

# Vieux Carré Commission Architecture Committee Meeting

Tuesday, December 19, 2023



**Old Business**



941 St. Philip

ADDRESS:	939-41 St. Philip St.	APPLICANT:	Loretta Harmon
OWNER:	Brendan King	SQUARE:	84
ZONING:	VCR-1	LOT SIZE:	2383 sq. ft.
USE:	Residential		

### **ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

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

This is a c. 1963 interpretation of a 3-bay Creole Cottage.

**Architecture Committee Meeting of** 12/19/2023

**DESCRIPTION OF APPLICATION:** 12/19/2023  
**Permit #23-31439-VCGEN** **Lead Staff: Erin Vogt**

Proposal to reopen enclosed courtyard and build new second story additions to existing Orange rated structure, per application & materials received 11/14/2023 & 12/04/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 12/19/2023

Following Committee review on 11/28, the applicant has returned with a revised set of drawings that responds to staff and Committee comments. Staff noted the following items as needing particular guidance from the Committee before moving forward:

- The dependency roof is noted as 5:12 roof pitch. 7:12 is typical. This may give the dependency some extra height, but the standard VCC detail sheet for detached dependencies is approximately 32'-6" tall when scaled, so there is room to increase the height slightly and still be typical.
- Due to the unusual footprint of the main building, the roof massing at the main building is atypical, but largely hidden by a parapet at the street facing elevations. The roof form is revealed on the courtyard facing elevations.
- The standing seam metal roof at the balcony, and all downspouts, leaderheads and gutters, are noted as prefinished metal. Prefinished metal is typically only found approvable in limited conditions, but new construction may be considered. The actual finish of the metal makes a significant difference in its appropriateness, as faux patinas are not allowed.
- The windows on the street facing elevations are noted as being wood but are also called out as having simulated divided lites. Double glazing and simulated lites are not allowed in the Vieux Carré. Several openings are also shown as being inoperable due to the use behind them. Staff suggests that these openings still be made to function, as future occupants may change the building's program and wish to restore use.
- The wraparound balcony is shown with 3" round steel posts at the second floor, with 1" top and bottom rails and 1/2" square pickets.
- The provided wall section shows removal of the brick veneer and the existing 2x4 wall structure. Staff requests clarification that the only remaining portion of the current building that will be reused (excepting the courtyard pool) is the foundation.
- Notes in different places call for both wood decking and composite decking at balconies. Staff notes that Aeratis may be approved for this property if the stringer spacing is acceptable. The section provided notes the spacing at 16" o.c., but the sleepers are drawn as 2x4s rather than the typical beaded 4" x 4" stringer.
- The wall section shows the assembly as VCC formula stucco over self-furring metal lath, over drainage mat, over exterior sheathing and water barrier. Since lath and other sheathing will be used, expansion joints will likely be needed even if the VCC formula stucco is used. Locations for these expansion joints should start being explored now.
- The depth of doors and windows within their walls is not clear. It is staff's opinion that one of the most critical features of successful new construction in the District is that doors and windows have depth within the wall and not appear surface mounted. The street facing walls may need to become thicker to accommodate this needed depth.
- Staff notes that all materials and details presented are shown at their simplest. While the Guidelines discourage new construction or additions from being too ornamental, there is also the concern that contemporary detailing can often look value engineered. The Guidelines state that *"in many cases, a successful new building is one that is clearly contemporary in design but compatible with the character of neighboring properties. [...] An understanding of existing building fabric should be viewed as a starting point in the design process and not a limiting vocabulary or kit of parts."* (VCC DG: 14-5)

*"It is generally appropriate to:*

- *Construct a new building with details and trim that complement historic neighboring historic trim and details.*

- *Install trim and details appropriately scaled to a building type and style.*
- *Install detail that is functional with a high level of craftsmanship rather than applied “stock” decoration.*

*It is generally inappropriate to:*

- *Copy historic trim and details exactly unless duplicating a historic building.*
- *Apply details and trim that are stylistically incompatible with a new building.” (VCC DG: 14-10)*

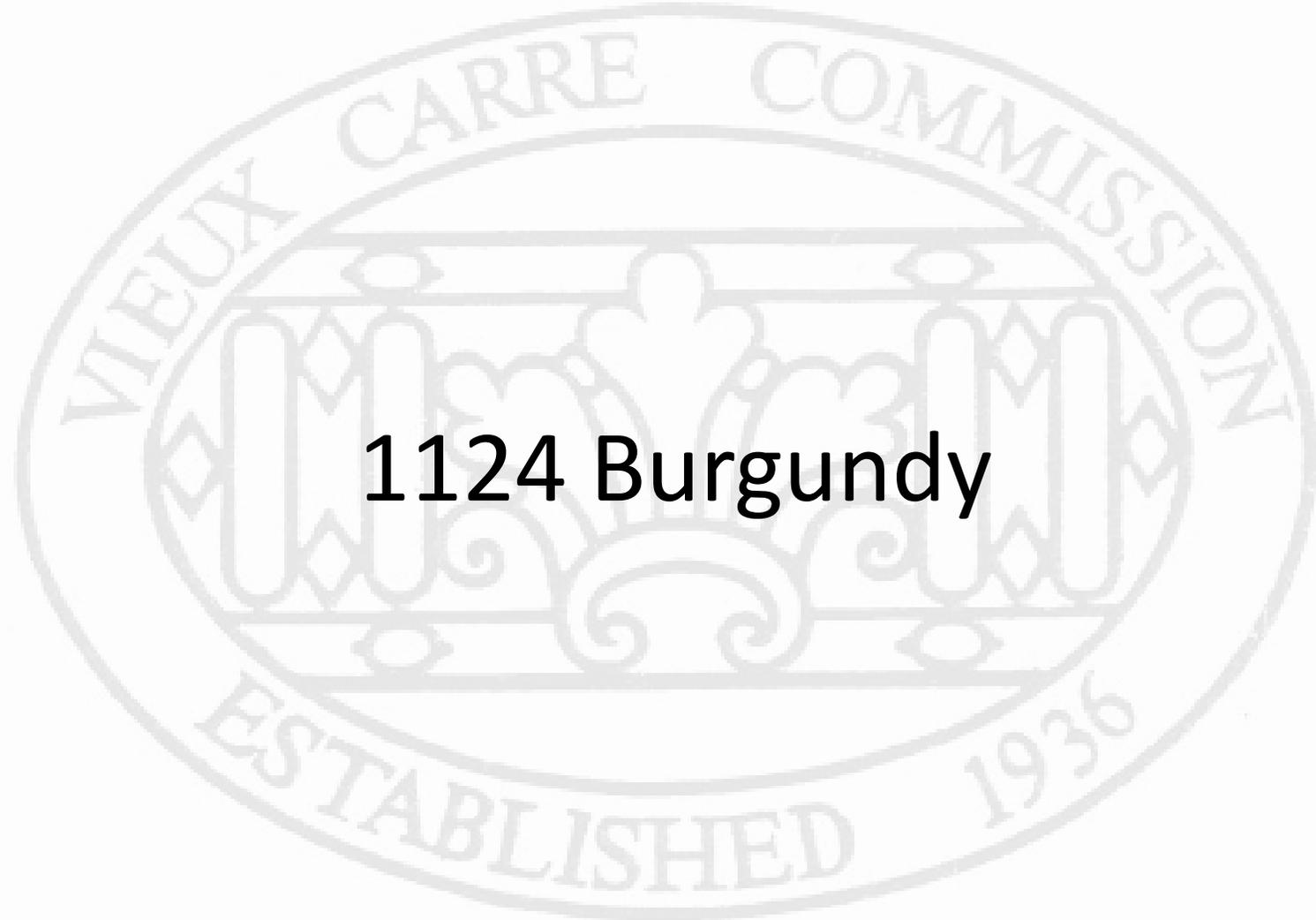
While revisions are needed for some of the items above, staff finds the proposed work compatible with the Design Guidelines for New Construction at a conceptual level (including massing, setback, orientation, etc.). Additional design development and review is needed prior to final approval, but staff finds the proposed new construction **conceptually approvable**, with the project to be forwarded to the Commission for their consideration.

**ARCHITECTURAL COMMITTEE ACTION:**

12/19/2023



**New Business**



**1124 Burgundy**

ADDRESS:	1124 Burgundy		APPLICANT:	Bradley Shaffer
OWNER:	Charles Avant IV Miller		SQUARE:	83
ZONING:	VCR-1		LOT SIZE:	4100 sq. ft. (approx.)
USE:	Residential			

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

The construction date of this 3½-story brick with stuccoed façade townhouse and attached service building is documented by an 1838 mortgage act. Its detailing includes square headed openings, a porte-cochere entrance, Federal style dormers, and simple wrought iron balcony railings.

