

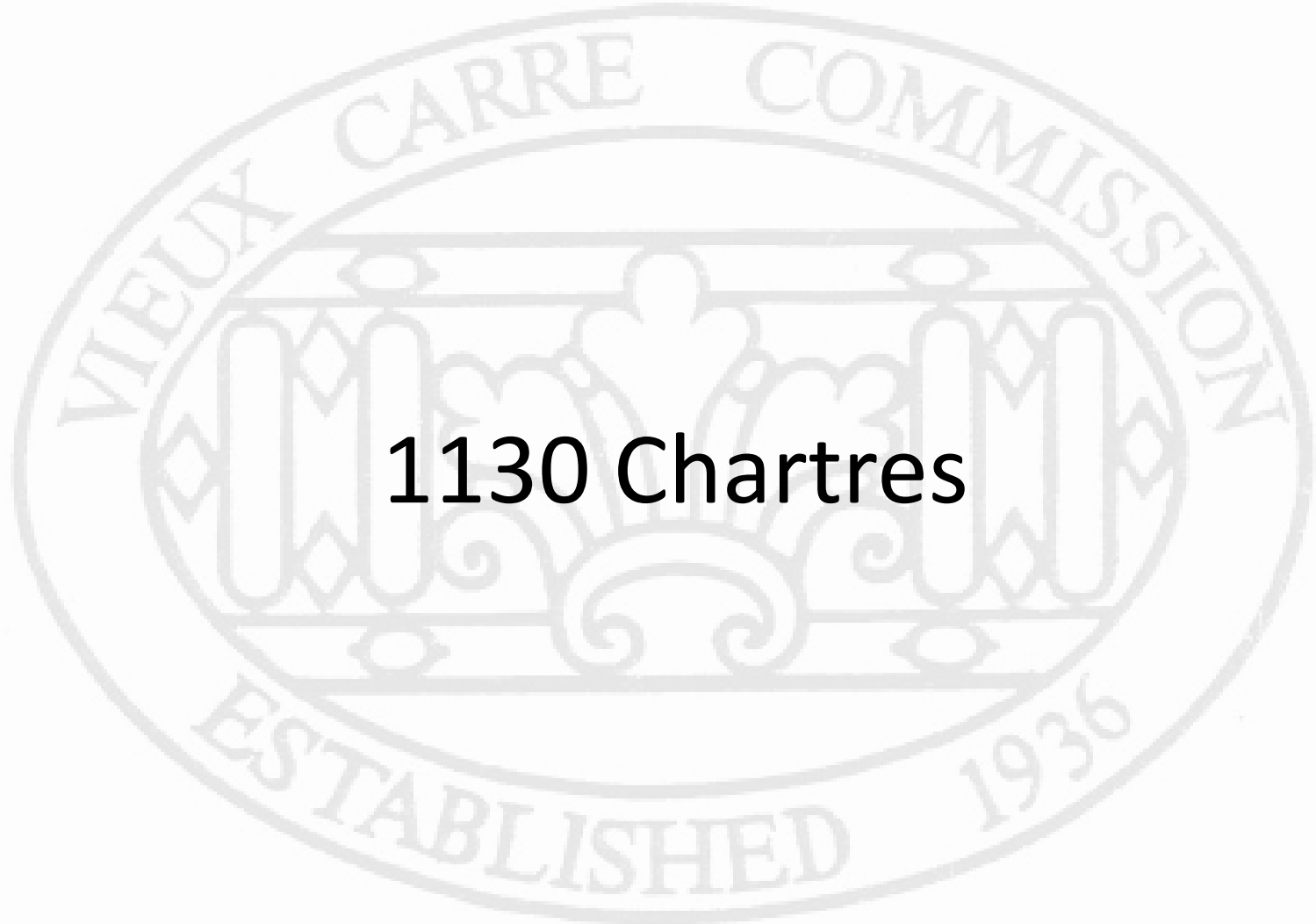


**Vieux Carré Commission
Architecture Committee Meeting**

Tuesday, September 13, 2022



Old Business



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 **09/13/2022**

DESCRIPTION OF APPLICATION: 09/13/2022
Permit # 22-33567-VCGEN **Lead Staff: Nick Albrecht**

Proposal to renovate rear buildings including proposed structural work, per application & materials received 12/07/2021 & 08/31/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/13/2022

This application was reviewed at the 08/23 meeting for several items including the proposed structural work. The applicant has returned for review of the structural work, which appears to be the same proposal as was previously reviewed. The structural engineer previously stated that the alternative to the proposed work would be to deconstruct and reconstruct the wall. Facing that alternative, the Committee seemed to be viewing the proposal in a positive light but wished to have all Committee members present prior to making a decision.

Staff was hesitant regarding this overall approach but if the only alternative is truly complete deconstruction and reconstruction of the wall, staff finds this proposed approach preferable to complete wall deconstruction.

In addition to the proposed structural work, the applicant has also provided information on the root barrier panels that are to be installed below grade and hopefully protect this building from future problems from the large oak tree.

Staff requests commentary from the Committee regarding the proposed structural work.

ARCHITECTURAL COMMITTEE ACTION: 09/13/2022

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

DESCRIPTION OF APPLICATION: 08/23/2022
Permit # 22-33567-VCGEN **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

Mr. Albrecht read the staff report with Mr. Marcantel present on behalf of the application. Mr. Marcantel stated the following: we plan to remove the iron gate and replace with a solid wood gate. Window- we did interior demo and were unable to find any evidence of a window but in the historic photo you can see an awning over a window or door, not sure. Because we couldn't find the exact location, we just lined it up.

Mr. Bergeron asked, “what does the window get you?” Mr. Marcantel stated that the interior quality would be better, and it would match the other side. Mr. Bergeron stated, “it is a bedroom with a fanlight already, so it feels like it has enough light.” Ms. DiMaggio stated that she agreed with staff on the lighting and the landscaping. Mr. Albrecht stated that 2 gas fixtures and sconces would not be ok with guidelines. Mr. Bergeron recommended “functional and minimal.” Mr. Marcantel stated that at the doors it would be wall mounted lanterns. He went on to say that they were concerned about security and privacy for their guests, so they wanted a solid gate. Ms. DiMaggio stated, “we need a whole package, big picture.” Mr. Bourgogne reiterated that staff needed a whole plan. Ms. DiMaggio agreed.

At this point Mr. Saxon joined the meeting to review the structural elements. Mr. Saxon stated the following: that the end wall was extremely concerning but they planned to keep and reinforce the existing footings. Footings have had a lot of movement. The end wall was bulging with a rotted lintel. We will use compatible mortar. Once we get the wall done then the lintels can be worked on with compatible materials. After the work is done, you won’t be able to tell it has been adjusted. Mr. Saxon concluded that they were trying not to have to rebuild the wall and that this approach was less intrusive. Ms. DiMaggio stated, “this is way better than rebuilding.” Mr. Saxon stated “yes.” Mr. Bergeron asked “Mr. Fifield believed this to be VERY invasive. Is that true?” Mr. Saxon stated no, as we will use compatible materials. Mr. Bergeron asked, “drilling holes?” Mr. Saxon stated “yes, from the ground up.” Mr. Block asked about differential settlement. Mr. Saxon stated that “the footing would be one.” Ms. Bourgogne asked about the cause, the tree. Mr. Marcantel stated that currently they had pulled back the roots and would be utilizing a subterranean root guard. Mr. Block asked if there was a sense of urgency here. He went on to say that he was asking because Mr. Fifield was not present. Mr. Marcantel stated that conditions were deteriorating. Mr. Block asked if 2 weeks would cause a huge problem. Ms. DiMaggio agreed that she had concerns about introducing modern techniques with traditional methods. Mr. Marcantel stated that the alternative was to rebuild the wall.

Public comment: Erin Holmes, representing VCPORA, voiced her concern over the proposed replacement of the open gate with a solid door. She continued that the lack of a solid door allows glimpses of the courtyard and suggested a less obtrusive visual barrier in the alleyway itself.

Nikki Szalwinski, representing French Quarter Citizens, reiterated the comments of Ms. Holmes and recommended no special treatment for the structural issues. Ms. Szalwinski stated that typical repairs to masonry have been made for thousands of years, that introducing metal rods into the wall will lead to rust, and that masons that she has spoken to do not have faith in this method.

Mr. Bergeron made the motion to defer the proposal to allow the applicant time to revise the proposal based on today’s commentary and staff’s input. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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:

