



Vieux Carré Commission Architecture Committee Meeting

Tuesday, January 9, 2024

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork design. The shield is flanked by two vertical bars with diamond-shaped details. The entire shield is set against a background of horizontal lines. The words "VIEUX CARRE" are arched across the top, and "COMMISSION" is arched across the right side. At the bottom, "ESTABLISHED" is arched on the left and "1936" is on the right.

Old Business



520 Burgundy

ADDRESS:	518-520 Burgundy	APPLICANT:	Max Perret (2024)
OWNER:	488 Holdings LLC		Kimberley Namer (2023)
ZONING:	VCR-1	SQUARE:	90
USE:	Vacant/Residential	LOT SIZE:	3,072 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

Dormered 1½-story c. 1840 Creole cottage type (double) with later decorative additions of brackets under the overhang and Eastlake lintels.

<u>Architecture Committee Meeting of</u>	01/09/2024
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<u>DESCRIPTION OF APPLICATION:</u>	01/09/2024
Permit # 23-24153-VCGEN	Lead Staff: Nick Albrecht

Proposal to install new inground pool in rear yard, per application & materials received 08/31/2023 & 12/12/2023, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	01/09/2024
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Following the deferral at the 11/28/2023 meeting staff reached out to both the pool contractor and the owner seeking additional information regarding the proposal. The owner informed staff that the pool contractor was no longer in the picture and a new pool contractor was to be determined. The owner is seeking approval of the pool while a new pool contractor is being found.

Staff previously questioned the location of the pool equipment and if any screening would be provided. Staff notes that a previous proposal for this property included a small shed addition to the rear of the main building. The plans for that proposal noted that pool equipment would be installed within the shed. Staff questioned the owner regarding this, and the owner stated that the equipment could be located within the structure. Provided that it is, staff finds the issue of the pool equipment resolved.

The owner further stated that there would not be any waterfall or water feature. There will simply be a 3’ tall brick clad wall at one end of the pool.

Although there are still some details to finalize, staff finds that the proposal is generally in keeping with the Guidelines. The proposed pool would measure 5-1/2’ by 16’.

Staff recommends conceptual approval of the proposed pool with the option to return to the Committee to review final details after a new pool contractor has been selected.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	01/09/2024
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<u>Architecture Committee Meeting of</u>	11/28/2023
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<u>DESCRIPTION OF APPLICATION:</u>	11/28/2023
Permit # 23-24153-VCGEN	Lead Staff: Nick Albrecht

Proposal to install new inground pool in rear yard, per application & materials received 08/31/2023 & 11/02/2023, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	11/28/2023
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The Committee reviewed and approved extensive renovation work at this property in 2022 and work is ongoing. The next phase of the project is a small swimming pool proposed in the small rear yard. The yard itself measures approximately 14’ deep by 32’ wide. The proposed pool would measure 5-1/2’ by 16’. The pool is shown set 2’ from the rear property line and 4’ from the closest side property line. This project has already been found to be in compliance with Zoning regulating and Building Code.

Guidelines note that the VCC requires a pool to be in-ground with the curb flush with the adjacent ground level and for the shape to be a simple geometric form, such as a rectangle or oval. (VCC DG: 10-11) The Guidelines continue, noting that the VCC recommends minimizing the visibility and quantity of mounted equipment on a parcel.

The proposed pool's shape and location are consistent with the Guidelines. The equipment for the pool appears to be located 3-1/2' from the side of the pool. Staff questions if any screening is proposed around the equipment.

One of the short sides of the pool is noted as being raised 24" with a bluestone cap and clad in "reclaimed" brick. The coping for the pool is also noted as bluestone and the waterline tile as TBD. The submitted document notes a grey/green flagstone deck but it is unclear how large or where this flagstone paving would be located. Still, staff finds flagstone courtyard paving typical and approvable. Staff requests a section drawing showing the pool coping and any adjacent paving as well as the raised wall portion to confirm all is consistent with the Guidelines.

The plans also note that any water feature or waterfall feature are also TBD. Staff questions if any determination has been made on these.

