

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 26, 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 26, 2023 meeting, the following items may be discussed.

AGENDA

Old Business

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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 & 09/12/2023, respectively.

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

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New Business

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**625 Chartres St: 23-21625-VCGEN;** Hunter Lapeyre, applicant; 625 Chartres LLC, owner; Proposal to perform emergency masonry reconstruction and appeal to demolish chimneys, per application & materials received 08/07/2023 & 09/11/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=983831>

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**915-17 Saint Ann St: 23-25097-VCGEN;** Choupique Holdings LLC, applicant; Victor F III Trahan, owner; Proposal to infill first and second floor door and window openings on the side elevations, per application & materials received 09/12/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=987339>

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Appeals and Violations

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**827-29 Saint Peter St: 23-09135-VCPNT;** Damond Lockhart, applicant; Appeal to retain improperly applied stucco and previously denied thin-set mortar, per application & materials received 04/05/2023. **[STOP WORK ORDERS posted 03/01/2023 & 08/02/2023. Notices of Violation sent 07/02/2021 & 03/01/2023.]**

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**1319 Decatur St Unit 2: 23-24638-VCGEN;** Mittendorf Major, applicant; David J Peltier, owner; Appeal to retain mechanical equipment installed without benefit of VCC review and approval, and to install new screening, per application & materials received 09/06/2023. **[Notices of Violation sent 08/26/14 & 05/12/2022]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=986874>

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Next AC Date: Tuesday, October 10, 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:	625 Chartres	APPLICANT:	Hunter Lapeyre
OWNER:	625 Chartres LLC	SQUARE:	42
ZONING:	VCC-2	LOT SIZE:	3048 sq. ft.
USE:	Restaurant	OPEN SPACE	
DENSITY		Required:	914.40 sq. ft.
Allowed:	5 units	Existing:	480 sq. ft. (approx.)
Existing:	0 units	Proposed:	No change
Proposed:	No change		

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

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

Altered c. 1795 2-story brick porte-cochere structure with semi-attached service building and a canopy balcony with wood rails on the street façade.

**Architecture Committee Meeting of** **09/26/2023**

**DESCRIPTION OF APPLICATION:** 09/26/2023  
**Permit #23-21625-VCGEN** **Lead Staff: Erin Vogt**

Proposal to perform emergency masonry reconstruction and appeal to demolish chimneys, per application & materials received 08/07/2023 & 09/11/2023.

**STAFF ANALYSIS & RECOMMENDATION:** 09/26/2023

Staff issued a permit on 07/24/2023 for installation of a new slate roof on both the main building and service building. Shortly after beginning work, the contractor contacted VCC staff to notify them that the chimneys were in unsafe condition, and the service ell parapet had partially collapsed after flashing was removed. Unfortunately, much of the masonry has been covered in roofing cement, which has contributed to its recent/imminent failure. Staff requested an engineer's report, which was provided by Mr. John Bose and identified the roofing cement as the cause for many issues:

- a. **Adhesion Issues:** Copper flashing relies on mechanical fasteners and a smooth, predictable surface for soldering or sealing. Roofing cement is uneven and does not provide a suitable surface for these adhesion methods. The adhesion between the copper and the cement would likely be weak, undermining the integrity of the flashing.
- b. **Different Expansion Coefficients:** Materials like copper and roofing cement have different coefficients of thermal expansion. Copper metal expands and contracts with temperature fluctuations more so than roofing cement. Over time, this can lead to a loosening of the seal, which compromises the flashing's ability to keep water out.
- c. **Chemical Reactions:** The combination of copper with the chemicals in roofing cement may lead to corrosion or other reactions that compromise the integrity of either or both materials.
- d. **Maintenance Complexity:** Over time, both copper flashing and roofing cement will degrade and require maintenance or replacement. Because they are incompatible materials adhered together, you can't easily repair one without affecting the other. This complicates long-term maintenance.

The report goes on to address three chimneys on the main building and one on the rear building, as follows (opinions below abridged from Mr. Bose's report; full report will be saved for the record):

**Front chimney of main building:** *appears to be original and is in good condition except where it penetrated the roof. Some of the bricks were pulled out of the chimney when the old flashing was removed. The bricks need to be replaced and then the chimney can be properly flashed by the roofer.*

**Middle chimney of main building:** *appears to have been added later, as the second floor framing does not show any penetration through the floor. However, it is in good condition and only needs to be capped.*

**Rear chimney of main building:** *appears to have been added later, as the side walls of the chimney were not knitted in to the main building walls. A slot was made in the wall and bricks placed without attachment. The framing was cut to accommodate the wall, and the chimney may have been constructed as a vent for the water heater. The bricks are resting on 1-1/2" thick boards on the flat. The chimney is completely covered in black roofing cement. The chimney should be removed since it was not original. To properly flash the sides of the chimney, the roofing cement would need to be removed. This would likely cause the bricks to shift or fall out of place, making it unstable. If removed, the slot in the wall could be repaired. If it cannot be removed, additional structural support will be needed in the attic.*

