



# Vieux Carré Commission Architecture Committee Meeting

Tuesday, October 22, 2024



**Old Business**



**800 N Rampart**

ADDRESS:	800 N. Rampart Street	APPLICANT:	John C Williams
OWNER:	J&R Rental Properties, LLC	SQUARE:	103
ZONING:	VCC-2	LOT SIZE:	3040 sq. ft.
USE:	vacant		
DENSITY		OPEN SPACE	
Allowed:	5 units	Required:	608 sq. ft.
Existing:	None	Existing:	151 sq. ft.
Proposed:	No change	Proposed:	No change

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:**

800-804 N. Rampart: Gable-ended, corner Creole cottage, the historic openings of which have been obliterated. Plan book drawings from 1858 and 1863 show this and the neighboring cottage at 1035 St. Ann. If the existing building is the same one depicted on the 1858 drawing, it was altered after 1863 with the addition of a steep gable end and dormers.

Rating: **Pink** - of potential local or major architectural significance, but with detrimental alterations.

806-08 N. Rampart: C. 1880 two-story frame building in the late Victorian Italianate manner.

Rating: **Yellow** - contributes to the character of the district.

**Architecture Committee Meeting of** **10/22/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/22/2024
<b>Permit #22-01008-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>

**FOR RENEWAL CONSIDERATION:** Proposal to install wraparound gallery in conjunction with renovation to address demolition by neglect violations, per application received 01/19/2022 and materials stamped VCC approved 01/20/2023 & 10/20/2023. **[Notices of Violation sent 02/28/2014, 09/14/2015, 01/31/2017, 05/01/2019, 10/30/2020, 05/24/2021, and 04/18/2022.]**

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	10/22/2024
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*See Staff Analysis & Recommendation dated 07/20/2022.*

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	10/22/2024
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**Vieux Carré Commission Meeting of****07/20/2022****DESCRIPTION OF APPLICATION:**  
**Permit #22-01008-VCGEN**

07/20/2022

**Lead Staff: Erin Vogt**

Proposal to install wraparound gallery in conjunction with renovation to address demolition by neglect violations, per application & materials received 01/19/2022 and 07/08/2022. **[Notices of Violation sent 02/28/2014, 09/14/2015, 01/31/2017, 05/01/2019, 10/30/2020, 05/24/2021, and 04/18/2022.]**

**STAFF ANALYSIS & RECOMMENDATION:**

07/20/2022

The applicant first applied in 2018 to renovate the building and add a gallery/awning hybrid. After some back-and-forth discussion regarding the appropriateness of the proposal and several extended delays between submittals, physical evidence supporting the previous existence of a gallery was found on the interior of the structure, and a permit was issued for the work in 2020.

Meanwhile, the building continued to suffer from long-standing demolition by neglect. Concerned that work had not begun while the building continued to deteriorate, staff scheduled an adjudication hearing for 06/23/2021. The morning of that adjudication hearing, staff was informed that the VCC approved design could not move forward with final permitting from Safety and Permits, as the Sewerage and Water Board denied installation of the new wraparound gallery due to the presence of an existing sewer line. The applicant then resubmitted plans for a renovation of the building *without* the wraparound gallery, which was approved by the Committee on 07/27/2021. Since no gallery was proposed, Commission review was not required for that scope of work. The permit was issued by VCC staff on 09/24/2021, following submittal of final plans.

No work has been done on the building since that permit was issued, and it has continued to deteriorate and be left exposed to the elements despite administrative adjudications and judgements.

On 01/11/2022, the applicant submitted a new application to renovate the building, once again proposing to add a wraparound gallery. The applicant informed staff that the Sewerage and Water Board was no longer objecting to the gallery due to the location of the water line. Staff requested documents from the owner and from S&WB to verify that all applicable departments were now consenting to the work, including the gallery footers in the sidewalk. These documents were provided on 07/08/2022, and the application was scheduled for Committee review. On 07/12/2022, the Architectural Committee moved to approve the renovation, including the gallery, and forward it to the Commission for consideration. Vieux Carré Commission approval lasts for 12 months, so the Committee and Commission both must review the proposal again before permits can be issued.

While a new application was required due to the amount of time that had passed, the drawings are largely unchanged from previous reviews. The building was significantly modified throughout the 20<sup>th</sup> century, including complete removal of historic millwork and a cut-corner entrance and awning. The proposal removes the anachronistic 20<sup>th</sup> century millwork and will reconstruct a wooden gallery on the N. Rampart elevation and a metal awning on the St. Ann elevation. Over multiple hearings and on-site inspections, VCC staff and the Committee evaluated the historic research and physical evidence the applicant presented to support their argument for reconstructing the gallery and awning, which was also found appropriate and approvable by the State Historic Preservation office and National Park Service.

The gallery joists will be reinserted into existing historic joist pockets found on the interior of the N. Rampart-side wall. They are spaced at 2'-0" o.c. and are deep enough to indicate that they supported joists for the weight of occupiable gallery, not just a sidewalk covering. A 1863 plan book rendering, which shows the gallery and awning, may have been stretched when scanned, as the proportions of the roofline and millwork match the existing building and 1858 plan book rendering when the width of the image is reduced horizontally. While staff and the Committee were initially concerned that the gallery and awning may have belonged to a previously existing building, the physical evidence and historic research supports the existence of these elements at this structure.

New millwork will be installed in the existing masonry openings on the N. Rampart elevation. The St. Ann elevation will be more extensively modified, with two sets of four-lite French doors with shutters and a service door that will appear to be a shut pair of beaded-board shutters. The cut corner, commonly seen in buildings with commercial use, will remain to show how the building was modified over time. The second-floor windows on the N. Rampart elevation will remain their existing width, but will be brought down to floor length and converted to doors to allow for access to the gallery.

The N. Rampart-side brick parapet adjacent to the dormers on the St. Ann side of the roof will be rebuilt to a structurally sound condition and will match existing. The dormers will also be structurally stabilized and the tie-rod between the dormers and the parapet will be eliminated to prevent future strain on the

parapet. The drawings call for all cement-based plaster to be removed and replaced with VCC stucco, with the finish and scoring to match existing. Staff notes that complete removal of all Portland cement may do more harm than good to the historic brick, and only delaminated stucco should be removed until it has naturally separated from the masonry.

The drawings state that no interior work will be undertaken as part of this scope, so no change of use is proposed at this time.

Given the severe state of demolition by neglect at this property and lack of movement to address these issues despite numerous adjudication hearings, staff's priority is the restoration of this building to prevent any further damage and avoid risk of losing the historic structure. Staff is also growing increasingly frustrated that the building has been allowed to continue to deteriorate for years despite permit issuance with a gallery, permit issuance without a gallery, and several permits with a smaller scope of work solely to address the demolition by neglect violations. The Committee recommends **approval** of the application as proposed.

**VIEUX CARRÉ COMMISSION ACTION:**

07/20/2022

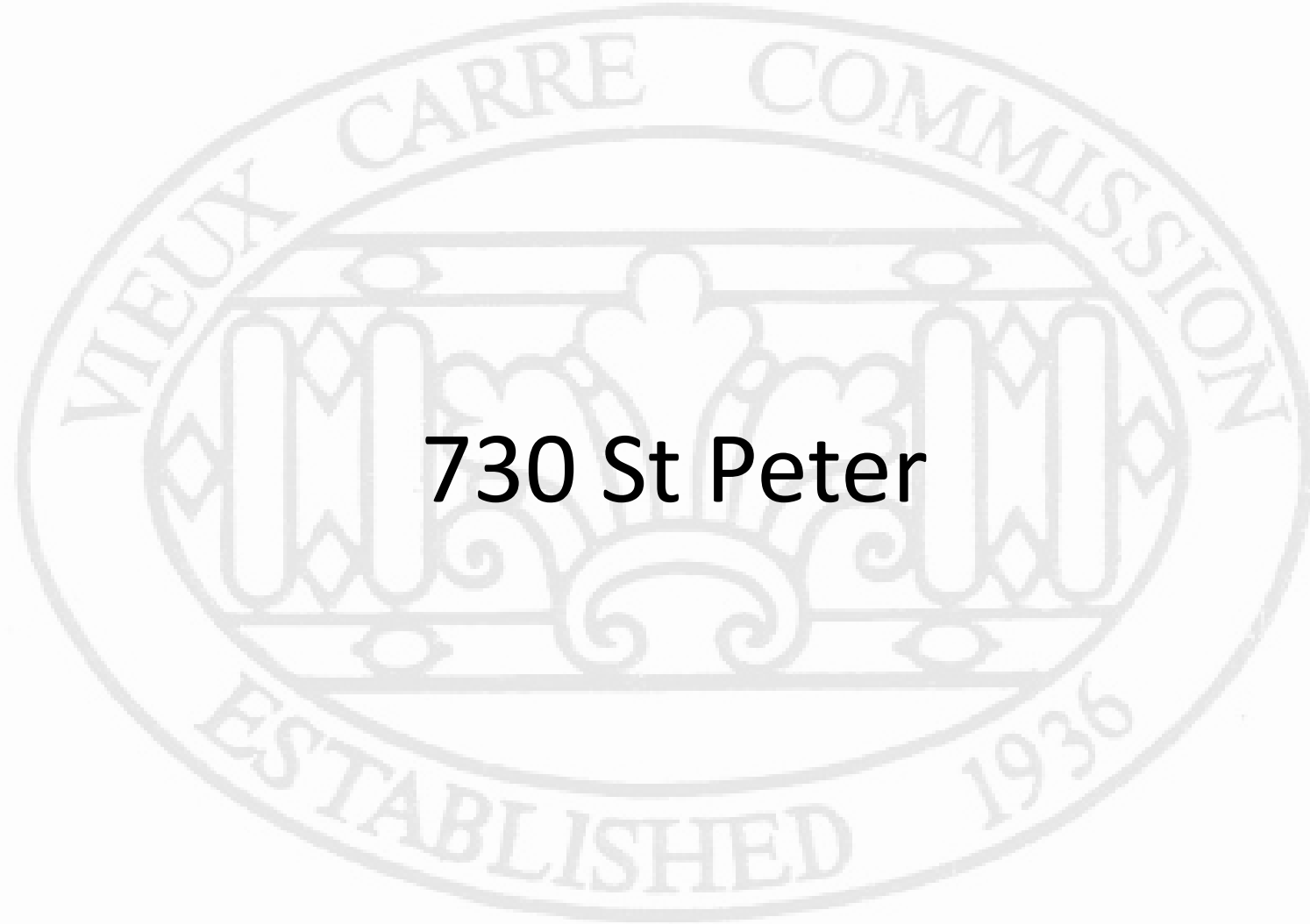
Ms. Vogt presented the report with Mr. Williams and Mr. Capella present on behalf of the application. Mr. Williams stated that they were glad to be at this point and that the contractor was ready, adding that they would also be working on 810 N. Rampart. He stated that NPS and SHPO had already approved the design, and the VCC had once before.