Barring any unexpected changes or things out of the ordinary, staff recommends conceptual approval of the proposed pool, with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

11/28/2023

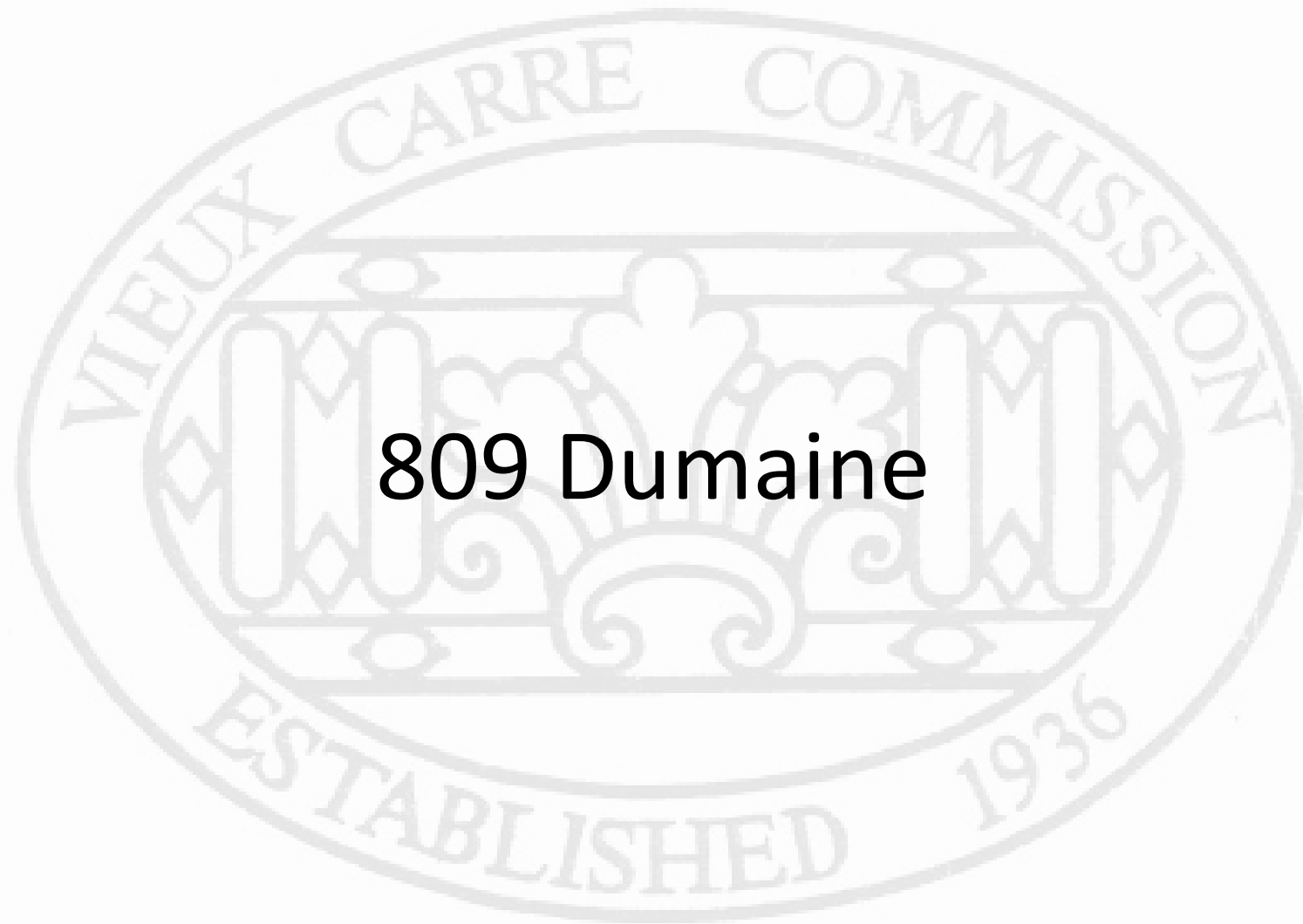
Mr. Albrecht read the staff report with Robert Kruebbe from the pool company present on behalf of the application. Mr. Fifield inquired if the applicant could provide details. Mr. Kruebbe stated that the waterfall would be a 3' sheer built into the wall. He continued that the equipment could be screened on three sides with louvers. Mr. Fifield stated that they need more drawings including a section. Ms. Virdue agreed that more drawings, specs, and screening information was needed.