**Architecture Committee Meeting of** **12/19/2023**

**DESCRIPTION OF APPLICATION:** 12/19/2023  
**Permit #23-24804-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install new pool at rear courtyard, per application & materials received 09/13/2023 & 11/13/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 12/19/2023

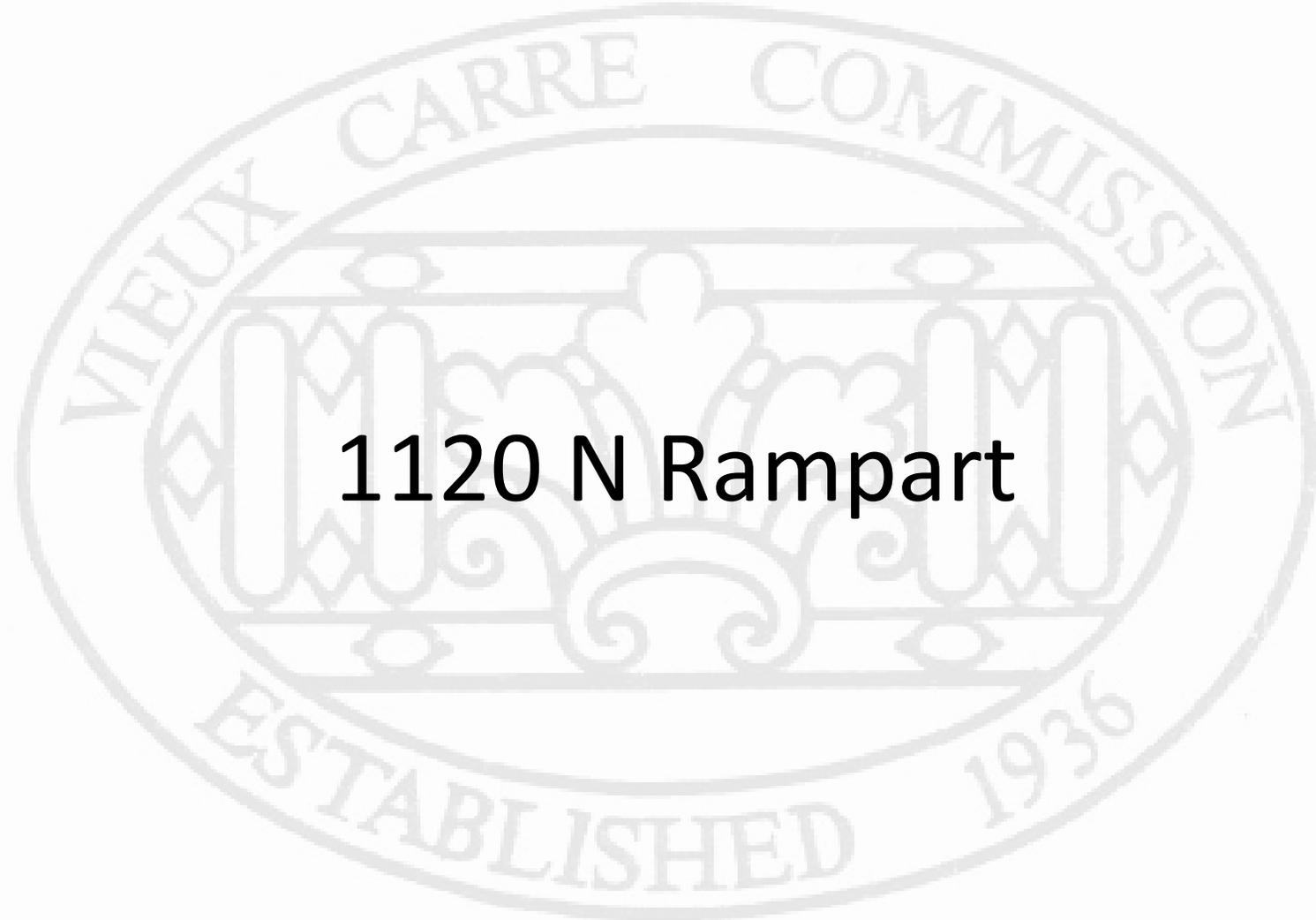
The pool is shown offset 1'-0" from the existing raised planters that will surround the pool on three sides. It meets minimum setback requirements per the CZO. Overall, it measures 10'-0" x 16'-0" and is flush with the adjacent pavers. No alterations to drainage are indicated; staff requests that the applicant confirm that none are needed. Finish samples have also been provided for the Committee's consideration.

A note calls for the proposed equipment area to be "screened with wall, fence and gate minimum 54" tall with landscape around all sides." Staff will need more complete drawings showing the screening and landscaping alterations prior to permit. This area currently includes a raised planter. Staff questions whether this will require the addition of a concrete slab for the equipment to sit on, and if so, will that affect the corbel foundation of the masonry fence?

Equipment includes a heat pump, filters, a gas heater, and a chlorine generator. All appear to be consistent with a pool installation of this type. Control and electrical panels are shown mounted to the adjacent wall. One Hayward ColorLogic light is proposed for the pool. Since colored lights cannot be approved, staff requests that the applicant provide a spec sheet for a light that is limited only to white light and does not have color changing capability.

Overall, staff finds the proposed work to be in keeping with the Design Guidelines for pool installation, and recommends **conceptual approval**, with final revised documents to be provided to staff for final review and approval as noted above.

**ARCHITECTURAL COMMITTEE ACTION:** 12/19/2023



**1120 N Rampart**

ADDRESS:	1118-22 N. Rampart	APPLICANT:	Group IV, LLC
OWNER:	1120 North Rampart LLC	SQUARE:	106
ZONING:	VCC-2	LOT SIZE:	6,945 sq. ft.
USE:	Commercial		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: Main building: green, or of local architectural and/or historical importance.  
Service ell: green, or of local architectural and/or historical importance.

A c. 1833 2½-story structure which originally was a typical Creole building with an arched entrance opening on the ground floor and a simple wrought iron balcony on the front façade. In the later 19th century, the building was updated with a wraparound balcony, a wide overhang under the cornice line and the removal of its arched entrance.

#### **Architecture Committee Meeting of**

**12/19/2023**

#### **DESCRIPTION OF APPLICATION:** **Permit # 23-30301-VCGEN**

12/19/2023

**Lead Staff: Nick Albrecht**

Proposal to make repairs to building including installation of new Aeratis synthetic balcony decking, per application & materials received 11/02/2023 & 12/03/2023, respectively.

#### **STAFF ANALYSIS & RECOMMENDATION:**

12/19/2023

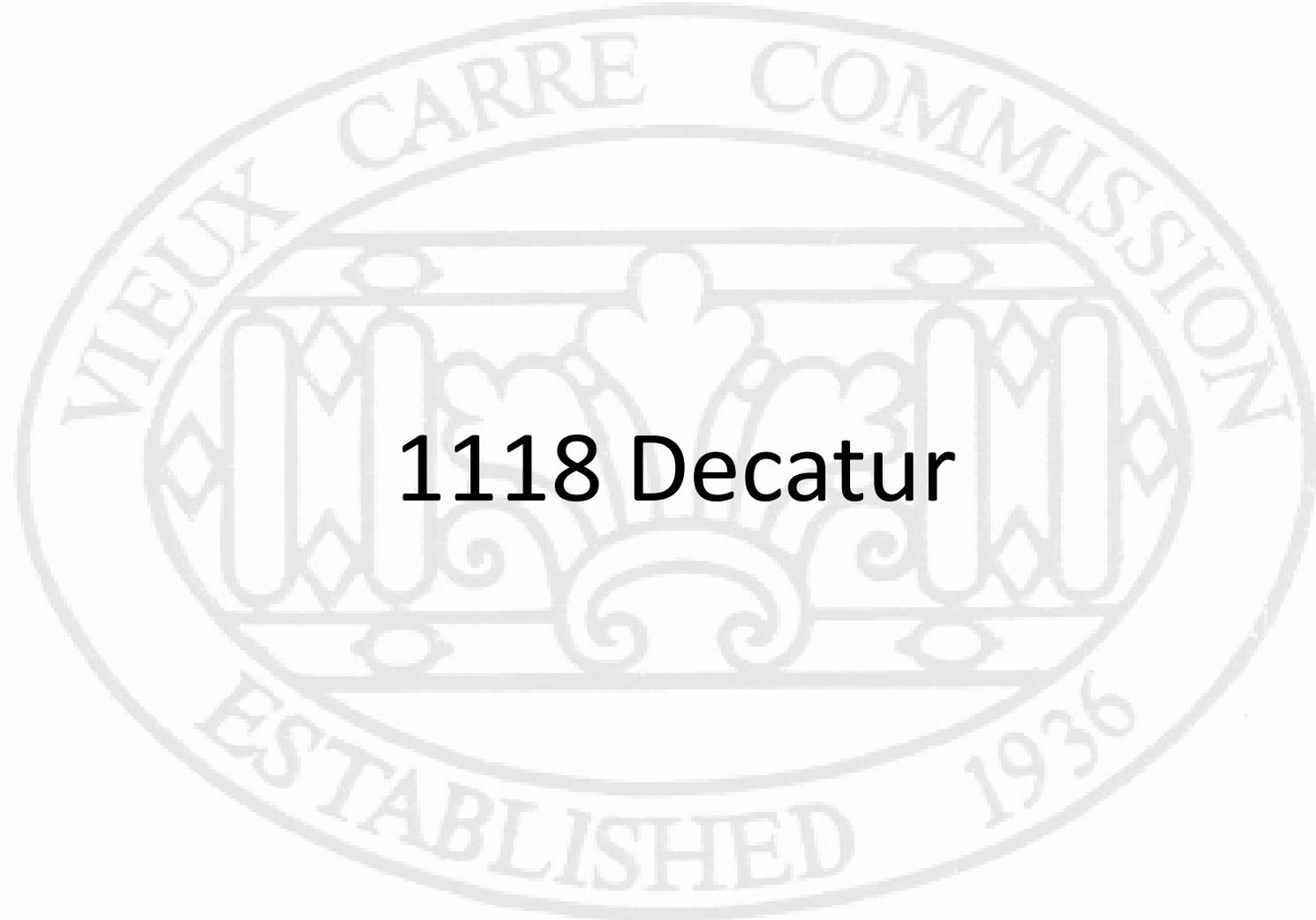
Staff finds the majority of the proposed work staff approvable, including proposed repairs to stucco and wood elements and the replacement of the balcony roof to match existing. The one item in need of Architecture Committee review is the proposed replacement of the existing wood balcony decking with new Aeratis synthetic decking. The proposed replacement would require the respacing an addition of a new purlin in order to achieve the closer spacing required by the product.

The balcony wraps around from the front elevation to the side elevation and appears to be covered by the balcony roof for the entirety of the balcony. The VCC has previously limited the installation of synthetic balcony decking to locations that do not feature any kind of roofing or covering above. The Committee has also been hesitant with proposals that include respacing and addition of purlins when highly visible. In this instance, the balcony features a roof covering and the visible purlins would need to be respaced with a new purlin added.

Based on previous reviews and policies for synthetic decking, staff recommends denial of the proposed Aeratis synthetic decking, with the applicant to revise the proposal to feature matching wood decking.

#### **ARCHITECTURAL COMMITTEE ACTION:**

12/19/2023



**1118 Decatur**

ADDRESS: 1118 Decatur Street/23-25  
 French Market Place  
 OWNER: K & F Realty APPLICANT: David Carimi  
 ZONING: VCS SQUARE: 13  
 USE: Commercial LOT SIZE: 1,975 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: 1118 Decatur - pink; 23-25 French Market Place - yellow.

