



# Vieux Carré Commission Architecture Committee Meeting

Tuesday, October 8, 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 words "VIEUX CARRE" are arched across the top, "COMMISSION" is arched across the right, "ESTABLISHED" is arched across the bottom left, and "1936" is arched across the bottom right.

# Old Business



241 Bourbon

ADDRESS:	235 - 41 Bourbon Street	APPLICANT:	John C. Williams
OWNER:	241 Holdings LLC	SQUARE:	68
ZONING:	VCE	LOT SIZE:	2725.3 sq. ft
USE:	Commercial		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

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

This application pertains to two in a row of three Greek Revival buildings, constructed in 1843 by the builder Benjamin Howard. Constructed for residential use on the upper floors and commercial use on the ground floors, these simply detailed buildings have ground floor openings which were altered in the 20th century while being used as a restaurant.

**Architecture Committee Meeting of** **10/08/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/08/2024
<b>Permit #22-30621-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to modify previously approved plans including modifying ground floor openings, per application & materials received 10/11/2022 & 09/25/2024, respectively.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	10/08/2024
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At the 09/10/2024 meeting, the Committee conceptually approved a proposal for this ground floor that featured a series of matching doors vertically aligned with the openings above and the Committee requesting that the applicant work with staff on converting some doors back to historic window openings. The applicant has returned with a proposal that includes one new window opening on the 235-237 portion of the building but also includes a wider opening in the 241 portion of the building.

Staff notes that this would increase the width of the larger opening by about 4’ and the height by about 1-1/2’. The applicant notes that brick scarring shows an opening of this width previously existed, but staff suspects this may have been a previously existing narrower opening aligned with the opening above. The existing opening may have removed the masonry that was historically between the two smaller openings.

These submitted plans also include a large blade sign inspired by a 1963 photograph of the building. Staff informed the applicant to seek the multiple BZA waivers that would be required for this type of installation prior to seeking approval from the VCC. The sign as shown is not something that the staff would support.

Regarding the ground floor fenestration, staff appreciates the introduction of a new window openings but requests feedback from the Committee regarding this revised proposal.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	10/08/2024
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**Architecture Committee Meeting of** **09/10/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	09/10/2024
<b>Permit #22-30621-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to modify previously approved plans including modifying ground floor openings, per application & materials received 10/11/2022 & 08/28/2024, respectively.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	09/10/2024
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This application was deferred at the 08/13/2024 Architecture Committee meeting to allow the applicant to explore the masonry conditions on the interior of the building.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	09/10/2024
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This application was deferred at the 08/13/2024 meeting to allow the applicant time to look for interior brick scarring and to revise the proposal based on the discussion during the meeting. The applicant has returned with additional interior photographs and three proposed options for the treatment of the ground floor openings. Although the possibility of reverting the opening on Bourbon St. closest to the corner to a window was previously discussed, the applicant notes that no option for a window was submitted as this opening is critical for access and

egress.

**Version 1**

In proposed version 1, the existing wider opening in the 241 Bourbon building would be narrowed and the height increased in order to install a new pair of French doors and transom matched to existing ground floor millwork. A second door opening would also be created to achieve vertical alignment with the upper floor openings across the 241 Bourbon elevation. On the 235 side, the existing opening would be greatly widened in order to install bi-folding doors.

The applicant notes that interior scarring seems to indicate the opening on the 235 building was twice as wide as it is now and this proposal is in line with those findings.

Staff finds such a large opening on the ground floor of a townhouse building to be atypical, particularly with the millwork being proposed. Staff is also hesitant to essentially switch a large atypical opening from the 241 Bourbon building and place it in the 235 building.

**Version 2**

In proposed version 2, a steady rhythm of matching doors are proposed across both buildings with all openings vertically aligned with the ones above. This version seems to make the most sense architecturally for this building type. The noted brick scarring does not totally align with this proposal but there could have been other changes over time that resulted in confusing interior scarring.

Of the versions presented, staff finds this version preferred. Staff questions if these extra openings would create the possibility of converting the existing door opening closest to the corner back to a window.

**Version 3**

In version 3, the existing short opening would be widened and the height increased and a new door opening created in the 235 building. This proposal is quite similar to the original version that was reviewed at the 08/13 meeting. Staff still maintains the same concern with this proposal as was noted in the 08/13 report, including the lack of alignment with the upper floors.

**Summary**

Staff finds version 2 the most approvable but questions the possibility of incorporating a window into the design as was previously documented. Staff notes that these changes to fenestration require Commission level review if approved at the Committee level.

**ARCHITECTURAL COMMITTEE ACTION:**

09/10/2024

Mr. Albrecht read the staff report with Ms. Laxton present on behalf of the application. Ms. Laxton stated that the doors would all swing in. She went on to say that she agreed option 2 was preferable but that the owner would not want a window at the corner. Mr. Bergeron stated that he had commented last time that this seems like excessive doorage and that he would like to see more windows. Mr. Fifield stated that he could not approve option 3. He went on to say, “in addition to the rhythm of the widows, we ask that you work with the client to restore some windows”.

There was no public comment.

Mr. Bergeron made the motion to conceptually approve option 2 with the applicant to work with staff on converting some doors back to historic window openings. Ms. Steward seconded the motion, and the motion passed unanimously.

**Architecture Committee Meeting of**

**08/13/2024**

**DESCRIPTION OF APPLICATION:**  
**Permit #22-30621-VC GEN**

08/13/2024  
**Lead Staff: Nick Albrecht**

Proposal to modify previously approved plans including adding a new door opening and enlarging an existing door opening, per application & materials received 10/11/2022 & 07/30/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

08/13/2024

The overall renovation of this property was approved in October 2023 and permits were issued in April 2024. Work has been underway, but the applicant is returning with significant proposed changes to the ground floor of the Bourbon St. elevation. Currently, the elevation features shortened bi-folding doors near the Bourbon and Bienville corner of the building. Photographs indicate that this opening previously featured a large awning, with the earliest photograph of the opening and awning dating to 1963. Although this is certainly not the original configuration, staff has not been unable to locate any earlier photographs and Sanborn maps provide no additional information.

The applicant proposes to increase the height of this opening to match the adjacent front doors and also proposes to increase the width of the opening to match the width of the two windows above this opening. Staff questions if this opening is to be modified, would it be a better approach to have two smaller openings aligned with the openings above rather than one large opening.

In addition to increasing the size of this existing door opening, the proposal also includes the creation of a new door opening adjacent to this opening and vertically aligned with the window above. Staff notes the vertical alignment of openings that is prevalent on this building and that the proposed new opening would be consistent in that arrangement. Still, the Guidelines discourage the creation of new window or door openings, particularly on a more prominent building façade. (VCC DG: 07-20)

Staff suggests that some exploratory demolition may be able to offer some insight into if an opening previously existed in this location and if it were a window or door opening. If exploratory demolition shows that an opening previously existed in this location, it would significantly strengthen the case to reestablish an opening here.

Viewing this proposed new opening in conjunction with the proposed enlarged opening, staff again questions if matching the size and pattern of the second-floor openings above would be the most appropriate strategy. In other words, adding the new opening as proposed and splitting the short existing opening into two matching openings.

The Guidelines require Commission level review for the installation of a door or window in a new or modified opening for this rating of building if approved. Staff requests commentary from the Committee regarding the proposal and recommends deferral of the application to allow more information to be gathered from the existing conditions of the masonry.

**ARCHITECTURAL COMMITTEE ACTION:**

08/13/2024

Mr. Albrecht read the staff report with Mr. Williams and Ms. Laxton present on behalf of the application. Mr. Williams stated the desire for a proper Bourbon St. entrance. Mr. Block stated the need to look at the history of this building and this building type and not as a bar on Bourbon St. There was some discussion about converting the opening on Bourbon St. closest to the corner back to a window as was seen in photographs.