There was no public comment.

Ms. Virdue made the motion for deferral in order for the applicant to submit the necessary documents discussed today. Mr. Fifield seconded the motion and the motion passed unanimously.



New Business



809 Dumaine

ADDRESS:	809 Dumaine Street		
OWNER:	Christopher S Montgomery	APPLICANT:	Abry Brothers, Inc.
ZONING:	VCR-1	SQUARE:	76
USE:	Residential	LOT SIZE:	3315 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1835 1½-story 4-bay Creole cottage type, which has a scored façade and Greek Revival millwork, along with the later addition of Victorian cornice lintels.

<u>Architecture Committee Meeting of</u>	<u>01/09/2024</u>
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<u>DESCRIPTION OF APPLICATION:</u>	01/09/2024
Permit #23-14595-VCGEN	Lead Staff: Erin Vogt

Proposal to replace front chain wall and foundation with new concrete footer, per application & materials received 05/30/2023 & 12/12/2023, respectively. **[STOP WORK ORDER posted 12/11/2023]**

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	01/09/2024
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Staff notes that this work began without permit and was stopped on 12/11/2023, as the applicant mistakenly believed permits had been fully issued after the Department of Safety and Permits clicked off their permit as “approved.” The applicant stopped work and provided the additional information and materials originally requested by VCC staff in June 2023. The front chain wall has been largely removed, with a temporary I-beam in place to support the building. The applicant proposes to demolish the existing stuccoed masonry chain wall and corbelled footer and replace it with a new reinforced concrete foundation. The new chain wall is shown as two-wythe masonry, with new brick piers behind.

The applicant provided an engineer’s report at staff’s request. Mr. Patrick Abry, P.E., provided a report which states “it is my opinion that the cracking and movement in the wall is a result of failure occurring in the corbeled brick footing beneath the wall. It is my recommendation that the structure be shored and the footing be replaced with a continuous concrete footing.” Staff asked Mr. Abry to address concerns of differential settlement due to the introduction of different building materials. Mr. Abry responded “the concrete footing will replace the corbeled brick foundation because it is a much more permanent solution. Currently engineering standards generally dictate that clay masonry should not be used for new foundations. [...] I have added a note requiring the new concrete footing to be installed at the same depth of the existing footings to prevent any differential settlement.”

Staff notes that an engineer’s report from Gurtler Bros. was submitted in 2016 regarding work at the piers. That assessment found some structural issues at the rear addition, but largely found the piers and chain walls to be “in serviceable condition with typical age settlements and tilting.” Staff wonders if the applicant has any suspicions as to what led to foundation failure at this wall in such a short period of time and if there are any underlying issues that should also be addressed or observed. Otherwise, the work seems to be fairly typical in comparison with similar applications, and the final finished appearance will match existing.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	01/09/2024
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535-537 Decatur

ADDRESS:	535-37 Decatur		
OWNER:	535-37 Decatur Street LLC.	APPLICANT:	Ammar Diri
ZONING:	VCC-2	SQUARE:	27
USE:	Commercial/residential	LOT SIZE:	2048 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Two in the 1832 row of buildings designed by Gurlie and Guillot. See 539-41 Decatur.

Architecture Committee Meeting of **01/09/2024**

<u>DESCRIPTION OF APPLICATION:</u>	01/09/2024
Permit #23-23200-VCGEN & 23-30582-VCGEN	Lead Staff: Erin Vogt

Proposal to install new mechanical equipment, including hood vent, and to address outstanding violations, in conjunction with a **change of use** from *vacant* to *restaurant (standard)*, per application & materials received 08/23/2023 & 12/31/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 01/09/2024

[Note: two permit numbers are referenced, as the applicant submitted multiple applications to address the work in stages. Interior permits have already been released, and only a hood permit has been submitted for the exterior work in conjunction with the change of use. Other mechanical subpermit applications may still be needed for work shown in the drawings, including installation of condensers. All other proposed work is to address violations cited in case 22-02947-VCCNOP]

Work largely consists of the installation of an intake vent and two condensers on the lower, Brown-rated courtyard infill roof at the rear of the site. The exhaust vent duct is shown penetrating this roof and running up the rear elevation of the main building, with the hood vent located a minimum of 10’ from the rear elevation. Staff finds the proposed work minimal and **approvable** as proposed, and recommends the Committee forward a **positive recommendation** for the **change of use** to *restaurant (standard)*.

