

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
DIRECTOR

NOTICE OF PUBLIC MEETING

The Vieux Carré Commission Architectural Committee's regularly scheduled meeting will take place on **Tuesday, September 12, 2023, in the 8<sup>th</sup> floor Conference Room, City Hall, 1300 Perdido Street at 1:00 PM.** VCC staff recommends all attendees bring their own laptop or tablet to review meeting materials.

The order in which the applications will be discussed is subject to change without prior notice upon the discretion of the Architectural Committee. The names of property owners are automatically generated from City data sources and may not reflect recent changes in ownership and may be inaccurate on this agenda. We apologize for any confusion this may cause.

Please note that additional information on each application, including submitted plans, is available by following the link below each agenda item. **Additionally, please note that Architectural Committee approval does not constitute a permit; work may not begin until the applicant is in possession of all necessary permits from the VCC and Safety & Permits.**

At the Tuesday, September 12, 2023 meeting, the following items may be discussed.

AGENDA

Old Business

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**726 St Peter St: 23-05542-VCGEN;** John C Williams, applicant; 726 St Peter LLC, owner; Proposal to install new mechanical equipment, modify rear dependency millwork, and install gates in courtyard wall shared with 730 St. Peter, per application & materials received 02/28/2023 & 08/29/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=963563>

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**500 Bourbon St: 23-13636-VCGEN;** Jeremiah Johnson, applicant; GMB Properties French QTR LLC, owner; Proposal to modify millwork, construct a rooftop addition and roof deck, and to add galleries on both elevations, in conjunction with a **change of use** from *residential/restaurant* to *standard restaurant*, per application & materials received 05/18/2023 & 09/08/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=972756>

New Business

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**739-41 Bourbon St, 800-810 St. Ann St; 23-22112-VCGEN;** Taylor Jennifer, applicant; 741 Bourbon Street LLC, owner; Proposal to install removable handrail at entrance steps, per application & materials received 08/14/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=984321>

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**914 N Rampart St: 23-23407-VCGEN;** Terrell Fabacher, applicant; Victorian House LLC, owner; Proposal to modify millwork and install mechanical wheelchair lift on side elevation, in conjunction with a **change of use** from *commercial* to *medical clinic*, per application & materials received 08/24/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=985631>

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**822-24 N. Rampart St: 23-23899-VCGEN;** John C Williams, applicant; North Rampart Properties LLC, owner; Proposal to install rooftop deck, per application & materials received 08/29/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=986130>

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**222 N Rampart St: 23-24081-VCGEN;** Jennifer Neil, applicant; New Orleans Athletic Club Inc, owner; Proposal to install a new security fence on the roof adjacent to the neighboring parking garage, per application & materials received 09/01/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=986517>

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## Appeals and Violations

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**214 Royal St: 20-47390-VCGEN**; Nathan Garnache, applicant; New Hotel Monteleone Inc, owner; Proposal to perform structural repairs at rear pedestrian bridges over Exchange Place, per application & materials received 11/24/2020 & 08/29/2023, respectively. **[STOP WORK ORDER posted 08/09/2023]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=865909>

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Next AC Date:                    Tuesday, September 26, 2023

Upon request, a sign language interpreter for the hearing impaired will be available at the meeting. To place a request for sign language interpreter services, please call TDDY at (504) 658-2059 or 1-800-981-6652.

ADDRESS:	726 St. Peter	APPLICANT:	John C. Williams
OWNER:	726 St. Peter, LLC	SQUARE:	61
ZONING:	VCC-2	LOT SIZE:	3937 sq. ft.
USE:	Commercial		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

Additions at both ends of the service building: **Brown**, detrimental, or of no architectural and/or historic significance

This classic Creole style 2-story masonry building with porte cochere entrance, wrought iron balcony and detached 2-story service building perhaps was designed and built c. 1816 by Gurlie and Guillot, who bought the lot "with bricks and ruins" in 1816 and in 1817 sold the property for a significant amount. In the 20th c. this building, which was formerly known as Faisendieu's Posada or tavern was the site of "Pops" Whitesell's studio.