Ms. Szalwinski addressed the Committee, stating that the SHPO report stated that the evidence for the gallery was scant because of changes to the building. She noted the eight years of demolition by neglect, stating that approving the gallery would be rewarding that neglect. She asked that the Commission request the building be sealed and make them perform repairs first. Ms. Szalwinski added that SHPO also said it might not be the same building seen in the plan book drawings.

Ms. Vogt responded that the staff had pursued adjudication and attempted to enforce abatement of the demolition by neglect violations, issuing permits for the work multiple times, with none of those permits completed.

Ms. DiMaggio asked if physical evidence of the gallery had been inspected by staff. Ms. Vogt responded that yes, she had inspected the joist pockets at the second-floor interior of the building, and that they were closely spaced at 2'-0". She explained that they were deep enough and closely spaced enough to suggest that the gallery was occupied, and that the joist pockets ran the full length of the N. Rampart elevation. Ms. DiMaggio stated that she found this to be the most compelling evidence, more so than the plan book drawings, and noting that VCC staff had inspected more thoroughly than SHPO.

Ms. King moved to **approve** the proposed work per the staff and Committee recommendations. Mr. Fifield seconded the motion, which passed unanimously.



730 St Peter

ADDRESS:	730-32 St Peter	APPLICANT:	John C Williams
OWNER:	St Peter FQ Holdings LLC	SQUARE:	61
ZONING:	VCC-2	LOT SIZE:	3937 sq. ft.
USE:	Restaurant/vacant	OPEN SPACE:	
DENSITY:		REQUIRED:	1181 sq. ft.
ALLOWED:	6 units	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	Unknown
PROPOSED:	Unknown		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

In 1821 the builders Maurice Pizetta and Felix Pinson bought this site of New Orleans's first theatre, which burned in the great fire of 1816. By 1826 they had constructed this high style house, which from 1827-37 served as the city residence of the St. Charles Parish planter, Jean Baptiste LaBranche. Described in an 1826 auction notice as having an "upper floor elegantly finished with plastering and cornices," the building, according to an 1860 plan book drawing, was distinguished by a handsome pedimented cornice and frieze windows detailed in iron. Although they are known primarily for their work in the Quarter, Pizetta and Pinson also designed and built structures in other parts of town, including the extant granite stores on Canal Street, built in 1825 for the painter Degas's grandfather, Germain Musson.

**Architecture Committee Meeting of** **10/22/2024**

**DESCRIPTION OF APPLICATION:** 10/22/2024  
**Permit #22-35393-VC GEN** **Lead Staff: Erin Vogt**

Review of proposed lighting, per application & materials received 11/30/2022 & 10/08/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/22/2024

The applicant has returned with a revised lighting proposal and is now showing two sconces at each gate connecting the courtyards at 730 and 726 St. Peter. The fixtures and lamping are within Guidelines and can be approved at staff level, but the fixture can be lit as both an uplight and downlight. The applicant would prefer to do both, but uplighting is typically only approved for Purple rated buildings or landscape lighting. Staff recommends the Committee **approve** the fixtures and placement, but require that they be limited to downlighting.

**ARCHITECTURAL COMMITTEE ACTION:** 10/22/2024



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 base. The shield is flanked by two vertical bars with diamond-shaped details. The entire shield is enclosed within a circular border. The text "VIEUX CARRE COMMISSION" is written along the top arc of the border, and "ESTABLISHED 1936" is written along the bottom arc.

726 St. Peter

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.

<b><u>Architecture Committee Meeting of</u></b>	<b><u>10/22/2024</u></b>
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<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/22/2024
<b>Permit #23-05542-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>

Review of proposed lighting, per application & materials received 03/01/2023 & 10/08/2024, respectively.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	10/22/2024
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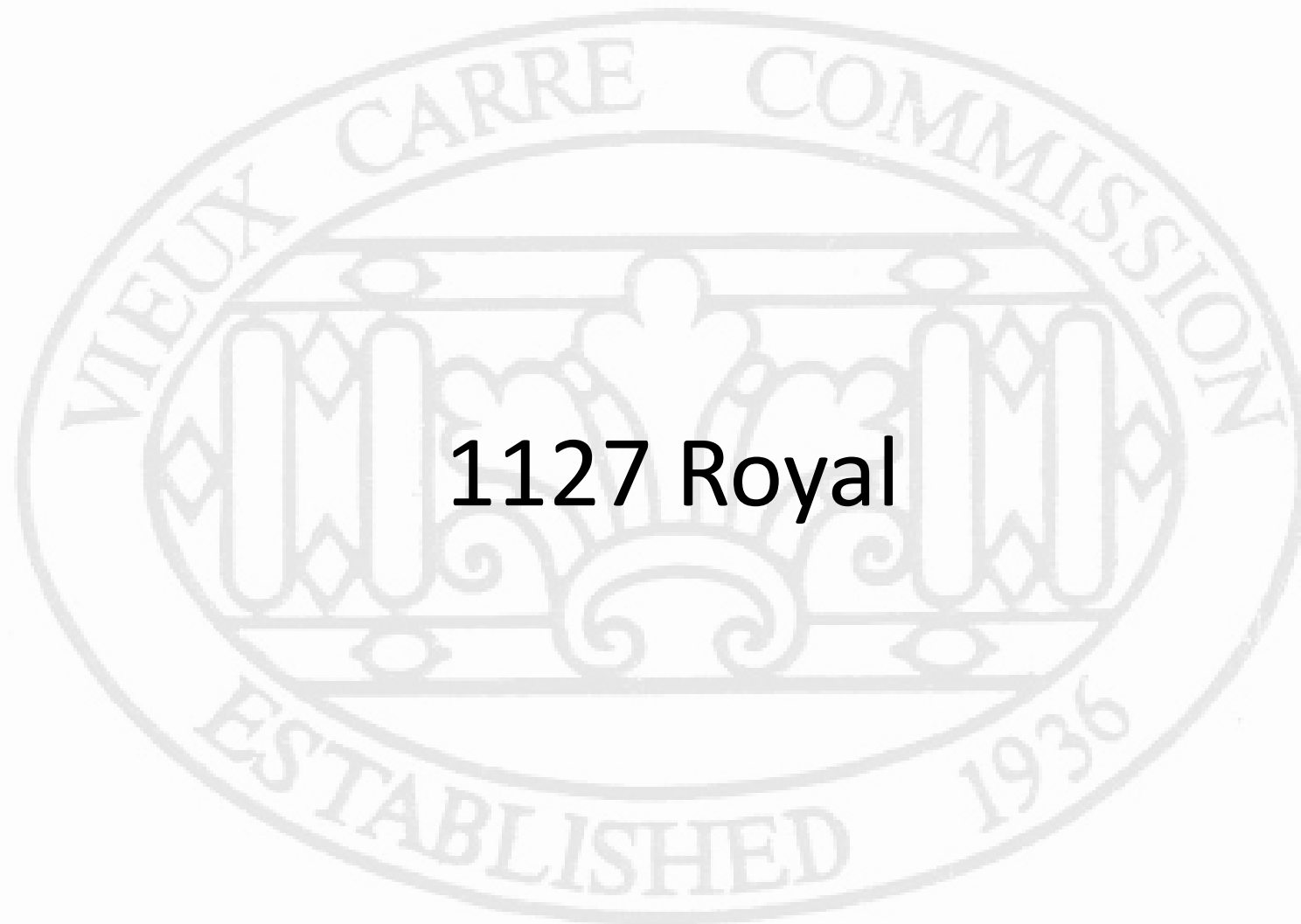
The applicant has returned with a revised lighting proposal, as follows:

Five decorative electric pendant lights are proposed to be installed down the length of the carriageway. The submitted sheet does not include full dimensions or lamping information, but it is listed as a “black gold aluminum” fixture. While installation of decorative pendants down the full length of a carriageway is not consistent with the current Design Guidelines, it is a commonly found condition in the District. However, the Guidelines state that fixtures must be constructed of materials appropriate to the building’s period, type, and style, as well as the lighting design – **faux historic materials, such as varnished or polished brass, are not appropriate in the Vieux Carré.**” (VCC DG: 11-7) Staff recommends use of a higher quality, reasonably-sized fixture with appropriate lamping, but finds the locations conceptually approvable.