Other work on the front elevation has been proposed to address longstanding violations at the property, including millwork replacement at the second and first floors. The proposed work would restore the 12 lite casement windows at the second floor, while eight light transoms are proposed at the square-headed openings and four lite fan transoms are shown at the arched headed openings. Staff finds the work **conceptually approvable**, but notes that the muntin profile should be revised and the glass bottom panel at the fire escape should be replaced with wood, not glass, otherwise BBSA review might be needed. Staff notes that the rear door used for rooftop access is also a work without permit violation and an unobtrusive replacement should be proposed.

Another application has been submitted to convert the upper floors to residential. Staff notes that that work is not included in this submittal, and additional change of use hearings will be required before permits can be issued for that scope of work.

ARCHITECTURAL COMMITTEE ACTION: 01/09/2024



1208 Bourbon

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

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.

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<u>DESCRIPTION OF APPLICATION:</u>	01/09/2024
Permit # 23-32551-VCGEN	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.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	01/09/2024
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See Staff Analysis & Recommendation of 12/19/2023.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	01/09/2024
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<u>Architecture Committee Meeting of</u>	<u>12/19/2023</u>
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<u>DESCRIPTION OF APPLICATION:</u>	12/19/2023
Permit # 23-32551-VCGEN	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.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	12/19/2023
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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.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	12/19/2023
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There was no one present on behalf of the application. Mr. Bergeon moved to defer the application to allow an opportunity for an applicant to be present. Mr. Fifield seconded the motion, which passed unanimously.



704 N Rampart

ADDRESS:	704 N. Rampart	APPLICANT:	Erika Gates
OWNER:	704 N Rampart LLC	SQUARE:	101
ZONING:	VCC-2	LOT SIZE:	2,356 sq. ft.
USE:	Commercial		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating- Brown, of no architectural/historical significance. This c. 1938 2-story masonry commercial building, which was constructed on the historic side yard of 700 N. Rampart, was renovated in 1975.

Architecture Committee Meeting of	01/09/2024
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<u>DESCRIPTION OF APPLICATION:</u>	01/09/2024
Permit # 23-32755-VCGEN	Lead Staff: Nick Albrecht
Violation Case #22-01814-VCCNOP	Inspector: Marguerite Roberts

Proposal to replace existing wood gallery decking with new Aeratis synthetic decking, per application & materials received 11/29/2023 & 12/11/2023, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	01/09/2024
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A Stop Work Order was issued for this property back on 03/08/2022 for working without permits including the removal and partial reinstallation of wood gallery decking. The gallery then sat unchanged and unfinished until an application was filed 11/29/2023 to make repairs to the building and re-deck the gallery. After clarifying a few details, staff issued a permit for this work on 12/11/2023. Following the issuance of the permit, the applicant returned with a request to utilize Aeratis synthetic decking in lieu of the permitted wood decking.

Staff questions the removal of the existing wood decking that was nearly entirely installed new in 2022, although it has now sat exposed and unpainted for close to two years. Besides this concern for wasted material, staff notes that this location meets all the unofficial guidelines for the use of synthetic decking as this is a low rated building and a completely exposed gallery.

The applicant indicated that additional purlin or purlins would be needed to satisfy the spacing requirements of the synthetic decking, but no specifics were provided. The applicant also stated that it appears this gallery, which was constructed ca.1976, has always utilized nominal 2x4s without beading as the purlins. Although it is possible the gallery was constructed in this manner, staff does not find this to be appropriate detailing. Given the request for synthetic decking and additional purlins, staff recommends that at a minimum, all purlins feature the beaded detail, although appropriately sized purlins would be preferred.