**Architecture Committee Meeting of**

**09/12/2023**

**DESCRIPTION OF APPLICATION:**

09/12/2023

**Permit # 23-05542-VCGEN**

**Lead Staff: Erin Vogt**

Proposal to install new mechanical equipment, modify rear dependency millwork, and install gates in courtyard wall shared with 730 St. Peter, per application & materials received 02/28/2023 & 08/29/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

09/12/2023

The applicant has submitted a larger set for the conceptually approved proposal to renovate the property, but additional development and supplemental materials are still needed per the Committee's last review on 03/14/2023. The Committee requested spec sheets for the mechanical equipment and a more complete plan addressing the introduction of heating and cooling to the rear building for the first time, which are still needed for review at the Committee level. A more detailed proposal for how the proposed new millwork will be sealed and/or treated to appear patinaed was also requested.

The only new element that staff could find in the set that requires Committee review is a proposed rail extension at the front balcony on the main building, but the drawings are too schematic for staff to provide feedback on, as there are no structural details, attachment details, or detailed notes on the size of the ironwork.

Staff recommends **deferral**, with the drawings to be developed further so the Committee can review before forwarding to the Commission for final approval.

**ARCHITECTURAL COMMITTEE ACTION:**

09/12/2023

**Architecture Committee Meeting of****03/14/2023****DESCRIPTION OF APPLICATION:**  
**Permit #23-05542-VCGEN**

03/14/2023

**Lead Staff: Erin Vogt**

Proposal to install new mechanical equipment, modify rear dependency millwork, and install gates in courtyard wall shared with 730 St. Peter, per application & materials received 02/28/2023 & 03/08/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

03/14/2023

The following work is proposed in conjunction with the renovation and change of use at the neighboring property, 730 St. Peter, to create a “campus” for Preservation Hall. The most substantial work for this overall project will take place at 730 St. Peter and is being reviewed under permit no. 22-35393-VCGEN. The following work is limited to 726 St. Peter only.

The BBSA has approved four cross easement openings between the two properties, two of which are on the interior and outside of VCC jurisdiction. The other two openings are proposed in the property line wall where previous openings existed, and will have 2-hour rated doors installed. These openings were conceptually approved under the application for 730 St. Peter on 02/28/2023; since they are on the property line, approval is also required under the permit for 726. Staff recommends **conceptual approval**, but more information about the gates, jamb, and lintels will be needed prior to permit issuance.

Much of the work involves repair/replacement of existing conditions, including several items cited as demolition by neglect. An existing lighting and wiring violation will also be addressed with new lighting to be installed on the front elevation of the main building, in the carriageway, and in the courtyard. As part of this scope of work, the Blue rated detached dependency will be conditioned and wired for the first time. Staff recommends that the applicant refine the proposal with an experienced lighting consultant so the fixtures and lamping are complementary to the space and do not become overly lit. The preliminary proposal is to install discreet fixtures centered on each opening in order to highlight architectural features, and is in keeping with the Design Guidelines. Staff finds the lighting plan **conceptually approvable**.

Two large HVAC units (one 10-ton and one 20-ton unit) are proposed for installation on the roof of the rearmost Brown rated addition, behind the Blue rated service building. It is shown on a platform and with wooden lattice, with access from a second-floor dependency window. This equipment will service the dependency and the main building, with unpermitted HVAC equipment to be removed from the interior of the Brown rated structure closer to St. Peter. Staff notes that the cut sheets submitted for the equipment show both units at 67” tall; anything that can be done to minimize the massing of the equipment platform and screening, such as sinking it into the roof of the Brown rated rear addition, would be helpful in reducing its impact on the courtyard at 726 and the surrounding properties.

Also on the Blue rated service building, two new pairs of French doors will be installed on the second floor where currently only shutters exist. They will match the existing second and first floor doors, which the applicant proposes to repair and fit with new hardware where damaged or missing. A replacement window sash is also shown in an existing window opening, but is not indicated as new in plan, so it is unclear which note is incorrect. No millwork details or hardware have yet been submitted for review. The applicant also indicated that they wish to keep the overall aged, patinaed look of the existing millwork, and intend to select a comparable species of wood and sealant for the new millwork so it blends. This will require much more review and consideration, and mockups may be required in future.

Overall, staff finds the proposed work to be fairly minimal, with the exception of the HVAC equipment. Considering the units will serve both buildings, one of which has never been conditioned to any extent, the proposed work is not unreasonable but is substantial. Staff recommends **conceptual approval** of the overall proposal, with design development drawings, manufacturer’s spec sheets, and finish samples to be submitted for further review as the project progresses.