Public Comment: Nikki Szalwinski stated that each renovation step should take a building back and that these buildings should be honored as different buildings. Ms. Szalwinski also questioned the practice of lowering floors in buildings in a place that floods.

Ms. Steward made the motion to defer the application in order to allow time for the applicant to revise the drawings based on today's conversation and to explore the interior for scarring. Mr. Bergeron seconded the motion and the motion passed unanimously.



97 French Market Place  
430 Barracks  
1240 Decatur

ADDRESS:	97 French Market Pl/ 430-36 Barracks/1238-40 Decatur		
OWNER:	James & Richard Realty	APPLICANT:	Studio Rise, LLC
ZONING:	VCS	SQUARE:	14
USE:	Commercial	LOT SIZE:	3,711 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: **Green** - of Local Architectural and/or Historic Significance.

These circa 1838 Creole style buildings include two 2½ story, gable-ended, dormered townhouses, each with two bays on each floor, connected by another 2½ story section on the Barracks Street elevation. This picturesque complex has rhythmic arched openings along the entire ground floor Barracks elevation (the arched openings along the Decatur Street and French Market facades have been replaced with square-headed openings).

<b><u>Architecture Committee Meeting of</u></b>	<b><u>10/08/2024</u></b>
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<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/08/2024
<b>Permit # 24-08347-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to add safety railing around previously approved rooftop walking surface, per application & materials received 03/22/2024 & 09/26/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	10/08/2024
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The Architecture Committee approved modifications to the roof of this building at the 04/09/2024 meeting in order to provide better access to an existing exhaust fan. Staff issued permits for this work on 04/19/2024 but as this application was being reviewed by the Building Department, the applicant was informed that safety rails would be required in conjunction with the access path. The proposed simple pipe rail is shown extending about 16-1/2’ on the flat portion of the parapet and extending up the sloped portion of the parapet an additional 14-1/2’. The railing is shown mounted to the roof about 3” behind the existing parapet. The existing parapet rises about 9” above the roof surface, leaving the majority of the railing extending above the parapet.

This building has the disadvantage of being across from the fairly open French Market and staff estimates that the majority of the railing would be visible from areas of the French Market. The plans note the railing to be painted grey, which would help it be slightly more discrete and parts of the railing may blend in with the slate roof beyond the railing.

Given this need for increased modifications, staff questions if this access area can be decreased in size or an alternative access explored. Looking at the plans, it appears the majority of the flat portion of the walking surface and railing are unnecessary and could be reduces to essentially a small landing at the base of the sloped portion of the roof.

Staff requests commentary from the Committee regarding the proposal.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	10/08/2024
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<b><u>Architecture Committee Meeting of</u></b>	<b><u>08/27/2024</u></b>
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<b><u>DESCRIPTION OF APPLICATION:</u></b>	08/27/2024
<b>Permit # 24-08347-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to install Aeratis synthetic decking at existing balcony, per application & materials received 03/22/2024 & 08/09/2024, respectively.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	08/27/2024
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Renovations for this property were reviewed and a permit issued earlier this year. The applicant is returning with a requested change order to utilize Aeratis synthetic decking rather than the previously approved replacement to match in wood. The proposed use of Aeratis is currently limited to the second-floor balcony on the French Market Place side and approximately halfway down the length of the building on the Barracks elevation. There is an existing separation of the second-floor balconies on the Barracks elevation. The applicant notes that the wood on this balcony is in the worst condition while the decking on the other balconies around the building is in better condition and will be retained at this time. The applicant stated that the intention would be to replace those other balconies with Aeratis as well when the



time comes for replacement.

The circumstances here are pretty consistent with other balconies and galleries where synthetic decking has been approved. The applicant stated that no modifications to the purlin spacing would be required so this would be a straight replacement to match besides the change to synthetic. Staff finds it slightly atypical to change this balcony to a synthetic while the other balconies remain wood but provided everything is painted to match and noting that the synthetic decking is proposed for the entirety of this particular balcony, the difference should not be noticeable.

Staff recommends approval of the proposed change and requests commentary from the Committee if they would consider extending any approvals to the additional balconies of this property.

**ARCHITECTURAL COMMITTEE ACTION:** 08/27/2024

Mr. Albrecht read the staff report with Mr. Heck present on behalf of the application. There was no public comment. Mr. Bergeron made the motion to approve the application as proposed. Mr. Fifield seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of** 04/09/2024

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**DESCRIPTION OF APPLICATION:** 04/09/2024  
**Permit # 24-08347-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate building including the construction of new rooftop walking surface, per application & materials received 03/22/2024.

**STAFF ANALYSIS & RECOMMENDATION:** 04/09/2024

The majority of the proposed work for this property is staff approvable, with the one exception noted by staff being proposed modifications to the roof. In conjunction with the installation of a new slate roof, the applicant proposed to convert roughly 110 sq. ft. of the roof to a mod. bit. system to provide better access to an existing exhaust fan. The applicant notes that access to this roof is obtained from the neighboring roof and the starting point of the proposed mod. bit. system aligns with the access door to this neighboring roof. The applicant noted that this section could be shortened if requested.

Staff inquired about the alternative of creating a roof hatch or using the existing dormer to gain access to this equipment. The applicant notes that there is a private apartment below this portion of the roof so the attempt is to not need to access this apartment in order to access the roof.

The proposed mod. bit. system is shown with rigid insulation on the roof deck sheathing, followed by an additional layer of sheathing and the top layer of mod. bit. roofing. The entire assembly is noted as being 4” thick and remaining well below the adjacent parapet.

Although staff does not like seeing sections of slate roofing being carved out for lessor materials, the proposal here is small and would not be visible. Staff agrees that alternatives such as a catwalk would likely have a bigger impact on the roof and be more visible. Perhaps reducing the starting point of the mod. bit. roofing to the valley between these two roof slopes would be better.