On the rear elevation, a new sconce is proposed over the second opening on the first floor, to match the existing fixture over the carriageway. This fixture largely appears to match the existing fixture; however it is a brass fixture with an “aged copper” finish. Staff finds the location and appearance appropriate, but notes that this particular fixture is not approvable.

In the courtyard, two sconces are proposed at each gate connecting the courtyards at 730 and 726 St. Peter. The fixtures and lamping are within Guidelines and can be approved at staff level, but the fixture can be lit as both an uplight and downlight. The applicant would prefer to do both, but uplighting is typically only approved for Purple rated buildings or landscape lighting. Staff recommends the Committee **approve** the fixtures and placement, but require that they be limited to downlighting.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	10/22/2024
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1127 Royal

ADDRESS:	1127 Royal St.	APPLICANT:	Jeremiah Johnson
OWNER:	Ralph Cadow	SQUARE:	55
ZONING:	VCR-2	LOT SIZE:	3,048 sq. ft.
USE:	Residential		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

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

This building is one of the 15 2 1/2-story row houses constructed in this block as an investment in 1831-2 by the Co. of Architects of New Orleans with the notorious Alexander T. Wood as architect. Originally of a Federal style as influenced by the local Creole style, the original design of this row consisted of arched ground floor openings, square-headed full-length openings on the upper floors, wrought iron balconies with cathedral pattern railings, and semi-attached kitchens. These buildings have been dramatically altered over the years, most noticeably during the mid-19th c. when Greek Revival modifications were made. At some point, the balcony on this individual building was extended into a gallery with a cast iron canopy, supports and posts.

**Architecture Committee Meeting of** **10/22/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/22/2024
<b>Permit # 24-18739-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to install new 24kW generator in rear courtyard, per application & materials received 06/18/2024 & 10/02/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/22/2024

This application was deferred at the 09/24/2024 Architecture Committee meeting with both the Committee and staff expressing some concerns about the new gas service into the building, which was shown running up the street side of the front wall, and the running of lines from the new gas meter back to the proposed generator location. Staff has been in touch with a representative from Entergy who provided a revised proposal for bringing new gas service into the property. Entergy is now showing the gas line coming in underground into the alleyway before extending up the wall to the gas meter located above the door height. Staff suspects that the meter is located high on the wall so as not to interfere with the door or anyone walking through the alley. This is not an uncommon location for gas meters in the district and staff finds this a major improvement over the original proposal to run the gas line up the front facade.

The remainder of the proposal remains the same as previously proposed. The Committee previously requested that the applicant explore running the line underground rather than the proposed routing through the alleyway and attic. The applicant is still proposing the same routing as previously proposed.

As a reminder, the gas line and electrical would be installed tight to the ceiling for the length of the alleyway and across the loggia before going through the wall, traveling up into the attic of the service building and back to the proposed generator location at the back of the property. Although the lines would be visible from within the alleyway and from certain areas of the courtyard, there would not be any significant visibility from other properties or from the street and the overall project would be reversible. Staff notes that trenching the length of the alleyway and across the courtyard is arguably more invasive to the property.

Staff requests commentary from the Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:** 10/22/2024

**Architecture Committee Meeting of**

**09/24/2024**

**DESCRIPTION OF APPLICATION:**  
**Permit # 24-18739-VCGEN**

09/24/2024  
**Lead Staff: Nick Albrecht**

Proposal to install new 24kW generator in rear courtyard, per application & materials received 06/18/2024 & 09/09/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

09/24/2024

The applicant proposes to install a new natural gas generator at grade behind the rear service ell. Staff had an opportunity to visit the site and confirmed there is little to no visibility of this location. The space behind the service ell is compact with masonry walls surrounding the proposed location. The Guidelines recommend limiting the size and number of pieces of mechanical equipment on a property and locating them to minimize visibility. (VCC DG: 10-11) Staff notes that there are existing HVAC condensers at grade near this location as well.

The proposed generator location is in relatively close proximity to an existing window of the rear service ell. Staff measured this distance at slightly over 5'. Staff reached out to Safety & Permits to confirm if this would satisfy the building code but did not receive a response prior to the writing of this report. From documentation previously provided by Safety & Permits, staff believes the requirement is only 5' so this would just satisfy the code but staff will confirm with Safety & Permits.

There is no existing gas service to this property so if approved, the generator would require brand new gas service. Staff finds this aspect of the proposal potentially more problematic than the equipment itself. The applicant stated that Entergy will no longer install new gas services and gas meters in alleyways, instead installing the gas lines and likely a service box on the front façade. The gas line would run up the wall before going through the existing transom window. Staff has reached out to a contact at Entergy seeking clarification and noting that the service in and meter need to be placed behind the alley gate.

From the new gas service, the applicant proposed to run the gas line tight to the ceiling for the length of the alleyway, turn the corner at the back to move across the loggia still at the ceiling and into the opposite corner. At this point the lines would penetrate the wall to the exterior, run straight up the wall into attic space where it could run clear to the back of the service ell in the attic. Finally, it would come through the wall at the rear of the attic and run down to the generator.

The applicant proposes to box out or install some trim over the lines in the alleyway portion of the building. If approved, this trim should be minimal and painted to match the walls and ceiling.

In summary, staff finds the proposed new generator conceptually approvable with staff and the applicant to work with Entergy regarding the details of the new gas service installation.

**ARCHITECTURAL COMMITTEE ACTION:**

09/24/2024

Mr. Albrecht read the staff report with Mr. Alexander present on behalf of the application. Ms. Bourgoigne noted a contact with Entergy with whom she was in contact about this application. Mr. Fifield noted that the Architecture Committee will need confirmation of how the gas service will be installed. Mr. Block noted that having a generator was not guaranteed by right and that some installations might not work.

There was no public comment.

Mr. Fifield noted that this would not be a sympathetic installation, but it would be reversible. Mr. Fifield then questioned if it would be possible to run the lines underground. Mr. Johnson replied that they could be trenched. Mr. Bergeron noted that this could be a situation where a backup battery could be considered as an alternative to a generator.

Mr. Bergeron made the motion to defer the application to allow the applicant time to explore routing of the gas line with Entergy and to find alternate routes in the courtyard and to explore alternate energy sources. Mr. Fifield asked that motion be amended to include a possible buried line option. Mr. Bergeron accepted the amended motion, and the motion passed unanimously.



1032 Royal  
620 Ursulines

ADDRESS:	1032 Royal/620 Ursulines		
OWNER:	Lone Tree Holdings, LLC	APPLICANT:	Studio West
ZONING:	VCR-2	SQUARE:	49
USE:	Residential	LOT SIZE:	17,135 sq. ft

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

**1032 Royal**

Rating: Main building and service wing – Green, of Local Architectural or Historical importance;

This Greek Revival 2½-story brick/masonry townhouse with cast iron gallery and a side carriageway appears from the archival and visual evidence to date from c. 1845.

**620 Ursulines**

Rating: Main building and service wing – Blue, of Major Architectural or Historical Importance;  
New rear buildings – Orange, Twentieth Century Construction.

Around 1819 a French-born shipwright named Armand Magnon had architects Gurlie and Guillot design this great square masonry townhouse. This imposing mansion, which was the center of a large domestic complex, had an attic floor and cupola added c. 1840. The building was renovated during the late 1960s, at which time a rear service building was removed and a walled side garden replaced a turn-of-the-century theatre (the old Capri Theatre).

<b><u>Architecture Committee Meeting of</u></b>	<b><u>10/22/2024</u></b>
<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/22/2024
<b><u>Permit # 24-23644-VCGEN</u></b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to create new opening in courtyard wall to connect the two properties, per application & materials received 08/01/2024 & 10/09/2024, respectively.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	10/22/2024
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This application was conceptually approved at the 08/13/2024 meeting but since that time the applicant has developed a new option in need of Committee review. Previously, the Committee approved a new door opening in the rear wall of the 1032 Royal St. courtyard into one of the orange-rated buildings of 620 Ursulines.

This new proposal places the new door opening on the wall perpendicular to the rear wall and in a location behind the service building. The new opening is proposed to have a new pair of French doors installed and is shown with new board and batten shutters. Unlike the previously approved proposal, this opening would be at grade without the need for a landing or stairs.

Staff questions the need for the proposed shutters but otherwise finds this proposal to be an improvement over the previously approved plans. Staff notes that a door in this location would be rather inconspicuous even from within the 1032 Royal St. courtyard. On the 620 Ursulines side, it would enter orange-rated construction.