**ARCHITECTURAL COMMITTEE ACTION:**

03/14/2023

Ms. Vogt read the staff report with Mr. Stephens and Mr. Nguyen present on behalf of the application. Mr. Stephens stated that the HVAC was the most significant work, but their intent was to minimize their impact and that they would try to use smaller units if possible. He continued that they would be addressing the violations as part of this scope of work, as well as installing new lighting. He added that the cross easement would allow them to use the properties together and provide egress for each other. Mr. Block stated that he was concerned about the installation of new mechanical equipment for the first time at a Blue rated building that had never been conditioned. He asked the applicant if they had considered the impact on the masonry; Mr. Stephens stated that they were working with engineer Damien Serauskas to figure out the size and pressure needed, noting that there is currently no vapor barrier in the building,

and that they intended to be cautious with moisture issues and keep both the VCC and SHPO updated on those plans. Mr. Block stated that these plans would be important to include in future submittals, and that the VCC would be happy to review any onsite conditions as well.

Mr. Bergeron asked about the windows mentioned in the staff report. Mr. Stephens responded that they needed to resurvey the windows to refine the scope. He noted that the window at the far end of the rear dependency appeared to be covered and that they would look at it to determine if it could be used for HVAC access, and what level of restoration might be needed. Mr. Fifield asked about staff's inquiry regarding lowering the HVAC equipment; Mr. Stephens stated that they would look into what might be feasible with the structure, and that they were looking into smaller units with the same performance standards, but that they were open to exploring the suggestion. He concluded that their intent was for minimal modifications for this important historic and cultural site.

Mr. Bergeron noted that the application would have to return to the Committee regardless of the motion, and moved for **conceptual approval** consistent with staff recommendation, requiring the applicant to submit design development drawings, spec sheets, etc. as requested for further review as the project progresses. Ms. DiMaggio seconded the motion, which passed unanimously.

ADDRESS:	739-741 Bourbon	APPLICANT:	Jennifer Taylor
OWNER:	741 Bourbon Street LLC	SQUARE:	74
ZONING:	VCE	LOT SIZE:	3,680 sq. ft.
USE:	Mixed-Use		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & service building: **Blue**, of major architectural and/or historic significance.  
Small building next to service building: **Green**, of local architectural and/or historic significance.

This quintessential double Creole cottage has a double pitched roof, characteristic of its c. 1800 construction date. The detached 2-story service building apparently also dates from the turn of the 19th century. Of masonry construction faced with weatherboarding, the cottage, like so many other buildings in this square of the French Quarter, has been owned by the Begue family since 1902.

**Architecture Committee Meeting of** **09/12/2023**

**DESCRIPTION OF APPLICATION:** 09/12/2023  
**Permit #23-22112-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install removable handrail at entrance steps, per application & materials received 08/14/2023.

**STAFF ANALYSIS & RECOMMENDATION:** 09/12/2023

The applicant is proposing to install removable handrails at two Bourbon-side entrances by installing a 3'-5" long steel plate bolted to the sidewalk with a steel "seat" at each end. The rail posts will sit in the seats, held in place by a cotter pin. The posts are shown as 1-1/4" hollow tubes, with a very thick lamb's tongue top rail. The removable nature of the rails will allow the shutters to remain operable and will avoid attachment to the building itself. Staff finds the proposed removable rails **conceptually approvable**, but revisions to define the details are needed prior to final approval and permit at staff level so the entire assembly does not look bulky and industrial. Staff notes that approval from the Departments of Public Works and Property Management will also be required. Additionally, the steel pipe handles currently in the door jambs must be removed they are highly inappropriate and visually obtrusive, and should no longer be necessary with the addition of these handrails.

**ARCHITECTURAL COMMITTEE ACTION:** 09/12/2023

ADDRESS:	914 N. Rampart Street	APPLICANT:	Terrell Fabacher
OWNER:	Victorian House LLC	SQUARE:	104
ZONING:	VCC-2	LOT SIZE:	3072 sq. ft. (approx.)
USE:	Unknown		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

A 2-story, frame, late Victorian dwelling.

**Architecture Committee Meeting of** 09/12/2023

**DESCRIPTION OF APPLICATION:** 09/12/2023  
**Permit #23-23407-VCGEN** **Lead Staff: Erin Vogt**

Proposal to modify millwork and install mechanical wheelchair lift on side elevation, in conjunction with a **change of use** from *commercial* to *medical clinic*, per application & materials received 08/24/2023.