**Chimney at rear service ell:** *This chimney is in the middle of the roof and does not extend below the second floor. The framing is covered by sheetrock and not visible. The entire chimney is covered in black*

*roofing cement. The roof would leak less if the chimney were removed below the roof. [Staff is unsure if this is a typo, since it appears to refer to interior work and not exterior]*

Parapet wall at rear building: *About fifteen feet of the top of the party wall had a brick parapet. The rest of the top of the party wall has roof decking stopping almost at the edge of the brick wall towards Canal. The parapet is only one wythe thick and in very poor condition. I am proposing the remaining brick of the parapet be removed and new roof deck extended to the edge of the roof, matching the rest of the roof.*

Staff finds the proposed work to flash and cap the front and middle chimneys at the main building to be **approvable**. Since the rear chimney is not historic and would require reconstruction due to roofing cement, and particularly given the assessment that it may have been added to serve as a water heater vent, staff likewise finds its removal **approvable**.

The chimney at the rear service ell is more complicated, as it is likely original, but the interior structure (if any) and framing cannot be inspected without interior exploratory demolition. The chimney's current state covered in roofing cement is concerning, as it is likely that much of the masonry cannot be reused. The Design Guidelines state that "the VCC approves the removal of a historic chimney only if it is structurally deficient." Reconstruction of a historically appropriate chimney can be handled at staff level (however, the structural details do still require Committee review), but removal of a chimney requires Commission approval. Staff suspects that removal of the sheet rock to inspect the framing would support Staff's assumption that this chimney is historic. Since it is structurally insufficient and covered in roofing cement, it should be reconstructed with appropriate masonry to exactly match the existing conditions. Staff recommends **deferral** regarding this chimney, with exploratory demolition to be undertaken, and full scaled and dimensioned drawings to be submitted which document the existing conditions and show the new interior structure.

Regarding the parapet, staff finds the photos of the existing conditions to be very unusual. It is clear from the existing rafters that this building originally had a barrel tile roof, which is unsurprising given it is a c. 1795 Blue rated structure. Staff is unsure if a one wythe thick brick parapet would typically be present with a barrel tile roof, giving it something to die into. Staff seeks the guidance of the Committee regarding the proposal to finish the roof system without restoration of the partial one-wythe thick parapet, particularly given that the current roof system is slate and has been for many years.

**ARCHITECTURAL COMMITTEE ACTION:**

09/26/2023

ADDRESS: 915 St. Ann Street  
OWNER: Mr. & Mrs Wm. Berry                      APPLICANT: John C. Williams  
ZONING: VCR-1    SQUARE: 86  
USE: Residence    LOT SIZE: 3600 sq.ft.

DENSITY- ALLOWED: 4 UNITS                      OPEN SPACE- REQUIRED: 1080 sq.ft.  
              EXISTING: 1                                      EXISTING: 1970  
              PROPOSED: 1                                      PROPOSED: 1970

OUTSTANDING VIOLATIONS: None

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Blue: Of Major Architectural or Historical Importance.

This very fine example of a Creole cottage was constructed in 1824 for Raymond Gaillard, Jr., one of the charter members of the Association of Colored Veterans. From the 1940s until his recent death, Boyd Cruse, painter and founding director of the Historic New Orleans Collection, made his home here. This cottage is especially prized because it is essentially intact except that the cabinets have been altered to accommodate a kitchen and bath. The rear elevation, which includes an intact open loggia and two diminutive detached kitchen buildings, each facing the other in the spacious court, are unique and cherished.

**DETAILED DESCRIPTION OF APPLICATION:**                      10/09/92

Review of a proposal to enclose the rear loggia using demountable louvered doors below the archways, per application and drawings received 09/22/92.

**STAFF ANALYSIS AND RECOMMENDATION:**                      10/09/92

The new owners of this fine cottage wish to place stairs in one of the rear cabinets, the typical location for such stairs in Creole cottages. The entrance to the stairs will be located in the interior side wall of the cabinet, off the open rear loggia. Such access through the open loggia is also historically typical. Additionally, in this instance, access to the stairs through the interior of the house would disrupt the existing, and desired, floor plan.

The owners, however, are concerned over the possible security threat posed by having an exterior entrance to the stairs, which will lead up to the primary sleeping area. Therefore, they propose to enclose the rear loggia by installing demountable shuttered doors and transoms in the two arches of the rear cabinet.