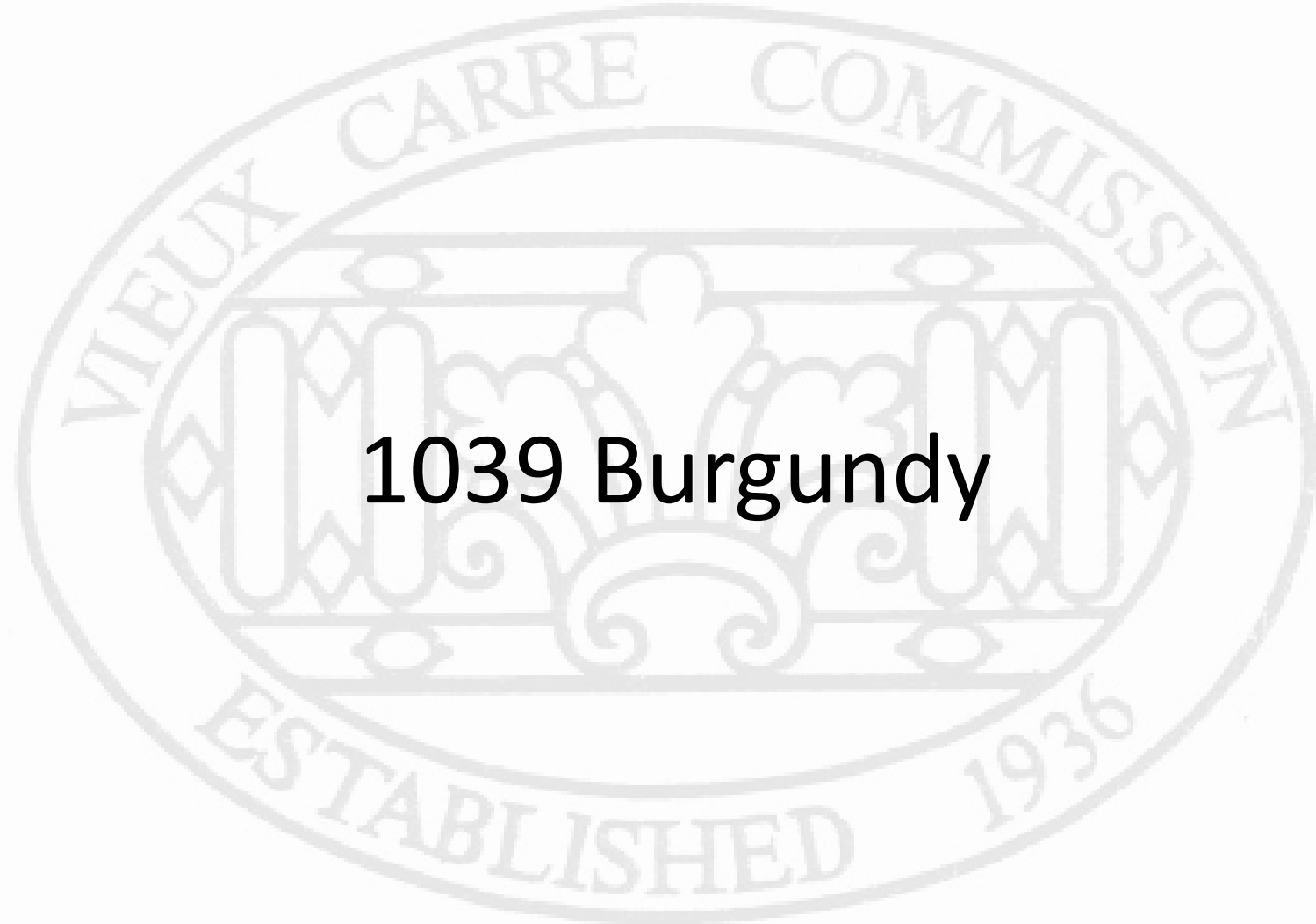
07/26/2022

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. Bourgoigne 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.



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:	3 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 **09/13/2022**

DESCRIPTION OF APPLICATION: 09/13/2022
Permit #22-15634-VCGEN **Lead Staff: Erin Vogt**

Proposal to construct addition on roof of orange rated garage, modify garage doors, modify millwork openings, and install roof deck, per application & materials received 05/24/2022 & 09/08/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/13/2022

On 08/17/2022, the Commission sent the application back to the Committee for review of new materials the applicant submitted the morning of the hearing. The Commission stated that the applicant should provide drawings showing the roof deck dated to the period of significance of the construction, if available. Instead, the applicant has submitted a revised proposal, as follows:

Addition and roof deck:

Since last reviewed, the roof deck has increased significantly in size, and now abuts the neighboring property at 1012-14 Ursulines, despite the explicit concerns expressed by the owners of the adjacent building that occupied exterior space would have a detrimental effect on their quality of life. The setback from Burgundy has decreased from 4’-6-1/2” to 2’-1”. This increases the square footage of the roof deck from 156.3 sq. ft to 248.6 sq. ft. However, following submittal of these drawings, the applicant informed staff that they intend to revise the roof deck yet again, and will propose to increase the parapet height so that it would be 42” above the level of the decking and extend the roof deck so it is not set back from the parapet at all. This would eliminate any railing, as the deck would occupy the entire unbuilt portion of the roof. Roof decks in the District are always required to be set back a minimum distance equal to the height of the rail to prevent occupancy directly at the parapet and to ensure the rail is not visible from lower viewpoints. If, as stated to staff, the applicant were to expand the deck to the edges of the roof, such a design would deviate from the Guidelines even more significantly than what is currently before the Committee.

Considering the Committee forwarded a negative recommendation to the Commission for the previous, smaller roof deck, staff finds this aggressive expansion of the deck – particularly in the direction of the neighboring property – to be extremely problematic. The applicant’s stated intentions to increase it even further are brazenly contrary to the Design Guidelines.

While no plans dating from the construction of the 1960s addition were provided, the applicant submitted Sanborn atlas images from April 1983. These show that approximately half of the garage roof was occupied with umbrellas and outdoor furniture. Photos dating between 1978 and 1986 showing occupancy at the rear portion of the garage roof were also provided. However, these materials do not indicate that the deck dated to the period of significance for the building. This documentation does serve as an example of staff concerns that umbrellas and furniture would give the patio a cluttered appearance. Staff notes that the VCC had no record of the roof deck so it would not be considered grandfathered, and it is also no longer in existence, as the garage roof is currently bare. Previous utilization of the roof as a patio without VCC approval or permit does not entitle the owners to a new roof deck, much less one closer to the street and much larger than initially proposed. While the building may be lower rated and some alterations may be allowed, it is still important that those alterations – particularly those that are optional and voluntary – do not have a negative impact on the *tout ensemble*, both now and in future.

Millwork:

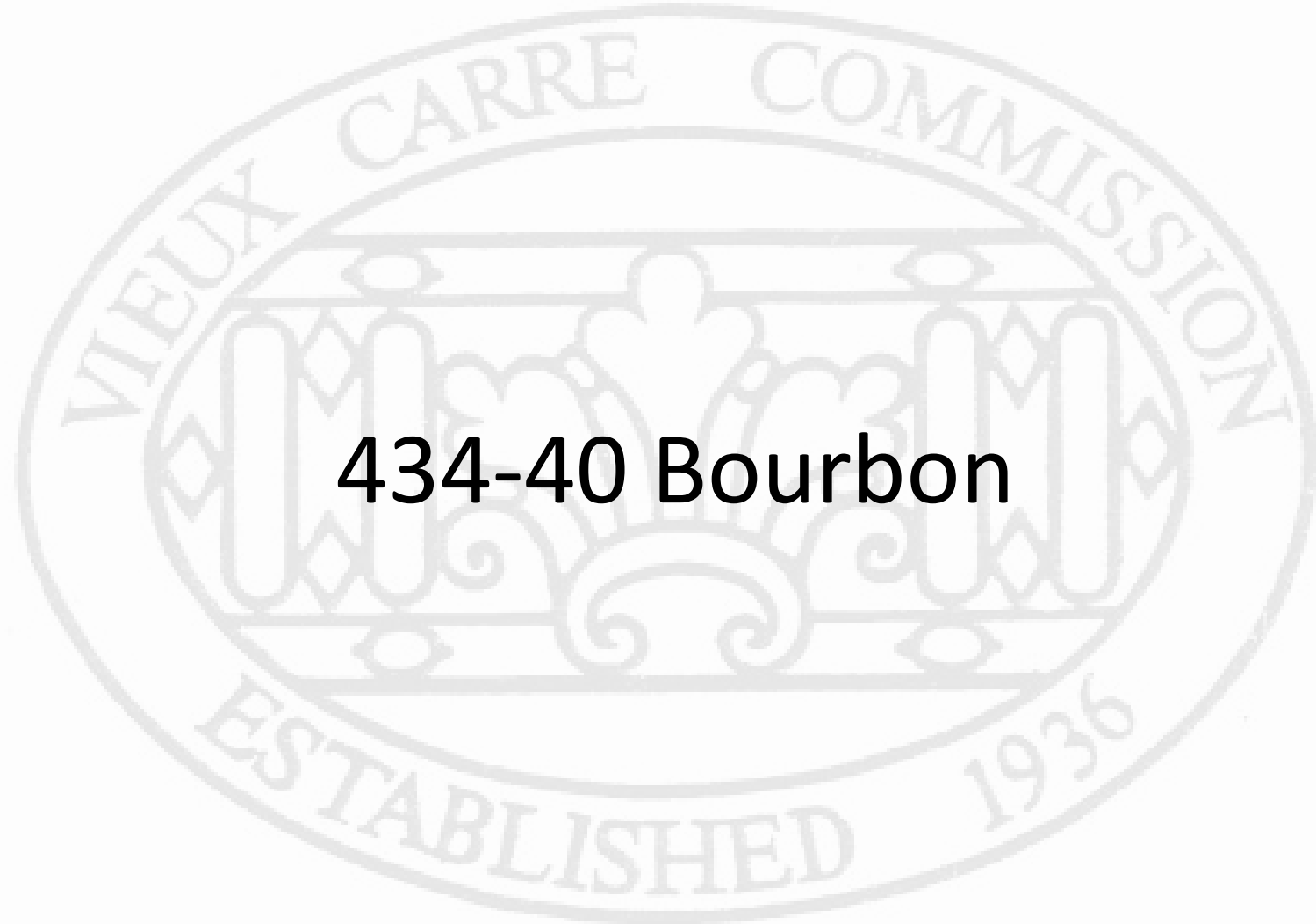
Staff and the applicant request clarification regarding the proposed second opening at the rear of the main building, and whether this was included in the previous motion conceptually approving some of the proposed work. Staff requested additional drawings and documentation on the existing doors the applicant is proposing to match, but these were not provided, and the applicant was unable to open the shutters to allow for staff inspection at a site visit. Staff recommended that the openings on the service ell be reduced proportionally, so they are not the same size as the doors at the rear of the main building, as these are inappropriately tall for a service ell. Additionally, the proposed courtyard plans do not indicate which direction the doors will swing, either on the main building or the service ell.

Garage:

The applicant is now proposing a single vertical board garage door with overhead operation. It is unclear if this would be manufactured, or custom made. Considering the applicant's stated intent to revise the parapet height at the garage, any recommendation on the garage door would be premature. Additionally, this elevation should be expanded to show the adjacent building so the height change can be reviewed in context, particularly in relation to 1012-14 Ursulines' abat-vent, stucco band and parapet.