Based off of the previously granted conceptual approval and finding this option more discrete than the one previously conceptually approved, staff recommends conceptual approval of this proposal with any details to be finalized at the staff level.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	10/22/2024
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<b><u>Architecture Committee Meeting of</u></b>	<b><u>08/13/2024</u></b>
<b><u>DESCRIPTION OF APPLICATION:</u></b>	08/13/2024
<b><u>Permit # 24-23644-VCGEN</u></b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to create new opening in courtyard wall to connect the two properties, per application & materials received 08/01/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	08/13/2024
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The owner of this property is in the process of purchasing one of the abutting properties at 1032 Royal St. As the two properties would share a portion of property line, the applicant is proposing to create a

link between the two properties. This would occur at the rear property line of 1032 Royal St. where it abuts a portion of the blue-rated service wing of 620 Ursulines as well as a portion of orange-rated construction.

The applicant proposes two different options to create this link. The first option would create a new opening in the back of the blue-rated service wing and feature a pair of doors with sidelights and a fanlight above. This millwork matches existing millwork on the courtyard side of the service ell and the new opening would be aligned with one of these existing openings. Although staff appreciates this alignment and matching the existing millwork, staff is hesitant to create the new opening in the blue-rated portion of the building and is concerned about creating a false sense of history with the new opening.

The second option would locate the new opening in part of the orange-rated construction and would feature new steps and landing on the Royal St. property leading to a new pair of simple French doors on the rear wall of the orange-rated building of 620 Ursulines. This opening would also align with an existing opening and match the millwork in that opening, albeit part of the orange-rated construction.

Staff finds option 2 more appealing as it does not affect the highly rated portion of the building and it overall seems less heavy handed. There is an existing tree in the courtyard of the 1032 Royal St. property that may be affected by the construction. The impact of the tree may be lessened by rotating the landing 90 degrees.

In discussion with the applicant, the applicant stated that the overall plan would not be to re-subdivide the properties into one large property so a BBSA waiver is being sought and has been applied for to allow for this opening across a property line.

Although openings across property lines are somewhat atypical and not encouraged, staff finds this one potentially approvable, particularly if it is located in the orange-rated construction seen in Option 2. Staff recommends conceptual approval of the proposed option 2 with final details to be worked out at the staff level and contingent on the BBSA approval.

**ARCHITECTURAL COMMITTEE ACTION:**

08/13/2024

Mr. Albrecht read the staff report with Ms. West present on behalf of the application. Ms. West stated that their concern on option 2 was the tree in the courtyard and that they client would prefer option one. There was no public comment.

Ms. Steward made the motion for the conceptual approval of option 2 with the details to be worked out at the staff level. Mr. Bergeron seconded the motion and the motion passed unanimously.





**New Business**



901-05 Toulouse

ADDRESS:	901-905 Toulouse/601 Dauphine		
OWNER:	New Orleans Jazz and Heritage Foundation, Jose A Mata, Frances R Hudson	APPLICANT:	Darren Dimacco
ZONING:	VCR-1	SQUARE:	89
USE:	Mixed Use	LOT SIZE:	2,100 sq. ft.

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating:     Main building and kitchen: green, or of local architectural and/or historical importance.  
              Courtyard infill:     brown, objectionable or of no architectural or historical importance.

The picturesque buildings at this address include an early 19th-century corner masonry cottage with a hipped roof and a 2-story masonry kitchen building. This cottage and two adjacent ones on Toulouse street were constructed circa 1811 by Bernard Campanel, a free man of color. A plan book drawing dating from 1845 shows the original appearance of Campanel's cottages. This property was held by the Campanel family until 1882. From 1945 until his death in 1984 Leonocio Saulny, Jr. operated a hardware store in this building.

**Architecture Committee Meeting of** **10/22/2024**

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<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/22/2024
<b>Permit # 24-22947-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to install two new copper roof vents, per application & materials received 09/25/2024 & 10/03/2024, respectively.

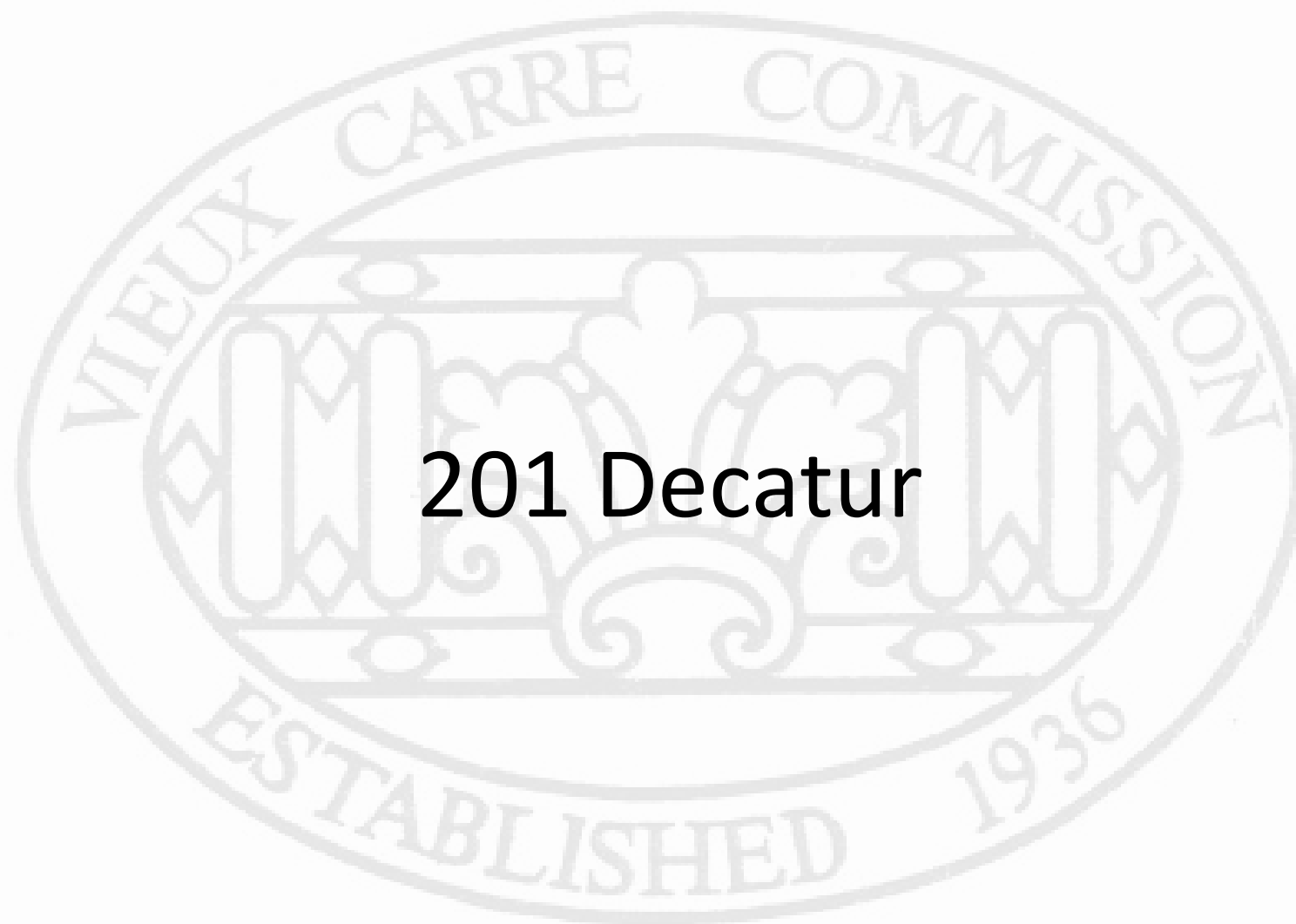
**STAFF ANALYSIS & RECOMMENDATION:** 10/22/2024

The applicant proposes to install two new copper A-frame style vents on the roof of the two-story kitchen building at 905 Toulouse. This building features a single slope roof facing towards the street, so the use of Chinese cap or similar style vent is not an option. The applicant states that currently this attic has no ventilation, which is leading to some problems within the space.

The proposed vents are shown each at 36” wide by 18” tall which staff finds to be quite large for a building that only measures approximately 30’ across. The applicant notes they will be installed approximately 2’ from the top parapet wall. Visibility of this roof from the street is limited but there are vantage points from up and down the street that can see this roof. Alternatives to a roof vent for this building type would be some openings in the gable walls, but staff finds that type of work to be more invasive.

Staff has no objection to the concept of a new A-frame style vent, but questions the size of the proposed vents. Staff recommends conceptual approval of the proposal.

**ARCHITECTURAL COMMITTEE ACTION:** 10/22/2024



201 Decatur

ADDRESS:	201 Decatur Street		
OWNER:	Butterfields Butter LLC	APPLICANT:	C-Mack Enterprises LLC
ZONING:	VCE-1	SQUARE:	30
USE:	Medical clinic	LOT SIZE:	3,456

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This fine example of a high Victorian Italianate building was constructed circa 1880 for use as a bank. Lavishly ornamented with a heavy bracketed cornice, arched openings on lower floor and pedimented openings on the second floor, this two-story masonry building has a striking triangular shape with circular granite steps leading up to the corner entrance. In the early 1900s, the bank building was extended one bay on the Decatur Street side.