While sympathizing with the applicants in their desire to make the property as secure as possible, the staff strongly opposes the enclosure of this open loggia. This pure example of the Quarter's most distinctive architectural building type--i.e., the four-room Creole cottage with an open loggia--survived through a succession of owners to be restored in the 1940s by owner Boyd Cruise and noted architect Richard Koch. This picturesque rear elevation has been rightfully noted by architects and historians as a rare example of an unadulterated 19th century Creole cottage. To enclose this open loggia, however minimally, would deny the importance of this building after all these years of preservation. Therefore, the staff recommends that the Architectural Committee deny this application and request the owner to seek an interior solution, if the stairs must be located in an enclosed area.

**ARCHITECTURAL COMMITTEE ACTION:**                      10/09/92

The Committee denied the proposal as submitted and recommended that the applicant work with the staff in order to find an acceptable solution before going before the Vieux Carré Commission.

**VIEUX CARRE COMMISSION ACTION:**                      10/20/92

The Vieux Carre Commission voted to deny the proposed shuttered enclosure of the rear loggia and directed the applicant to work with the staff to find an acceptable solution to the problem.

ADDRESS: 915-17 St. Ann Street  
 OWNER: Bill Miller & Linda Malin  
 ZONING: VCR-1  
 USE: Residential

APPLICANT: Frank W. Masson  
 SQUARE: 86  
 LOT SIZE: 3600 sq.ft.

**DENSITY**

ALLOWED: 4 UNITS  
 EXISTING: 1 UNIT  
 PROPOSED: 1 UNIT

**OPEN SPACE**

REQUIRED: 1080 sq.ft.  
 EXISTING: 1970 sq.ft.  
 PROPOSED: 1970 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Blue: Of Major Architectural or Historical Importance.

This very fine example of a Creole cottage was constructed in 1824 for Raymond Gaillard, Jr., one of the charter members of the Association of Colored Veterans. From the 1940s until his death in 1988, Boyd Cruse, painter and founding director of the Historic New Orleans Collection, made his home here. This cottage is especially prized because it is essentially intact.

**DETAILED DESCRIPTION OF APPLICATION:** 09/12/06

Proposal to renovate cottage, per application and drawings received 09/05/06, including the following specific items:

1. Remove unnecessary plumbing and electrical pipes and conduits from the main building and the two dependencies.
2. Remove through-wall ac units from the two service building and fill-in openings with brick and stucco to match other surfaces, using “soft” mortar and stucco mixes.
3. Install two small condensing units at ground level behind the two dependencies, with no screening.
4. Remove non-original doors and windows from the dependencies and install appropriately detailed millwork.
5. Remove existing loggia flooring (black and white marble) and install recycled limestone paving.
6. Rebuild two chimneys on main building to conform to modern code requirements for operable fireplaces.
7. Remove basket weave brick paving in area between main cottage and dependencies and install herringbone brick paving in this area.
8. Repair/replace natural slate roofing with natural slate to match existing in size and installation method.
9. Remove existing facade and rear overhang canopies consisting of V-crimp galvanized sheet metal over “matchstick” board sheathing and install flat lock copper roofs over beaded 1” x 8” tongue and groove sheathing; and replace non-original purlins with three beaded 2½” x 3” purlins.
10. Install eleven (11) closed circuit security cameras around the property as shown.

**STAFF ANALYSIS:** 09/12/06

Most items of this proposal are staff-level approvable; and others remove non-original ca. 1950 modifications such as checkerboard marble loggia paving, basket weave brick courtyard paving and dependency millwork. In addition, several proposed items such as security cameras, HVAC equipment, etc. adjust conditions for modern living.

**STAFF RECOMMENDATION:** 09/12/06

Staff recommends approval for most items of proposed work but questions the removal of the checkerboard paving, which is representative of mid-20<sup>th</sup> Colonial Revival design, popular in New Orleans among Boyd Cruse’s circle of friends.

**ARCHITECTURAL COMMITTEE ACTION:** 09/12/06

The Committee **approved** all aspects of the proposal, as submitted, with staff review and approval of final working drawings.

**DESCRIPTION OF APPLICATION:** 11/14/06

In continuation of the removal of ca. 1950 modifications, the applicant proposes to replace non-original millwork (French doors and casement windows) in the main cottage with new 12 light French doors and 16 light casement windows and to replace non-original jamb hooks, all to match period conditions, per application and drawings received 11/06/06.

**STAFF ANALYSIS:** 11/14/06

- Although the 12-light French door in facade opening 1-B postdates the 1950s when archival photographs show 6-light doors with transom in that opening, the proposed design replicates the doors on the rear loggia elevation and is stylistically appropriate for a ca. 1824 Creole cottage.

- As evidence that the French doors originally did not have transoms, the applicant points to the interior of facade opening 1-C, where the location of the top bolt for the inactive leaf at the top of the door frame and the side pintles for the hinges are still discernable.
- The 16-light casement windows proposed for the facade window openings also are intended to remove ca. 1950 millwork (today the windows have ten lights) and are typical for a Creole cottage from this period.
- The building now contains a mismatch of various jamb hooks and the applicant proposes to provide an appropriate ca. 1820 detail for staff review and approval.