Staff recommends conceptual approval of the proposal with final details to be reviewed by staff.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	01/09/2024
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ADDRESS: 910-912 Royal
OWNER: Royal Alice Properties, LLC, et al. APPLICANT: Michael Russo
ZONING: VCC-1 SQUARE: 48
USE: Residential/Commercial LOT SIZE: 9,340.59 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: main building (including side addition) - **Blue**, of Major Architectural or Historical Importance;
carriage house – **Green**, of Local Architectural or Historical Importance.

This building, the last in the row of the three famed Greek Revival townhouses erected c. 1838 for Mrs. Christian Miltenberger by Rice and Tribbets, builders, was remodeled in the late 1850s or early 1860s, reputedly by the talented architect Henry Howard. At this time, the bold octagonal wing was added and the detached carriage house and stable perhaps added. In the late 19th c. this row was the home of Alice Heine, who later became the princess of Monaco.

Architecture Committee Meeting of **01/09/2024**

DESCRIPTION OF APPLICATION: 01/09/2024
Permit # 23-33438-VCGEN **Lead Staff: Nick Albrecht**

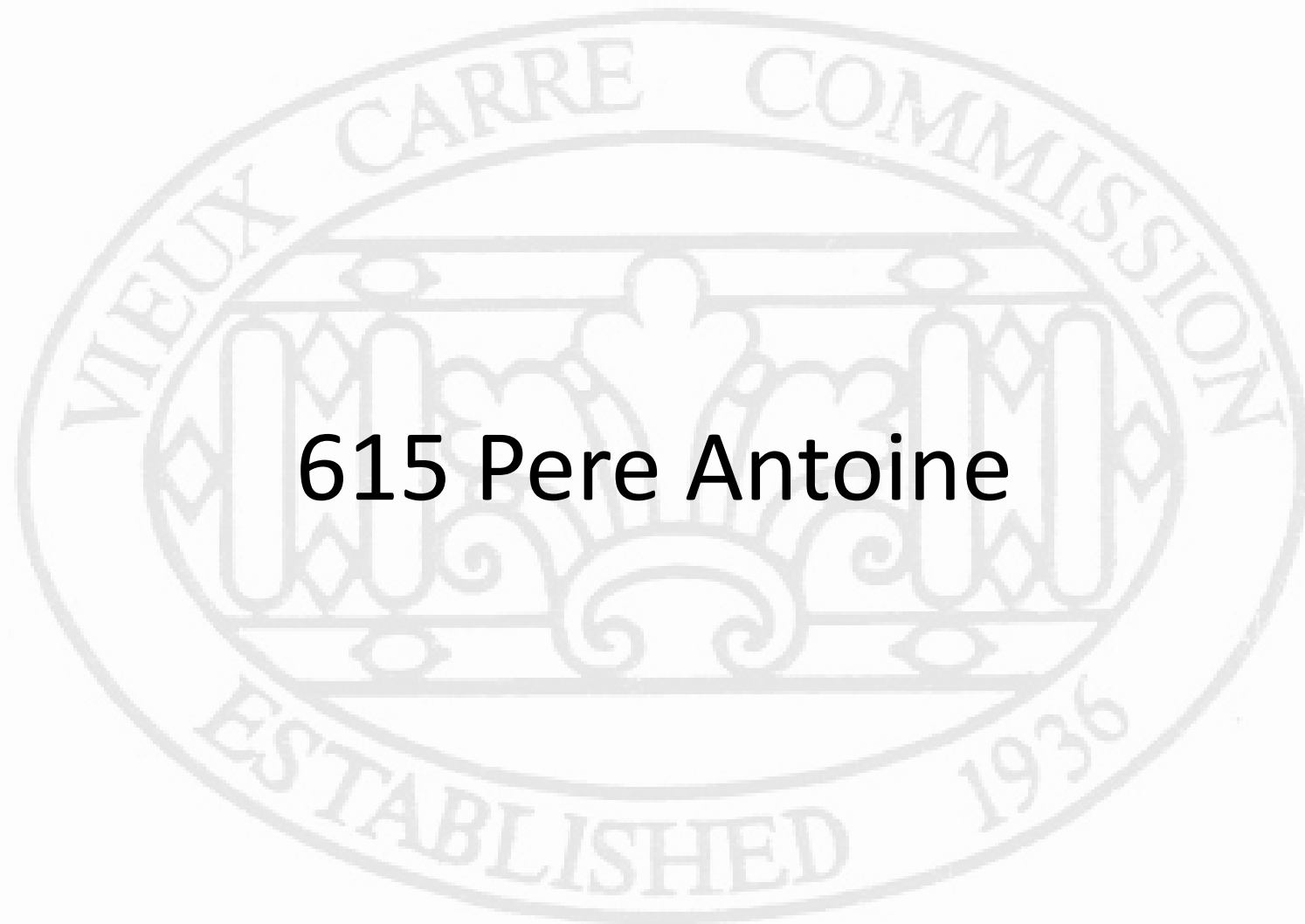
Proposal to make masonry repairs to service ell including replacement of existing headers with new angle iron headers, per application & materials received 12/06/2023 & 12/12/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 01/09/2024