**STAFF ANALYSIS & RECOMMENDATION:** 09/12/2023

The applicant proposes to install a wheelchair lift on the St. Philip elevation of the building, hidden behind an existing wood gate. Two locations are proposed, as follows:

**Option 1:**

An existing anachronistic side entrance at the main building will be removed. The adjacent two-over-four double-hung window will be moved to that opening, and a new door installed in the opening closest to the street. A wooden landing with handrail supports the new wheelchair lift, and a new standing seam copper awning with wooden support brackets is shown over the door. The door is not seen in detail as it is obscured by the platform rail, but the number and size of the lites appear to be influenced by the adjacent window, and it is shown swinging out.

**Option 2:**

Existing steps at the rear service ell will be removed, and a portion of the service ell expanded in depth where the wheelchair lift will be installed. No door swings are altered, and the only millwork change is the removal of some turned pickets.

Both options show the rear service ell steps to be replaced with brick steps. Staff notes that the existing steps are atypical and can be replaced, but should be replaced with wood instead of brick, given the age and style of the building.

Staff assumes that the front gate at N. Rampart will require new hardware to swing automatically, and information should be submitted showing where the equipment will be installed and all buttons or levers that might be required. If found typical, the Committee may wish to allow final review of this item at staff level.

Staff finds the alterations in Option 1 to be more significant than Option 2, but notes that the window to be removed will replace an existing non-historic door. However, it will be visible from the public right of way, above the wooden alley gate, so the replacement millwork must be carefully detailed. Staff finds the proposed awning over the openings to be a larger concern as far as visual obtrusiveness and appropriateness are concerned. Option 2 requires fewer millwork alterations but would likely require more work in the courtyard itself. The front portion of the alley is concrete, while the back is a slight step higher and has brick pavers. It is also not clear if the service ell balcony would be widened, or if it would be more of an added-on element. The landing shown in Option 1 would likely read more clearly as an addition.

Considering the existing anachronistic door, and the added distance that would be required if the lift were installed at the service ell, staff has no objection to Option 1. Staff recommends **conceptual approval**, with the millwork alterations and **change of use** to be forwarded to the full Commission.

**ARCHITECTURAL COMMITTEE ACTION:** 09/12/2023





- c. Rooftop decks or patios shall be set back five (5) feet from all building edges.
- d. Guardrails shall be set back at least five (5) feet from the building edge.

Staff reached out to the Zoning Administrator to ask for clarification if the requirement must be met to be allowable at all, or if the requirement must be met in order to be excluded from the calculation of height and gross floor area, but staff has not yet received a response. At the very least, all railings must be pulled back a minimum of 3'-6", but if the CZO requires 5'-0", VCC staff cannot issue permits unless this revision is made.

Assuming the roof deck is for residential use and not commercial (and therefore not required to abide by the supplemental Guidelines for commercial roof decks), staff recommends the Committee forward a recommendation of **conceptual approval** to the Commission, with the proviso that the rails must be set back as required by the VCC DG and/or CZO. All finishes, or any other elements that may not be considered furniture, must be submitted for review and approval at staff level prior to permit.

**ARCHITECTURAL COMMITTEE ACTION:**

09/12/2023

ADDRESS: 222 N. Rampart Street  
OWNER: New Orleans Athletic Club, Inc. APPLICANT: Jennifer Neil  
ZONING: VCC-2 SQUARE: 96  
USE: Health Club LOT SIZE: 31920 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This address features the fine Second Renaissance revival building designed in 1928 by the architectural firm of Diboll & Owen as the new gym and clubhouse for the New Orleans Athletic Club.

**Architecture Committee Meeting of** **09/12/2023**

**DESCRIPTION OF APPLICATION:** 09/12/2023  
**Permit #23-24081-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install a new security fence on the roof adjacent to the neighboring parking garage, per application & materials received 09/01/2023.

**STAFF ANALYSIS & RECOMMENDATION:** 09/12/2023

Due to a recent string of break-ins from individuals climbing from the adjacent parking garage onto the roof of 222 N Rampart, the applicant has proposed the 6' security fence with 3" plated posts to be bolted into the top of the brick parapet wall.

Staff understands the need for security at this location and seeks the guidance of the Committee on the appropriateness of this solution and welcomes any architectural recommendations.