**STAFF RECOMMENDATION:**

11/14/06

Staff recommends **approval** for the proposal as submitted.

**ARCHITECTURAL COMMITTEE ACTION:**

11/14/06

Following the discussion of the restoration intentions for this project, the Committee **approved** all items in this proposal as submitted.

ADDRESS: 915-17 St. Ann Street  
 OWNER: Bill Miller & Linda Malin  
 ZONING: VCR-1  
 USE: Residential

APPLICANT: Frank W. Masson  
 SQUARE: 86  
 LOT SIZE: 3600 sq.ft.

DENSITY		OPEN SPACE	
	ALLOWED: 4 UNITS	REQUIRED:	1080 sq.ft.
	EXISTING: 1 UNIT	EXISTING:	1970 sq.ft.
	PROPOSED: 1 UNIT	PROPOSED:	1970 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Blue: Of Major Architectural or Historical Importance.

This very fine example of a Creole cottage was constructed in 1824 for Raymond Gaillard, Jr., one of the charter members of the Association of Colored Veterans. From the 1940s until his death in 1988, Boyd Cruse, painter and founding director of the Historic New Orleans Collection, made his home here. This cottage is especially prized because it is essentially intact.

**DETAILED DESCRIPTION OF APPLICATION:** 02/13/07

Proposal to remove existing shed roofs from the two, unrated, storage sheds and install new, hipped roofs in copper, flat lock seam material, per application and drawings received 02/06/07.

**STAFF ANALYSIS:** 02/13/07

- The two small unrated storage sheds, located in the rear garden area, currently have shed roofs with standing seam sheet metal.
- Proposed revisions include the removal of the existing roofs and the construction of hipped roofs with flat lock seam copper.

**STAFF RECOMMENDATION:** 02/13/07

Staff recommends **approval** for the proposed revisions, per the submitted drawings.



ADDRESS: 915-17 St. Ann Street  
 OWNER: Bill Miller & Linda Malin  
 ZONING: VCR-1  
 USE: Residential

APPLICANT: Frank W. Masson  
 SQUARE: 86  
 LOT SIZE: 3600 sq.ft.

**DENSITY**

ALLOWED: 4 UNITS  
 EXISTING: 1 UNIT  
 PROPOSED: 1 UNIT

**OPEN SPACE**

REQUIRED: 1080 sq.ft.  
 EXISTING: 1970 sq.ft.  
 PROPOSED: 1970 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Blue: Of Major Architectural or Historical Importance.

This very fine example of a Creole cottage was constructed in 1824 for Raymond Gaillard, Jr., one of the charter members of the Association of Colored Veterans. From the 1940s until his death in 1988, Boyd Cruse, painter and founding director of the Historic New Orleans Collection, made his home here. This cottage is especially prized because it is essentially intact.

**DETAILED DESCRIPTION OF APPLICATION:** 08/28/07

Proposal to remove the existing natural slate roof on main and two service buildings & restore terra cotta barrel tile roof, per visible remnants, per application received 08/15/07.

**STAFF ANALYSIS:** 08/28/07

- In conjunction with the removal of stylistically inappropriate millwork, etc, and installation of correctly detailed items, a permit issued in December 2006 included the repair/replacement of existing slate roofs on the main and pair of service buildings.
- In the process of doing the work, the architect/applicant discovered the following indicators that the original roofs, as might be expected, were composed of barrel clay tile: 1) triangular pieces of lumber that originally supported the barrel tiles and 2) an *in situ* barrel tile remnant.
- In order to construct a long-lasting roof, the applicant will install the new barrel rile roof (actually second-hand tiles) over the existing sheathing with an additional underlayment of ½” plywood and ice and wind shield.

**STAFF RECOMMENDATION:** 08/28/07

Staff recommends **approval** for this exciting project.

**ARCHITECTURAL COMMITTEE ACTION:** 08/28/07

The Committee **approved** the proposal as submitted.

ADDRESS:	915-17 St. Ann Street	APPLICANT:	Michael Toups
OWNER:	Bill Miller & Linda Malin	SQUARE:	86
ZONING:	VCR-1	LOT SIZE:	3600 sq.ft.
USE:	Residential		

DENSITY		OPEN SPACE	
ALLOWED:	4 UNITS	REQUIRED:	1080 sq.ft.
EXISTING:	1 UNIT	EXISTING:	1970 sq.ft.
PROPOSED:	1 UNIT	PROPOSED:	1970 sq. ft.

### **ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Blue: Of Major Architectural or Historical Importance.

This very fine example of a Creole cottage was constructed in 1824 for Raymond Gaillard, Jr., one of the charter members of the Association of Colored Veterans. From the 1940s until his death in 1988, Boyd Cruse, painter and founding director of the Historic New Orleans Collection, made his home here. This cottage is especially prized because it is essentially intact.