**Architecture Committee Meeting of** **10/22/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/22/2024
<b>Permit #24-28936-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>

Proposal to install rooftop mechanical equipment in conjunction with a **change of use** from *medical clinic* to *live performance venue*, per application & materials received 09/23/2024 & 09/20/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/22/2024

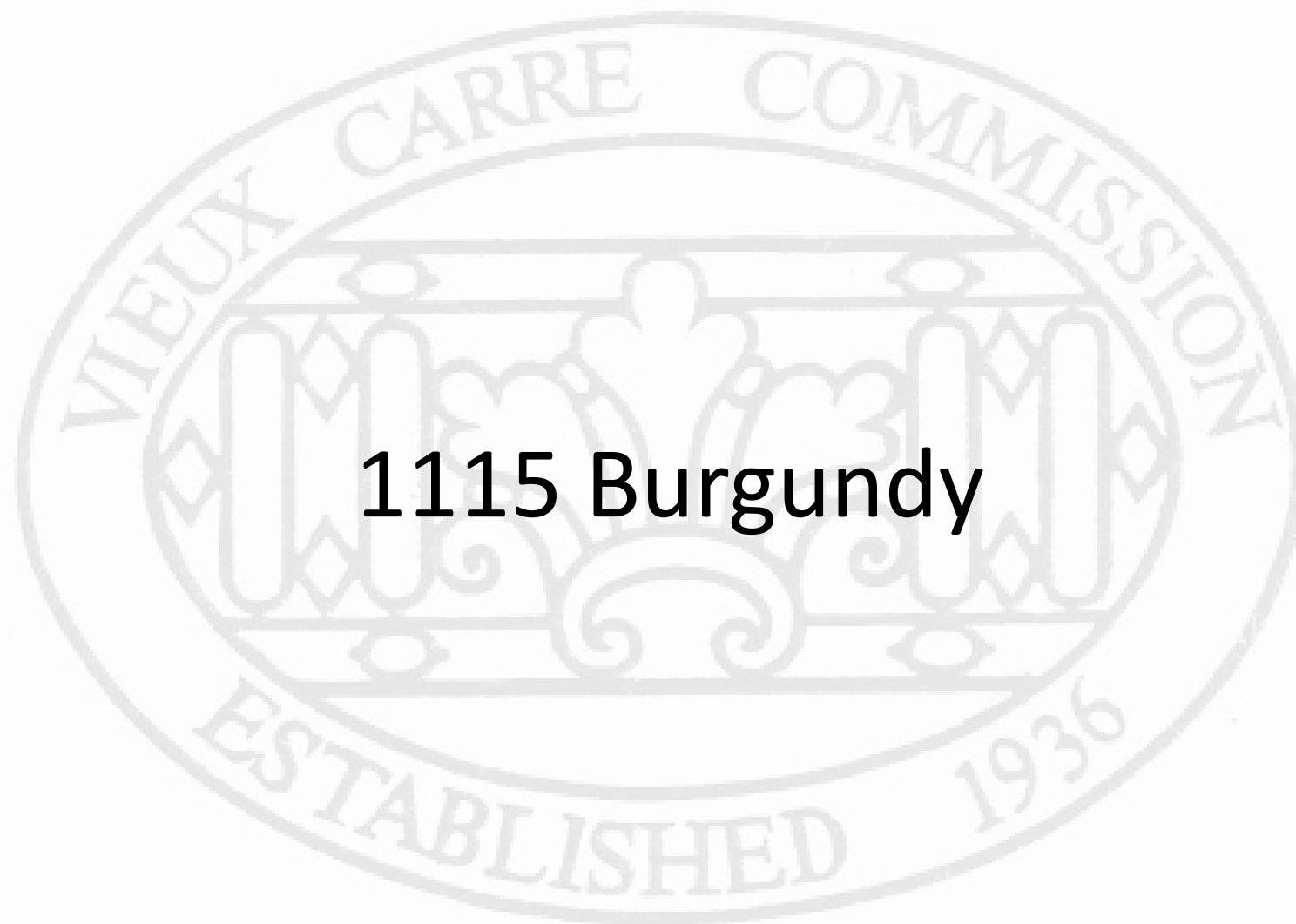
Exterior work for the proposed change of use at this property is limited to the installation and modification of mechanical equipment on the roof, particularly new air intakes, replacement of smaller condensing units, and the addition of two larger condensing units with new platforms. The smaller condensers will serve walk-in coolers are typical 2-ton units. The larger units are as follows:

- A 10-ton unit with a dB output between 60-83 dB, measuring 59” x 46” x 50”
- A 7.5-ton unit with a dB output between 63-85 dB, also measuring 59” x 46” x 50”

Staff notes that no architectural plan has been submitted for the roof, just a mechanical plan. It is not clear from this drawing if the extensive ductwork is to be installed on the exterior of the building, or in the attic. Ductwork must be limited to the inside of the building wherever possible. Flashing and penetrations details must be submitted, along with specs for the Greenheck air intake units and the mechanical platform.

Commission review is required for both the change of use and the installation of rooftop mechanical equipment. Staff recommends that, provided the requested plans and details are provided to staff and prove to be typical of this type of installation, the application be forwarded to the full Commission with **a positive recommendation** for the equipment and **change of use** to *live performance venue*.

**ARCHITECTURAL COMMITTEE ACTION:** 10/22/2024



**1115 Burgundy**

ADDRESS:	1115-17 Burgundy Street	
OWNER:	Nathan J Robinson	APPLICANT: Shiflett Exteriors
ZONING:	VCR-1	SQUARE: 106
USE:	Residential	LOT SIZE: 2724.7 sq ft

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: Main building: yellow, contributes to the character of the district

This ca. 1891 frame double camelback cottage was severely damaged by a fire in early 1988, after which a rear addition was demolished. Mid 20<sup>th</sup> century modifications to the facade porch altered the original appearance of the late Victorian cottage.

**Architecture Committee Meeting of** **10/22/2024**

**DESCRIPTION OF APPLICATION:** 10/22/2024  
**Permit #24-29288-VCGEN** **Lead Staff: Erin Vogt**

Proposal to replace siding and install plywood sheathing beneath, per application & materials received 09/25/2024 and 10/02/2024.

**STAFF ANALYSIS & RECOMMENDATION:** 10/22/2024

The Burgundy side wall of the camelback is experiencing water intrusion and needs replacement siding. The applicant proposes to install ½” plywood sheathing and Tyvek below the new siding, which they noted would be cypress. Given that the camelback burned and was rebuilt in 1988, staff asked the applicant to perform exploratory demolition to determine if there was already plywood sheathing present beneath the siding. Unfortunately, there is not, so staff is concerned that adding ½” plywood will significantly alter reveals at the windows and corner siding. No proposal has been received to account for the change in wall thickness, so it is unclear how the applicant intends to address this issue.

Staff has encouraged the applicant to explore using reclaimed cypress in the same size and profile as the existing siding, or to install a more durable wood such as Spanish Cedar instead of using new growth cypress, which is unreliable.

Staff seeks the guidance of the Committee regarding the approvability of the added plywood sheathing.

**ARCHITECTURAL COMMITTEE ACTION:** 10/22/2024



915-17 St Ann



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** **10/22/2024**

**DESCRIPTION OF APPLICATION:** 10/22/2024  
**Permit #24-29749-VCGEN** **Lead Staff: Erin Vogt**

Proposal to reconstruct two chimneys on main building, per application & materials received 09/30/2024.

**STAFF ANALYSIS & RECOMMENDATION:** 10/22/2024

The applicant has submitted a side elevation and proposal to rebuild the existing chimneys on the main, Blue rated building, using exposed red brick to match the St. Ann façade, and with barrel tile caps. It is unclear if there are current underlying structural issues, or if this is simply part of the overall plan to restore this building to its initial date of construction.

Staff requests clarification regarding whether or not the bricks will be dipped as the front façade bricks are approved to be. More detailed and dimensioned drawings (including sections, a roof plan, flashing and capping details) are needed prior to final approval and permit. Given the rating of the building, Commission review is also required.

**ARCHITECTURAL COMMITTEE ACTION:** 10/22/2024



ADDRESS:	905 Royal St.		
OWNER:	The Sam and Nori Lee	APPLICANT:	Zach Smith
	Revocable Trust		
ZONING:	VCC-1	SQUARE:	57
USE:	Hotel	LOT SIZE:	2,585 sq. ft.

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

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

C. 1897 late Victorian version of the double-level galleried frame townhouse.

<b>Architecture Committee Meeting of</b>	<b>10/22/2024</b>
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<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/22/2024
<b>Permit # 24-29895-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to renovate building including the proposed demolition of an existing lean to structure and the construction of a new pool, per application & materials received 10/01/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	10/22/2024
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This overall project is to renovate the existing seven-unit hotel building into a three-unit bed and breakfast. There are several aspects of this project in need of Architecture Committee review but overall staff is thankful to see this building receive some much needed work.

**Courtyard Demolition**

The applicant proposes to demolish an existing CMU lean-to addition at the rear of the main building. This one-story addition measures approximately 87 sq. ft. and photographs show that the main building wall is intact within the addition. Mechanical equipment for the building is currently located on the roof of the addition and screened with lattice. The applicant proposes to demolish this small addition completely in order to create more courtyard space and additional room for a proposed pool.

Other courtyard elements proposed for demolition are short masonry planters currently located around the outside walls of the courtyard as well as concrete paving in the courtyard.

Staff has no objections to the proposed demolition work and notes that the Guidelines require Commission level review for all proposed demolitions.

**Pool**

A pool measuring 24’ long and 7’ wide is proposed for installation in the small courtyard. The pool is shown located 2’ from the rear property line, which is the minimum distance allowed per building code. A note for the pool indicates that it will be flush with grade but staff did not see any indication of the depth or finishes of the pool.