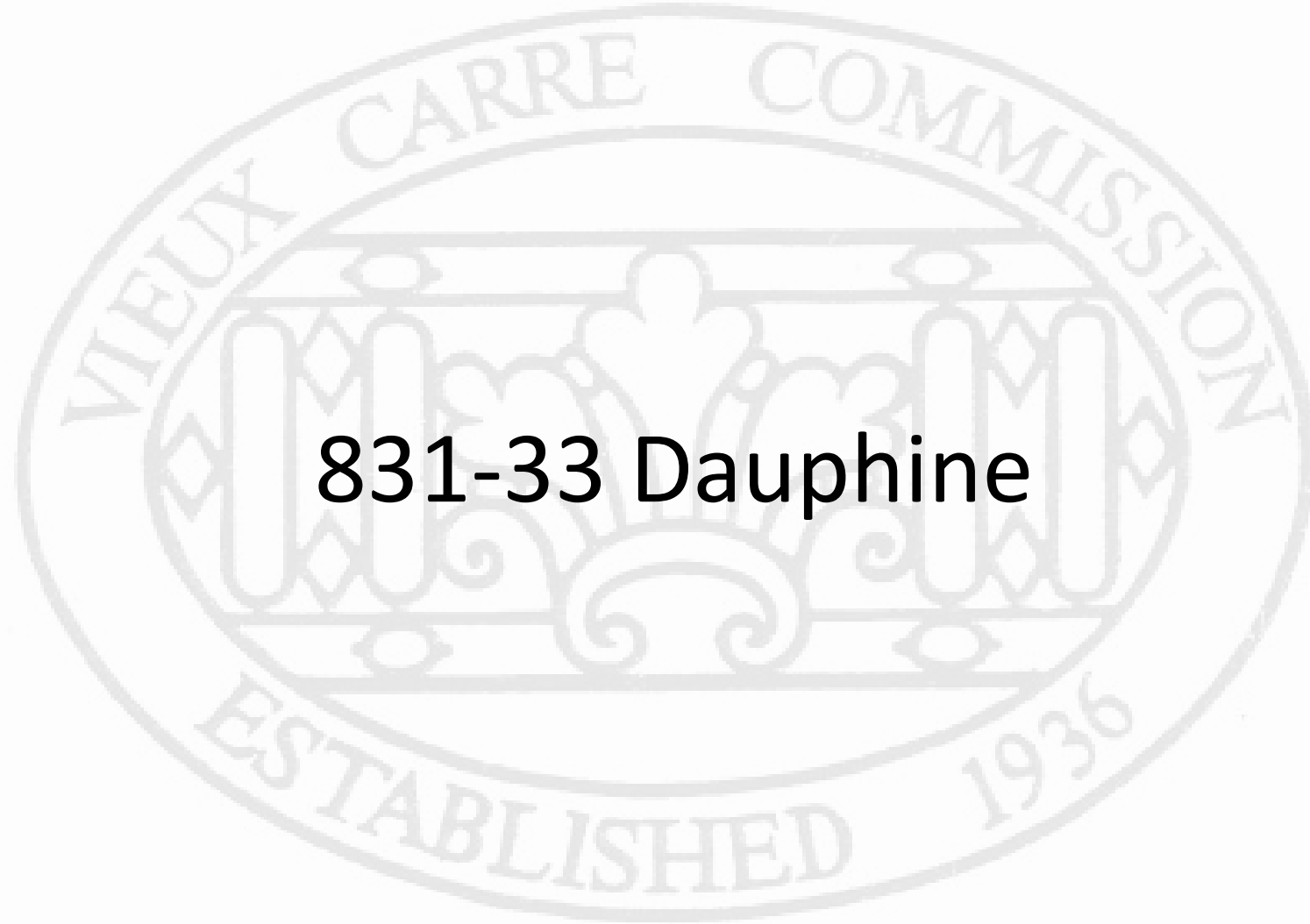
Staff requests commentary from the Committee regarding this proposal.

**ARCHITECTURAL COMMITTEE ACTION:** 04/09/2024

Mr. Albrecht read the staff report with Mr. Heck present. Mr. Heck said this is for monthly maintenance of the hood for the Louisiana Pizza Kitchen. Mr. Heck stated they have been having continuous issues with broken slates from the workers walking on the roof to service the hood. Mr. Heck concluded noting that the proposal seemed like the best way to access the hood. Mr. Fifield asked if Mr. Heck would consider this a least harm proposal. Mr. Heck responded that he would and noted that and the work proposed will be reversible, there would be no changes to the profile of the building or new roof penetrations.

There was no public comment.

Mr. Bergeron made the motion to conceptually approve the proposal, acknowledging the minimal visibility and that this is completely reversible, and noting that the approval is for the life of the exhaust fan. Ms. Steward seconded the motion and the motion passed unanimously.



**831-33 Dauphine**

ADDRESS:831-33 Dauphine Street

OWNER:EV Pecunia LLC

APPLICANT:Charles Neyrey

ZONING:VCR-1

SQUARE:86

USE:Residential

LOT SIZE:5369 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This finely detailed early 19th century (c. 1815-20) Creole cottage with two, one-story kitchens facing one another in the deep courtyard was constructed by the Cazelar family, free people of color.

Architecture Committee Meeting of10/08/2024

DESCRIPTION OF APPLICATION:10/08/2024

Permit # 24-12654-VCGENLead Staff: Erin Vogt

Proposal to renovate main building and dependencies, including millwork and HVAC replacement, structural repairs, and courtyard modifications, per application & materials received 04/29/2024 & 09/23/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:10/08/2024

When reviewed at the last meeting, discussion regarding proposed structural work was limited as the applicant was awaiting reports for testing services. The report states:

Purpose of Report:

The report covers the testing services conducted at the project job site on September 14, 2024. The testing was conducted in order to determine the compressive strength of the existing brick, mortar and stucco at various areas of the rear structures on the site that are scheduled for renovation.

APPLICABLE TESTING STANDARD:

American Society of Testing Materials – Test Standard C805 Rebound Hammer Testing of Hardened Concrete

A Schmidt Test Hammer was used in order to determine the relative compressive strength of the existing brick, mortar, and stucco at the requested areas at subject project.

Test Results:

Ten (10) readings were taken at each of the requested test areas and the average result listed below. The bricks were tested at areas where the stucco had been removed for investigation.

Building / Material Tested	Approximate Compressive Strength of Brick (psi)	Approximate Compressive Strength of Mortar (psi)
North Building (rear wall – orange brick)	1,500	< 50* Note 1

Building / Material Tested	Approximate Compressive Strength of Stucco (psi)
North Building (rear wall stucco)	2,500
South Building (rear wall stucco)	3,000

\*Note 1 – The existing original mortar is the soft sandy lime mix that is typically found on old masonry buildings in the French Quarter.

Remarks and Recommendations:

Based on the ASTM Standard C270 - Standard Specification for Mortar for Unit Masonry (copy attached) a cement lime type N mix with a maximum compressive strength of 750 psi may considered as an appropriate mortar type mix if tuck pointing is needed on this project. Attached is a product data sheet for the Quik Crete Vieux Carre mix that can be considered.

If stucco replacement or repair is required, we recommend that a test area be installed and tested to confirm that it is similar in compression strength to the original stucco.

Staff was concerned about the high PSI of the stucco. Unfortunately, staff was unable to locating the laboratory testing data performed on VCC formula stucco to establish what the PSI of a traditional stucco should be. However, Quikcrete lists their fiberglass reinforced stucco’s PSI as 2020 PSI at 28 days, while other Quikcrete scratch coat and finish coat products are even less. Staff asked the applicant if there was delamination present, and they stated that none was found. Given the hardness of the stucco and lack of delamination, staff is even more concerned with the proposal to partially reconstruct the wall.

Staff also notes that the Quikcrete Vieux Carre Mix is not approvable for use in the District, as it is too hard.

The VCC mortar formula is most comparable to a K-type mortar, not N. It is unclear if this has been taken into consideration by the engineer. Structural drawings resubmitted by the architect show the use of tiebacks and plates at the attic joists, and helical stitching ties for cracks, while the architectural drawings still call for partial reconstruction of the wall. The extents of the reconstruction are not detailed, and no shoring plans are provided. Since the applicant has indicated that there are no issues with the foundation, it is assumed that no foundation replacement would take place, but the proposal for reconstruction is not fleshed out.

**ARCHITECTURAL COMMITTEE ACTION:**

10/08/2024

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 set 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.

941 St Philip

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

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Orange**, post 1946 construction.  
Garage: **Brown**, detrimental, or of no architectural and/or historic significance

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

Architecture Committee Meeting of

10/08/2024

**DESCRIPTION OF APPLICATION:**  
Permit #24-16551-VCGEN

10/08/2024  
Lead Staff: Erin Vogt

Review of construction documents for renovation of existing single-story building, including reopening the courtyard and modifications to millwork, per application & materials received 05/28/2024 & 09/23/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

10/08/2024

Staff noted the following items when reviewing the full construction document set:

- A wall assembly schedule should be provided
- VCC formula stucco is proposed to be installed over the existing brick veneer walls. Since this is not a condition that is frequently reviewed, staff is unsure if there are any concerns with breathability, weep holes, etc.
- The thickness of the additional stucco on the front façade is not addressed overall at openings on these elevations. Detail 4/A7 shows the stucco wrapping and dying into the brick mould, leaving very little trim reveal at these openings. This should be studied in further detail so the overall impact of the additional stucco can be evaluated by the Committee.
- Prefinished parapet caps are proposed in Brown rated areas that have modified bitumen systems, but details are not provided. However, they will replace existing metal caps, so staff has no objection. Prefinished metal is rarely approved, with painting usually considered favorably; staff seeks the guidance of the Committee regarding this item.
- A metal parapet cap is called for at the masonry courtyard wall. This should likely be a mortar cap instead, depending on the materials used.
- A convex mortar cap is indicated on one of the parapets at the synthetic slate roof; it is unclear if this wall is solid masonry instead of wood frame and veneer like the other orange rated walls.
- The courtyard is called out as being grass, sloping towards the Ursulines side, where two 8” drains are proposed.
- A note calls for the pool to be removed and rebuilt to match the existing footprint under a future permit. Staff notes that this may not be approvable per the CZO due to proximity to the property line.
- Pool equipment and HVAC specs are needed for final review and approval at staff level prior to permit. The water heater location is not indicated; if exterior, it must also be submitted to staff for review.
- The light fixtures proposed are overly large and must be revised. This can be handled at staff level.
- A portion of the building will require a new concrete slab. Engineer’s drawings have been provided for this portion of the structure. Drawings are not provided for typical details such as headers.
- Staff notes that the garage door header detail is atypically flat in profile. (3/A7)
- The garage door detail (2/A7) shows vertical boards over an insulated door on a track. The board sizes are not specified and show an atypical v-groove instead of a bead.
- The metal doors facing the courtyard have insulated glass but have true divided lites. This is approvable per the Guidelines for brown or orange rated buildings, at the Committee’s discretion.

Overall, staff recommends **conceptual approval** of the construction documents, with revisions and additional information to be submitted as noted above and per Committee discussion.

**ARCHITECTURAL COMMITTEE ACTION:**

10/08/2024



**622 N Rampart**

ADDRESS:	622 N. Rampart	APPLICANT:	Seth Welty
OWNER:	Empire Burlesque, LLC	SQUARE:	100
ZONING:	VCC-2	LOT SIZE:	2,160 sq. ft.
USE:	Vacant	OPEN SPACE-	
DENSITY-		REQUIRED:	648 sq. ft.
ALLOWED:	2 Units	EXISTING:	160 sq. ft.
EXISTING:	0 Unit	PROPOSED:	1,268 sq. ft.
PROPOSED:	1 Unit		

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

The façade of this c. 1830, 2-story, brick townhouse has been obscured, and its historic, detached service building has been demolished. Brown-rated construction now covers the site of the demolished kitchen of the historic courtyard.

Main building – Pink  
Rear addition -- Brown.

Architecture Committee Meeting of

10/08/2024

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**DESCRIPTION OF APPLICATION:**

10/08/2024

**Permit # 24-22743-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to renovate building including installation of new structural tiebacks, per application & materials received 07/24/2024 & 09/23/2024.

**STAFF ANALYSIS & RECOMMENDATION:**

10/08/2024

The majority of the work at this property was previously conceptually approved by the Architecture Committee at the 08/13/2024 meeting and the demolition aspect of the proposal approved at the 08/21/2024 Commission meeting. In review of final plans, staff noted that tiebacks and other structural interventions had been added to the plans that had not been previously reviewed.

**Tiebacks**

The applicant is proposing a series of six new tiebacks on the Toulouse elevation at the level of the second-floor framing. Each plate is noted as being 12” in diameter and ½” thick. Each is also noted as being powder coated black, but the VCC typically wants the plates to match the wall color or in an instance like this with natural brick, to be finished in a color similar to the brick. Staff finds the proposed tie backs typical and does not believe they will be particularly visible.

**Additional Structural Work**

On sheet A7.1, additional structural details have been added to the plans including new steel lintels and helical ties. The applicant notes that the lintels are intended to be installed over deteriorating arched openings along the side elevation as well as the modified openings on the front elevation. Staff recommended that the lintels be rotated to be primarily concealed within the masonry. Staff also inquired about apparent through bolts seen in the lintels. Staff recommends removing this bolting from the detail.

The applicant notes that the helical ties were also included as a standard detail and are not specifically called out for use in the drawing set. The applicant also notes that there is a crack where the front façade meets the alley side wall that is a point of concern but may not require the proposed ties. Staff notes that the helical tie detail that was used positioning helical ties in mortar joints across a crack rather than drilling anything into the bricks themselves. If helical ties are to be used, the VCC has typically favored this approach of placing the ties in a mortar joint.

If approved by the Committee, staff requests that the applicant provide information on if ties are deemed necessary for repairs and where the ties are installed on the building.

**Summary**

Staff recommends conceptual approval of the proposed structural interventions with the applicant to revise or provide additional information on some of the details as noted in the report.

**ARCHITECTURAL COMMITTEE ACTION:**

10/08/2024



Vieux Carré Commission Meeting of

08/21/2024

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DESCRIPTION OF APPLICATION:  
Permit # 24-22743-VCGEN

08/21/2024  
Lead Staff: Nick Albrecht

Proposal to renovate building including proposed demolition of courtyard infill, per application & materials received 07/24/2024.

STAFF ANALYSIS & RECOMMENDATION:

08/21/2024

A new owner has purchased this property and is proposing significant renovations to the property including the proposed demolition of the courtyard infill in its entirety. The proposed demolition requires Commission level approval.

Based on surveys and photographs, staff estimates that the in-fill was constructed in the 1970s and consists of little more than roof framing tied into the adjacent masonry party walls and a concrete slab. A proposal to demolish only a portion of this infill was reviewed and approved in 2017. Staff welcomes this proposed removal of the entirety of the infill which will reestablish an open courtyard on this property.

It appears the existing concrete slab that is in the courtyard space would be retained with the exception of a small section in the middle which would be removed for the construction of a raised planter.

The demolition of the courtyard infill would expose the ground floor elevation on the rear of the main building. There is an existing arched opening on this wall which would become exposed to the outside. New millwork is proposed for this opening and will be returning to the Architecture Committee for further review. The application will also be returning to the Architecture Committee regarding proposed millwork changes to the front elevation.

Staff has no objections to the proposed demolition and views this as a very positive step forward for the building and property. Staff recommends approval of the proposed demolition including waiving the 30-day layover period with the application to return to the Architecture Committee for continued design development of details.

VIEUX CARRÉ COMMISSION ACTION:

08/21/2024

Mr. Albrecht read the staff report with Mr. Welty present on behalf of the application. There was no public comment. Ms. Virdure made the motion to approve ethe courtyard structure demolition and to waive the 30 day layover period. Ms. Shilstone seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

08/13/2024

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DESCRIPTION OF APPLICATION:  
Permit # 24-22743-VCGEN

08/13/2024  
Lead Staff: Nick Albrecht

Proposal to renovate building including proposed modifications to ground floor openings and proposed demolition of courtyard infill, per application & materials received 07/24/2024.

STAFF ANALYSIS & RECOMMENDATION:

08/13/2024

A new owner has purchased this property and is proposing significant renovations to the property including the proposed demolition of the courtyard infill in its entirety.

Front Elevation Changes

On the front elevation of the building, some significant changes are proposed for the first-floor openings. Two different options are proposed for each of the openings. In option 1, the larger of the two openings is proposed to be narrowed with the installation of new fixed sidelights. New French doors would then be installed between the sidelights. The entire door would receive a new fanlight window above. The existing drawing shows an outline of a fanlight but staff has not seen any evidence of this being a previously existing condition either in photographs or indicated in the masonry, although this building has been heavily altered over time. Staff questions if there is some brick scarring or other evidence that indicates the size and shape of this opening.

The applicant states that the entire front wall of the building was rebuilt with a newer style brick sometime prior to the 1960s or 70s so there is no possibility for finding scarring. The proposed arched

opening on the front elevation was inspired by existing smaller arched openings on the side elevation. There is also a larger arched opening on the rear elevation.

