and construct a larger round base.

The existing open rainwater runnel would be relocated to be behind this fountain and the adjacent planter. Staff notes that it appears the existing runnel is close to the center of the courtyard, and it appears the paving slopes from both sides down to this feature. If the runnel is relocated and the courtyard repaved, staff is concerned that significantly more water could be drained towards the brick wall which creates interior space for the neighboring 1217 Royal.

Near the back corner of the courtyard the applicant proposes a new water feature measuring approximately 9' x 9'. This fountain would rise to a height of approximately 6' at the tallest point and feature three bubbler fountains. The new fountain would be set off the neighboring building wall by approximately 2-1/2'.

Finally, a new planter would be constructed behind the new fountain. A section detail shows the planter wall as rising about 18” above the courtyard paving. Consistent with Guidelines, staff notes that any built-in planter adjacent to historic masonry needs to have either an air space or a plastic or rubber liner between the soil and masonry. (VCC DG: 10-9)

In addition to the proposed work, staff notes that plywood has been installed in the carriageway door vents and should be removed as part of any approved work.

Staff finds the overall proposal generally approvable but requests commentary from the Committee and applicant regarding the relocated drain and potential impact on the neighboring property.

ARCHITECTURAL COMMITTEE ACTION:

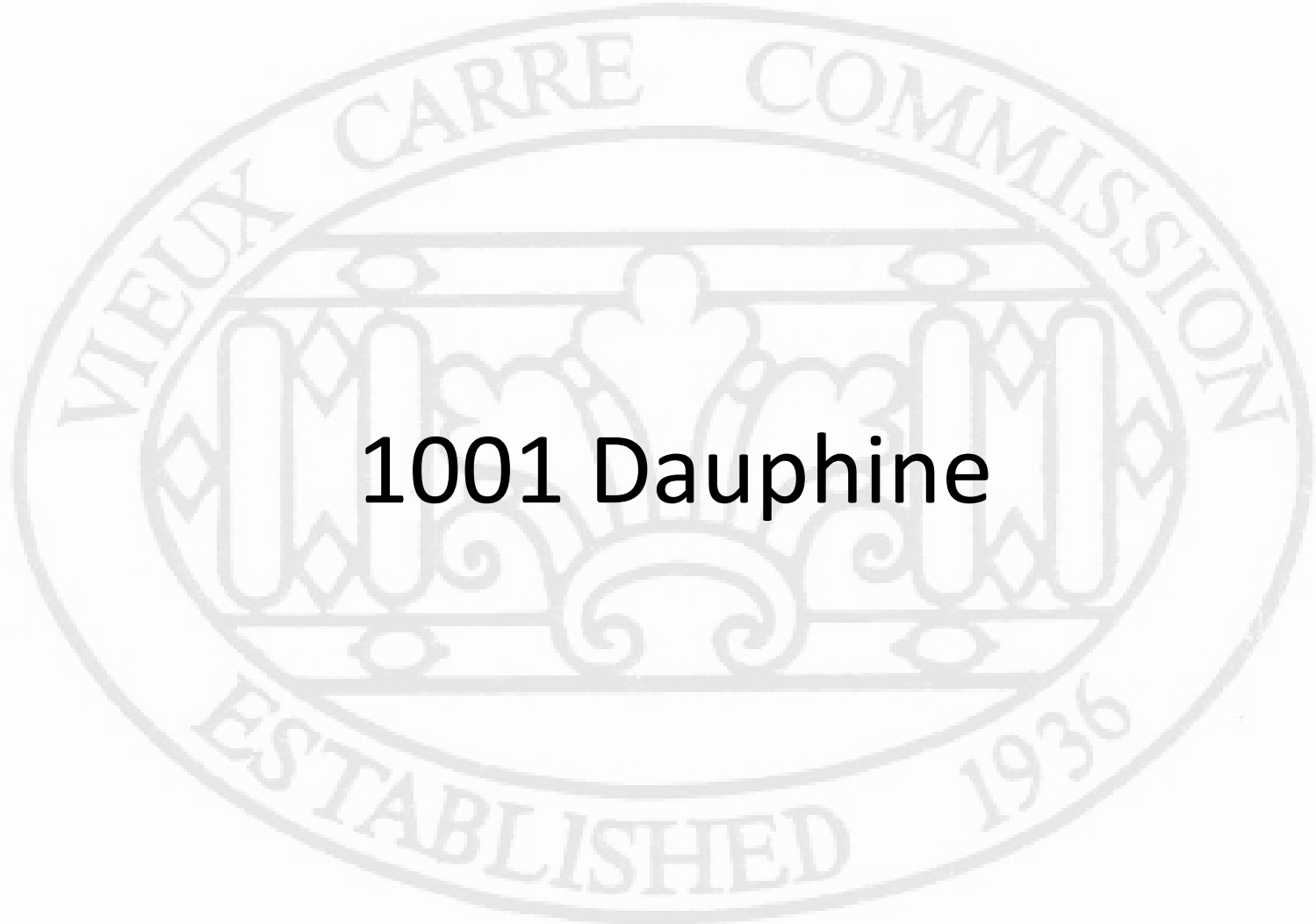
07/26/2022

The applicant asked to be deferred prior to the meeting.

Mr. Bergeron made the motion for a deferral. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Appeals and Violations





1001 Dauphine

ADDRESS:	1001-03 Dauphine, 901 St. Philip Street		
OWNER:	Matassa Investments LLC	APPLICANT:	Vincent Catalanotto
ZONING:	VCR-1	SQUARE:	84
USE:	Commercial	LOT SIZE:	2465.7 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	3 units	REQUIRED:	493 sq. ft.
EXISTING:	None	EXISTING:	Unknown
PROPOSED:	No change	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main buildings (1001 & 1003): Green, of local architectural and/or historic significance.
Detached kitchens (1001 & 1003): Green, of local architectural and/or historic significance.

1001 Dauphine: Like many other corner structures in the Vieux Carré, this address features an early 19th century, masonry, Creole cottage that later (in the 19th century) was expanded with the addition of a frame second floor. The detached brick kitchen, like the first floor of the main building, dates to the early 1800s.

1003 Dauphine: A typical, c. 1890, bracketed, frame shotgun cottage.

DESCRIPTION OF APPLICATION:
Permit #22-20322-VCGEN

08/09/2022
Lead Staff: Erin Vogt

Appeal of staff denial to install asphalt architectural shingles on Green rated buildings, per application & materials received 07/07/2022 & 07/26/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