All equipment for the pool would be located in a storage space in the main building located under interior stairs.

From the limited information provided on the pool, staff finds the proposed pool conceptually approvable but requests additional information regarding depth, finishes, and lighting.

**Mechanical Equipment**

In addition to the pool equipment which would be located within the building envelope, the applicant is proposing two new air conditioning condensers to be wall mounted on the rear elevation of the main building. Although there is existing mechanical equipment on the roof of the addition, this proposed mechanical platform is about 3’ higher up the building. Visibility of this area is limited; however, staff would prefer to see a mechanical platform installed at approximately the same height of the existing equipment or lower. Staff measured the existing equipment at about 11-1/2’ above grade.

Staff also questions if any other mechanical equipment will be needed for the property, noting only two condensers being proposed and having three separate rental units and a large common area.

**Window and Door Openings**

Some changes are proposed to window and door openings to the two side elevations as well as the proposed pool equipment access door on the rear elevation. On the side elevation noted as “East”, the applicant is proposing to infill one atypical small window opening and to convert an existing door opening to a window.

Staff has no objection to the proposed infill of the window opening as the existing window is inappropriate and the opening itself very unlikely to be original.

The doors proposed to be converted to a window are near the back of the building and immediately adjacent to another door, which would remain. Staff finds both of these openings to be unusual and notes that the Guidelines generally discourage the conversion of doors to windows and vice versa. The proposed window is shown as matching other windows on the building including the installation of new shutters. Given the question of the history of this opening, staff questions if matching the other existing windows is the best approach or if the millwork in this opening should be slightly differentiated.

Staff notes that this existing elevation also includes unusual 3 lite windows at both the first and second floor that resemble transom windows. These windows are not shown on either the existing or proposed plans and staff questions what is proposal for these windows. Although atypical, staff finds that they are potentially historically significant.

On the opposite side elevation (West), a square opening that is shown right below the second-floor framing is proposed for removal with the area to be clad in siding matching the rest of the wall. The applicant provided a photo of this opening showing two solid shutters closed on the exterior. Staff notes that this opening too is unusual, but questions if it also has some historic significance and possibly served some other function in the past. Staff requests additional information regarding the opening, including photos from the interior.

### **Decorative Fixtures**

A total of six decorative gas light fixtures are proposed around the building. On the front elevation, two hanging fixtures are shown with one above each door. Currently, there are wall mounted decorative fixtures on the side of each of these doors with photographs showing decorative fixtures in these locations since at least the 1960s. Staff finds a new wall mounted sconce unit to be more appropriate compared to the proposed new hanging fixtures.

The two side elevations are also shown with two new decorative fixtures each. The two fixtures on the “West” elevation would be replacing existing decorative electric fixtures, while the two on the “East” would be new installations. Staff finds the two proposed fixtures on the West elevation more appropriate as they are replacing existing fixtures and the fixtures are both located next to doors, consistent with the recommendations of the Guidelines.

The two new installations on the East side are more arbitrary in their installation with one located between two windows and one located next to the opening that is proposed to be converted to a window. Staff recommends the use of more discrete and functional lighting on this elevation.

Staff also notes that gas lights will produce significantly less light compared to electric and that there are no notes of any other exterior lighting besides the gas lights. Staff recommends a restudy of the exterior lighting needs around the building and in the courtyard.

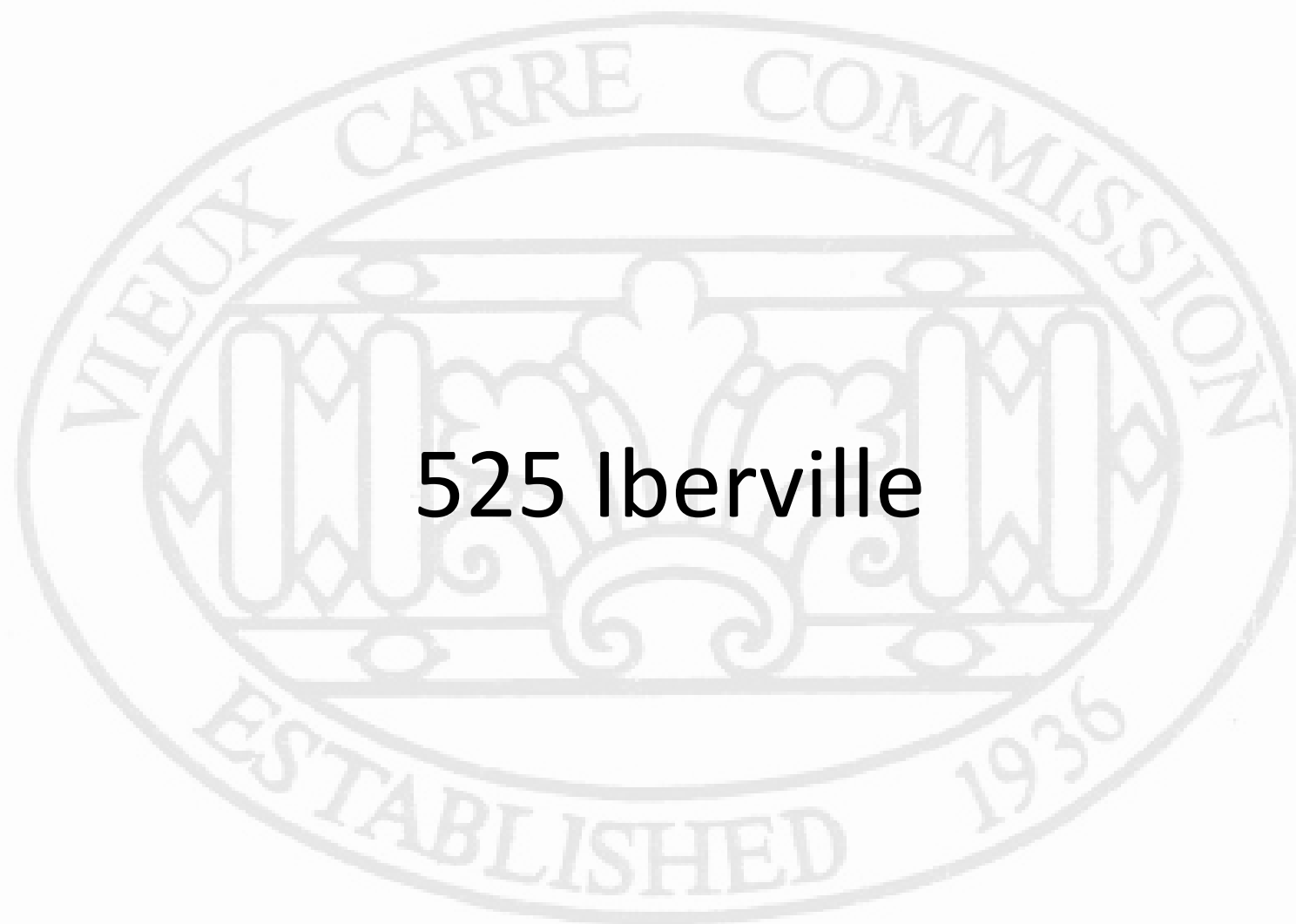
### **Summary**

In addition to the proposed changes noted above, the proposal includes general staff approvable repairs throughout the building, which staff appreciates as they are badly needed. Regarding the current proposal, staff recommends:

- The Committee forward the demolition aspect to the Commission with a positive recommendation,
- Conceptual approval of the proposed new pool with the applicant to provide additional information as noted, and
- Deferral of the proposed mechanical equipment, changes to openings, and decorative light fixtures with the applicant to provide additional information or restudy these elements as noted.

### **ARCHITECTURAL COMMITTEE ACTION:**

10/22/2024



525 Iberville

ADDRESS:	525 Iberville	APPLICANT:	Studio Rise LLC
OWNER:	Mr. Big Management	SQUARE:	30
ZONING:	VCC-2	LOT SIZE:	3,317 sq. ft.
USE:	Vacant		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: Yellow:   Contributes to the character of the district.

Although this 3-story masonry warehouse building with a parapeted cornice appears to date from circa 1910 after a fire had struck the block, it actually may be a remnant of a mid-19th century structure.

**Architecture Committee Meeting of** **10/22/2024**

**DESCRIPTION OF APPLICATION:** 10/22/2024  
**Permit # 24-30373-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of new skylights and rooftop mechanical equipment, in conjunction with a change of use from vacant to residential, per application & materials received 10/04/2024.

**STAFF ANALYSIS & RECOMMENDATION:** 10/22/2024

The proposed work would convert the currently vacant building into nine condo units and a ground floor commercial space. The condo units are noted as averaging 896 sq. ft. per unit. The vast majority of the proposed work is on the interior, but a few exterior items are in need of Architecture Committee review.

**Roof**

The applicant proposes to replace the existing roof and move the existing penthouse front wall forward a distance of 7". The history of this building notes a proposal to construct a fourth-floor penthouse in the early 90s. The proposal was approved and the report continues that the applicant later returned with a revised proposal to not build out the penthouse at that time but to still raise the roof in the approved location of the penthouse. It appears this work was done and this is the area now proposed to be reworked by the current applicant. The proposal to move the wall slightly forward is in order to accommodate a new elevator. The front wall is proposed to be rebuilt with a slope to match the low slope of the roof behind the wall. Staff does not find this aspect of the proposal to be objectionable.