Although the original configuration of this elevation is not known, staff finds the proposed historically inspired elements to be approvable and the overall proposal an appropriate improvement over the existing conditions. Certain details of the millwork may be in need of revision, but staff finds the proposed concept approvable.

### **Infill Demolition**

Based on surveys and photographs, staff estimates that the in-fill was constructed in the 1970s and consists of little more than roof framing tied in to the adjacent masonry party walls and a concrete slab. A proposal to demolish only a portion of this infill was reviewed and approved in 2017. Staff welcomes this proposed removal of the entirety of the infill which will reestablish an open courtyard on this property.

It appears the existing concrete slab that is in the courtyard space would be retained with the exception of a small section in the middle which would be removed for the construction of a raised planter. Although poured concrete is not an approvable paving material, staff finds the reestablishment of the open courtyard space more important than the paving material.

### **Rear Elevation Millwork**

The demolition of the courtyard infill would expose the ground floor elevation on the rear of the main building. As noted, there is an existing arched opening on this wall which would become exposed to the outside. The applicant is proposing a more modern primarily glass set of doors and windows for this opening. This more modern approach has been approved in other locations, for example when infilling a loggia opening which would have historically been open-air. Based on the floorplan of this building, it is possible that this would have originally been an open-air loggia as well. As such, this proposed mostly transparent millwork may be appropriate.

### **Summary**

Staff has no objections to the proposed demolition of the courtyard infill and the associated work in the courtyard. Staff requests commentary from the Architecture Committee regarding the proposed treatment on the front elevation and the proposed new glass wall and doors into the courtyard.

### **ARCHITECTURAL COMMITTEE ACTION:**

08/13/2024

Mr. Albrecht read the staff report with Mr. Welty present on behalf of the application. Mr. Bergeron asked about the narrow, paired doors on the rear elevation. Mr. Welty stated that the pair together measures about 4' wide. Mr. Bergeron questioned if a single leaf door may be a better option.

Public Comment: Nikki Szalwinski, in the audience, stated that she was very excited about the rear demo and restoration of courtyard space.

Ms. Steward made the motion for the conceptual approval of the rear infill demolition and for the revised millwork, leaning towards the "preferred" option and to forward the demolition aspect to the full Commission. Mr. Bergeron seconded the motion and the motion passed unanimously.

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and vertical bars. The shield is flanked by decorative elements. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

## 416 Chartres

ADDRESS: 416-20 Chartres Street  
OWNER: Kemper And Leila Williams      APPLICANT: Julia Hodgins  
Foundation  
ZONING: VCC-2      SQUARE: 28  
USE: Vacant (restaurant)      LOT SIZE: 2,080.2 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

416-18 Chartres: **Green**, of local architectural and/or historic significance.  
420 Chartres: **Brown**, detrimental, or of no architectural and/or historic significance

Although it only has two remaining of its original four floors, this is the most intact of the 3, 4-story brick stores constructed in 1834 for Delachaise by the builders Mitchell and Fox. [N.B: The current ratings of 'Green' for 416-418 Chartres and 'Brown' for 420 Chartres were given before the two buildings were rehabilitated and combined into the single large building which now houses K-Paul's Restaurant; a new rating of 'Yellow' for the entire structure has been recommended by the Vieux Carré Commission staff, but as of Feb. 2009, the new rating had not yet been submitted for approval.]

**Architecture Committee Meeting of** **10/08/2024**

**DESCRIPTION OF APPLICATION:** 10/08/2024  
**Permit #24-24508-VCGEN (previously 24-14791-VCGEN)** **Lead Staff: Erin Vogt**

Proposal to renovate building, including millwork replacement, installation of new awning, and proposal to install a metal parapet cap, in conjunction with a **change of use** from vacant to *cultural facility*, per application & materials received 08/09/2024 & 09/13/2024.

**STAFF ANALYSIS & RECOMMENDATION:** 10/08/2024

Final drawings have been developed following conceptual approval at the Committee and Commission levels. The following items require additional Committee review prior to permit:

Millwork:  
Five new openings are being created in the Brown rated brick veneer wall facing Conti, replacing two smaller openings. The applicant proposes to install four (4) fixed in place 3’-8” x 3’-8” windows and one (1) 3’-8” x 2’-2” window. All are aluminum double glazed with laminated and insulated glass. Muntin details are not shown, so it is not clear if spacers are proposed. The Design Guidelines state that:

**WINDOW REPLACEMENT GUIDE**

The VCC will only consider the use of an aluminum or aluminum clad wood window for an Orange and Brown rated building or new construction. For all other rated buildings and their additions, new windows must be compatible with the appropriate window for the historic building style and period of construction in material, type, configuration, proportions and profiles. **The VCC does not permit the installation of a vinyl window.** Each replacement window must have exterior, profiled muntins and, if double-glazed, a black spacer bar between the panes of glass.

**THE VCC REQUIRES:**

- Matching the original size, shape, configuration, type, operation, materials, muntin pattern, dimensions, profiles and detailing with a salvaged or new replacement window
- Installing clear glass at all openings unless replacing historic colored, beveled or frosted glass in-kind
- Retaining historic design elements and trim, especially a rare or unique example

**THE VCC RECOMMENDS:**

- Installing a replacement window in a less visible area
- Installing a quality wood replacement window
- Reusing serviceable trim, hardware and components or using appropriate salvaged materials

**THE VCC DOES NOT ALLOW:**

- Replacing a window component or unit if repair and maintenance will improve its performance and preserve a historic element
- Decreasing a window's size or changing its shape with infill to allow for installation of stock unit size
- Installing an inappropriate window type, such as a casement in a former double-hung window location, creating a false sense of history
- Increasing a window size or altering the shape to allow for a picture or bay window, or a garage or carriage door

The applicant informed staff that installation of these windows could potentially affect whether or not the Brown rated portion of the building could be upgraded in future. They responded that the double glazing was being sought since the windows in question are immediately adjacent to large rooftop mechanical equipment. Since the wall in question is Brown rated, the windows are not visible from any adjacent property other than the upper floors of 410 Chartres, and considering the adjacency to mechanical units, staff has no objection to the use of these windows, with the proviso that a spacer bar must be used at the muntins, and the muntin profiles are appropriate.

Skylight:

A small skylight is proposed at the rear, flat roof of the Brown rated portion of the building. It measures approximately 2' x 4' and comprises .7% of the overall slope of the roof. Since this skylight meets all requirements per the Design Guidelines, staff recommends **approval**, to be forwarded to the Commission with a **positive recommendation** as required for all skylight installations.

Awning:

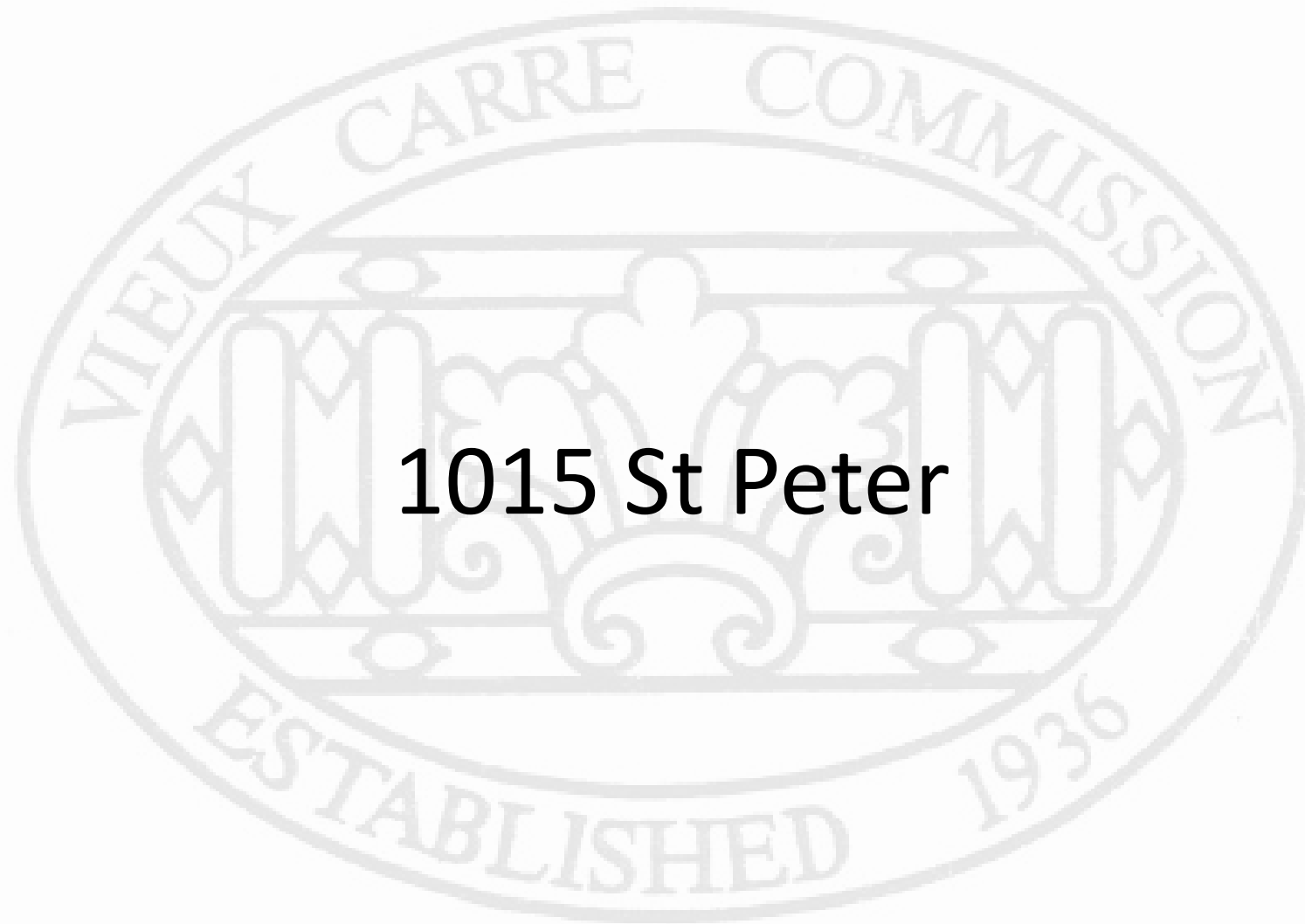
The original details submitted for the awning between 416 and 410 did not account for potential galvanic corrosion. Revisions show the use of unspecified metals for flashing and trim, the standing seam awning roof, and clips with neoprene spacers, with structural steel to be used for the supports and a 4" half round copper gutter. Staff requests clarification on what type of metal will be used for the flashing, roof, and clips, but if neoprene spacers are used, there should be no issue at the structural steel, other than where it may meet the gutter flashing. Overall, staff finds the details **conceptually approvable**, with additional revisions to be handled at staff level prior to permit.

Masonry parapets:

On 7/23, the Committee reviewed and approved a proposal to install Sika coating on the Green rated masonry parapets. The applicant has stated that they are having issues with the mixture sticking to the parapets due to the existing coating on the masonry. They are proposing now to use a metal cap at these locations. Staff seeks the guidance of the Committee.

**ARCHITECTURAL COMMITTEE ACTION:**

10/08/2024



**1015 St Peter**

ADDRESS:	1015 St. Peter	APPLICANT:	Rob Kemp
OWNER:	GX 5 Property LLC	SQUARE:	101
ZONING:	VCR-1	LOT SIZE:	1,950 sq. ft.
USE:	Residential		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

An 1884, brick-front, late Victorian, Italianate, single, 3-bay shotgun-type structure.

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

<b>Architecture Committee Meeting of</b>	<b>10/08/2024</b>
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<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/08/2024
<b>Permit # 24-28055-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to renovate building including demolition and reconstruction of exterior stairs, per application & materials received 09/12/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	10/08/2024
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The proposed exterior work to renovate this building is fairly limited and generally staff approvable. Staff identified a few items in need of Architecture Committee review.

**Exterior Stairs**

The applicant proposes to demolish and reconfigure the existing exterior stairs. The existing stairs have an awkward zigzag pattern with three separate runs and two separate intermediary landings. The applicant is proposing to replace this with an L shaped stair located at the side property line and featuring two straight runs. Staff identified a 1957 photograph showing a stair along this same wall. No details are provided on the new stair but staff finds the concept of relocating and orientating the stair in this way to be approvable.

**Planter**

The applicant proposes to demolish an existing masonry planter located along the Burgundy side property line. Staff does not find the planter to be historic and notes that its removal would be beneficial for the neighboring brick wall.

**Front Door**

There is a note on sheet A102 to add a piece of laminated obscure glass to the front door. Although staff agrees that this style of door appears to have originally featured a glass panel, the use of an obscure glass is typically not approvable. Staff recommends the use of clear, tempered glass.

**Mechanical**

The applicant proposes to add a second condensing unit to an existing mechanical rack attached to the side of the Burgundy elevation of the main building. Given the tall alleyway wall at this property, there is no visibility of this rack except from within the alleyway. Staff finds the addition of a second mechanical unit in this location approvable.

**Summary**

Staff recommends conceptual approval of the proposal with the additional details and minor changes noted in the report to be finalized at the staff level.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	10/08/2024
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229 Royal



ADDRESS:	229 Royal St.	APPLICANT:	John Rupley
OWNER:	229 Royal Street, LLC	SQUARE:	65
ZONING:	VCC-2	LOT SIZE:	3,485 sq. ft.
USE:	Vacant		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

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

This four-story brick with plaster store is part of a ca. 1856 row of five buildings built by Jamison and McIntosh, builders for Romanzo Warwick Montgomery. Originally, the detailing of these Italianate style stores had iron shutters on their upper openings, heavily bracketed cornices, cast iron pilasters and shop doors on the ground floor, casements on the second, double hung sashes on the third and fourth floors, and an iron gallery supported on iron posts (a feature which extended across all five buildings). The first and 2<sup>nd</sup> floors of this particular building were “modernized” most likely circa 1950.

**Architecture Committee Meeting of** **10/08/2024**

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**DESCRIPTION OF APPLICATION:** **10/08/2024**  
**Permit # 24-28525-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of a new first floor storefront, per application & materials received 09/18/2024.

**STAFF ANALYSIS & RECOMMENDATION:** **10/08/2024**

The VCC has reviewed several proposals for this property in recent years that have included the construction of a new gallery while retaining the Art Deco elements of the first and second floors. These proposals have been consistently denied as they were viewed as sort of a hybrid approach to restoring the façade. Now a new applicant has filed a new application that has abandoned the previously proposed gallery but instead proposes to re-work the ground floor storefront.

The applicant proposes to completely demolish the existing ground floor storefront and to install a new three bay storefront similar to others seen in the row of matching buildings. The work would include the installation of two new iron pilasters, three sets of new French doors, and matching transom windows above. The existing second floor Art Deco treatment would remain.

Staff would prefer a proposal to restore both the first and second floors of this building but finds the concept of this new ground floor storefront potentially approvable. Staff finds the arrangement of three matching French doors somewhat atypical and suggests there could be some variation between the openings with a shop window or residential entrance.