Along with 1116 and 1120 Decatur Street, the subject of this application is one of three, three-story brick stores constructed in 1839 by builder Joshua Peebles. The contract for these buildings called for three, three-story stores on Decatur Street and three, two-story stores on Gallatin Street (today French Market Place), with the third floor of the kitchen wings extending over the second floor of the Gallatin Street stores. Although 1118 Decatur still has its original three floors, all the millwork needs reworking to recapture its correct nineteenth-century detailing, which included arched, ground floor openings, upper floor French doors, and wrought iron balconies. The building on the rear portion of this property, facing French Market Place, appears to date from circa 1910.

**Architecture Committee Meeting of**

**12/19/2023**

**DESCRIPTION OF APPLICATION:**

12/19/2023

**Permit # 23-31549-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to replace existing wood shutters with new bi-folding wood shutters, per application & materials received 11/15/2023 & 12/05/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

12/19/2023

The proposed work occurs at two existing openings on the ground floor of the French Market Place elevation. Staff notes that back in July of this year, the Committee approved the installation of new millwork in these opening behind the shutters, where previously the shutters themselves functioned as the exterior doors.

The applicant is now proposing to bi-fold one shutter of each opening. In the initial submittal, the leaves noted as B and C would become bi-folding while the other two, noted as A and D would remain the same. At staff's recommendation, a second option was submitted that would bi-fold all four shutters. Both options show vertical beadboard on the exterior side of the shutters but no details are shown regarding the interior side. The existing shutters feature boards at a 45 degree angle on the interior side. Staff recommends that any replacement shutters should maintain this detail or be consistent with examples seen in the Guidelines for breaking shutters.

Staff notes that this elevation was completely re-imagined as part of a 1992 renovation including the addition of openings at the upper floors and the rearrangement of the ground floor openings. Regarding bi-folding or breaking shutters, the Guidelines note that they were "used in the 1820s-1840s to protect large, arched, ground-floor street openings of shops. Each shutter is set back 8- to 10-inches into the opening, and has double-knuckle hinges that allows the small section to open parallel to the jamb and the larger section to fold back against the building wall." (VCC DG: 07-14)

The existing and proposed shutters are both shown mounted at the exterior thickness of the wall, so the folded effect demonstrated in the Guidelines would not be the same in this instance. Instead the shutters are shown folded over themselves against the wall when open.

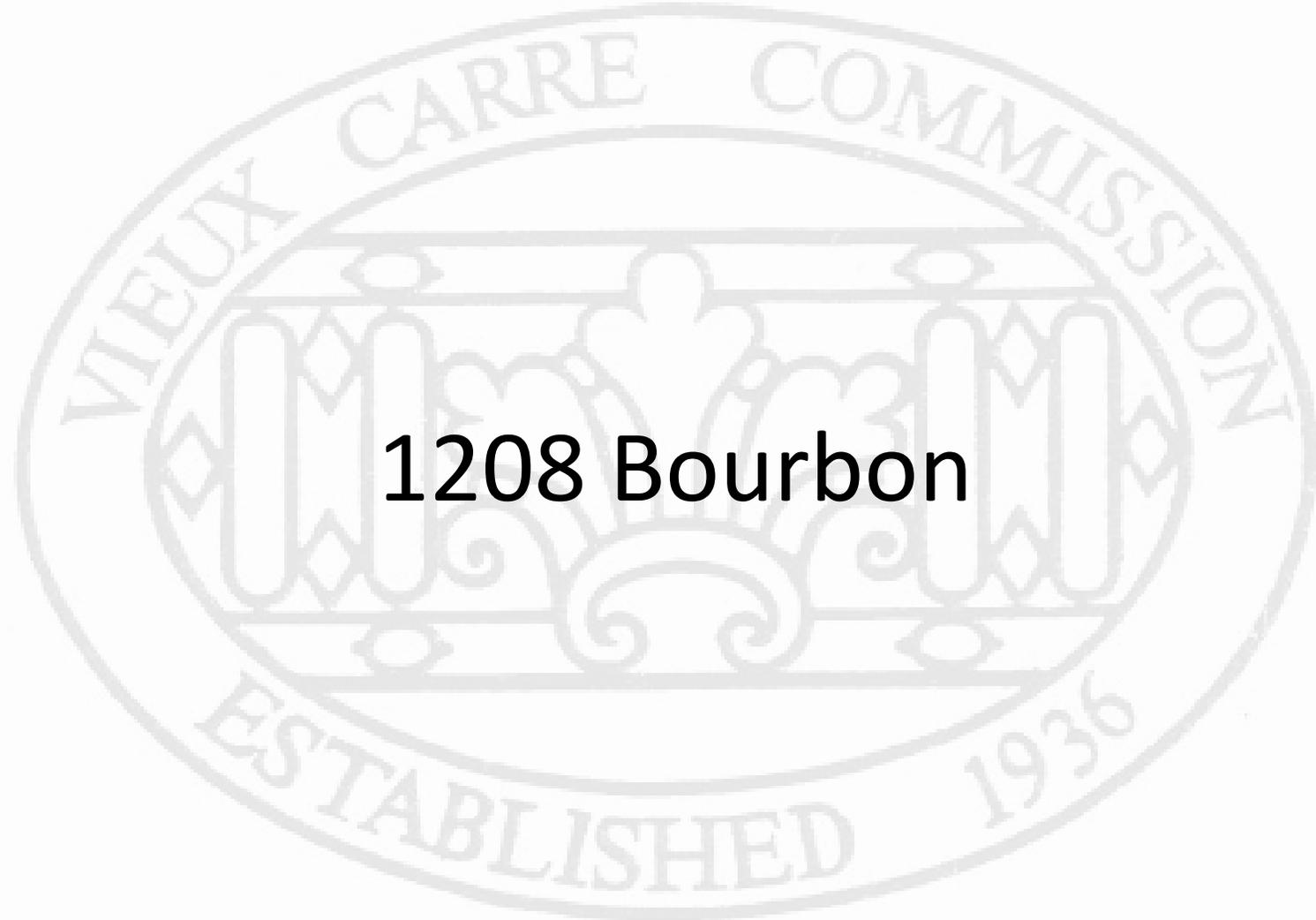
The Guidelines do not address this type of proposed modification to shutters, only noting that the VCC recommends retaining and maintaining historic wood shutters. Again staff notes that these shutters are not considered historic. Of the two options, staff prefers option B, to maintain consistency in the openings, but ultimately staff request commentary from the Committee regarding the proposal and change in shutter design.

**ARCHITECTURAL COMMITTEE ACTION:**

12/19/2023



*Breaking shutters were solid and used in the 1820s-40s to protect large, arched, ground-floor street openings of shops. Each shutter is set back 8- to 10-inches into the opening, and has double-knuckle hinges that allows the small section to open parallel to the jamb and the larger section to fold back against the building wall. Each breaking shutter includes panels at the building face and vertical boards at the jambs.*



**1208 Bourbon**

ADDRESS:	1208 Bourbon	APPLICANT:	Martin Short
OWNER:	Austin Dail	SQUARE:	54
ZONING:	VCR-1	LOT SIZE:	3,328 sq. ft.
USE:	Residential		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

This and the neighboring building at 1204-06 Bourbon are two identical, 4-bay c. 1890 frame shotgun cottages.

Ratings: Main Building: **Green**, of local architectural and/or historical significance.

### **Architecture Committee Meeting of**

**12/19/2023**

### **DESCRIPTION OF APPLICATION:** **Permit # 23-32551-VCGEN**

12/19/2023

**Lead Staff: Nick Albrecht**

Proposal to repair foundation and level building, including the installation of 16 new CMU piers, per application & materials received 11/28/2023.

### **STAFF ANALYSIS & RECOMMENDATION:**

12/19/2023

The applicant proposes to replace existing, or install new, a total of sixteen new CMU piers on new concrete pier pads. Eight of these would be located at the outside wall of the building, while the other eight would be at the centerline of the building. The plans note that the blocks at the exterior are to have a stucco finish. This particular building is rather low to the ground, with the plans showing the height of the piers at only approximately 15" above grade. Given the low clearance between grade and the sill, staff believes the new piers will be minimally visible.