ARCHITECTURAL COMMITTEE ACTION:

09/13/2022



434-40 Bourbon

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

Architecture Committee Meeting of **09/13/2022**

DESCRIPTION OF APPLICATION: 09/13/2022
Permit #22-16178-VCGEN **Lead Staff: Erin Vogt**

Proposal to add two story additions, per application & materials received 05/31/2022 & 08/30/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/13/2022

Since last reviewed by the Committee, the applicant appealed the gallery denial to the full Commission, which upheld the Committee’s ruling. Revised drawings have been submitted for the proposed two-story additions, but they are not developed further than when last reviewed. Addition 1 remains unchanged and would enclose the rear walls and millwork of the historic Green rated building. Addition 2 no longer has a proposed roof deck and penthouse. No floor plans have been provided, but the applicant stated that the second-floor entresol level would be used by the nightclub, while the third floor would be office space and possibly short-term rental units, which are permissible on Bourbon Street. The applicant also stated that the rear walls and millwork of the historic Green rated building would be retained and preserved on the inside of the new structure, but it is difficult to see how this could be accomplished on the second floor if that space is to become part of the nightclub. Staff maintains that Addition 1 does not fit the Design Guidelines and should be removed from the proposal. Addition 2 may have potential to meet the Design Guidelines for New Construction, but not enough information has been presented for it to be evaluated under many of the design principles.

Staff also notes great concern with the ability of the existing one story buildings to structurally support two additional stories. Further investigation is needed, but it seems that the structures that are currently rated Brown may be remnants of much older construction that has been detrimentally altered. It is not clear if the proposed additions would be true additions on top of the existing buildings, or if it would be more correct to think of the proposed work as demolition of the existing single-story structures and three stories of new construction. An engineer’s report and drawings will also be needed for consideration, in addition to further development of architectural plans.

Staff can have no further response to this proposal until it reaches a elementary stage of development, so its potential compliance with the Guidelines and impact on the historic building can be adequately evaluated at even a basic level.

ARCHITECTURAL COMMITTEE ACTION: 09/13/2022

DESCRIPTION OF APPLICATION:

08/17/2022

Permit #22-16178-VCGEN

Lead Staff: Erin Vogt

Appeal of Committee denial to install a new gallery, per application & materials received 05/31/2022 & 08/03/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/17/2022

On 07/12/2022, the Committee reviewed a proposal to install a wraparound gallery at the second floor of the main, Green rated corner building. Staff notes that this floor is an entresol – an intermediate level with unusually low ceilings – which is a feature of Spanish colonial architecture. These spaces were used for storage, not occupation.

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

- There is documentary evidence supporting that one previously existed,
- The installation is appropriate for the building type,
- The installation does not destroy or conceal an important architectural feature or detail,
- The proposed design is compatible in size, scale and design to the building and surrounding streetscape.” (VCC DG: 08-09)

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

Staff notes that there is no documentation to suggest a gallery ever existed on the second floor of the Green rated building. Further, it would be nearly unheard of for this property to have a second floor gallery given that this floor is an entresol, which fits the historic industrial use of the building. Buildings with entresols frequently had wooden awnings that were used to facilitate unloading storage directly to the street, but historically never had occupiable wrought iron galleries of the type shown here.

Staff finds that a new gallery in this location would inappropriate for the building type, and would obscure the important architectural feature that is the entresol itself. Therefore, in keeping with the Design Guidelines, the Committee moved to **deny** the proposal to install the gallery.

VIEUX CARRÉ COMMISSION ACTION:

08/17/2022

Ms. Vogt presented the staff report with Nicole Genovese present on behalf of the application in Mr. Long’s absence. She read a prepared statement from Mr. Long as follows:

We are all aware of how useful galleries are in the Vieux Carre. They serve as a buffer between the buildings and the street, protect pedestrians from the elements – sun and rain, provide a place for lighting to safely illuminate the sidewalk at night, provide a place for a sign, ... and of course they create wonderfully usable spaces on the second level ... to enjoy the street and capture views of our great city.

Investigation has shown that this particular building never had a gallery because of its original intended use. It was built as a stable and blacksmith shop. There was an entresol level above the ground level for storage, not occupancy, possibly a hay loft. Well, we don’t ride horses anymore, don’t have stables on Bourbon Street, and the entresol level has been used for human occupancy since right after the horse and buggy days.

There are a few other examples of buildings with entresols in the Vieux Carre and some were modified, very unsuccessfully, some years back.

As you can see from the renderings, this proposed gallery adds tremendously to the character of the neighborhood and complements the surrounding three corners of the intersection. It brings the scale of the façade down to a more human level.

With the appropriate proportions and detailing, this gallery addition could succeed where the others failed. Thank you for your consideration.

Ms. DiMaggio stated that the entresol is a character defining feature of this type of building and that there cannot be appropriate proportions or detailing for this type of extreme modification.

Erin Holmes addressed the Commission on behalf of VCPORA, stating that they were adamantly opposed to the installation of the gallery, as this is an unheard of alteration that seeks to change the building form to suit the current use, only for commercial gain.

Nikki Szalwinski also addressed the Commission on behalf of French Quarter Citizens, echoing Ms. Holmes' concerns, adding that it is unfortunate that we do not have more buildings that retain their original form. She stated that, while the architect considers the gallery an improvement, she disagreed.

Ms. Bourgogne noted for the Commission that, if overturned, there was still much more consideration that would need to be given and materials that would need to be reviewed. She stated that air rights, subterranean conditions, and approvals from other departments such as Public Works and Sewerage and Water Board would also be required.

Mr. Bergeron asked Ms. Genovese if she had any further comments or response; she did not. Mr. Bergeron stated that finds entresols to be a very precious and distinctive architectural feature that should be preserved. Ms. DiMaggio also noted that a gallery could present a false sense of history. She moved to **deny** the appeal to install the gallery, upholding the Committee's decision and staff recommendation. Ms. Veneziano seconded the motion, which passed unanimously. Mr. Bergeron informed the applicant that the Commission's decision could be appealed to City Council. Ms. Quigley stated that the applicant had thirty (30) days to appeal to the Clerk of Council in writing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- There is documentary evidence supporting that one previously existed,
- The installation is appropriate for the building type,
- The installation does not destroy or conceal an important architectural feature or detail,
- The proposed design is compatible in size, scale and design to the building and surrounding streetscape.” (VCC DG: 08-09)

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

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

Guidelines, staff recommends **denial** of the proposal to install the gallery.

ARCHITECTURAL COMMITTEE ACTION:

07/12/2022

Ms. Vogt read the staff report with Mr. Long present on behalf of the application. Mr. Long stated that the entire site was already covered and that they would be adding two stories. He asked if the gallery would be denied no matter what and if the Committee needed to see the program. Mr. Fifield stated that the staff recommendation was denial but it was being discussed now. He asked why the additions were being proposed; Mr. Long stated that they wanted to expand the entresol level. Mr. Bergeron asked if they had considered restoring the courtyard; Mr. Long responded that would destroy the existing businesses.

Mr. Fifield stated that he was very disturbed to see the building's condition, noting that it was not well cared for and asking if there would be any work to restore it. Mr. Long stated that the rear elevation would be covered and preserved on the interior. Mr. Block noted the removal of the mechanical courtyard; Mr. Long stated that they were proposing a smaller lower-level area. Mr. Fifield asked if there were any entresol galleries; Mr. Long stated that he did not know of any. Ms. Vogt stated that there were a few, but they were not historic and very unusual. Notably, they were wooden awnings, not iron galleries, that were used for unloading storage to the street. Mr. Long argued that it would become part of the streetscape, not noticed by most people. Mr. Fifield responded that the only argument for the gallery is that the owner wanted it, which he did not find compelling. He asked if they were seeking conceptual approval for these three elements; Mr. Long responded yes, that they would then develop the proposals further.

Erin Holmes addressed the Committee on behalf of VCPORA, stating that this building was notoriously undermaintained and that this was a plan to maximize as much square footage on Bourbon as possible. She stated that the building wasn't designed for it and that a gallery would be unprecedented and completely inappropriate. She requested more information on whether or not the structure could support the additional load and stated that she found the penthouse overly intrusive, adding that this was seeking to maximize profit, not preservation.

Nikki Szalwinski addressed the Committee on behalf of French Quarter Citizens, stating that she agreed with Ms. Holmes comments and the staff. She noted the substantial increase in massing and proposed attachment to someone else's adjacent structure, with concerns for where the roof water would drain. She added that the building would need a lot more mechanical equipment than what they have now, and that they should instead restore the courtyard. Mr. Long responded that it would be the same amount of roof area.

Mr. Bergeron noted that the infill was seen in the 1940s photo and asked about its appearance in Sanborn maps, and whether they were older building materials. Ms. Vogt stated that she only saw older materials when visiting the site, with the exception of a small electrical closet.

Mr. Bergeron moved to **defer** the proposed additions and **deny** installation of a gallery, forwarding the rating of the building to the full Commission. Mr. Fifield seconded the motion, which passed unanimously.