The applicant proposes to install a series of twelve new air conditioners on the low sloped roof of the building. These would be located a minimum of a little over 10' from any roof edge and therefore should not require a guardrail or other safety elements. The only alternative location for mechanical equipment on this property would be within the courtyard, but staff does not find the proposed rooftop location to be problematic.

Finally, the applicant proposes the installation of a total of eleven new skylights on the upper and lower roofs in a variety of sizes. On the raised roof portion, five small square skylights are proposed, each measuring about 2' square. Four rectangular skylights are also proposed, each measuring about 2' by 5'. In total, the proposed skylights on the upper roof would measure about 64 sq. ft. on the approximately 2,555 sq. ft. roof, representing about 2-1/2% of the upper roof.

On the lower roof immediately behind the front parapet wall, two larger square skylights are proposed each measuring 4' square. On this roof, the skylights would total over 33 sq. ft. of the 254 sq. ft. roof, representing about 13% of the roof.

The Guidelines for skylights include recommendations that the visibility of any skylights be minimized, the installation of the skylight requires minimal changes to the roof framing, and that the number of skylights be limited to a maximum of 3% of the roof slope.

Although staff suspects that some reframing would be necessary at the proposed upper roof, specifically because the rectangular skylights are not all shown parallel with one another, as this raised roof portion is not believed to be historic, staff has fewer concerns about reframing here. The amount of skylights on this upper roof is also within the recommendations of the Guidelines.

At the lower roof, reframing is very likely also necessary to accommodate the 4' square skylights. As the roof framing in this location is very possibly more historic, staff is more hesitant to reframe this portion of the roof. Additionally, staff notes that the large skylights would occupy about 13% of this roof area, well beyond what is recommended by the Guidelines. Staff also notes that if you looked at the roof and skylights as all being on the same plane, the square footage of skylights is still over the amount

recommended by the Guidelines at about 3.5%. Staff recommends that the large square skylights, marked as H, be revised to be more consistent with the Guidelines.

**Courtyard**

The other area of significant exterior work occurs in the courtyard where the applicant proposes to remove the existing concrete slab. The plans show the installation of new brick paving in the courtyard as well as a proposed new 8' tall brick wall to divide the courtyard into two. The separation of courtyards into individual areas is atypical and generally discouraged by the VCC. However, given the small size and more utilitarian nature of this courtyard, staff does not find the proposed dividing wall to be overly objectionable.

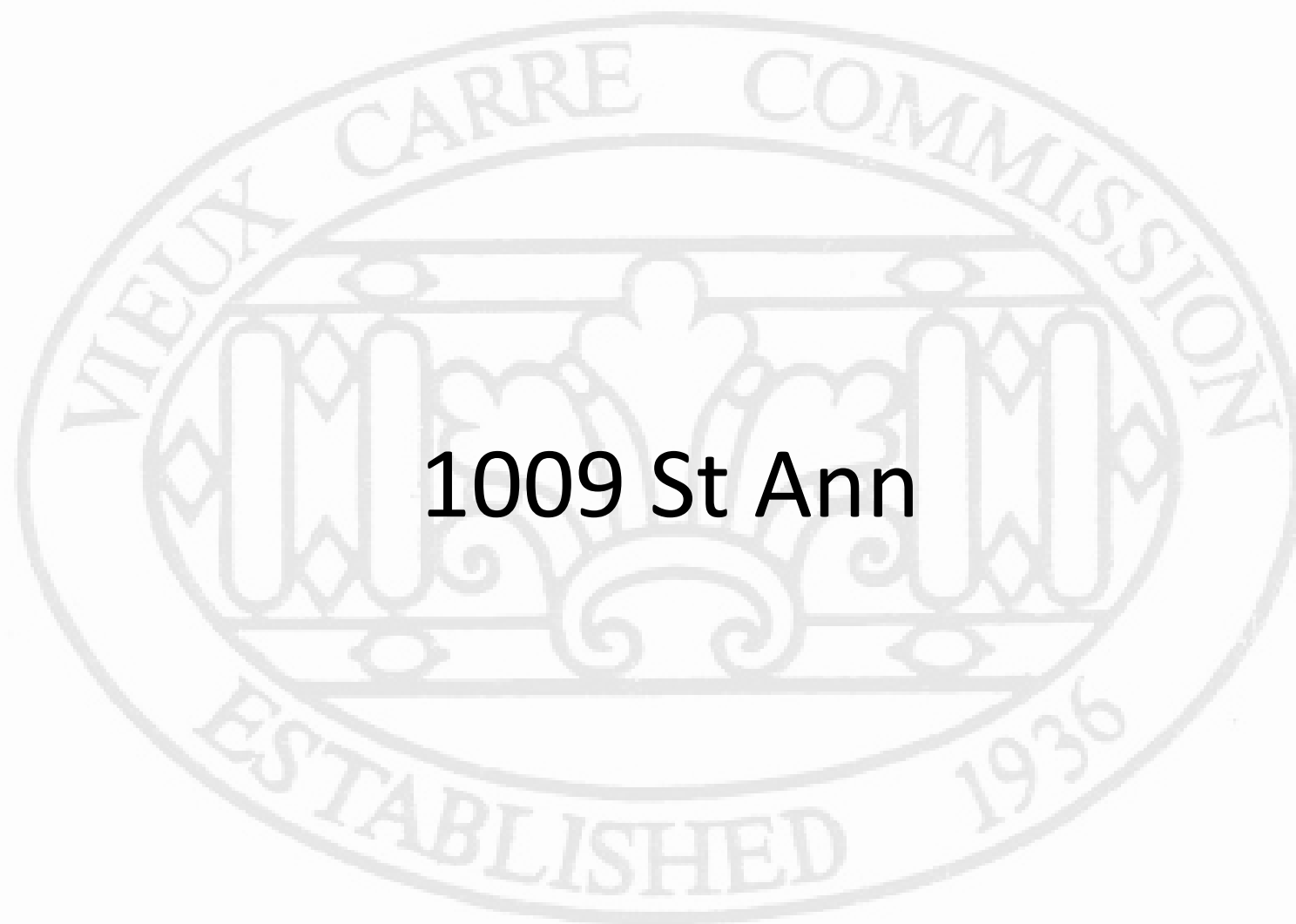
**Summary**

In summary, staff appreciates the efforts of the applicant to take a relatively light approach with the exterior of this building in order to bring it back into commerce. If the applicant has not done so already, staff recommends contacting the Zoning Department regarding the number of units being proposed, but it appears there are options available in the CZO that would make this overall proposal approvable per Zoning.

Staff recommends conceptual approval of the proposal with the applicant to revise the skylight aspect of the proposal as noted.

**ARCHITECTURAL COMMITTEE ACTION:**

10/22/2024



**1009 St Ann**



ADDRESS:	1009 St. Ann Street		
OWNER:	George Reeves	APPLICANT:	Loretta Harmon
ZONING:	VCR-1	SQUARE:	103
USE:	Residential	LOT SIZE:	2,644.6 sq. ft. approx.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This 3½-story, masonry townhouse was constructed in 1840 by Etienne Courcelle for Bernard de Santos. Despite its late construction date, the building retained elements that characterize the Creole building tradition, such as a side carriageway and a rear loggia. Before the construction of the 20th century infill at the rear of the building, the 3-story, masonry service building was attached to the main building only by wooden galleries and constructed catwalks.