### **DETAILED DESCRIPTION OF APPLICATION:** 08/26/08

Proposal to remove masonry trim around doors and windows on the front elevation and stucco the finished brick wall, per application and drawings received 08/12/08.

### **STAFF ANALYSIS:** 08/26/08

Concept is to remove all non-original hard brick from the front elevation down to the remaining original existing soft brick

- Brick bands surrounding existing doors and windows on the front elevation to be removed
- Brick ledges on lower portion of façade directly above the sidewalk to be removed
- Masonry bands framing the front elevation will remain- this includes increasing the depth of the banding at the top of the façade directly below the roofline
- Soft brick will then be stuccoed to match the remaining portions of the main building
- Existing shutters to be replaced with new board and batten shutters with panels on the rear side
- HABS Survey of 1940 shows the front elevation exposed with the existing brick banding
- A photograph from the same survey shows shutters matching those on the existing building which differ from those proposed

### **STAFF RECOMMENDATION:** 08/26/08

Based on the architect's discovery that the masonry bands around openings is non-original and of a later vintage that the soft red brick underneath, staff recommends **approval** of the proposal to remove the existing brick from the front elevation and stucco the front elevation. A stucco treatment on the façade would have been typical for the period and style of this building when constructed. Furthermore removing non-original hard brick will only improve the historic integrity of the blue rated building.

### **ARCHITECTURAL COMMITTEE ACTION:** 08/26/08

After hearing the presentation and reviewing the plans, the Architectural Committee voted to **approve** the application as per staff recommendations, with a permit to be issued after staff has reviewed final design documents.

ADDRESS:	915-17 St. Ann Street	APPLICANT:	Robert Cangelosi, Jr
OWNER:	Victor F III Trahan	SQUARE:	86
ZONING:	VCR-1	LOT SIZE:	3673.5 sq. ft.
USE:	Vacant	OPEN SPACE:	
DENSITY:		REQUIRED:	1102 sq. ft.
ALLOWED:	4 units	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	No change
PROPOSED:	Unknown		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This very fine example of a Creole cottage was constructed in 1824 for Raymond Gaillard, Jr., one of the charter members of the Association of Colored Veterans. From the 1940s until his death in 1988, Boyd Cruse, painter and founding director of the Historic New Orleans Collection, made his home here. This cottage is especially prized because it is essentially intact.

**Architecture Committee Meeting of** **03/14/2023**

**DESCRIPTION OF APPLICATION:** 03/14/2023  
**Permit #22-23537-VCGEN** **Lead Staff: Erin Vogt**

Proposal to infill non-historic window openings in detached service buildings, per application & materials received 08/08/2022 & 03/03/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 03/14/2023

On 08/08/2022, staff issued a permit for removal of Portland-based stucco from the cottage and its dependencies. The applicant is currently developing overall renovation plans for this project. However, the applicant contacted staff to inform them that there had been a miscommunication on site, and an unknown number of side elevation window openings have now been bricked in. The intention was to eventually infill these openings since they were not original, but no permits have been issued for this work. The engineer on site recommended that the remainder of the openings be infilled now to provide structural stability to the small structures. Given the Blue rating of these dependencies, Committee review is required before these openings are bricked in. Staff recommends **approval** but requests clarification from the architect regarding which openings have already been eliminated, whether the bricks will be toothed in or if cold joints will remain, and whether or not any existing lintels will be removed.

**ARCHITECTURAL COMMITTEE ACTION:** 03/14/2023

Ms. Vogt read the staff report with Mr. Cangelosi present on behalf of the application. Mr. Cangelosi stated that the 4 windows on the side walls of the dependencies were not original, and they were infilled for structural reasons due to the poor condition of the walls. He confirmed that the masonry had been toothed in and had not left a cold joint, and explained that the lintels had been removed at some point, which had caused the structural issues. He also noted that some parts of the walls were only one wythe thick and they had encountered movement while repointing.

There was no public comment.

Ms. DiMaggio asked about the stucco band on the front elevation; Mr. Cangelosi answered that the band was typical but the question was whether it had been stuccoed previously, since this was done during the Frank Masson renovation. He stated that he did not know why it had been allowed to be done, and he would have left it as it was.

Ms. DiMaggio moved for **approval** of the proposal to infill the windows. Mr. Bergeron seconded the motion, which passed unanimously. Mr. Fifield noted again for the record that the windows removed had been non-historic.