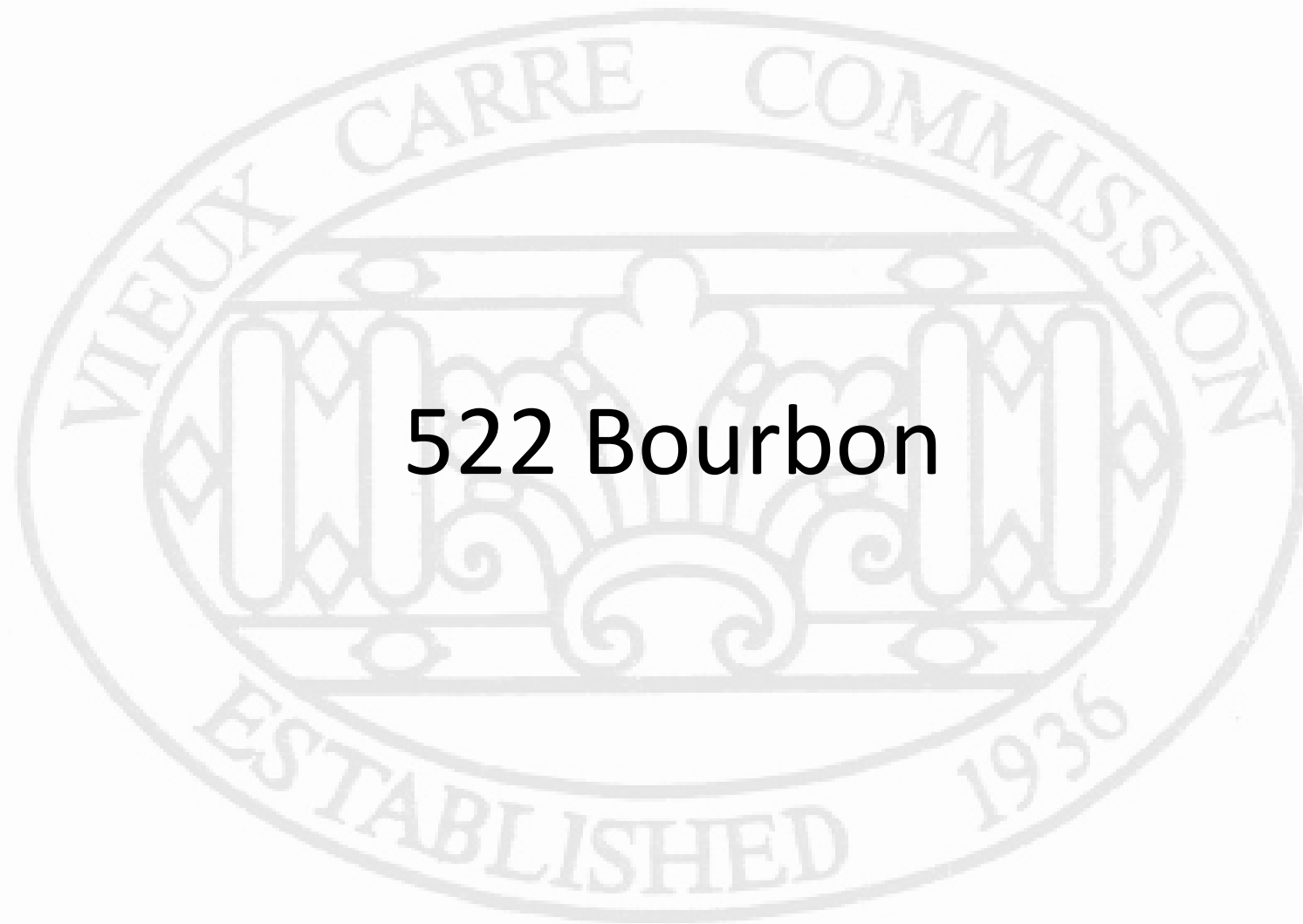
08/09/2022

The applicant is proposing to replace the roofs of four Green rated buildings at this property with Tamko Heritage architectural asphalt shingles. Photos of the existing roof systems shows cementitious slate-type shingles, likely Fire Free, at 1001 Dauphine and both detached kitchens. The shotgun roof at 1003 Dauphine was last permitted in 2006 as a “repair of slate roof,” but photos indicate it might still be an asbestos shingle system.

The VCC Design Guidelines require the installation of natural slate or cementitious slate-type shingles on Green rated buildings. No other contemporary roofing materials are allowable. Replacement materials shall be of at least comparable quality to the material replaced, with no building receiving a roof of lesser quality, regardless of rating. Since asphalt is a downgrade in all aspects of quality and is not historically or architecturally appropriate for this building or in keeping with the *tout ensemble*, staff recommends the Committee **deny** installation of this material.

ARCHITECTURAL COMMITTEE ACTION:

08/09/2022



522 Bourbon

ADDRESS:	522 Bourbon Street	
OWNER:	Anglade 500 Properties, LLC	APPLICANT: Jennifer Taylor
ZONING:	VCE	SQUARE: 62
USE:	Commercial/nightclub	LOT SIZE: 9062 sq. ft.
DENSITY:		OPEN SPACE:
ALLOWED:	15 units	REQUIRED: 2718 sq. ft.
EXISTING:	Unknown	EXISTING: None
PROPOSED:	No change	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

08/09/2022

DESCRIPTION OF APPLICATION:

08/09/2022

Permit #22-02468-VCGEN

Lead Staff: Erin Vogt

Violation Case #21-05626-DBNVCC

Inspector: Anthony Whitfield

Proposal to install structural wall brackets on interior side of third and fourth floor exterior walls of brick observation tower, per application & materials received 07/12/2022 & 07/26/2022. **[Notices of Violation sent 11/01/2019 and 07/07/2021]**

STAFF ANALYSIS & RECOMMENDATION:

08/09/2022

Staff notes that this property has significant long-standing work without permit and demolition by neglect violations. A permit was recently issued to address structural concerns at the front balcony, but all outstanding violations must be addressed, or administrative adjudication and fines will continue.

The applicant has proposed interior repairs to address structural issues in the four-story masonry observation tower at the rear of the main building, which has significant cracking on the Toulouse elevation. Staff has issued multiple Notices of Violation for the crack, which goes from the fourth floor all the way down to at least the second floor, citing hazardous conditions and demolition by neglect. The proposed work calls for new, unspecified "wall brackets" at the interior corners of the observation tower near the ceiling joists at the third and fourth levels. Notes state that there will be no work on the exterior of the building, windows, roof, or lower levels. No interior repointing is noted.

An engineer's report from Mr. Jamie Saxon was submitted to the VCC in November 2021, without a corresponding application for work from the owner. At that time, Mr. Saxon noted that the interior masonry and mortar were in a state of significant deterioration, with the cracks visible at the interior and exterior. He added that "the cracks are separating, indicating the wall is moving outwards. We also noted a breakdown of the masonry at the window lintels. This is likely due to the wood lintel in the masonry rotting over the years." Considering no work has been permitted since Mr. Saxon's report, staff remains greatly concerned and does not find this level of intervention satisfactory to address the violations for hazardous conditions and demolition by neglect.

Staff recommends **deferral**, with the applicant to submit an updated, stamped engineer's report on the tower's structural stability, and a revised proposal including full detail drawings for all ties and a plan to address all masonry concerns.

ARCHITECTURAL COMMITTEE ACTION:

08/09/2022



636-638 Dauphine

ADDRESS:	636-38 Dauphine	APPLICANT:	Gregory Waguespack
OWNER:	GSW Properties LLC	SQUARE:	72
ZONING:	VCR – 1	LOT SIZE:	1,880 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	564 sq. ft.
ALLOWED:	1 Unit	EXISTING:	869 sq. ft.
EXISTING:	2 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Brown: Objectionable or of no architectural or historical significance.

One of two, c. 1930 2-story bungalows. This building has been altered since its construction.

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

<u>DESCRIPTION OF APPLICATION:</u>	08/09/2022
Permit # 22-20958-VCCAM	Lead Staff: Nick Albrecht
Violation Case #22-02356-VCCNOP	Inspector: Marguerite Roberts

Proposal to retain keypad door hardware, per application & materials received 07/13/2022.
 [Notice of Violation sent 05/31/2022]

STAFF ANALYSIS & RECOMMENDATION: 08/09/2022

The applicant has applied to correct minor violations on this property, the majority of which are staff approvable. One item in need to Architecture Committee review is the proposed retention of keyless deadbolts that have been installed on both front doors of this property. The applicant notes that these were installed by a previous property owner. Photographs indicate that the hardware was installed between April and September 2019 and replaced other unpermitted keypad entrance hardware. The currently installed hardware is a Schlage smart deadbolt with a light up touchscreen in the satin nickel finish. The code numbers are imprinted on the screen, but the screen only illuminates when the lock is in use. Although there are other more discreet smart lock options, this type of lock has been previously approved.

This particular model comes in a variety of finishes and at least one other shape. Given the dark green color of the doors on this building, staff finds that a lock in the black or aged bronze finishes would blend in significantly more and be more discreet.

Staff finds the installation of this type of smart lock conceptually approvable for installation in these locations but requests commentary from the Committee regarding the satin nickel finish.

ARCHITECTURAL COMMITTEE ACTION: 08/09/2022