The proposed work occurs at the rear service ell building on this property where the applicant proposes to replace two structural headers with three pieces of galvanized angle iron. The openings contain the open-air staircase in this rear building and stucco within the stairwell extends out to the underside of opening. The drawing shows this detail being matched with the new metal headers to conceal them behind the stucco. Staff finds this approach approvable, but no details are provided on how that condition will be achieved. In other words, how will the stucco be adhered to the flat galvanized metal.

Provided that the applicant can successfully conceal the lintels within the stucco, staff finds this proposal fairly typical with similar replacements of deteriorated headers and recommends approval with final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION: 01/09/2024



615 Pere Antoine

ADDRESS:	615 Pere Antoine Alley		
OWNER:	Archdiocese of the Roman Catholic Church	APPLICANT:	Mark Mueller
ZONING:	VCR-1	SQUARE:	45
USE:	Religious	LOT SIZE:	1,908 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

The rectory and offices of the Congregation of the Church of St. Louis consists of a long, narrow building, which actually is a row of 3-story buildings. These scored masonry buildings, which predate 1876 and were probably constructed c. 1840, were renovated in 1914. According to a newspaper article from that date, the facades of the buildings were made "modern" and the galleries facing the alley were removed.

Rating: **Main Building - Green**, of local architectural and/or historical significance.
Rear addition to 615 – Brown, objectionable or of no Architectural or Historical importance

<u>Architecture Committee Meeting of</u>	01/09/2024
<u>DESCRIPTION OF APPLICATION:</u>	01/09/2024
Permit # 23-33795-VCGEN	Lead Staff: Nick Albrecht

Proposal to renovate building including replacement of existing shutters with minor modifications including use of Extra MDF panels, per application & materials received 12/11/2023 & 12/15/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 01/09/2024

Staff finds the majority of the work staff approvable, which includes replacing balcony decking to match and minor repairs and repainting of doors and windows. Staff seeks Architecture Committee recommendation regarding a couple aspects of the proposal.

The submitted materials note that the building walls are currently covered in elastomeric paint. The applicant proposes to strip this elastomeric paint from the building utilizing the product Smart Strip Pro. After this is used, the building would be pressure washed, cracks repaired, and the building repainted with typical, non-elastomeric paint. Staff finds this aspect of the proposal approvable, but notes that pressure washing should be limited to no more than 400 psi and any repairs to the stucco should be made utilizing stucco mixed per the VCC standard details.

The larger aspect of the proposal in need of Architecture Committee review is the rebuilding or replacement of a total of sixty shutters on the building. There is no indication in the scope to indicate how many will be rebuilt vs completely replaced but from discussion with the applicant it seems the majority, if not all, will be new. The Guidelines encourage retention and repair to the greatest extent possible but do allow for replacements to match.

The scope calls for the shutters to match all existing profiles and be built from Spanish cedar with two noted changes. There are two types of shutters, type “A” which features two sections of louvers with a bottom panel and type “B” which features two sections of louvers but no panel. Both types “A” and “B” feature a fixed section of louvers in the top section and operable louvers in the lower section. The applicant proposes to eliminate the operability of the lower section but still include the tilt bar to appear as operable.