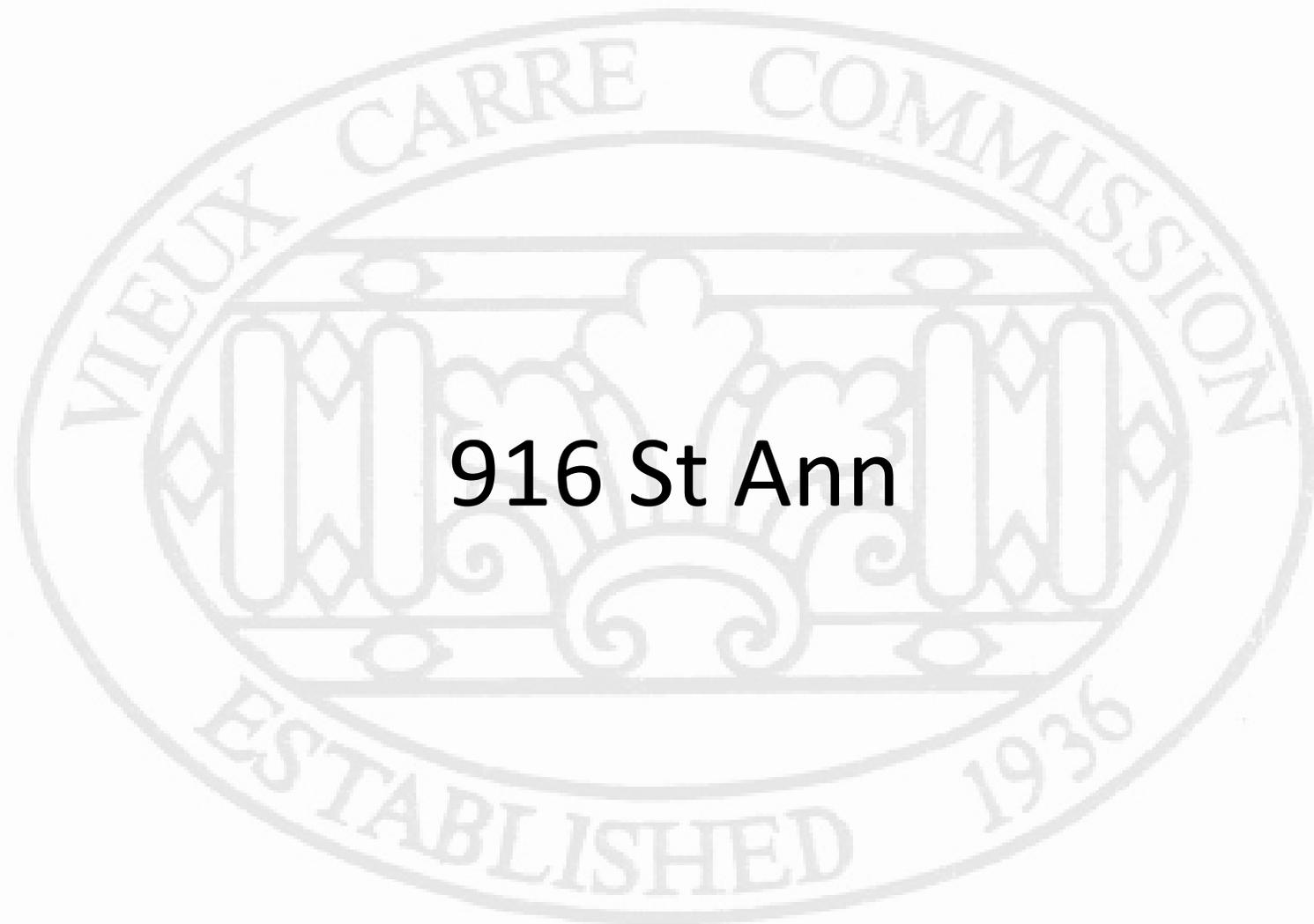
The scope of work also notes that following the installation of the new piers, the house will be leveled as much as possible within structural limits. The masonry at the front of the building will be pointed but no changes are proposed.

Although the Guidelines require masonry to be replaced to match the existing material (VCC DG: 06-12), in this instance staff finds the proposed alternative material potentially approvable given the lack of visibility and that this work will be in conjunction with leveling the building, ultimately helping with the long-term preservation of the building.

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

### **ARCHITECTURAL COMMITTEE ACTION:**

12/19/2023



916 St Ann

ADDRESS:	914-16 St. Ann	APPLICANT:	Gates Erika
OWNER:	Bryan P Nelson	SQUARE:	87
ZONING:	VCR-1	LOT SIZE:	1,946.9 sq. ft.
USE:	Residential		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

C. 1890 1-story, 4-bay frame shotgun with late Victorian Italianate detailing. The extant detached service building dates from c. 1830.

**Architecture Committee Meeting of** **12/19/2023**

**DESCRIPTION OF APPLICATION:** 12/19/2023  
**Permit #23-32726-VCGEN** **Lead Staff: Erin Vogt**

Proposal to replace attic vent with stained glass window, per application & materials received 11/29/2023.

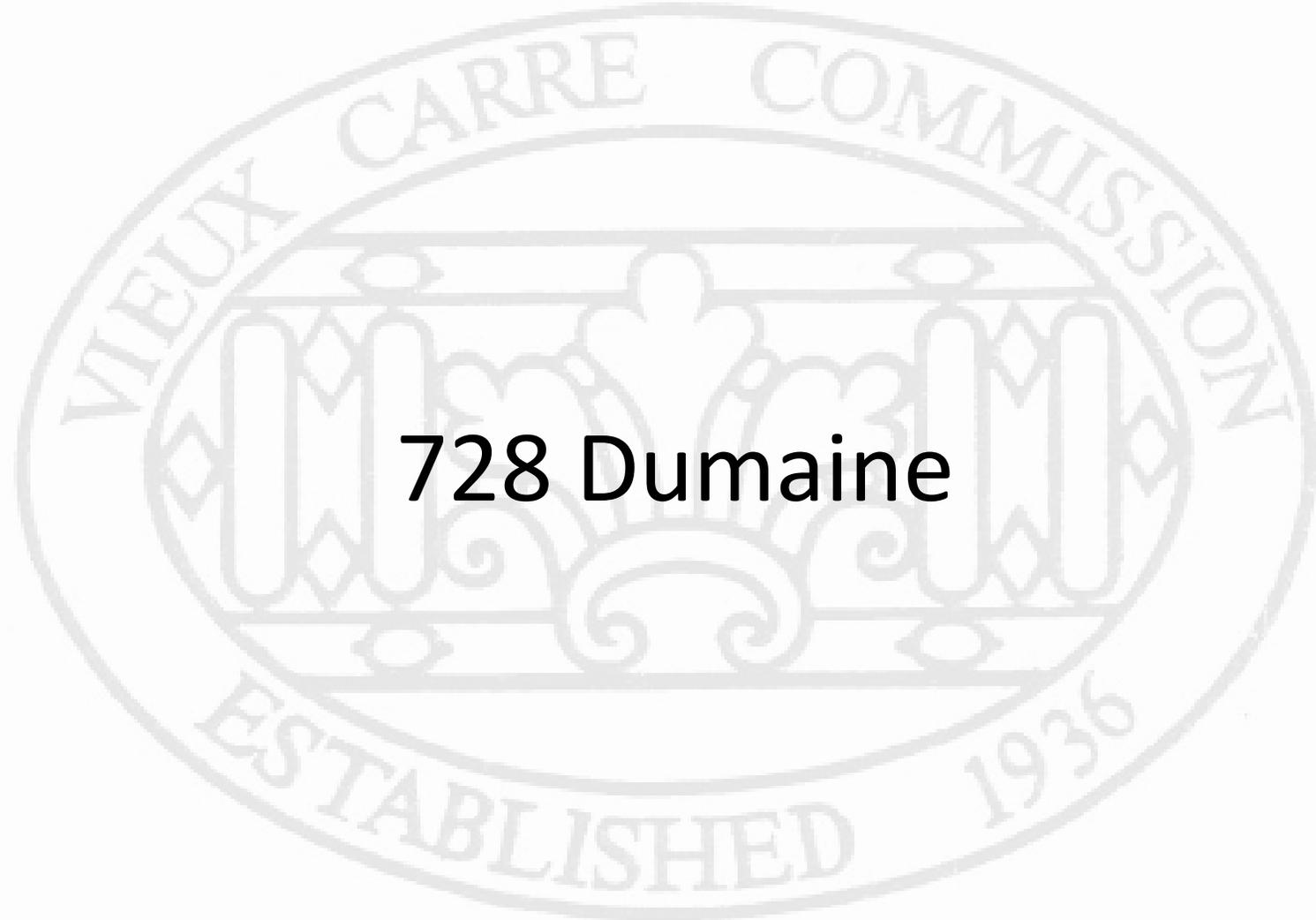
**STAFF ANALYSIS & RECOMMENDATION:** 12/19/2023

The applicant proposes to replace the louvered attic vent centered on the front gable, which is flanked by two fixed stained glass sashes, with a new stained glass window. A photo from the 1963 survey shows that there was once a stained glass window in this location, similar in design to the two that remain. The Guidelines recommend restoration of this window and allow approval at staff level, but staff seeks the guidance of the Committee since this would eliminate a potentially crucial attic vent. Staff requests that the applicant clarify whether or not other roof vents are present on the building, especially considering issues with unpermitted roof work at this property in recent years (which should now be resolved). If found conceptually approvable by the Committee, full scaled and dimensioned millwork drawings will be required before permits are issued at staff level. If any replacement roof vents are to be proposed, documentation on the type of vents and where they will be located will also be needed.

**ARCHITECTURAL COMMITTEE ACTION:** 12/19/2023



# Appeals and Violations



728 Dumaine

ADDRESS:	728 Dumaine Street		
OWNER:	Darleen J. Levy	APPLICANT:	William Charbonnet
ZONING:	VCR-2	SQUARE:	58
USE:	Residential	LOT SIZE:	4,406 sq. ft.

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

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

The subject property is one in a row of two, 3 ½ story exposed brick townhouses, each of which has a porte cochere entrance and iron galleries (originally balconies) on the front facade. This and the neighboring building were constructed c. 1832 by the builder, John Fitz Miller.

**Architecture Committee Meeting of** **12/19/2023**

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**DESCRIPTION OF APPLICATION:** 12/19/2023  
**Permit # 23-22947-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to retain roll down roofing on rear service ell, per application received 06/19/2023 & 09/05/2023, respectively. [Notice of Violation sent 07/06/2021]

**STAFF ANALYSIS & RECOMMENDATION:** 12/19/2023

Staff had an opportunity to visit the property on 11/22/2023. Upon entering the courtyard and inquiring about access to the roof, staff was informed that a ladder from the courtyard to the roof was the only way to access the roof. As staff is not equipped with a three-story ladder, staff was not able to fully inspect the roof.

Staff researched prior permits for this property and was able to locate a permit from 1999 for the installation of new “Hardi-Slate” fiber cement shingles. Unfortunately, the permit is not specific on the exact roof area or areas to be worked on, but based on aerial photographs of the building, the service ell roof appears to match the main roof from the earliest aerial photograph from 2004 through January 2017. This approximately 20-year lifespan would be consistent with what staff has observed for similar fiber cement shingles in the district.

Staff also notes that 728 Dumaine is one in a row of two townhouses, along with the neighboring 730 Dumaine. Staff has recent roof plans of the service ell of 730 Dumaine which note the slope at 20% or approximately 2.4 in 12. This slope would be well within the range of some of the approvable contemporary slate systems, some of which advertise being able to be installed on slopes as shallow as 5%.

Based on the information available to staff that this roof seemingly previously had a permitted cement type shingle roof, appears to have adequate slope for some type of new approvable roofing material, and the existing roofing material was not permitted, staff recommends denial of the proposed retention.