521 St Louis

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

ZONING: VCC-2
 USE: Mixed
 DENSITY

Allowed: 8 units
 Existing: Unknown
 Proposed: No Change

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

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

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

Architecture Committee Meeting of **09/13/2022**

DESCRIPTION OF APPLICATION: 09/13/2022
Permit #22-18629-VCGEN **Lead Staff: Erin Vogt**

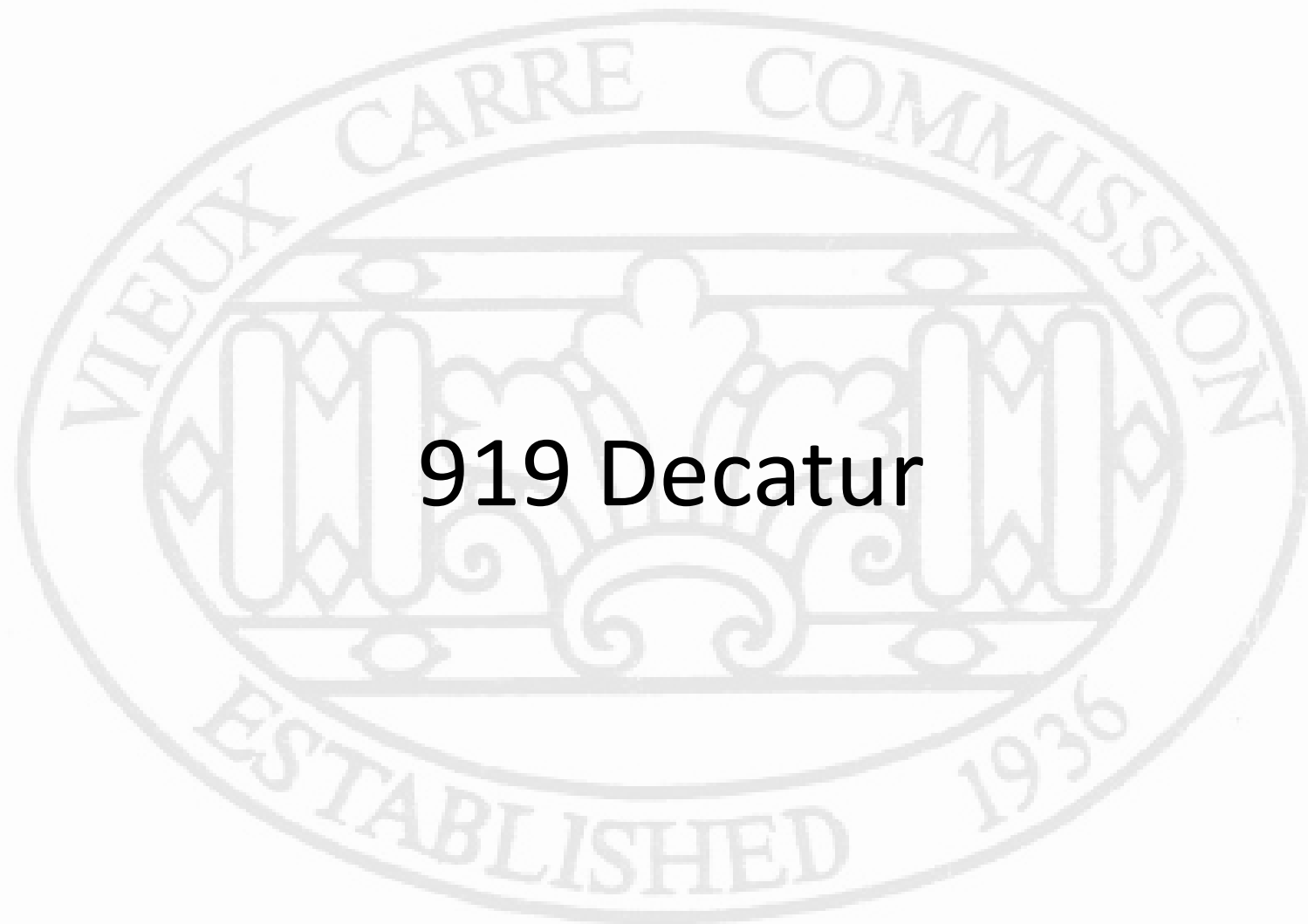
Proposal to replace the carriageway gate, per application & materials received 06/21/2022 & 08/30/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/13/2022

The applicant is proposing to replace the iron pedestrian gate located in the Chartres-side porte-cochere, which has had a legal non-conforming expanded metal mesh backing since at least 1984. The new gate and side panels have an increased number of 5/8” square pickets spaced 2-1/2” o.c. The frame is 1-1/2” square bars (which staff notes must be solid metal, not hollow tube), with a 1-1/2” square transom bar. The pickets in the transom are spaced 5” o.c. and have decorative point finials. Staff requests an ironwork detail of the finial design for review. The gate itself has 1” square frame and the solid middle panel has been increased 2” in height to allow for the new lockset. A Schlage century keypad is proposed in black; staff notes that the numbers only light up when in use, and this keypad is frequently found approvable. A brass knob is also proposed; Design Guidelines state that a brass finish should not be overly shiny. Staff finds the proposed letterbox suitable, but a final spec must be provided.

Staff recommends some revisions, particularly that the pickets be turned 45 degrees so the corner edge of the pickets are perpendicular to the street. Additionally, the stop plate at the lock rail should be reduced in width, if possible. The Guidelines typically require that pickets puncture horizontal bars. However, it appears that these pickets are laid in front of the bars, and that the bars only provide stability behind, rather than being an element that the pickets would either punch through or die into. If this is the case, the pickets would not be able to be turned. Staff seeks the guidance of the Committee regarding these details but finds the overall proposal **conceptually approvable**.

ARCHITECTURAL COMMITTEE ACTION: 09/13/2022



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

09/13/2022

DESCRIPTION OF APPLICATION:

09/13/2022

Permit # 22-19272-VCGEN

Lead Staff: Nick Albrecht

Proposal to modify previously approved renovation plans including adding new railing supports, construction of a new mechanical screening wall in the courtyard, and the installation of a new generator, per application & materials received 06/27/2022 & 09/06/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

09/13/2022

Railing Supports

The previously proposed addition of multiple railing supports spaced every 48" has been eliminated in favor of the current proposal to simply replace the two existing supports with new ½" square tube supports. Staff questions how closely these new supports would match the existing but generally finds this aspect of the proposal approvable.

Decorative Fixtures

The existing wall sconces at the second-floor level are now simply proposed to be removed and the wall patched over. Staff finds this aspect of the proposal approvable.

Mechanical Screening

The proposed new mechanical screening CMU wall in the rear courtyard is now shown finished on both sides with metal lath and a typical three-coat stucco finish. The wall is noted as being 4' tall with a stone cap. Staff continues to recommend that the new concrete wall be set slightly off the historic brick wall, rather than attaching to it as it appears to show in the plans. Other than this small detail, staff finds the proposed screening wall appropriate.

Generator

The applicant sent staff specs for the generator noted in the plans. The proposed generator is a Generac 22 kw residential standby generator. The specs note that the generator runs its test mode at 57 dB and operates at a normal load at 67 dB. Staff finds this sound level of the test mode acceptable as it is comparable to the sound level of normal conversation. Staff finds that this proposed equipment meets the recommendations of the Guidelines (VCC DG: 10-11) as it will be minimally visible and will have minimal noise bleed-over.

Summary

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

ARCHITECTURAL COMMITTEE ACTION:

09/13/2022

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

Mr. Albrecht read the staff report with Mr. Richard present on behalf of the application. The applicant stated that 7 rail supports was probably too much and that they could probably go with 4, perhaps 3. Mr. Fifield asked "so what do you need?" The applicant stated that he would need to speak with the structural engineer. The applicant then went on to say that they didn't like the current placement of the wall mounted sconces on the second floor either. He then stated that they planned to have recessed lighting in the doorways so they could just remove the decorative fixtures altogether. He then moved on to the proposed wall in the rear stating that they proposed coating, Flex Coat, was a finish they had used in other projects. Ms. DiMaggio stated that she would like to see the decorative fixtures removed and that she was not familiar with the Flex Coat product. Ms. Bourgogne asked about the generator seen on the plans, asking if that was proposed or existing. Mr. Richard replied that they would be proposing one at some point.

There was no public comment.

Mr. Bergeron made the motion for the deferral of the application in order to allow the applicant time to work with staff on today's concerns. Ms. DiMaggio seconded the motion and the motion passed unanimously.

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:

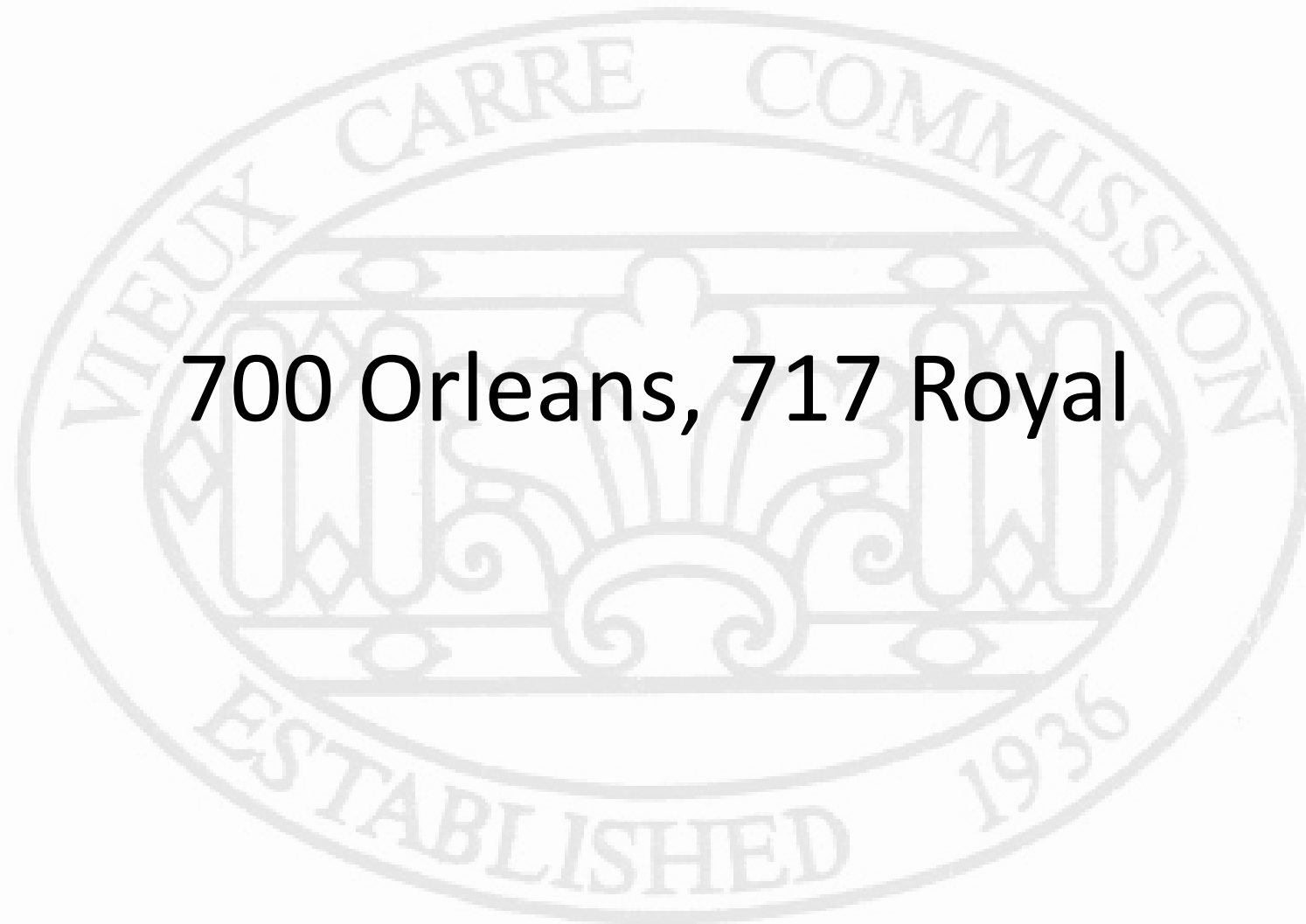
07/26/2022

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.



New Business



700 Orleans, 717 Royal

ADDRESS:	717-19 Royal Street, 700-08 Orleans Street		
OWNER:	Sahuque Realty Co.	APPLICANT:	Archetype LLC
ZONING:	VCC-2	SQUARE:	60
USE:	Mixed	LOT SIZE:	1467 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	x	REQUIRED:	293 sq. ft. (20%, corner lot)
EXISTING:	x	EXISTING:	Unknown
PROPOSED:	x	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

One in the 1831 row of four Transitional style "Vignie Houses," designed by Gurlie and Guillot, this one retains much of its original detailing including arched ground floor openings (one of which leads into a side passageway), casement openings topped by delicate transoms on the upper floors, decorative cast iron lintels above the square-headed openings, a continuous wrought iron balcony at the second level, basket balconies at the third level and Gurlie and Guillot's characteristic garlanded wood cornice.

Architecture Committee Meeting of **09/13/2022**

DESCRIPTION OF APPLICATION: **09/13/2022**
Permit #22-20369-VCGEN **Lead Staff: Erin Vogt**

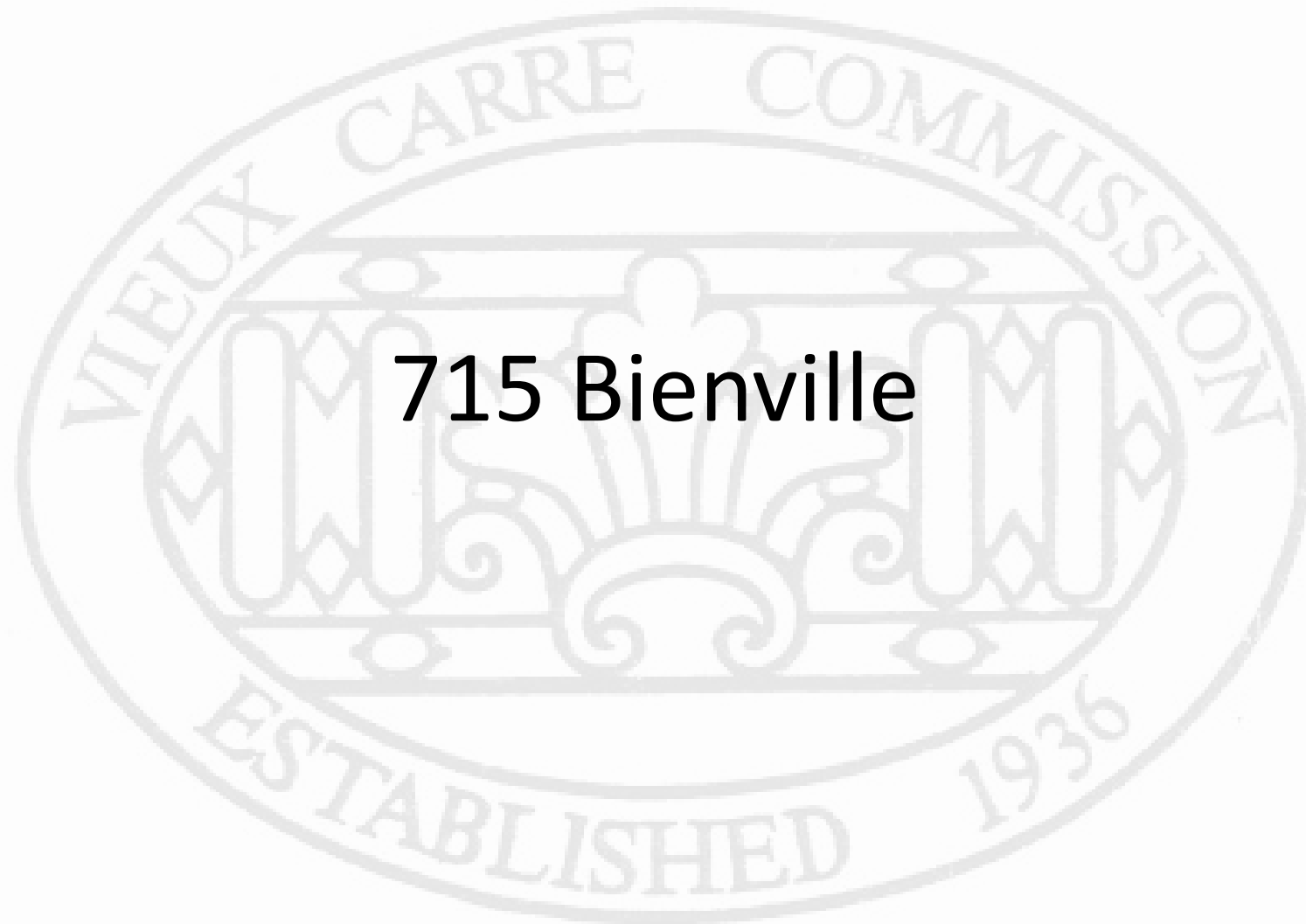
Proposal to install new mechanical equipment and retain existing equipment and platforms, per application & materials received 07/07/2022 & 08/24/2022.

STAFF ANALYSIS & RECOMMENDATION: **09/13/2022**

As part of a scope of work to repair the roof and address violations, the applicant proposes to relocate condensers from the roof and the Royal and Orleans side balconies to existing platforms in the courtyard. Two condensers were temporarily approved for location on the balconies by the Committee in 2014, with the proviso that they be relocated when they reached end of life. The existing units are being moved, and are typical in size and noise output.

When the applicant proposed to move the equipment to the courtyard, staff requested more information about where they would be installed. The applicant then provided photos of the courtyard, showing mechanical equipment and platforms that have not been permitted. Staff then inspected the site and discovered that the courtyard is in effect more of a mechanical well, with the platforms and equipment occupying most, if not all, of the exterior space. The platform appears to be adequately structured and well maintained, and staff would consider it extremely detrimental to the building to relocate this equipment to the roof or elsewhere. Staff recommends **approval** to retain the existing platforms and equipment, and **approval** of the proposal to relocate the condensers currently on the roof and balconies.

ARCHITECTURAL COMMITTEE ACTION: **09/13/2022**



715 Bienville

ADDRESS:	715 Bienville Street	APPLICANT:	Jennifer Taylor
OWNER:	320 Grinnell LLC	SQUARE:	x
ZONING:	VCE	LOT SIZE:	Unknown – irreg.
USE:	Vacant (retail)	OPEN SPACE:	
DENSITY:		REQUIRED:	Unknown
ALLOWED:	Unknown	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	No change
PROPOSED:	None		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Orange**, post 1946 construction.

New construction (1971) two-story masonry commercial building designed in imitation of a Creole style building with a c. 1850 type cast iron gallery.

Architecture Committee Meeting of **09/13/2022**

DESCRIPTION OF APPLICATION: 09/13/2022
Permit #22-23590-VCGEN **Lead Staff: Erin Vogt**

Proposal to modify first floor millwork and railing height in conjunction with a **change of use** from *retail* to *bar*, per application & materials received 08/08/2022 & 08/30/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/13/2022

The work includes modifications to this Orange rated 1971 building in conjunction with the proposed **change of use** from *retail* to *bar*, as follows:

Railings:

The applicant proposes to raise the existing cast iron rail from 3’-1” to an overall height of 3’-6”, by adding a ¾” x ¾” steel rail 4” above the decking. Staff notes that different approaches to rail extensions have been taken at different buildings, and raising the rail at a covered cast iron gallery with decorative vertical panels has been found to be a less successful method at other buildings, as it can make the proportions of the gallery bays appear high-waisted. Staff recommends that the existing cast iron railing be left in place, with a simple rail installed above that can be painted out to minimize visibility.

At the rear balcony, no change is proposed to the balcony rail, as no access will be allowed to this area. One of the doors leading to the balcony will remain closed on the outside and be sheetrocked on the inside. As the building is Orange rated, staff has no objection to this.

Millwork:

The applicant is proposing to remove the six lite display window from the Royal-side bay and install a 3’-0” wide outswinging, four lite, single panel door with a two lite sidelite. From photographs, it appears that this bay was two four lite doors when the building was constructed. At that time, the lock rail was much lower, in line with the bulkhead at the center bay window. The proposed lock rail is shown at the same height as the double doors in the Bourbon-side bay. In section, the panic hardware is visible above the lock rail, through the bottom two lites of the door.