The Guidelines note that both operable and fixed louvers are appropriate for a variety of building styles and do not opine on changing from operable to fixed or vice versa. If the change to a fixed louver is approved, staff questions if the proposed tilt bar should be included or if it should be eliminated so as not to give the false impression of being operable.

The second proposed change affects the type “A” shutters only where the applicant proposes to use a treated exterior panel called Extira, similar to MDF, at the lower panel. The manufacturer’s sheet for the Extira product notes that it’s composed of wood fibers with phenolic resins and zinc borate. It continues that it’s a one-piece solid substrate suitable for exterior millwork, door and window parts, signage, and other architectural components.

Staff is unfamiliar with this product but noting that typical new panels likely use plywood and the proposed use is limited to the panel only, staff does not find this product particularly objectionable. Staff suggests that a test case may be in order to see how this product would weather in the near future but ultimately seeks the recommendation of the Architecture Committee regarding the proposal.

Staff recommends conceptual approval of the overall proposal with the Architecture Committee to comment on the proposed changes to the shutters.

ARCHITECTURAL COMMITTEE ACTION:

01/09/2024

The seal of the Vieux Carre Commission is an oval emblem. The outer ring contains the text "VIEUX CARRE COMMISSION" at the top and "ESTABLISHED 1936" at the bottom. The center features a stylized architectural design with vertical columns, decorative scrolls, and a central fleur-de-lis-like motif.

919 Decatur

ADDRESS:	917-19 Decatur Street		
OWNER:	Bopp Enterprises IV, LLC	APPLICANT:	CLS Architects
ZONING:	VCC-1	SQUARE:	21
USE:	Mixed Use	LOT SIZE:	6,603 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION:

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

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

Architecture Committee Meeting of	01/09/2024
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<u>DESCRIPTION OF APPLICATION:</u>	01/09/2024
Permit # 23-34594-VCGEN	Lead Staff: Nick Albrecht

Proposal to expose and restore previously existing carriageway fanlight, per application & materials received 12/19/2023.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	01/09/2024
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The hurricane damage related repair work at the neighboring 921 Decatur has been continuing since 2021 and is now nearing completion. During the course of that work, it was discovered that a previously existing carriageway fanlight was mostly intact concealed behind the wall. The fanlight now straddles the property line between 917 Decatur and 921 Decatur, but the owners have agreed to work together to restore the fanlight.

As the fanlight sits on the property line, a typical single carriageway door is not feasible but matching doors are proposed with a narrow center divider. Each of the proposed doors features four panels and the proposed doors are to match the existing door at the 921 Decatur opening.

Historic photographs seem to indicate that this fanlight was concealed inside the wall prior to the 1950s. A plan book drawing from 1866 however, clearly shows the fanlight in the same location as it is now.

The submitted plans are a little vague regarding the extent of work related to the transom window itself but call for the original transom to be reconstructed using the same like and kind materials. The full extent of the work needed likely cannot be fully judged until the remaining portion of the transom is fully exposed. VCC Guidelines encourage original material to be retained and repaired as much as possible.

Staff is in favor of this proposal that will restore a generally intact piece of architectural detail. Although the rest of the ground floor of 917 Decatur will remain heavily modified compared to the plan book drawing, staff views the restoration of this small portion a positive move. Staff’s only question regarding the proposal is the proposed doors below the fanlight. The plan book drawing appears to show more of a beaded three panel door. Staff questions if there would be any preference to going to this style of door rather than the proposed.

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

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	01/09/2024
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921 Burgundy

ADDRESS:	921-25 Burgundy	APPLICANT:	Loretta Harmon
OWNER:	Cheryl Lynn Kirby	SQUARE:	104
ZONING:	VCR-1	LOT SIZE:	4223.5 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	1267 sq. ft.
ALLOWED:	4 units	EXISTING:	2373 sq. ft.
EXISTING:	1 unit	PROPOSED:	2000 sq. ft.
PROPOSED:	2 units		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

An early (c. 1810), brick-between-posts Creole cottage, with the addition of late Victorian cornice lintels over the façade openings. [N.B: As with 901-907 Burgundy, the bricks-between-posts construction has been left exposed, but in this instance it has been painted over.]