**ARCHITECTURAL COMMITTEE ACTION:** 12/19/2023

**Architecture Committee Meeting of** **10/24/2023**

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**DESCRIPTION OF APPLICATION:** 10/24/2023  
**Permit # 23-22947-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to retain roll down roofing on rear service ell, per application received 06/19/2023 & 09/05/2023, respectively. [Notice of Violation sent 07/06/2021]

**STAFF ANALYSIS & RECOMMENDATION:** 10/24/2023

This application was deferred at the 07/11/2023 Architecture Committee meeting at the applicant’s request. To staff’s knowledge, nothing has changed with the conditions or proposal.

Aerial photos indicate that the current roof on the rear portion of this building and service ell was installed between January 2022 and January 2023. The current roof is a very light in color roll down type material. Prior to 2018 it appears that this roof had a shingle roof matching the main building. In October 2021, an application (21-27987) was submitted which included a “request to retain roof as is until we have time to fix

it.” Then a separate application (21-29200) was filed also in October 2021 to install a new slate roof on the main building. Staff issued the permit to replace the slate roof of the main building with a new slate roof that same month but noted to both the applicant of the application to retain and the contractor for the main building roof the issues with the service ell roof.

Staff then exchanged several emails with the contractor through 2021 and 2022. The contractor noted that the slope of this roof, referred to as roof slope D in documentation, was shallower and staff repeatedly requested that a measurement of the slope be submitted as well as any other information regarding the proposal to retain the roof on the service ell. No additional information was submitted and the property was eventually sent to adjudication. That process inspired the current proposal which initially just included the description, “Retain existing roof” with no other information.

Then, on 09/05/2023, a report was submitted to staff and noted as “prepared by roofr” which is a software program which purports to provide accurate aerial roof measurement reports. The report notes the total square footage of the roof at 2,090 sq. ft. with 1,223 sq. ft. having a slope of 6/12 and 867 sq. ft. having a slope of 5/12. The report says that the “total low pitch” area of the roof is 0 sq. ft. Generally, a slope of at least 4/12 is recommended for the installation of natural slate roofs, while some of the contemporary slate roof systems advertise being able to be installed on even shallower slopes.

The applicant also submitted an affidavit from the contractor stating that 90% of roof slope D is completely flat. The contract submitted with the affidavit mentions removing existing tile and underlayment, installation of new slate with associated flashings. There is no mention of the installation of new roll down roofing. Additionally, photographs taken from a neighboring property clearly show this roof has a fair degree of slope, typical of service buildings.

As this is a blue-rated building which appears to have had a shingle roof on it as recently as 2017 and the report submitted by the applicant notes more than adequate slope for a shingle roof, staff recommends denial of the proposed retention of the roll down roofing with the applicant to install a roofing material consistent with the Guidelines.

**ARCHITECTURAL COMMITTEE ACTION:**

10/24/2023

Mr. Albrecht read the staff report with Ms. Levy present on behalf of the application. Ms. Levy stated that she had provided an affidavit from the roofer that the roof was flat and noted that the roof can only be seen by drone. Mr. Block noted that VCC jurisdiction extends to all exterior surfaces and explicitly stated that the VCC does not and will never have a drone. Mr. Block noted that aerial photographs were obtained from the website Pictometry.

Mr. Bergeron inquired if staff knew what the previous material was on this roof. Mr. Albrecht replied that staff was not sure but appeared to be shingles. Mr. Fifield asked the applicant if she would be willing to have the staff of the Commission come out to inspect the roof and to determine the slope. Ms. Levy responded yes.

There was no public comment.

Mr. Bergeron moved to defer the application to allow for inspection of the roof before the next meeting. Mr. Fifield seconded the motion, which passed unanimously.

**Architecture Committee Meeting of**

**07/11/2023**

**DESCRIPTION OF APPLICATION:**

07/11/2023

**Permit # 23-22947-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to retain roll down roofing on rear service ell, per application received 06/19/2023. [**Notice of Violation sent 07/06/2021**]

**STAFF ANALYSIS & RECOMMENDATION:**

07/11/2023

Aerial photos indicate that the current roof on the rear portion of this building and service ell was installed between January 2022 and January 2023. The current roof is a very light roll down type material. Prior to 2018 it appears that this roof had a shingle roof matching the main building. In October 2021, an application (21-27987) was submitted which included a “request to retain roof as is until we have time to fix it.” Then a separate application (21-29200) was filed also in October 2021 to install a new slate roof on the main building. Staff issued the permit to replace the slate roof of the main building with a new slate roof that same month but noted to both the applicant of the application to retain and the contractor for the main building roof the issues with the service ell roof.

Staff then exchanged several emails with the contractor through 2021 and 2022. The contractor noted that

the slope of this roof was shallower and staff repeatedly requested that a measurement of the slope be submitted as well as any other information regarding the proposal to retain the roof on the service ell. No additional information was ever submitted and the property was eventually sent to adjudication. That process inspired the current proposal which just includes the description, "Retain existing roof." No other information has been submitted.

As this is a blue-rated building which appears to have had a slate roof on it as recently as 2017, staff recommends denial of the proposed retention.

**ARCHITECTURAL COMMITTEE ACTION:**

07/11/2023

The item was deferred at the applicant's request. Mr. Bergeron made the motion to defer the application until the August 8<sup>th</sup> meeting. Mr. Fifield seconded the motion and the motion passed unanimously.



817 St Louis

ADDRESS:	817 St. Louis	APPLICANT:	Loretta Harmon
OWNER:	LGO Properties, LLC	SQUARE:	71
ZONING:	VCE	LOT SIZE:	2,095 sq. ft.
USE:	Commercial		

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

This circa 1830 2-story Transitional style townhouse, which Sanborn Maps show once served as a double house, has lost much of its original detailing.

Rating: Main bldg. & service wing - Pink, indicating that "If properly restored could be of Local Architectural or Historical Importance"  
 Courtyard additions - Brown, Objectionable or of no Architectural or Historical Importance.

**Architecture Committee Meeting of****12/19/2023****DESCRIPTION OF APPLICATION:**

12/19/2023

**Permit # 22-19023-VCGEN****Lead Staff: Nick Albrecht****Violation Case #19-01989-VCCNOP****Inspector: Marguerite Roberts**

Proposal to retain second floor French doors that do not match previously existing, per application & materials received 07/06/2022 & 12/05/2023, respectively. **[Notice of Violation sent 03/28/2019]**

**STAFF ANALYSIS & RECOMMENDATION:**

12/19/2023

Staff cited the second-floor French doors back in March 2019 as they had been replaced and did not match the previously existing French doors. Specifically, the muntins in the doors were significantly larger in the new doors compared to the old. The transom windows above the doors remained in place and show the difference in muntin sizes as previously the door and transom muntins all matched.

A permit was then issued in May of 2019 which included replacing the muntins to match the previously existing design. It appears from photographs that some work was done to the muntins around this time but still the muntins are significantly wider than previously existing. The applicant is now proposing to retain the muntins as built.

A drawing provided by the applicant shows that the existing door muntins are a full 1" wide plus an additional 1" of window glazing for a total width of 2". By comparison, the existing transom window muntins which matched the previously existing door muntins, are shown at 7/16" wide with an additional approximately 1/2" of glazing for a total width just under 1".

The wider muntins are quite noticeable when viewed but staff notes that in more recent photographs it appears the window glazing has gotten significantly dirtier and darker, actually helping to reduce the visual impact of the width. Still, the Guidelines require, "*matching the original materials, type, size, shape, configuration, muntin pattern, dimensions, profiles, and detailing.*" (VCC DG: 07-13)

As the existing door muntins clearly do not match the previously existing, staff recommends denial of the proposed retention.

**ARCHITECTURAL COMMITTEE ACTION:**

12/19/2023



819 St Ann

ADDRESS: 817-19 St. Ann  
 OWNER: A & R Management Group      APPLICANT: Loretta Harmon  
           LLC  
 ZONING: VCR-1                                SQUARE: 75  
 USE: Residential                                LOT SIZE: 5404 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This 1½-story structure, which has four openings on the ground floor and four small attic casements on the half-story, was probably constructed c. 1811 for the Cazelars, a free family of color who figured in the early development of the French Quarter. There are also two, 2-story brick dependencies at the rear of the property.

**Architecture Committee Meeting of** **12/19/2023**

**DESCRIPTION OF APPLICATION:** 12/19/2023  
**Permit #23-33385-VCGEN** **Lead Staff: Erin Vogt**

Proposal to address violations and install two new dormers on main building, per application & materials received 12/05/2023. [Notices of Violation sent 06/13/2011, 01/08/2014, 03/27/2015, 01/25/2017, 10/25/2018, 10/11/2021, and 05/16/2022]

**STAFF ANALYSIS & RECOMMENDATION:** 12/19/2023

This Blue rated property has suffered from demolition by neglect and work without permit for some substantial time. The applicant proposes the following work

3. *Remove and replace slate roof.* Staff notes that the keynote only appears to be for the front slope of the main building, and requests clarification on the current material on both roof slopes.
4. *Rebuild balcony removed without benefit of VCC review and approval.* The Dauphine-side second floor balcony at the main building was removed and the applicant proposes to rebuild it. The wood posts and rail seem to match photos of the previous conditions, but staff notes that the metal structure proposed was not there previously. The previous balcony looks to have been supported only with wood brackets. Staff is concerned about adding outrigger pockets and will need more detailed drawings. The drawings also do not specify the overall size of the balcony. The applicant proposes to use composite deck boards, but they are not approvable on a Blue rated building. Staff recommends **deferral**.
5. *Remove skylight on rear roof slope of main building.* Staff has no objection.
6. *Add two new dormer windows with slate roof and slate cheek walls.* This is a significant alteration for a Blue rated building. Staff does not find dormers to be appropriate unless the interior of the existing roof structure shows evidence that they previously existed on this roof slope. Staff recommends **deferral**.
7. *Retain columns at both levels and turned spindle railing at second floor of middle building.* A typical detached dependency with balcony would not have columns on the first floor. This work was completed without permit at some point, VCC staff first observed the work in 2019. Staff does not find them appropriate for retention for a building of this age and style and recommends **denial**.
8. *Remove metal stair rail at middle building and install typical wooden rail with square pickets.* Staff recommends **conceptual approval**, but notes that drawings should show how this rail will interact with the posts and rail at the second floor balcony.
9. *Retain iron rails at rear entrance to main building.* It is unclear when this work was done. Staff seeks the Guidance of the Committee, as the rear elevation has been heavily modified.
10. *Remove asphalt shingle roofing, replace with prefinished metal.* Staff notes that this keynote seems to be unused.
11. *New HVAC platform.* Staff has no objection but drawings and screening will be needed.
12. *Remove standing seam metal roofing, replace with standing seam prefinished metal roof.* Prefinished metals are generally not allowed and a metal roof is not appropriate on this building. The existing metal roof was not permitted and should not be replaced in kind. Since this building is Blue rated, the roof should be natural slate.
13. *Replace existing gutters and downspouts with prefinished metal.* Prefinished metal is not appropriate.
14. *Remove damaged wood and glass door at rear of main building. Replace with 4 panel wood door and new hardware.* Staff finds the proposed door more appropriate, but needs drawings to review.
- 16, 17. *Appeal to retain movable AC units in transom.* VCC does not permit window units that are movable without modifications to historic materials. The issue here is the millwork modifications required for them. Staff recommends **denial**.
18. *Retain louvers at rear of main building.* Staff has been given no information about these vents, but they are detrimental to the overall elevation. Staff recommends **deferral**.