The center and Royal-side bays are narrower than the main double door entrance on the Bourbon side. Staff finds the proposed sidelite, mullion and single door in the Royal-side bay gives it an unbalanced look in relation to the fan light above, and the overall elevation. Since the panic bar would be visible in a door with glass lites, it might be preferable to center a solid wooden panel door on the opening and have sidelites or panels.

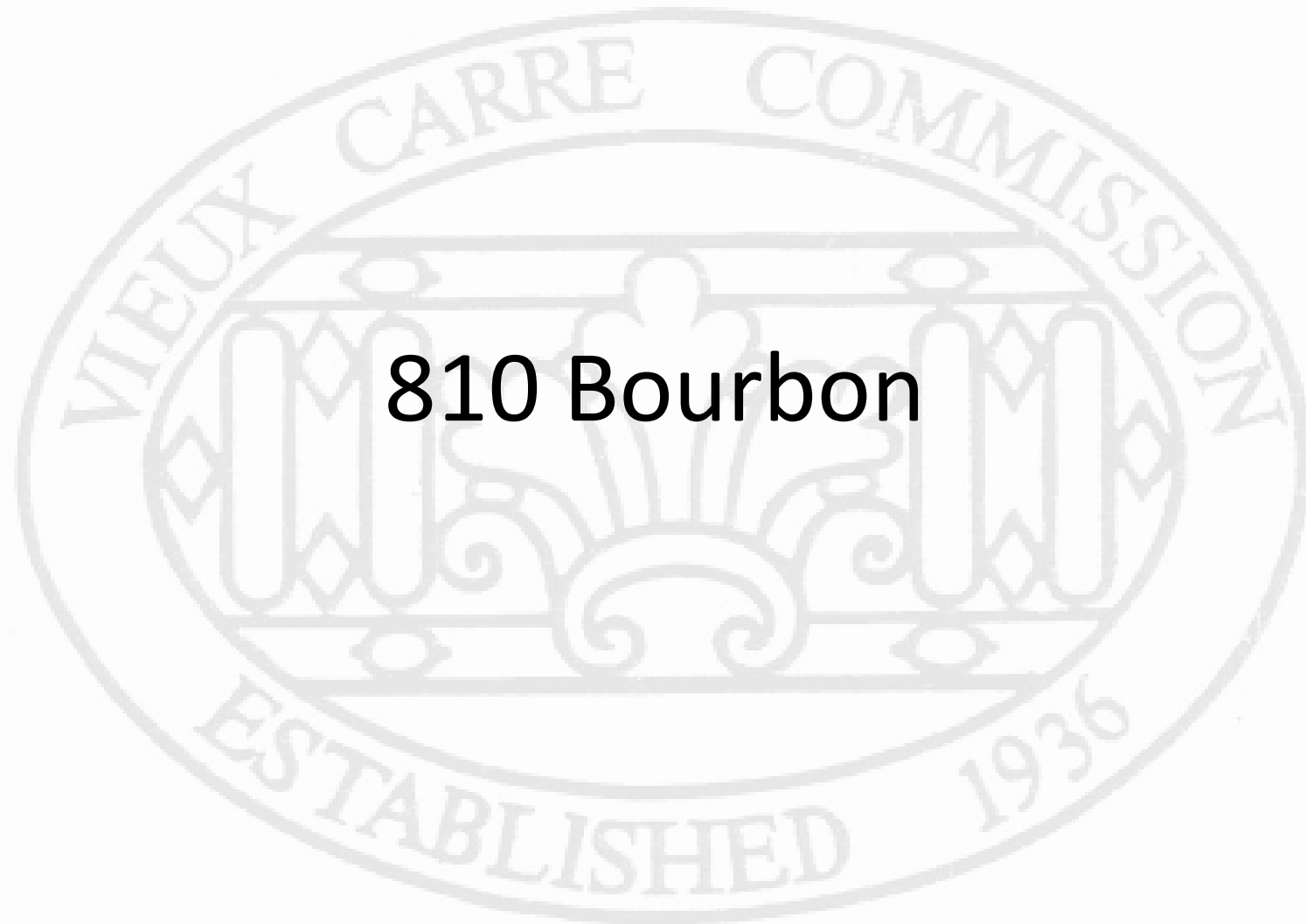
Staff seeks the guidance of the Committee, but finds replacement of millwork in this bay **conceptually approvable**.

HVAC:

Three new 5-ton condensers and a cooler compressor are shown at the rear of the roof, but HVAC is noted as being in a separate permit scope. However, since it should be considered in conjunction with the change of use, staff notes that it may be conceptually approvable in this location due to limited visibility if there is an existing roof hatch and if a screened railing is added. If found conceptually approvable by the Committee, the future subpermit for the HVAC, rail and screening could be handled at staff level.

Staff recommends the Committee forward a **positive recommendation** for the **change of use** to the Commission for their consideration.

ARCHITECTURAL COMMITTEE ACTION: 09/13/2022



810 Bourbon

ADDRESS:	808-810 Bourbon St.	APPLICANT:	David Carimi
OWNER:	810 Bourbon LLC	SQUARE:	58
ZONING:	VCR-2	LOT SIZE:	2,752 sq. ft.
USE:	Vacant	OPEN SPACE-	
DENSITY-		REQUIRED:	826 sq. ft.
ALLOWED:	4 Units	EXISTING:	818 sq. ft.
EXISTING:	Vacant	PROPOSED:	782 sq. ft.
PROPOSED:	1 Unit		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

C. 1830 exposed brick, gable-ended 4-bay Creole cottage.

Ratings: **Main Building: Green**, of local architectural and/or historical significance.
Service Building: Green, of local architectural and/or historical significance.
Rear Addition: Brown, objectionable or of no Architectural or Historical importance

Architecture Committee Meeting of **09/13/2022**

DESCRIPTION OF APPLICATION: 09/13/2022
Permit # 22-22947-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new fountain in courtyard, per application & materials received 08/11/2022.

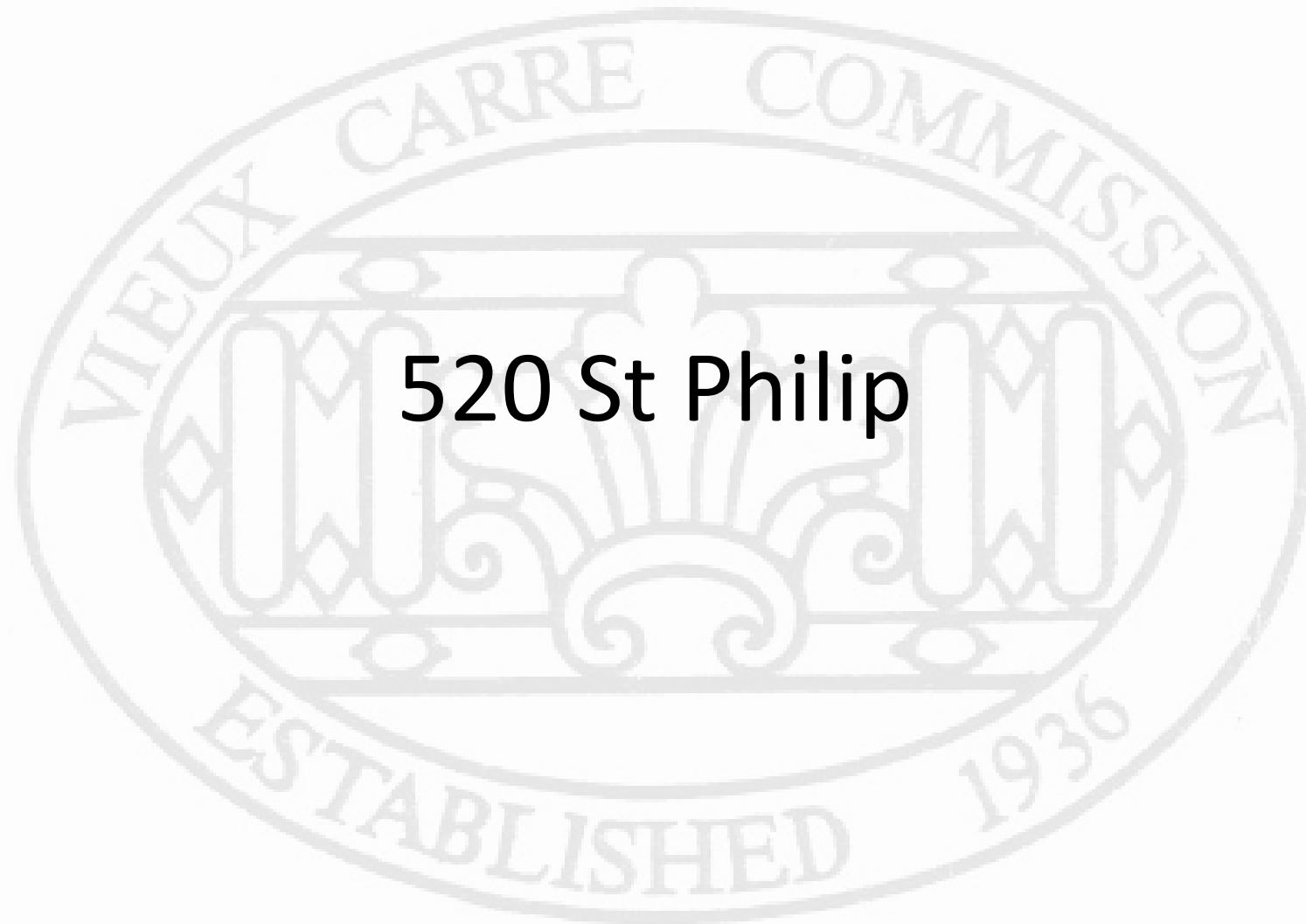
STAFF ANALYSIS & RECOMMENDATION: 09/13/2022

The proposed fountain base measures 6' x 6' with the center tower portion reaching a height of 6'9". The fountain is shown in plan relatively centrally located in the courtyard. The courtyard itself measures approximately 37-1/2' long by 19-1/2' wide.