**Architecture Committee Meeting of** **02/14/2023****DESCRIPTION OF APPLICATION:**  
**Permit #22-23537-VCGEN**02/14/2023  
**Lead Staff: Erin Vogt**

Proposal to perform exploratory demolition in conjunction with overall renovation and stucco replacement, per application & materials received 08/08/2022 & 01/25/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 02/14/2023

On 08/08/2022, staff issued a permit for removal of Portland-based stucco from the cottage and its dependencies. The applicant is currently developing overall renovation plans for this project, and needs to perform exploratory demolition, particularly at the rear cabinets, to inform their eventual proposal. Staff was able to fully inspect the property and document the current masonry conditions on 01/25/2023, and is bringing those photos to the Committee for their consideration of the applicant's proposal and so they can begin to become familiar with the property before a full renovation plan is presented.

**ARCHITECTURAL COMMITTEE ACTION:** 02/14/2023

Ms. Vogt read the staff report with Mr. Cangelosi present on behalf of the application. Mr. Cangelosi stated that the intent was to do an accurate restoration of previous conditions, and that the rear had been a split-level cabinet and cellar, with openings on two levels. He explained that they wanted to do exploratory demolition to resolve the size and exact location of the openings. He stated that the side openings on the dependencies were not original and that they wanted to brick them in, and noted that the roof pitches had been changed, with only one wythe of brick above. Mr. Fifield asked if the scope of work had been explained to staff; Mr. Cangelosi stated yes, and that they would be happy to facilitate a site visit with the AC if needed.

With no additional discussion needed and no public comment, Mr. Bergeron moved for **approval** with the applicant to work with staff on the exploratory demolition. Mr. Fifield seconded the motion, which passed unanimously. Mr. Cangelosi added that the owner had acquired the original millwork, which had been stored somewhere offsite, and intended to reinstall it as part of the renovation.

ADDRESS:	915-17 St. Ann Street	APPLICANT:	Choupique Holdings LLC
OWNER:	Victor F III Trahan	SQUARE:	86
ZONING:	VCR-1	LOT SIZE:	3673.5 sq. ft.
USE:	Vacant	OPEN SPACE:	
DENSITY:		REQUIRED:	1102 sq. ft.
ALLOWED:	4 units	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	No change
PROPOSED:	Unknown		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This very fine example of a Creole cottage was constructed in 1824 for Raymond Gaillard, Jr., one of the charter members of the Association of Colored Veterans. From the 1940s until his death in 1988, Boyd Cruse, painter and founding director of the Historic New Orleans Collection, made his home here. This cottage is especially prized because it is essentially intact.

**Architecture Committee Meeting of** **09/26/2023**

**DESCRIPTION OF APPLICATION:** 09/26/2023  
**Permit #23-25097-VCGEN** **Lead Staff: Erin Vogt**

Proposal to infill first and second floor door and window openings on the side elevations, per application & materials received 09/12/2023.

**STAFF ANALYSIS & RECOMMENDATION:** 09/26/2023

Staff notes that this application is in conjunction with the ongoing masonry and stucco repair and exploratory demolition conducted under permit number 22-23537-VCGEN. Staff has encouraged the applicant to submit a comprehensive proposal for the entire property, but the overall project is still under development as it is being informed by the current work. The applicant has stated that their overall philosophy for the work at 917 St. Ann is to restore the building as closely as possible to its original plan and fenestration. They are proposing to brick in all non-original openings, including the four doors on the side elevations of the main building, as well as the four windows in the attic.

The applicant has submitted a report analyzing the openings and providing supporting documentation, such as Sanborn maps and paint analysis, which identify which openings were added when. The report states that ‘the structural lintels fall into three categories: semi-circular arched masonry lintels, jack arch masonry lintels, and modern steel lintels. Openings with semi-circular arched masonry lintels have been identified as original openings.’ The submitted plan indicates that the front openings, openings at the rear loggia, and cabinets are all original. The first-floor doors on the Dauphine elevation, as well as the second-floor window openings, are all second-generation masonry jack arches. The Sanborn maps indicate that the window openings were added on the Dauphine elevation between 1885 and 1896. The windows on the Burgundy elevation were added between 1896 and 1908. The first-floor doors on the Burgundy elevation are modern steel lintels.

Based on analysis of other early Creole cottages, applicant’s hypothesis is that “although originally constructed without side openings in the 1830s, new openings were installed early on in the 1840s-50s. This date also corresponds to a renovation where the original simple brick column in the loggia was replaced with a classically inspired stucco column.” Furthermore, paint analysis on the front and side shutters indicate that there were 15 distinct layers of paint on the front shutters, while the side openings only had 5 layers.

The VCC Design Guidelines state “*at a property where modification has been made over time, those changes, particularly those made before the mid-20<sup>th</sup> century, may have become significant character-defining features of a property’s development. [...] When considering making any alteration to a historic property, identifying the building type and style is a critical first step in ensuring a successful result. Simply stated:*

- *The VCC encourages the removal of inappropriate, later changes as part of a façade restoration to make a building or property more historically appropriate to a specific date [Staff’s emphasis], with thorough documentation.*
- *The VCC discourages modern changes that compromise a building or property’s historic type, style, significance or integrity.” (VCC DG: 02-16)*

Most importantly, the Committee and Commission will need to decide if this property should be faithfully restored to its 1830s construction as proposed by the applicant, or if the side openings dating to the 19<sup>th</sup> century should be retained to show how the property evolved over time. Whatever philosophical approach is

adopted will have significant impacts on the direction of the restoration.