Staff notes that violations remain that have not been addressed, including unpermitted masonry work on the rear dependency. All violations must be included in this application prior to permit issuance.

**ARCHITECTURAL COMMITTEE ACTION:** 12/19/2023



1022 Royal

ADDRESS:	1022 Royal St.	APPLICANT:	Erika Gates
OWNER:	Claudia Williams	SQUARE:	49
ZONING:	VCR-2	LOT SIZE:	4,064
USE:	Residential		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Late (c. 1859) example of a gable-ended, four-bay masonry Creole cottage.

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

#### **Architecture Committee Meeting of**

**12/19/2023**

#### **DESCRIPTION OF APPLICATION:**

12/19/2023

**Permit # 23-32517-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #22-02065-VCCNOP**

**Inspector: Marguerite Roberts**

Proposal to correct or retain various violations including proposed retention of above ground pool, per application & materials received 11/27/2023. **[Notice of Violation sent 05/13/2022]**

#### **STAFF ANALYSIS & RECOMMENDATION:**

12/19/2023

Staff sent a lengthy violation for this property back in May, 2022. The applicant is proposing to retain the vast majority of the cited items, stating that many of them date back to before 1994, when the current owners purchased the property. Staff will attempt to address each item briefly. Staff notes that the prescription period in the Vieux Carré is defined as occurring if no action occurs for ten years after the VCC has knowledge of such a violation.

#### **Pool**

One item that is noted as being new is an above ground swimming pool installed without any permits between the main and rear building. This pool was built in 2019 and the applicant states that the reason for the above ground installation is because the owners do not want to disrupt the soil under the courtyard. The applicant also states that this installation does not utilize any permanent filtering equipment.

The VCC Guidelines for pools state that, “*the VCC requires a pool or hot tub to be an in-ground installation with the curb flush with the adjacent ground level*” and “*the VCC does not allow installing an above-ground pool or hot tub with the exception of a readily movable, plastic ‘kiddie’ pool.*” (VCC DG: 10-11) This pool is clearly not in compliance with VCC Guidelines.

Staff confirmed with Safety & Permits that this type of pool installation would also require review and permitting from that Department, but no application was ever filed with Safety & Permits for the installation of this pool.

#### **Fence**

Staff cited the vertical board wood fence, which is located between this property and the neighboring 1026 Royal St., approximately the length of the main building. The remaining fence along this property line is a typical horizontal board fence, which was installed as part of the renovation of 1026 Royal St. in 2013-2014. The approved renovation plans at that time for 1026 Royal included the construction of a new seven board fence the entire length of the property line. It is unclear why this section of vertical board fence remained in place or was replaced in kind. The earliest photograph that staff could locate showing this vertical board fence dates to 2013. Given that the earliest photograph of the fence is within ten years of the Notice of Violation and the fact that this fence was supposed to be replaced, staff does not find this item prescribed.

The Guidelines do allow for vertical board fences, noting that, “*a vertical or horizontal board fence is typically 6- to 8-feet tall and is located at a rear or side yard.*” (VCC DG: 10-5) The Guidelines do require that wood fences be painted and that vertical wood board fences feature a wood cap. (VCC DG: 10-7)

Although the change in fence design about 1/3 of the way down the property line is atypical, staff finds that if the applicant was willing to cap and paint the fence, it may be approvable.

#### **Gutters**

As with the majority of the violations, the applicant contends that the K-style gutters on the front and rear of the main building have been in place for a considerable amount of time. In the case of the gutters on the front of the main building, staff did locate a 2005 photograph showing a half round gutter on this building. Then a 2008 photograph shows the k-style gutters. This item was not cited until the 2022 Notice

of Violation. It appears that on the front elevation, this violation is unfortunately prescribed.

On the rear of the main building, staff located a 1983 photo with a half round gutter in this location. Staff's next photo of the rear dates to 2014 and includes the k-style gutter. As the 2014 photograph is staff's first knowledge of this violation, it falls within the ten-year period and staff does not consider this item prescribed. The applicant is proposing to retain this gutter and downspout as-is. The applicant contends that the gutter has been in place since possibly as early as 1994. Still, this work was never permitted and is not allowed per the Guidelines.

### **Windows**

Staff cited atypical windows on the second floor of the rear of the back building. The applicant contends that these windows have been in place since at least 1994 but proposes to replace these windows with traditional wood windows once the existing windows have reached the end of their life cycle. It is possible the windows have been in place for some time but the earliest photograph found by staff that appears to show these dates to 03/28/2013. Again, this work was never permitted and is not allowed per the Guidelines. If the applicant proposes a temporary retention, a firm date may be preferred to the current proposal.

### **Doors**

The rear of the back building features an atypical metal spiral staircase and a highly inappropriate door at the second-floor level. Staff found that this door was changed sometime between 2013 and 2022. The existing door is not approvable per the Guidelines and at a minimum, staff recommends that an appropriate door be proposed in this location.

The other door issue cited by staff was the fusing of "several" French doors to form single leaves. The applicant contends that the rear door of the main building and two sets of doors on the Ursulines side of the service building were all fused together prior to 1994. Staff requests a simple set of plan drawings indicating the locations of these doors and documenting the others as typical French doors.

The VCC has approved the joining of French doors to form a single leaf door in some instances, usually to satisfy code, and it can be done in a discrete manner. In this instance it appears the door were joined together rather crudely with a 2x4 across the face of the doors at the lock rail and a vertical piece of wood over where the doors meet. Staff requests more information on how these doors have been detailed or a proposal to join them in a more typical and discrete manner.

Staff also cited deterioration of trim and door elements. Notably, there is no paint on several doors. The applicant proposes to sand, stain, and seal the doors, stating that the doors have been unpainted since at least 1983. VCC photographs appear to show that at least one door on the rear of the main building was in fact unpainted in 1983. Although the Guidelines do not recommend applying a stain and/or varnish to exterior woodwork and notes the protection that paint provides for long term preservation of the wood, it appears that repairing and staining the doors would be approvable. Still, the woodwork needs to be properly maintained and not allowed to deteriorate.

### **Stairs**

In addition to the general inappropriate nature of the spiral staircase, staff also notes that one of the supports poles for the stair and landing appears to be heavily deteriorated. The applicant states that despite the significant deterioration, the pole is "physically stable with no movement." The applicant proposes to repair the deteriorated base with JB Weld epoxy and by building a concrete block at the bottom of the pole to reinforce the pole and stop corrosion.

Staff is concerned regarding the structural integrity of the pole as well as the proposed manner of repair. Staff recommends a revised proposal to repair or replace the pole itself, rather than building up the base.

### **PVC**

Staff cited the presence of exterior PVC plumbing pipes on the rear building. The applicant proposes to retain and paint these pipes to match the adjacent building surface. In a 1983 photograph, cast iron pipes are seen in this location. It is unclear when this material was changed. Painting the pipes would help to camouflage the pipes and they are likely only visible from within the property.

### **Fountain Removal**

The final issue in need of Architecture Committee review is the proposed retention of the removal of a previously existing fountain and planter that was located between the main and rear building near the area of the now constructed pool. The applicant states that the fountain collapsed and was damaged in 2019, which is around the same time the pool was constructed.

The Guidelines do not mandate that these courtyard elements be maintained, but the Guidelines do state that the removal of an appropriate water feature or planter is to be an Architecture Committee level review. The concept of the fountain and planter removal may be conceptually approvable, however, the

courtyard where this previously existed has been completely and inappropriately transformed by the construction of the unpermitted pool. The reconstruction of a planter or fountain may need to be considered holistically with the courtyard space.