The Guidelines note that features like fountains, "*often represent a significant alteration to a courtyard or yard and must be carefully designed to be sensitive to the historic character of a space.*" (VCC DG: 10-11) Based on these Guidelines, staff has some concerns that a central fountain will become the dominating feature of what was originally a utilitarian space. Staff questions if a wall fountain located on the wall opposite the service building would be less invasive and more sensitive to the space.

Staff finds the concept of a fountain in this courtyard approvable but requests commentary from the Committee regarding size and location of such a fountain.

ARCHITECTURAL COMMITTEE ACTION: 09/13/2022



520 St Philip

ADDRESS:	520 St. Philip Street	APPLICANT:	Valence Construction
OWNER:	Wm. Mabry et. Al.	SQUARE:	21
ZONING:	VCR-2	LOT SIZE:	3,180 sq. ft.
USE:	Residential (Condominiums)	DENSITY-	
ALLOWED:	5 Units	REQUIRED:	954 sq. ft.
EXISTING:	10 Units	EXISTING:	None
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main Building: **Green**, of local architectural and/or historical importance.
 Rear Addition: **Brown**, of no architectural and/or historical importance.

Although altered over the years, 520 St. Philip appears to be a remnant of a row of three, 3 ½ story masonry townhouses constructed c. 1830-35 (524-28 St. Philip comprising the other two of the row). An archival drawing from 1840 shows the changes that have occurred to the three transitional style buildings, such as alteration of the arched ground floor openings and replacement of the second-floor wrought iron balcony railings and the addition of third floor balconies (originally there were none at the third level).

Architecture Committee Meeting of **09/13/2022**

DESCRIPTION OF APPLICATION: 09/13/2022
Permit # 22-25661-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install synthetic decking at third floor gallery on the St. Philip elevation, per application & materials received 08/24/2022.

STAFF ANALYSIS & RECOMMENDATION: 09/13/2022

The conditions of this gallery are similar to other situations where the Committee has approved the installation of synthetic decking as the gallery at the third-floor level is completely open to the sky. Staff reached out to the applicant to inquire about the existing purlin spacing as the Aeratis material requires spacing of 16” but did not hear back prior to the writing of this report. Provided that the existing purlin spacing can support the synthetic decking without being rearranged, staff finds the use of synthetic decking potentially approvable in this situation. As with the installation of all synthetic decking, if approved the decking would still need to be painted on all sides.

The submitted scope of work also notes the installation of Azek synthetic fascia board and molding. Staff does not believe synthetic materials have ever been approved for installation as fascia or trim. Staff recommended that the applicant submit additional information about this aspect of the proposal if the synthetic material was being sought for this location or simply revise the proposal to feature approvable wood materials. No additional information was provided to staff regarding the Azek material.

Staff requests commentary from the Committee and applicant regarding the synthetic decking and supporting purlin spacing and recommends denial of the proposed Azek fascia material.

ARCHITECTURAL COMMITTEE ACTION: 09/13/2022



1210 Royal

ADDRESS:	1210 Royal St.	APPLICANT:	Charles Vick
OWNER:	Charles Vick	SQUARE:	51
ZONING:	VCR-2	LOT SIZE:	5,031 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,509 sq. ft.
ALLOWED:	8 Units	EXISTING:	921 sq. ft. approx..
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

1½ story, 4-bay exposed brick Creole cottage with rear loggia and dormers and two detached 2-story outbuildings.

Architecture Committee Meeting of

09/13/2022

DESCRIPTION OF APPLICATION:

09/13/2022

Permit # 22-25737-VCGEN

Lead Staff: Nick Albrecht

Proposal to remove existing asbestos shingles from main building and two rear buildings and to install new DaVinci synthetic slates, per application & materials received 08/25/2022.

STAFF ANALYSIS & RECOMMENDATION:

09/13/2022

Staff located a permit in the VCC records indicating that the existing asbestos roof was permitted and installed in 1971. Having reached the end of its usable life, the applicant is proposing to replace the asbestos roofing on the main building and two rear buildings with a DaVinci synthetic slate product. The DaVinci products are categorized as non-cement, synthetic slate type shingles. The roofing Guidelines state that this category of roofing is to be limited to installations on yellow, orange, and brown rated buildings. As these are all green-rated buildings, the installation of this material is not a staff approvable material.

The Guidelines call for green-rated buildings to “receive no roof of lower rank than cement, slate-type shingles or Ludo slate.” In addition to traditional and contemporary slate roofs, this also includes products such as Slate/Select and Ironstone.

Staff questions if there might be an opportunity to use one material on the two rear buildings and a better-quality material on the more visible main building.

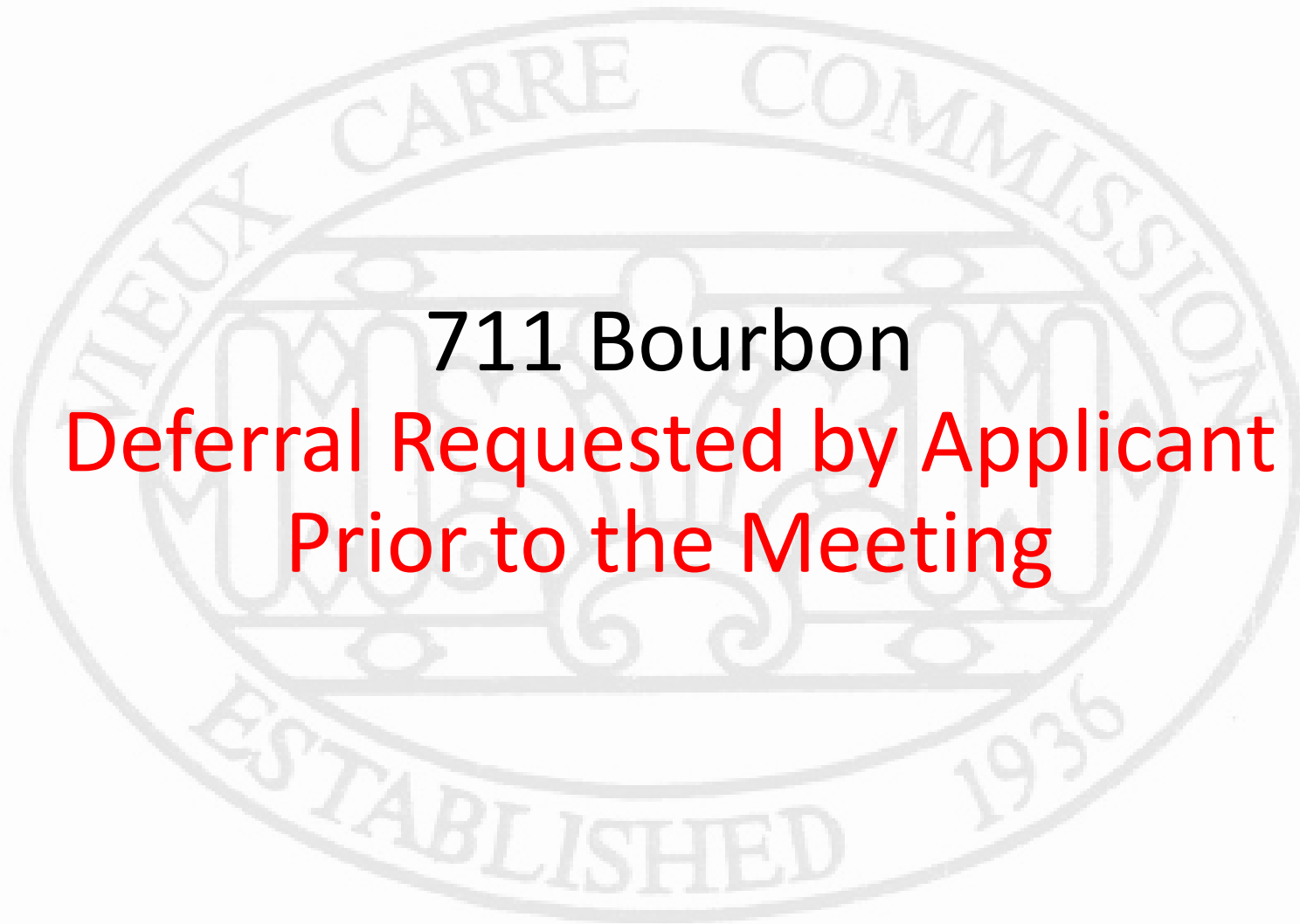
Bound by Guidelines, staff recommends denial of the proposal with the applicant to return with an approvable roofing material.