Staff notes that, if the removal of the second-floor windows is found conceptually approvable by the Committee and Commission, permits cannot be issued to brick up the openings until an overall renovation proposal is submitted, as it would leave the attic without any type of openings whatsoever. Extant roof framing indicates that dormers were once present on the front elevation, and the applicant has informed staff that they intend to restore the dormers. This has not yet been submitted for review by staff or the Committee, but staff is unsure what guidance to provide for dormers in a barrel tile roof, particularly when it comes to cheek wall material, flashing, roof slope, etc. Since this would be an extremely rare condition, any and all evidence showing what these dormers may have looked like should be submitted for Committee and Commission review. Until and unless the dormers are conceptually approved, the 19<sup>th</sup> century windows cannot be infilled.

Staff seeks the guidance of the Committee regarding whether or not a full 1830s restoration should be pursued, or if the c. 1840s-50s side openings should be retained due to the historic significance they have obtained. Staff recommends **deferral** of the proposed window removal until a revised proposal including dormer restoration can be considered.

**ARCHITECTURAL COMMITTEE ACTION:**

09/26/2023

ADDRESS:	827-29 St. Peter		
OWNER:	The Rosanna Lopez 2003	APPLICANT:	The Rosanna Lopez 2003
	Revocable Trust		Revocable Trust
ZONING:	VCR-1	SQUARE:	73
USE:	Residential	LOT SIZE:	2,356 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Green: Of Local Architectural or Historical Importance.

A facade donation property, this c. 1830 masonry double Creole cottage with arched openings and dormer windows was heavily remodeled in the late 19th c. with the addition of ornate lintels above the openings. The small detached 2-story service building may be predate the cottage.

**Architecture Committee Meeting of****09/26/2023****DESCRIPTION OF APPLICATION:**

09/26/2023

**Permit # 23-01879-VCGEN****Lead Staff: Nick Albrecht****Violation Case # 23-00831-VCCNOP****Inspector: Marguerite Roberts**

Appeal to retain improperly applied stucco and previously denied thin-set mortar, per application & materials received 04/05/2023. [STOP WORK ORDERS posted 03/01/2023 & 08/02/2023. Notices of Violation sent 07/02/2021 & 03/01/2023.]

**STAFF ANALYSIS & RECOMMENDATION:**

09/26/2023

See timeline:

**6/30/2021:** 1<sup>st</sup> violation case opened for multiple violations, including cracks in stucco and masonry wall deterioration on at least St. Peter elevation.

**1/20/2023:** Permit 23-01879-VCGEN issued 1/20/23 to address some, but not all, violations.

**3/01/2023:** SWO placed on property. Bourbon and Dauphine elevations have thin set mortar and mesh applied over walls. 2<sup>nd</sup> violation case opened for improper stucco work, shutters altered without approval and in deviation of permit, and discovery of new violations on rear building.

**3/28/2023:** Appeal to retain work started contrary to permitted work goes to ARC and is denied retention.

**6/22/2023:** New permit 23-09135-VCPNT issued to repair stucco walls and remove thin-set mortar and mesh as required by ARC. Was required to remove and **allow VCC staff to inspect the work first** before continuing.

**6/22/2023:** VCC inspection: some sections of old stucco (not the thin set) have been removed to see the masonry wall on Dauphine elevation. Several locations of the masonry walls on at least the Dauphine and St. Peter elevations show brick and mortar deterioration.

**7/20/2023:** Staff conducts site visit with owner and potential new mason to go over the wall conditions. Owner states they do not want to remove the thin-set mortar and alleges that several masons have told her this would further damage the masonry walls. She also stated she does not want to repair the actual brick wall and only wants to stucco the walls. Staff states she had agreed to the signed permit to remove the thin-set mortar, so that is the work that must be done. **She again requests to retain the thin-set mortar as-is. I noted that the front interior front room (left side, against Dauphine elevation) shows cracks potential separating of the Dauphine masonry wall and St. Peter wall.**

**8/1/2023:** VCC staff emails owner reminding her she can **only proceed** with permitted scope on the front (St Peter elevation) stucco wall repairs if she uses VCC stucco mix, and allows **VCC to first inspect the masonry wall behind the stucco on St. Peter elevation before proceeding**. Also recommended she seek guidance from a structural engineer regarding the condition of the bowing walls, particularly the Dauphine elevation.