**Architecture Committee Meeting of** **10/22/2024**

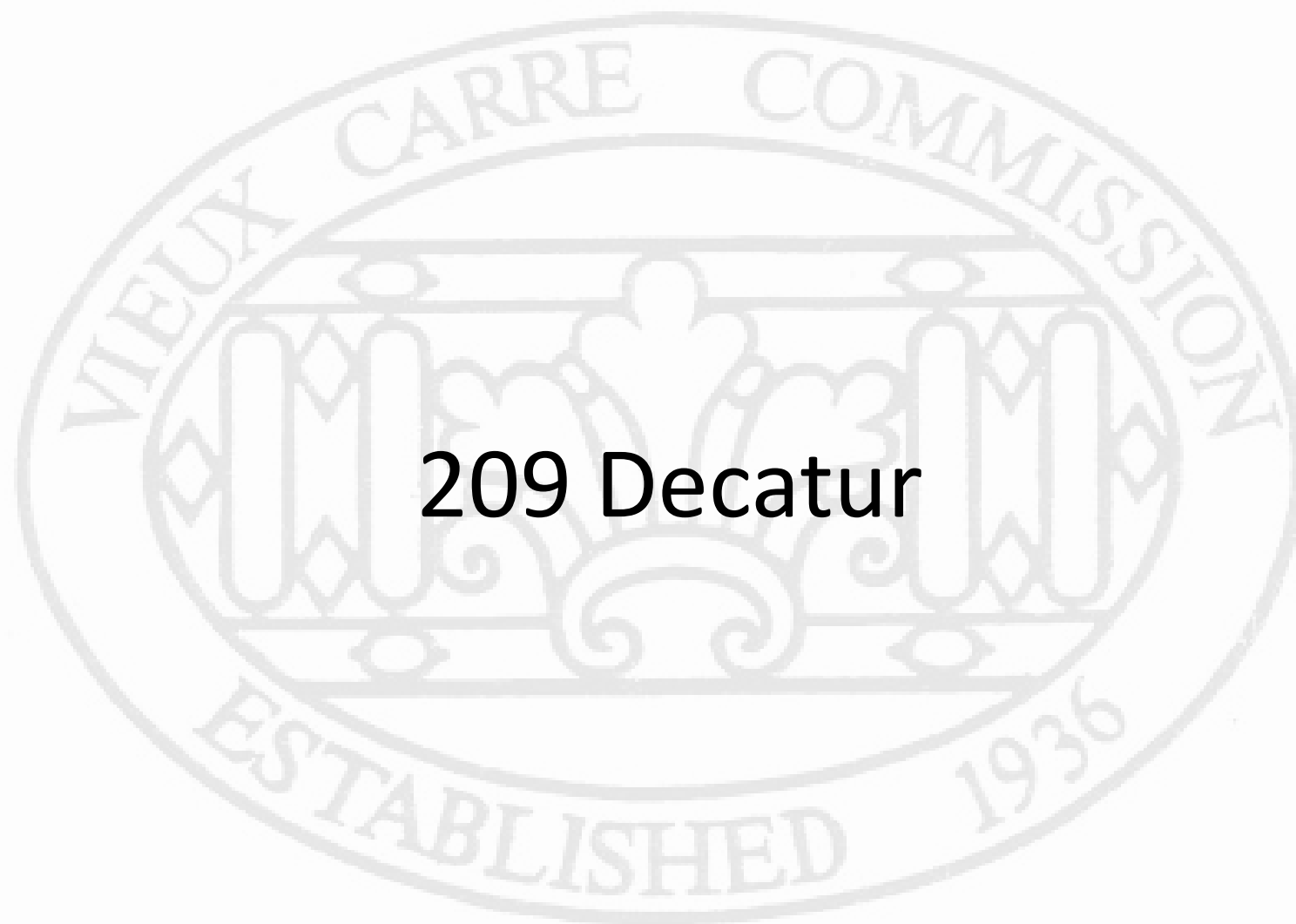
<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/22/2024
<b>Permit #24-30432-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>

Proposal to install vent penetration for new gas stove, per application & materials received 10/04/2024 & 10/16/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/22/2024

The applicant is seeking permits for an interior renovation including a new kitchen and bathroom. Exterior work is limited to a vent for a new gas hood, which will vent to the courtyard through a new 4” x 10” grille in the service ell wall. Staff encouraged the applicant to propose a roof penetration instead, since those are more easily reversible, but the applicant stated that interior conditions would make this much more difficult. Staff finds the proposed location fairly visually unobtrusive but seeks the guidance of the Committee regarding whether a roof penetration should be required. If found approvable as proposed, a louvered vent may be preferable.

**ARCHITECTURAL COMMITTEE ACTION:** 10/22/2024



**209 Decatur**

ADDRESS:	209 Decatur Street		
OWNER:	Latval Investments LLC	APPLICANT:	Kirk Fabacher
ZONING:	VCE-1	SQUARE:	30
USE:	Commercial	LOT SIZE:	2082.2 sq. ft. (approx.)

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

C. 1850-60 4-story masonry store building with scored façade, granite posts and lintel on ground floor, granite lintels above upper openings. Damaged in a fire in 1983, the building has inappropriate ground floor millwork.

**Architecture Committee Meeting of** **10/22/2024**

**DESCRIPTION OF APPLICATION:** **10/22/2024**  
**Permit #24-09434-VCGEN** **Lead Staff: Erin Vogt**

Appeal to retain mechanical equipment and platform, and build courtyard wall extension as screening, per application & materials received 04/01/2024 & 09/26/2024, respectively. **[Notices of Violation sent 09/18/2019 & 02/14/2022]**

**STAFF ANALYSIS & RECOMMENDATION:** **10/22/2024**

The Committee reviewed an appeal to retain the mechanical equipment and platform installed without permit on the rear, Brown rated courtyard addition on 08/13. The Committee encouraged the applicant to explore more effective screening by raising the height of the masonry courtyard wall, or relocating the equipment to the roof of the main building, routing ductwork through the interior. The applicant is now proposing to add approximately 6’-0” of height to the 10’-0” +/- rear wall, to align with the neighboring rear courtyard wall. Staff notes that the existing courtyard wall is irregular in height, includes multiple cold joints, and is in the same plane as adjacent walls on both sides of the property.

Engineer’s drawings show two details for the additional brick. A section shows the new masonry above with a note calling for Hohmann & Barnard 120 truss mesh wall ties at 16” o.c. No vertical attachment is shown to the existing masonry wall below. Another detail shows an elevation of the new masonry, which is toothed into the adjacent existing wall, with Helifix ties drilled in at 24” in alternate directions at a 30-degree angle, with grout injection. Staff notes that this detail, if found approvable, will require letters of consent from the adjacent property owners.

Overall, staff does not object to the additional height of the wall conceptually, or retention of the equipment and platform if the wall is found approvable, but seeks the guidance of the Committee regarding structural concerns and required details for final approval. If the wall is approved by the Committee, the mechanical equipment and platform will not require Commission review, as rooftop installation on Brown rated buildings is only required if found visually obtrusive.

**ARCHITECTURAL COMMITTEE ACTION:** **10/22/2024**



**1013 Ursulines**

ADDRESS:	1011-13 Ursulines (parcel includes 1015-19 Ursulines, 1113-15 Burgundy Street)		
OWNER:	Tanya F Smith	APPLICANT:	Smith Tanya
ZONING:	VCR-1	SQUARE:	106
USE:	Residential	LOT SIZE:	Irregular

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

A c. 1892 4-bay frame, shotgun cottage with extensive Eastlake decorative detailing.

**Architecture Committee Meeting of** **10/22/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/22/2024
<b>Permit #24-28815-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>

Appeal to retain masonry sealant applied to chimneys, per application & materials received 09/20/2024 & 10/04/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/22/2024

The applicant has submitted an appeal to retain roofing completed without a permit in 2021. While staff has not been able to inspect the completed conditions, the contract between the owner and roofer indicates that this work would have likely been found approvable. Some questions remain about flashing and capping at the chimneys, however, so additional photos of the existing conditions are needed.

The contract states that the five chimneys on this roof had plastic cement installed over mortar, which “needs to be replaced with proper flashing.” It calls for “fabricating and installing 16 oz. copper wall, apron, and counterflashing at the chimneys, along with applying “LastiSeal masonry sealant to all five chimneys from the roof line to the top of the chimneys.”

Staff requested a spec sheet of the sealant for Committee review. LastiSeal is described as an impregnating sealer, and its permeability is not specified by the manufacturer. It is unlikely that this sealant would have been found approvable per the Guidelines if proposed in advance, so formal approval of retention is not appropriate. However, it is not a condition that can be easily reversed without replacement of the historic masonry. As such, staff recommends formal **denial** of the appeal to retain the sealant, with removal to be unenforced. Available information about this material will be kept on file in case any issues arise, and conditions should be monitored over time. If deterioration occurs, a demolition by neglect violation may be issued in future.

All other issues are likely to be resolvable at staff level. Staff requests photos of the chimneys showing the flashing repairs before a retroactive permit is issued.

**ARCHITECTURAL COMMITTEE ACTION:** 10/22/2024



**1017 Orleans**

ADDRESS:	1015-1017 Orleans	APPLICANT:	Milton Brown
OWNER:	ISIP LLC	SQUARE:	102
ZONING:	VCR-1	LOT SIZE:	2,550 sq. ft.
USE:	Residential		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

A plan, c. 1915, Edwardian, frame, double shotgun with a front gable and porch. The c. 1830 kitchen remains from the Creole cottage that once stood on this site.

Rating: **Main: Yellow**, contributes to the character of the District  
**Rear Kitchen: Green**, of local architectural and/or historical significance.

<b>Architecture Committee Meeting of</b>	<b>10/22/2024</b>
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<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/22/2024
<b>Permit # 24-30650-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #19-08544-VCCNOP</b>	

Proposal to retain HVAC unit installed without benefit of VCC review or approval, per application & materials received 10/07/2024.

<b>Permit # 24-30510-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #19-08544-VCCNOP</b>	

Proposal to retain decorative gas light fixtures installed without benefit of VCC review or approval, per application & materials received 10/06/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	10/22/2024
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**Permit # 24-30650-VCGEN**  
The applicant has submitted two applications, both for retentions of items installed without benefit of VCC review or approval. The first application is for the retention of an air conditioning unit that the applicant states replaced an older unit, although staff has no record of mechanical equipment in this location. Although installed without a permit, the unit is installed consistent with Guidelines as it is located at grade in the rear courtyard with very limited visibility.

Staff has no objections to the retention of this mechanical equipment as installed and recommends approval of the proposed retention.

**Permit # 24-30510-VCGEN**  
The second retention application concerns the retention of two decorative gas light fixtures installed on the front elevation with each fixture above an entrance of the double shotgun house. Staff finds the fixtures generally in line with the recommendations of the Guidelines in terms of number, location, and scale. Staff also notes that the shutters can operate without any interference from the fixtures. Staff notes that the age and style of this building is not necessarily the most appropriate for this type of installation. Still, staff does not find the fixtures to be overly objectionable. Staff notes that the applicant has agreed to remove other decorative fixtures installed around the property.

Staff recommends approval of the proposed decorative fixture retention.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	10/22/2024
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**Permit # 24-30650-VCGEN**

**Permit # 24-30510-VCGEN**