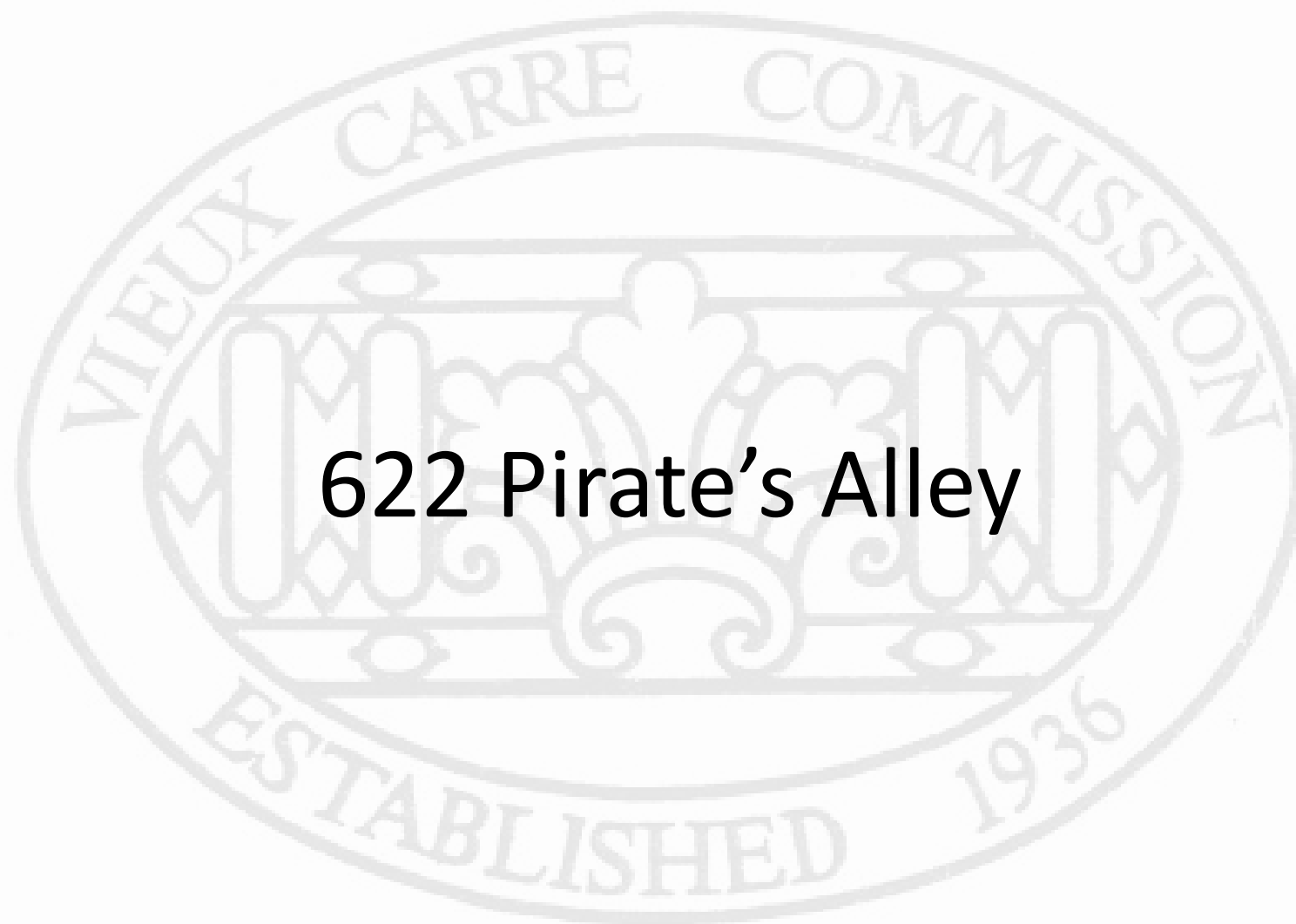
Some additional modifications may be needed to the details of the millwork. For example, the plans show “new wood casework” that essentially shrinks the opening for the doors and transom. At similar openings, there are side panels to make a narrower opening for the door, but the transom window extends to nearly the full width of the opening. Staff recommends the applicant look at the details of similar buildings to help steer the design of this millwork.

Staff finds the proposed work largely conceptually approvable but as this proposal would still leave a disconnect between the first and second floors, staff requests commentary from the Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:** **10/08/2024**

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scroll below it. The shield is flanked by two vertical bars. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

# Appeals and Violations



622 Pirate's Alley

ADDRESS:	622 Pirates Alley	APPLICANT:	Elvis
OWNER:	Rumberos LLC	SQUARE:	44
ZONING:	VCC-2	LOT SIZE:	1089.5 sq.ft.
USE:	Mixed		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This building is one in the row of eleven 3 ½ story brick buildings, which were constructed c. 1839-40 for the widow of Jean Baptiste Labranche. Eight of the Labranche row houses face St. Peter, one faces Royal and two face Cabildo Alley.

**Architecture Committee Meeting of** **10/08/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/08/2024
<b>Permit # 24-17158-VCCGEN</b>	<b>Lead Staff: Erin Vogt</b>

Proposal to replace roof, per application & materials received 06/03/2024 & 09/24/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/08/2024

As a reminder, an unpermitted roof deck and egress stair have been present on the roof since at least 2000, but they have been consistently cited and are not prescribed. Another applicant has a proposal for modifying and retaining the deck and stair that also requires Committee review. However, staff has been trying to work with the contractor on replacement of the roof below the roof deck, as it has been a significant source of water intrusion since at least February of this year. The roof form below the deck is complex, and is likely to need to be altered in order to retain the means of egress for the upper apartment. Materials sufficient for review and approval have not been received, but the applicant for the roof deck has submitted drawings that show roof replacement. Staff is requesting Committee review of these details to determine if an emergency permit can be issued to abate the water intrusion.

A section shows that a portion of the roof will be replaced with a roof deck with an integrated roof membrane. An existing parapet below the roof deck will be demolished and rebuilt, flashed into the adjacent slate roof. This section does not show how any of these systems interact with the parapet at Pirates Alley, or the HVAC platform proposed adjacent to the roof deck.

Staff is eager to approve roof repairs, and seeks the guidance of the Committee regarding how to handle the overlapping applications, and what drawings specifically are required in order to permit roof repair. Staff notes that drawings must be provided by a design professional, as many inadequate submittals (not to scale, lacking context, incomplete sketches) have been received for the roof repair to date, which do not address the complexity of the existing conditions.

**ARCHITECTURAL COMMITTEE ACTION:** 10/08/2024

ADDRESS:	622 Pirates Alley	APPLICANT:	Loretta Harmon
OWNER:	Rumberos LLC	SQUARE:	44
ZONING:	VCC-2	LOT SIZE:	1089.5 sq.ft.
USE:	Mixed		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This building is one in the row of eleven 3 ½ story brick buildings, which were constructed c. 1839-40 for the widow of Jean Baptiste Labranche. Eight of the Labranche row houses face St. Peter, one faces Royal and two face Cabildo Alley.

**Architecture Committee Meeting of** **10/08/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/08/2024
<b>Permit #23-34899-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>

Proposal to rebuild unpermitted rooftop deck, per application & materials received per application & materials received 12/21/2023 & 09/24/2024, respectively. **[Notices of Violation sent 12/05/2011, 03/05/2014, 01/16/2015, 08/24/2017, 06/27/2019 & 11/9/2021]**

**STAFF ANALYSIS & RECOMMENDATION:** 10/08/2024

On 02/21/2024, the Commission moved to defer this application for 6 months in order to allow the applicant time to return to the Committee with a complete proposal and engineer’s report, to meet all legal requirements, and to coordinate with SFM and any other necessary city agencies. No report has been provided, but engineer’s drawings were submitted for a reduction in the size of the roof deck, and modifications to the roof below. The architect has supplemented those drawings with roof details in the interest of moving forward an application by the contractor to repair the roof. No resolution has yet been received regarding the legal status of the egress stair, which is attached to a neighboring property, nor has staff received any documentation regarding the status of other agencies’ reviews. Staff does find the reduction in the size of the roof deck to be a positive development and encourages the design to continue in that direction, but additional materials are needed before retention and modification of the roof deck can be considered further and return to the Commission. Staff recommends **deferral**.