**8/2/2023:** VCC staff notes the St Peter elevation has already had all its stucco reapplied without allowing VCC staff to first come inspect the masonry underneath. Stucco was dry and must have been done a few days prior to the 8/1/23 email. In addition, **the new stucco is not scored to match previously existing. A 2<sup>nd</sup> SWO is placed** on the property. Main concern here is that the St. Peter elevation is no longer scored.

Staff recommends **denial** of the appeal to retain improperly applied stucco and previously denied thin-set mortar, and recommends that the front elevation stucco must be scored to match previous conditions and that the Committee require the applicant provide an independent structural engineer's report.

**ARCHITECTURAL COMMITTEE ACTION:**

09/26/2023



**Architecture Committee Meeting of****03/28/2023****DESCRIPTION OF APPLICATION:**

03/28/2023

**Permit # 23-01879-VCGEN****Lead Staff: Nick Albrecht****Violation Case # 23-00831-VCCNOP****Inspector: Marguerite Roberts**

Proposal to retain work started contrary to permitted stucco work including the use of plastic lath and thin set mortar, per application & materials received 01/20/2023 & 03/01/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

03/28/2023

Staff issued a permit back in January for some violation corrections at this property including sounding of stucco and repairing where necessary as per VCC standard details. The permit also noted that the use of lath of any kind was prohibited.

Staff inspected the work in progress on 03/01/2023 and found that a plastic or fiberglass mesh was being used in repairs of the stucco walls. Additionally, staff found that the “stucco” being applied was actually thinset mortar, typically used for the installation of tile. It is unclear how this material will perform in this type of application for which it is not designed. Quick research online noted that thinset’s sole purpose is to hold tiles in place on floors and walls and that it is too fragile to act as a stand-alone finish.

Fortunately, these attributes should make the removal of the thinset and lath relatively easy. Care should be taken not to damage the underlying masonry and the applicant should contact staff if there are any complications with the removal of these unpermitted materials.

Staff recommends denial of the proposed retention of the lath and thinset mortar, with the applicant to perform the work as per VCC standard details as was previously permitted.

**ARCHITECTURAL COMMITTEE ACTION:**

03/28/2023

Mr. Albrecht read the staff report with Mr. Lockhart present on behalf of the application. Mr. Lockhart explained that the overzealous subcontractors had worked very quickly and unfortunately had not read the permit. He went on to say that he was hoping they could smooth out what was there and then reapply the VCC stucco mix over it. Mr. Lockhart stated that he has a guy on his team now who does stucco.

Mr. Fifield noted that the Committee reviews proposals on the basis of the architecture and that issues of hardship would need to be taken to the Commission.

Public Comment: Nikki Szalwinski asked that traditional methods be used.

Mr. Fifield noted that if the existing work was stuccoed over they would still be leaving items of concern in the wall.

Ms. DiMaggio made the motion to **deny** the retention of the lathe and mortar installed in deviation of the permit and to require its removal. Mr. Bergeron seconded the motion and the motion passed unanimously.

ADDRESS:	1319 Decatur Street, Unit 2	
OWNER:	David J Peltier	APPLICANT: Mittendorf Major
ZONING:	VCC-1	SQUARE: 17
USE:	Mixed	LOT SIZE: 2280 sq. ft.
DENSITY:		OPEN SPACE:
ALLOWED:	2 units	REQUIRED: 684 sq. ft.
EXISTING:	5 units	EXISTING: 270 sq. ft. (approx.)
PROPOSED:	No change	PROPOSED: No change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Rating: **Green**, of Local Architectural or Historic Importance.

This building retains the original configuration of arched ground floor openings.

**Architecture Committee Meeting of** **09/26/2023**

**DESCRIPTION OF APPLICATION:** 09/26/2023  
**Permit #23-24638-VCGEN** **Lead Staff: Nick Albrecht**

Appeal to retain mechanical equipment installed without benefit of VCC review and approval, and to install new screening, per application & materials received 09/06/2023. [**Notices of Violation sent 08/26/14 & 05/12/2022**]

**STAFF ANALYSIS & RECOMMENDATION:** 09/26/2023

The last time this property was reviewed at ARC (11/9/22) it was recommended that the applicant find an alternate location for the HVAC condenser installed without benefit of VCC review or approval on the Decatur elevation gallery. The applicant has returned today with a proposal to retain the unit and encase in an anti-rust aluminum housing that protects the system against bad weather. While staff does not necessarily object to the cover, the location of the unit on the gallery is in direct opposition to VCC guidelines.

In preparing this report, staff noted that the previously existing unit was approved for retention until the end of its usable life at the 10/28/2014 Architecture Committee meeting. Photographs of the equipment show that the one in place now is not the same unit that was approved for temporary retention at the 10/28/2014 meeting. The previous unit reached the end of its usable life sometime after August 2016, but the new unit was not relocated as per the prior approval.

Staff recommends **denial** of the appeal to retain the unit in its current location.

**ARCHITECTURAL COMMITTEE ACTION:** 09/26/2023