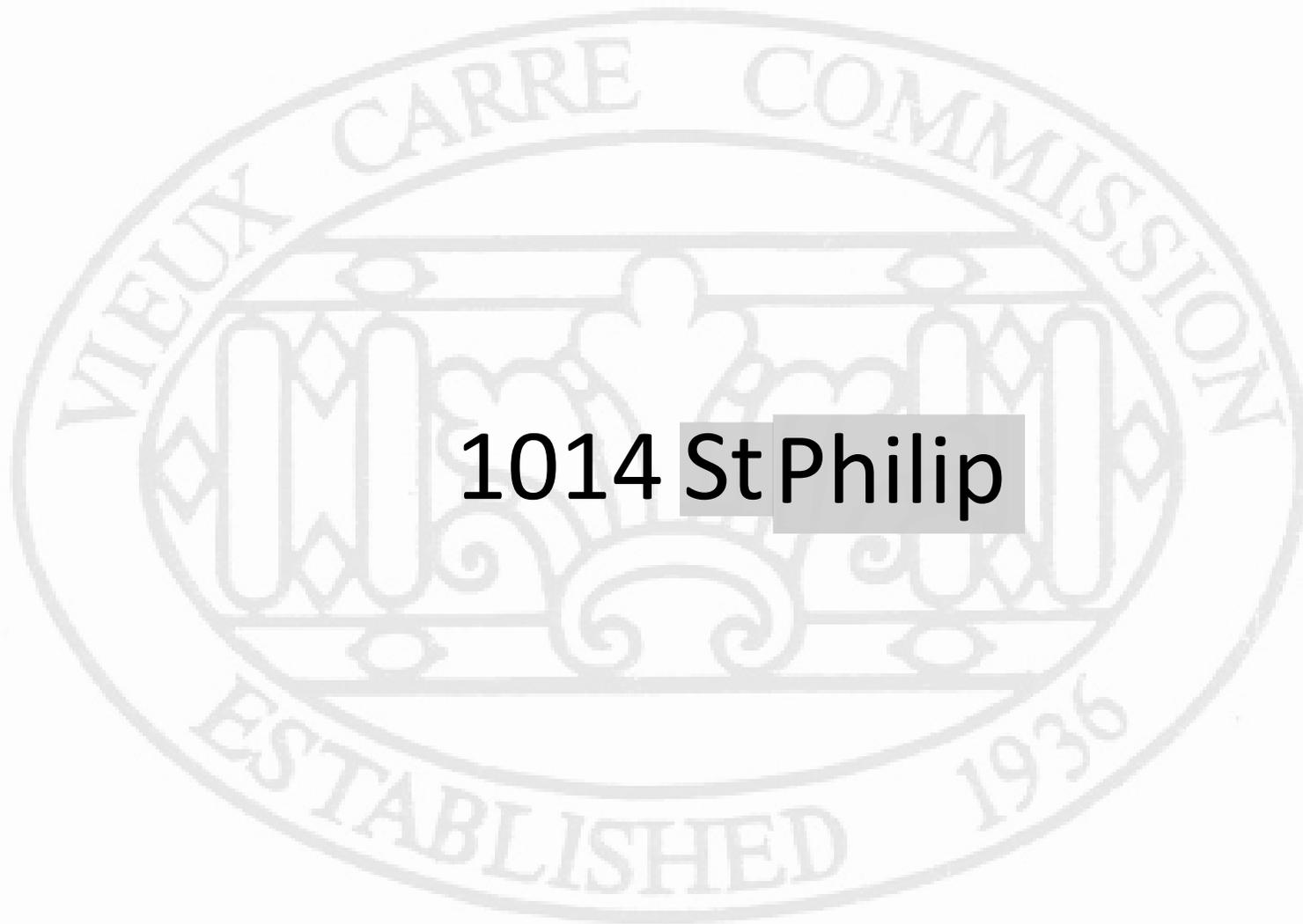
**Summary**

More documentation and drawings will likely be needed to fully comprehend this property and proposal but based off the current proposal and the items under review, staff recommends:

- Denial of the retention of the current unpermitted pool, noting that there appears to be several locations on this property where an approvable pool could be proposed.
- Approval of the retention of the section of vertical board fencing, provided that the applicant revises the proposal to include capping and painting.
- Acknowledging that the k-style gutter on the front elevation of the main building has been prescribed.
- Denial of the k-style gutter on the rear of the main building
- Denial of the retention of the inappropriate door at the top of the spiral staircase, and.
- Deferral of all other items with the applicant to provide additional information as necessary.

**ARCHITECTURAL COMMITTEE ACTION:**

12/19/2023



1014 St Philip

ADDRESS: 1014 St. Philip Street  
 OWNER: Robert D. Edmundson  
 ZONING: VCR-1  
 USE: Residential

APPLICANT: John C. Williams Architects, LLC  
 SQUARE: 104  
 LOT SIZE: 3150 sq. ft.

DENSITY		OPEN SPACE	
Allowed:	2 units	Required:	945 sq. ft.
Existing:	1 unit	Existing:	1145 sq. ft.
Proposed:	No Change	Proposed:	No change

OUTSTANDING VIOLATIONS: *Metal gates & frames with mesh backing installed without a permit & contrary to Architectural Committee & Vieux Carré Commission action in 2002.*

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

C. 1830 4-bay masonry double Creole cottage with twin dormers and gable ends.

Rating: Green - of local architectural and/or historical importance.

**DETAILED DESCRIPTION OF APPLICATION:** 02/12/08

Proposal to change an existing door into a window on the Burgundy side elevation of the main cottage (rear of alleyway, near courtyard), per application & drawing received 02/06/08.

**STAFF ANALYSIS:** 02/12/08

- The applicant requests to modify a door on the river side elevation to become a 6/6 double-hung wooden window to match others on this elevation.
- Photographs indicate that the subject door is not an original feature.
- In addition to the removal of the door and the installation of a window, the proposal includes the construction of a stucco sill, the infilling of the door opening as necessary with masonry (brick and stucco) and the removal of the concrete steps.
- As noted above in *Outstanding Violations*, the beaded board gates and frames on both sides of the cottage’s facade were replaced with metal gates & frames with mesh backing, contrary to Design Guidelines and work that was denied by the Architectural Committee and upheld by the Vieux Carré Commission in 2002.

**STAFF RECOMMENDATION:** 02/12/08

- Staff recommends **approval** for the replacement of the door on the river side elevation with a window, with staff review and approval of millwork details.
- Staff additionally recommends that the **citation process** begin for the work that was done without a permit, and contrary to VCC policy.

ADDRESS: 1014 St. Philip Street  
 OWNER: Robert D. Edmundson  
 ZONING: VCR-1  
 USE: Residential

APPLICANT: Williams & Associates  
 SQUARE: 104  
 LOT SIZE: 3150 sq. ft.

DENSITY  
 Allowed: 2 units  
 Existing: 1 unit  
 Proposed: no Change

OPEN SPACE  
 Required: 945 sq. ft.  
 Existing: 1145 sq. ft.  
 Proposed: no change

OUTSTANDING VIOLATIONS: None

LEVEL OF AUTHORITY: Architectural Committee

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

C. 1830 4-bay masonry double Creole cottage with twin dormers and gable ends.

Rating: Green - of local architectural and/or historical importance.

**DETAILED DESCRIPTION OF APPLICATIONS:** 12/7/99

Replacement of existing wood beaded board gates and frames on both sides of residence with metal gates and frames.

**STAFF ANALYSIS / RECOMMENDATIONS:** 12/7/99

The Design Guidelines (page 41) state “Only wooden gates between smaller scaled masonry buildings and wooden buildings are appropriate.” In addition both the Guidelines and the Secretary of the Interior’s Standards for the Treatment of Historic Properties recommend the repair of materials rather than replacement. When materials are too deteriorated for repair, replacement to match existing is the acceptable treatment. Therefore, the existing wooden gates should be retained or appropriately detailed ones installed if the existing gates cannot be repaired. Even though it is staff’s opinion that a metal gate and frame cannot have the same appearance and style of the wood gates, the information submitted is insufficient for the review of the proposed project. Sections, elevations, and details of the existing fence construction and the proposed fence construction must be submitted for comparative analysis.

**ARCHITECTURAL COMMITTEE ACTIONS:** 12/7/99

The applicant withdrew this application.

**DETAILED DESCRIPTION OF APPLICATIONS:** 04/11/00

Replacement of existing wood beaded board gates and frames on both sides of residence with iron gates.

**STAFF ANALYSIS / RECOMMENDATIONS:** 04/11/00

Past Actions: A previous request for gate replacement was withdrawn from consideration in December of 1999.

Analysis: The Design Guidelines (page 41) state “Only wooden gates between smaller scaled masonry buildings and wooden buildings are appropriate.” In addition both the Guidelines and the Secretary of the Interior’s Standards for the Treatment of Historic Properties recommend the repair of materials rather than replacement. When materials are too deteriorated for repair, replacement to match existing is the acceptable treatment. Therefore, the existing wooden gates should be retained or appropriately detailed ones installed if the existing gates cannot be repaired. Even though examples of iron gates exist between masonry and wooden buildings exist in the Vieux Carré, staff and the Design Guidelines recommend the use of wooden gates to match the existing.

**ARCHITECTURAL COMMITTEE ACTIONS:** 04/11/00

The Committee voted to deny the proposed replacement of the existing wooden gates with iron ones.

**DETAILED DESCRIPTION OF APPLICATIONS:** 03/12/02

Replacement of existing wood beaded board gates and frames on both sides of residence with iron gates, and reconstruction of existing horizontal board fence between 1014 St. Philip and 1018 St. Philip with

metal posts and horizontal boards to match existing.

**STAFF ANALYSIS / RECOMMENDATIONS:**

03/12/02

Past Actions:

A previous request for gate replacement was withdrawn from consideration in December of 1999. On 4/11/00, the Committee voted to deny the proposed replacement of the existing wooden gates with iron ones.

Analysis, Gates:

The Design Guidelines (page 41) state “Only wooden gates between smaller scaled masonry buildings and wooden buildings are appropriate.” In addition both the Guidelines and the Secretary of the Interior’s Standards for the Treatment of Historic Properties recommend the repair of materials rather than replacement. When materials are too deteriorated for repair, replacement to match existing is the acceptable treatment. Therefore, the existing wooden gates should be retained or appropriately detailed ones installed if the existing gates cannot be repaired. Even though examples of iron gates exist between masonry and wooden buildings exist in the Vieux Carré, staff and the Design Guidelines recommend the use of wooden gates to match the existing.

Analysis, Fence:

The owner wishes to rebuild the fence to match existing, with the exception of using painted 3" square metal posts rather than 6" metal posts, to allow additional clearance in a very narrow sidewalk area that is the only access to the rear apartment of the neighboring building at 1018 St. Philip.

Recommendations:

The staff believes that an iron gate is not appropriate to the period of the building. Therefore, the staff recommends that the Architectural Committee deny the installation of gates that are of an iron picket design, and encourage the applicant to consider a design that features wood elements that match existing, but is reinforced with hidden metal elements to address the security issues. Regarding the property line fence on the N. Rampart Street Side, the staff recommends that the Architectural Committee approve the construction of the fence as proposed, with details to be approved at staff level.

**ARCHITECTURAL COMMITTEE ACTION:**

03/12/02

The Committee approved the fence replacement, with staff review and approval of all details, but denied the installation of iron gates and recommended that the applicant revise the design to include wooden elements to match the existing, with re-enforcement from hidden metal elements to address the security needs.