ARCHITECTURAL COMMITTEE ACTION:

09/13/2022

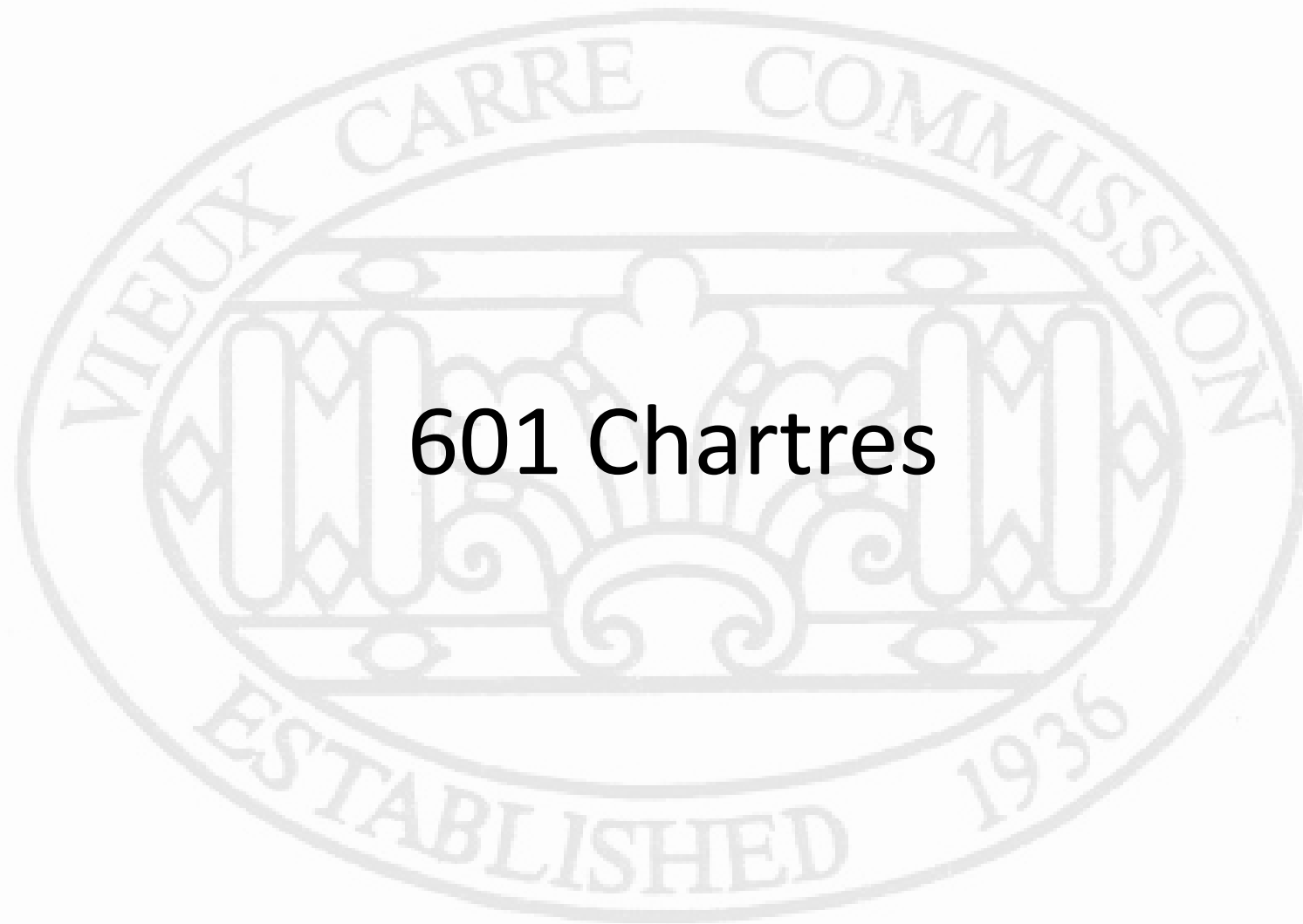


Appeals and Violations



711 Bourbon

**Deferral Requested by Applicant
Prior to the Meeting**



601 Chartres

ADDRESS:	601-07 Chartres Street	APPLICANT:	Bob Ellis
OWNER:	Apasra Properties LLC	SQUARE:	42
ZONING:	VCC-2	LOT SIZE:	4119 sq. ft.
USE:	Commercial	OPEN SPACE:	
DENSITY:		Required:	823 sq. ft.
Allowed:	6 units	Existing:	762 sq. ft.
Existing:	none	Proposed:	no change
Proposed:	no change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main building: **Blue**, or of major architectural and historical significance

Detached service building: **Green**, or of local architectural significance

This circa 1793 Spanish Colonial 2 ½ story masonry building was constructed for Joseph Reynes. Its extant exterior detailing includes a wraparound wrought iron balcony; pilasters at the extremities of the building at the second level; bold banding around the upper openings; and a handsome cornice. The ground floor was altered in the Greek Revival style in the mid 19th c. The building originally had two passageway entrances on Chartres St., the downtown one of which went back to the irregularly shaped rear courtyard and detached 2-story service building.

Architecture Committee Meeting of **09/13/2022**

DESCRIPTION OF APPLICATION:

09/13/2022

Permit #22-24525-VCGEN

Lead Staff: Erin Vogt

Violation Cases: #21-07391-VCCNOP, #22-01679-VCCNOP

Inspector: Anthony Whitfield

Proposal to replace outrigger and repair balcony, per application & materials received 08/15/2022 & 08/29/2022, respectively. [**Notices of Violation sent 09/27/2021 and 04/28/2022**]

STAFF ANALYSIS & RECOMMENDATION:

09/13/2022

[NOTE: The overall property has extensive demolition by neglect and work without permit violations, with ten violation cases opened since 2017. The proposed scope of work is limited to addressing vehicular damage from July 2021, and the above noted violation cases are those that include this particular item.]

The applicant consulted with engineer Joshua Juneau, P.E., who provided an August 18, 2022 report, stating that the corner “outrigger and its masonry anchor are too damaged to continue to be structurally viable and should be replaced in kind with another outrigger matching the existing in dimensions, material, color and texture. The existing masonry pocket should be used to install the new outrigger and the surrounding masonry fully tuck pointed to the appropriate extents. All stucco/plaster removed or damaged should be replaced in kind. [...] The wood fascia and deck framing were damaged in the collision and should be replaced in kind. The composite curved wood framing should be replaced with 2x4 wood framing comprising the same dimensions. The metal railing brace can be removed and omitted as it was not a main vertical support. [...] To the best of our knowledge, the balcony is not structurally sound.”

Drawings submitted by Mr. Juneau call for a new outrigger noted as “PL3/4”x3”GALV,” connecting to another member noted as “PL1/2”x3”x0’-8” GALV KEY @ EMBED.” Another note calls for the outrigger to be installed into the existing masonry pocket, with the masonry to be tuckpointed. Keynotes call for “fully grout void space w/ VCC approved 3000 PSI mortar.” Staff notes that the VCC formula mortar is most similar to Type K mortar, which has a compressive strength of 75 PSI. The architect’s drawings call for the VCC mortar and stucco formulas. A profile of the stucco cornice has been provided, but is not dimensioned.

The engineer’s drawing shows an outrigger to decking connection, “PL1/2”x3”x0’-3” ea. side of outrigger, w/ (2) ½”x3-1/2” galv lag bolts to wood curve BM.” Staff is unsure of what this notation indicates or what wood element they are proposing to bolt to, but this is not a traditional assembly.

Staff noted that these outriggers have knuckles at the end, giving the vertical railing posts a sleeve to fit into; while this is a historically typical assembly, these are uniquely detailed, with the outriggers being slightly tapered at the ends before the knuckle is formed. In this way, these outriggers almost resemble a strap hinge. Staff requested that the architect study, document and provide drawings replicating this detail so the outrigger and rail can be repaired in kind. Staff notes that the drawing provided does not fully detail the knuckle and bolt, or the taper in the outrigger, and no dimensions have been provided. Additionally, staff is concerned that the attachment between the historic wrought iron balcony rail and the proposed galvanized outrigger may suffer from galvanic corrosion if galvanized hot rolled steel plate is used instead of iron.

Since this attachment may prove difficult to replicate as it has proven difficult for the architect to document and detail, and considering the engineer stated that the metal railing brace at the corner outrigger can be removed as it was not a main vertical support, and because this outrigger would be isolated at the corner of the balcony where it could be struck again, staff wonders if it would be more appropriate for the new outrigger to simply die into the curved end stringer instead of attempting to replicate the historic condition. Staff is unsure from the engineer's drawing what material and dimension is proposed for the outside stringer, as the report calls for 2x4 wood framing. The dimension of the stringers is not noted by the architect or engineer. The engineer's detail C2 seems to show the connection between the new and existing stringer, but it is diagrammatic and difficult to evaluate.

Staff seeks the guidance of the Committee regarding the appropriateness of the proposed work on this building of major architectural and historic significance.

ARCHITECTURAL COMMITTEE ACTION:

09/13/2022



1133 Royal

ADDRESS:	1133 Royal	APPLICANT:	Apryl Marrone
OWNER:	Rousset Properties LLC, et. Al.		
ZONING:	VCR-2	SQUARE:	55
USE:	Residential (Condominiums)	LOT SIZE:	2,472 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	4 Units	REQUIRED:	742 sq. ft.
EXISTING:	7 Units	EXISTING:	400 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

The subject address is one of the 15 2 ½-story row houses constructed in this block as an investment in 1831-2 by the Company of Architects.

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

Architecture Committee Meeting of

09/13/2022

DESCRIPTION OF APPLICATION:

09/13/2022

Permit # 22-24530-VCGEN

Lead Staff: Nick Albrecht

Violation Case #22-01281-VCCNOP

Inspector: Marguerite Roberts

Proposal to remove large unpermitted box gutters and to install new 6" copper gutters and round downspouts, per application & materials received 08/15/2022.

STAFF ANALYSIS & RECOMMENDATION:

09/13/2022

Staff discovered the large, atypical gutters installed on this service ell earlier this year and the applicant proposes to replace these gutters with more typical half round gutters in the same arrangement as the existing. The Guidelines require Architecture Committee review for the installation of new gutters (VC DG: 04-12).

Staff finds the concept of half round gutters in this location approvable but finds the downspout locations slightly atypical. Staff was able to locate a 1981 photograph that shows a half round gutter on the service ell but no downspouts are visible in the photograph. Currently the downspouts run down the face of the second-floor balcony columns with the one near the end of the service ell returning to the building wall and the one closer to the main building atypically continuing down from the balcony and into the courtyard space. Near the end of the service ell, it may be possible to wrap the gutters back to the wall and have the downspout run straight down against the wall in that location. At the end closest to the main building the downspout could return under the soffit and run down the wall from there. Both of these options may present a more typical arrangement for downspouts on this building type.

Staff recommends conceptual approval of the installation of half round gutters and requests commentary from the Committee regarding the downspout's location and arrangement.

ARCHITECTURAL COMMITTEE ACTION:

09/13/2022