**ARCHITECTURAL COMMITTEE ACTION:** 09/12/2023

ADDRESS:	200-30 Royal	APPLICANT:	Nathan Garnache
OWNER:	New Hotel Monteleone, Inc.	SQUARE:	35
ZONING:	VCC-2	LOT SIZE:	Irreg.=28275 sq. ft.
USE:	Hotel	OPEN SPACE:	
DENSITY:		REQUIRED:	8482 sq. ft.
ALLOWED:	N/A	EXISTING:	None
EXISTING:	N/A	PROPOSED:	No change
PROPOSED:	N/A		

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

The Monteleone Hotel consists of the following three structures:

208-20 Royal. Green: Of Local Architectural or Historical Importance. Eleven-story, original Monteleone Hotel (1908), a fine example of a "Beaux Arts" building.

200-06 Royal/621-37 Iberville/201 Exchange Alley. Orange: Twentieth Century Construction. The earliest portion of this 15-floor modern hotel building was constructed in 1955, with the upper five floors and pent- house added in 1963-64, according to the plans of architect Joseph G. Bernard.

222-32 Royal. Orange: Twentieth Century Construction. C. 1940 multi-story extension of the Monteleone Hotel.

### **Architecture Committee Meeting of** **09/12/2023**

**DESCRIPTION OF APPLICATION:** 09/12/2023  
**Permit #20-47390-VCGEN** **Lead Staff: Erin Vogt**

Proposal to perform structural repairs at rear pedestrian bridges over Exchange Place, per application & materials received 11/24/2020 & 08/29/2023, respectively.

### **STAFF ANALYSIS & RECOMMENDATION:** 09/12/2023

[Note: SWO referenced in agenda related to different portion of the building and different scope of work, with a separate contractor. That issue has been resolved.]

Work on the building has continued since 2020, and VCC staff was scheduled to inspect the property on 08/09/2023. At that inspection, staff was made aware of ongoing structural repairs to the pedestrian bridges that had bypassed VCC review, but had been approved by the Departments of Safety and Permits and Property Management. Since they were handled as change orders, this was able to occur without the typical flags in the permitting system that would have normally required VCC approval prior to any permit release. The applicant has provided a letter detailing how this work came to be and a timeline of key events. In order for the initial permits for the Iberville guest room scope of work to be released, Property Management required the submittal of structural reports on the tower overhangs and pedestrian bridges over City airspace. The reports required exploratory demolition, but the applicant stated that the bridge repairs were “carefully designed to resolve the deficiencies, from the inside out, to best maintain this historic character and existing exterior appearance.”

[Note: the fragments copied here are not a complete timeline of events as submitted by the applicant]

**November 8, 2021** – SCNZ provides email update to Jennifer Kretschmann describing results of site investigations.

- Possible need for red iron repair underneath 2-story bridge (not visible on exterior).
- Various deficiencies identified at the 1-story bridge including need for repair of broken welds at steel joists and decking (not visible on exterior), broken connections at decking and walls (not visible on exterior), deteriorating wall studs (not visible on exterior), and loose roof connection to supporting buildings (not visible on exterior).

**November 4, 2022** - SCNZ provides email update to Jennifer Kretschmann and Jay Dufour. Included in this update:

- Damaged overhang repairs complete.
- 2-story bridge Architectural drawings restricted to interior of bridge (work not visible on exterior).
- 1-story bridge Architectural drawings where a majority of the work is limited to the interior. Shutters noted to be replaced to match existing shutters exactly due to the advanced state of deterioration uncovered during exploratory demolition.
- 1-story bridge repairs to structure on inside of bridge, where attaches to Hotel and Receiving buildings, and below (work not visible on exterior).

**June 16, 2023** - 1-story bridge drawings revised to install new in-wall channel and to enclose 1<sup>st</sup> floor window opening due to dangerous bearing condition.

Unfortunately, neither the applicant nor the contacts in other City departments involved the VCC in the review of the expanded scope of work. The Committee is being asked to approve the structural work at both bridges, which largely consists of replacement framing . The exterior work is limited to stucco replacement on the 2 story bridge, and replacement of the faux-shutter cladding on the single story bridge, which is approvable at staff level. Staff seeks the guidance of the Committee regarding the proposed structural repairs.

**ARCHITECTURAL COMMITTEE ACTION:**

09/12/2023