Architecture Committee Meeting of **01/09/2024**

DESCRIPTION OF APPLICATION: 01/09/2024
Permit #23-34666-VCGEN **Lead Staff: Erin Vogt**

Proposal to build new two-and-a-half story dependency in rear yard, per application & materials received 12/20/2023.

STAFF ANALYSIS & RECOMMENDATION: 01/09/2024

The two-and-a-half story dependency proposed in 2021 has been resubmitted for review. It was conceptually approved by the Committee and Commission, but never returned for design development and construction documents. Construction will require demolition of two sheds and the rear property line wall, which partially collapsed as a result of Hurricane Zeta in November 2020. 1876 and 1896 Sanborn maps show a two-story dependency previously existed on the site but was not located at the very rear of the property.

The proposed dependency is set 1’-0” from the rear, N. Rampart-side property line and 3’-0” from the St. Philip and Dumaine-side property lines; staff notes that the site plan does not show the existing brick courtyard walls, but the survey indicates that the St. Philip wall falls on the neighboring property while the Dumaine-side wall is shared. The footprint of the new construction is shown as 32’-0” x 17’-4”, with a 3’-10” balcony accessed by a straight run wooden stair on the Dauphine side of the Burgundy elevation. The overall height measures 36’-4”, well within the height limits of the CZO.

The Burgundy elevation is divided into three bays, with eight-lite, double panel French doors, four-lite transoms, and board-and-batten shutters. These are noted as having simulated divided lites, which is not permitted per the Guidelines and should be revised to use true divided lites. The second-floor balcony is shown with typical columns, but the rail design has not been developed. The Dumaine and St. Philip elevations have six-over-six windows on the first and second floors.

The VCC Design Guidelines chapter on new construction, additions and demolition states that “*the VCC recommends:*

- *Designing a new secondary building or structure to complement the period and style of the principal building and other buildings on the site – this includes using similar form, materials, colors and simplified detailing.*
- *Locating a secondary building or structure [...] away from the principal entrance or street elevation.*
- *Constructing a new secondary building in a manner that does not damage other resources on the site and respects the footprints and foundation of all prior secondary structures, as well as potential archaeological resources.” (VCC DG: 14-19)*

“Recognizing that what might be appropriate at one property is not appropriate at another, the VCC does not mandate specific design ‘solutions’ for new construction or an addition. However, when determining the appropriateness of a new construction or an addition, the VCC is guided by the Secretary of the Interior’s Standards and the general design principles below:

DESIGN PRINCIPLES	NEW CONSTRUCTION & ADDITIONS
Scale: Height & Width	Proportions and size of the new building/addition compared with neighboring buildings/existing building
Building Form & Massing	The three-dimensional relationship and configuration of the new building/ addition footprint, its walls and roof compared with neighboring buildings/ existing building

Setback	Distance of the new building/addition to the street or property line when compared with other buildings on the block/existing building
Site Coverage	Percentage of the site that is covered by a building/addition, when compared to nearby sites of compatible size
Orientation	Location of the front of the new building/addition and principal entrance relative to other buildings on the block
Alignment, Rhythm & Spacing	Effect the new building/addition will have on the existing patterns on its block
Architectural Elements & Projections	Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building's overall shape and silhouette relative to neighboring buildings
Façade Proportions: Window & Door Patterns	Relationship of the size, shape and location of the new building/addition façade and building elements to each other, as well as when compared to other buildings on the property, block/existing building
Trim & Detail	Mouldings, decorative elements and features of a building that are secondary to major surfaces such as walls and a roof and how they relate to the neighboring buildings/existing building
Materials	Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building

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Additional submittals and review at the Committee level will be required prior to permit issuance, including development of structural and millwork details and MEP plans. Staff finds the proposed new construction **conceptually approvable** and recommends the project be forwarded to the Commission for their consideration prior to design development.

ARCHITECTURAL COMMITTEE ACTION:

01/09/2024