ADDRESS: 1014 St. Philip Street  
 OWNER: Robert D. Edmundson  
 ZONING: VCR-1  
 USE: Residential

APPLICANT: John C. Williams Architects, LLC  
 SQUARE: 104  
 LOT SIZE: 3150 sq. ft.

DENSITY		OPEN SPACE	
Allowed:	2 units	Required:	945 sq. ft.
Existing:	1 unit	Existing:	1145 sq. ft.
Proposed:	No Change	Proposed:	No change

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Main building and kitchen: **Green** - of local architectural and/or historical importance.

C. 1830 4-bay masonry double Creole cottage with twin dormers and gable ends.

**Architecture Committee Meeting of** **10/22/19**

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**DESCRIPTION OF APPLICATION:** 10/22/19  
**Permit #19-31879-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install new pool in courtyard, per application & materials received 10/07/19.

**STAFF ANALYSIS & RECOMMENDATION:** 10/22/19

The applicant is proposing to modify the existing courtyard fountain and planters to install a new pool, which will measure 6'-0" x 14'-0" x 5'-0". Portions of the existing planter across from the pool will be reduced to accommodate circulation, and the HVAC condenser enclosure will be relocated from the Burgundy side of the rear elevation to the N. Rampart side. Staff notes that drawings will be required for the reconstruction of the enclosure. The new pool will be set back 4'-0" from the property line by modifying the existing fountain to serve as a ledge within the pool. If conceptually approved, more detailed drawings (particularly showing the pool materials and specifications for equipment) will be required for additional review at Committee level. Staff notes that the location of pool equipment is not shown or specified in the drawings.

VCC Design Guidelines state that new pools must be an in-ground installation with the curb flush with the adjacent ground level, and that they must be a simple, geometric form. The current design raises the pool 2'-2" above grade, with 2'-8" below ground. The foundation of the pool will be added onto the foundation already existing for the fountain. Staff is concerned that the raised portion of the pool does not meet the Guidelines, but notes that the setback and shape of the pool are approvable. Staff seeks the guidance of the Committee as to the appropriateness of this proposal.

**ARCHITECTURAL COMMITTEE ACTION:** 10/22/19

Ms. Vogt read the staff report with Mr. Williams & Ms. Bardwell present on behalf of the application. Mr. Block asked why the pool was raised instead of flush with the pavers; Ms. Bardwell stated that they were maintaining the height of the existing fountain.

Nikki Szalwinski addressed the Committee, bringing up a CZO concern. Mr. Fifield stated that the Committee was reviewing the architectural aspects of the proposal and compliance with the VCC Design Guidelines, and that the Zoning department would have to review for CZO compliance. Mr. Block added that the VCC would not approve anything that deviated from the CZO.

Ms. DiMaggio moved for the **conceptual approval** of the installation of the new pool, with additional drawings and material samples to be submitted for further review. Mr. Fifield seconded the motion and the motion passed unanimously.

ADDRESS:	1014-16 St. Philip St.		
OWNER:	Robert D. Edmundson	APPLICANT:	John C Williams
ZONING:	VCR-1	SQUARE:	104
USE:	Residential	LOT SIZE:	3150 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

A c. 1830, 4-bay, masonry, double Creole cottage with twin dormers and gable ends.

**Architecture Committee Meeting of** **12/19/2023**

**DESCRIPTION OF APPLICATION:** 12/19/2023  
**Permit #23-29882-VCGEN** **Lead Staff: Erin Vogt**

Appeal to retain security bars and vents installed without benefit of VCC review and approval, per application & materials received 10/31/2023 and 11/28/2023, respectively. [Notice of Violation sent 02/10/2017]

**STAFF ANALYSIS & RECOMMENDATION:** 12/19/2023

*See Staff Analysis & Recommendation dated 12/05/2023*

**ARCHITECTURAL COMMITTEE ACTION:** 12/19/2023

**Architecture Committee Meeting of** **12/05/2023**

**DESCRIPTION OF APPLICATION:** 12/05/2023  
**Permit #23-29882-VCGEN** **Lead Staff: Erin Vogt**

Appeal to retain security bars and vents installed without benefit of VCC review and approval, per application & materials received 10/31/2023 and 11/28/2023, respectively. [Notice of Violation sent 02/10/2017]

**STAFF ANALYSIS & RECOMMENDATION:** 12/05/2023

On 12/06/2016, staff inspected the property and noted that security bars had been installed at the front windows and two new vents penetrated the Burgundy-side main building wall. It is unclear how long the bars have been in place since the shutters are generally left closed, but they were first observed in 2017. The vents were installed sometime between 2008 and 2013. No supplemental materials or information has been submitted for the vents. The applicant provided a series of photos taken in the Quarter as precedent for the security bars, which they state are needed in addition to the cut shutters. Staff notes that many of the photos provided by the applicant are of cast iron railings in shotgun windows, not security bars, and are not comparable to security bars in type, function, or ornamentation. Many of the security bars shown have either been in place for decades and are grandfathered, or are also in active violation. Some are outside the Quarter and not under jurisdiction of the VCC. A few are legitimately historic and are appropriately ornamental. Most obscure the architectural features of the building and are detrimental.

The Design Guidelines are clear that the installation of security bars is not allowed:

*“The installation of a metal security grille is not appropriate on the exterior of a window in the Vieux Carré. If a metal bar or grille is installed on the interior, it should be sized to fit the opening and aligned with frames and muntins with a simple barrier grille and no decoration. [...] If a property owner would like to install a metal grille on a window or a door, it must be installed at the interior of the window sash or doorway.” (VCC DG: 07-19)*

As alternatives, the Guidelines suggest: *“reglazing, particularly with tempered glass, has been used as a deterrent, providing a barrier that is difficult to break. An electronic security system that includes cameras and/or a warning device, such as a motion sensor, can be installed at a door or window without altering the historic appearance of a building’s exterior.” (VCC DG: 07-19)*

<b>WINDOW &amp; DOOR SECURITY GUIDE</b>	
<b>THE VCC RECOMMENDS:</b>	
<ul style="list-style-type: none"> <li>• Utilizing historic security devices such as shutters and night blinds</li> <li>• Minimizing the size, number and visibility of modern exterior security devices</li> <li>• Removing an abandoned modern security device such as reflective metal security tape at a window</li> </ul>	
<b>THE VCC DOES <span style="color: red;">NOT</span> ALLOW:</b>	
<ul style="list-style-type: none"> <li>• Installing an exterior metal security grille on a window or door (except a door with an exterior vestibule or alcove at least 18-inches deep)</li> <li>• Exposing exterior wiring, conduit or junction box associated with a security or similar device</li> </ul>	
<b>Window &amp; Door Security Review</b>	
<b>Install an appropriate or unobtrusive security device</b>	
<b>1 2 3</b>	Staff
<b>Install an exterior bar, grille or other security device</b>	
<b>1 2 3</b>	Architectural Committee

Additionally, staff reached out to the Department of Safety and Permits to inquire if this type of installation would be found code compliant. Senior Plans Examiner Meghan Murphy stated that the bars would be prohibited if the room(s) are bedrooms, but that they would be highly discouraged for any installation given that they make emergency egress through a window impossible. Their preference is for security bars that can be spring opened from the interior. Given that the Guidelines suggest interior security bars as an alternative, staff is willing to work with the applicant on a design for interior bars that would meet the Guidelines. However, staff recommends that retention of the current conditions be **denied**, noting that any further appeals to retain the security bars are likely to be based on hardship considering the Guidelines are unambiguous on their architectural inappropriateness.

Since no information has been provided on the vents, staff recommends that they be **deferred**.

**ARCHITECTURAL COMMITTEE ACTION:**

12/05/2023

*The applicant requested a deferral prior to the hearing.*



1012 Royal

ADDRESS:	1010-1012 Royal St.	APPLICANT:	Sajneet Khangura
OWNER:	Pine Quarter LLC	SQUARE:	49
ZONING:	VCR-2	LOT SIZE:	3,852 sq. ft.
USE:	Residential		

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Main building: Green: Of Local Architectural or Historical Importance.  
Rear Shed: Brown: Objectionable or of no Architectural or Historical Importance.

In 1882 the German architect Albert Diettel designed this 2-story brick house for the German blacksmith-turned-carriagemaker George Fruh and his milliner wife, whose shop was on the ground floor. The Italianate building has a side-hall recessed entrance with pilasters and entablature and other openings with segmental openings. Note: the lack of any sort of service building or ell.

**Architecture Committee Meeting of****12/19/2023****DESCRIPTION OF APPLICATION:**

12/19/2023

**Permit # 23-32361-VCGEN****Lead Staff: Nick Albrecht****Violation Case #23-07546-VCCNOP****Inspector: Marguerite Roberts**

Proposal to retain two decorative light fixtures installed without benefit of VCC review or approval, per application & materials received 11/25/2023.

**STAFF ANALYSIS & RECOMMENDATION:**

12/19/2023

A permit for new paint colors was issued for this property back in June. In addition to the nicely refreshed paint, it appears that unpermitted decorative light fixtures were also installed at the second floor level around this same time. The light fixture is listed as being 16" wide and staff estimates that the fixture itself is around 30" tall. Each of the two fixtures are centered in the second floor gallery bays.

Staff finds these decorative fixtures fairly consistent with the Guidelines for decorative fixtures (VCC DG: 11-7) although raising the fixture slightly may be beneficial. Staff is concerned over the use of four lamps in the fixture compared to a single bulb. The specs on the fixture note that it uses four, 60 watt incandescent bulbs, while the Guidelines for decorative fixtures highly recommend limiting to 40 watts for an incandescent lamp. It is not explicitly stated in the Guidelines, but generally electric decorative fixtures use only a single bulb. The use of four brighter than recommended bulbs would result in each fixture producing much more light than recommended. The Guidelines also note that, "*the light bulb, or lamp, in electric decorative fixtures should be less bright to allow appreciation of the fixture.*" (VCC DG: 11-7)

Although the size, design, and location of the decorative fixtures may be approvable, staff is concerned about the use of multiple lamps in a single fixture. Staff requests commentary from the Committee regarding this proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

12/19/2023