**ARCHITECTURAL COMMITTEE ACTION:** 10/08/2024

Vieux Carré Commission Meeting of

02/21/2024

DESCRIPTION OF APPLICATION:  
Permit #23-34899-VCGEN  
Violation Case 21-08298-VCCNOP

02/21/2024  
Lead Staff: Erin Vogt  
Inspector Anthony Whitfield

Appeal to retain and modify roof deck and dormer alterations completed without benefit of VCC review and approval, per application & materials received 12/21/2023 & 02/07/2024. [Notices of Violation sent 12/05/2011, 03/05/2014, 01/16/2015, 08/24/2017, 06/27/2019 & 11/9/2021]

STAFF ANALYSIS & RECOMMENDATION:

02/21/2024

The applicant has submitted a proposal to modify a roof deck that was installed without benefit of review and approval, and has been continuously cited since it was initially observed by staff in 2011. Construction of the roof deck also included a metal stair that appears to cross the neighboring property line, and the addition of an inappropriate dormer (which holds a door, not a window) where none previously existed. The applicant proposes to replace the current door inside the illegally constructed dormer, and rebuild part of the roof deck structure. The decking would then be replaced with Aeratis synthetic decking, and a taller, 42” handrail would replace the unpermitted 33” rail.

A similar proposal to retain the roof deck was submitted in 2012 and was denied by both the Committee and Commission. The applicant has provided staff with documentation that the deck has been in place since at least 2000.

ROOFTOP ADDITIONS

THE VCC REQUIRES:

- Compliance with the Comprehensive Zoning Ordinance (CZO) – A rooftop addition shall not require a variance for height limit or floor area ratios
- Review of all exterior items located on a roof surface including paving, railings and built-in furnishings

THE VCC DOES NOT RECOMMEND:

- A rooftop addition on a Green, Pink or Yellow rated building
- A rooftop addition on a building of less than three full stories in height

THE VCC DOES NOT ALLOW:

- A rooftop addition on a Purple or Blue rated building
- A rooftop addition on a building originally constructed as a residential building
- A rooftop addition on a roof with a pitch greater than 3-inches vertically in 12-inches horizontally and an existing parapet less than 18-inches in height – Except at a camelback shotgun
- A roof addition greater than one story and/or 12'-0" in height or with a roof form other than a flat or low-sloped roof – Excluding an elevator override

(VCC DG:14-17)

The VCC Design Guidelines prohibit the retention of this roof deck based on the building’s Blue rating alone, but it fails on several other key points, including the building’s residential use and pitched roof. The Committee denied the proposal to retain and rebuild the deck on 01/23/2024, noting that it had been previously denied in 2012. Since then, staff was able to visit the site and inspect the existing conditions more thoroughly. The situation is complicated by the dormer’s use as egress in case of a fire, since it leads directly to the fire escape via the unpermitted roof deck. That fire escape, while owned by this property, is also attached to the neighboring property, so it is likely an easement is needed. The roof under the deck is in major need of structural repairs, as interior photos show significant deterioration to the roof joists. Staff requested that the applicant consult a structural engineer to evaluate the building, including the roof. Additionally, it seems that the roof deck was expanded at some point, since the deck’s joists are not continuous, and a section of the deck spans between two parapets in a concerning manner that is not up to structural standards.

While the deck does not meet the Guidelines and was denied by the Committee, staff is concerned that removing the deck entirely may not be safe for the attic residents, in light of conditions observed at this individual property. Since a version of this roof deck has been in place for some significant time and may have a legitimate life safety purpose that could justify a hardship exception, staff recommends the Commission **defer** the appeal to allow further review and consideration to take place at the Architecture

Committee level before returning to the Commission.

**VIEUX CARRÉ COMMISSION ACTION:**

02/21/2024

Ms. Vogt read the staff report with Ms. Harmon and Mr. Jones present on behalf of the application. Ms. Harmon stated that she agreed with a deferral, and that staff had met with their team on site the day before. She stated that the roof deck was already present when the owners bought the property and that they were fine with reducing the size. She added that they needed to repair the roof underneath, and that they would come up with a plan to modify the deck and address the issues with the stair and the need for an easement. Ms. Bourgogne stated that the meeting on site had been productive, but noted that no permits could be issued until an easement was recorded for the stair. She noted that this was the only means of egress for the 2<sup>nd</sup>-4<sup>th</sup> floors. Mr. Block stated that the State Fire Marshall would also likely need to review the stair; Ms. Vogt responded that the stair would be unlikely to be found approvable but could potentially be granted an equivalency. She added that BBSA review might also be required. Mr. Block stated that, given the legal issues and potential code issues present, the VCC should probably hold off on making a final determination until other departments could weigh in.

Mr. Weaver asked how many units the building held; Mr. Jones responded seven in total. Mr. Weaver asked if the building was sprinkled; Mr. Jones responded that it was not. Ms. Vogt stated that staff had been told there had been issues of disagreement between previous condo owners, and that the owners who wished to address these issues were no longer outnumbered in doing so. Ms. Harmon stated that she would provide drawings for the next Committee hearing on 3/12. Ms. Vogt stated that detailed drawings were needed, including a roof plan and drawings showing the proposed roof deck's structure. Mr. Weaver stated that the SFM might require the building to be brought up to code; Ms. Harmon stated that the owners wanted that.

Ms. Toombs asked how consulting an engineer and other departments might affect the timeline, asking if six months was enough time. Mr. Block thanked her for bringing that up, stating that staff did not want to see an indefinite deferral. Mr. Jones stated that they wanted to see it replaced before the roof collapses. He added that they were trying to get gas removed from the building.

There was no public comment.

Ms. Virdure moved to **defer** the application for 6 months in order to allow the applicant time to return to the Committee with a complete proposal and engineer's report, to meet all legal requirements, and to coordinate with SFM and any other necessary city agencies. Ms. Toombs seconded the motion, which passed unanimously.

Architecture Committee Meeting of

01/23/2024

DESCRIPTION OF APPLICATION:  
Permit #23-34899-VCGEN  
Violation Case 21-08298-VCCNOP

01/23/2024  
Lead Staff: Erin Vogt  
Inspector Anthony Whitfield

Appeal to retain and modify roof deck and dormer alterations completed without benefit of VCC review and approval, per application & materials received 12/21/2023. [Notices of Violation sent 12/05/2011, 03/05/2014, 01/16/2015, 08/24/2017, 06/27/2019 & 11/9/2021]

STAFF ANALYSIS & RECOMMENDATION:

01/23/2024

Staff notes that this property has been cited for a significant number of work without permit and demolition by neglect violations that are not addressed in this application. A full proposal to correct all violations must be submitted in order for permits to be issued.

The applicant has submitted a proposal to modify a roof deck that was installed without benefit of review and approval, and has been continuously cited since it was initially observed by staff in 2011. Construction of the roof deck also included a metal stair that appears to cross the neighboring property line, and the addition of an inappropriate dormer (which holds a door, not a window) where none previously existed. The applicant proposes to replace the current door inside the illegally constructed dormer, and rebuild part of the roof deck structure. The decking would then be replaced with Aeratis synthetic decking, and a taller, 42” handrail would replace the unpermitted 33” rail.

Staff notes that a similar proposal to retain the roof deck was submitted in 2012 and was denied by both the Committee and Commission.

ROOFTOP ADDITIONS

THE VCC REQUIRES:

- Compliance with the Comprehensive Zoning Ordinance (CZO) – A rooftop addition shall not require a variance for height limit or floor area ratios
- Review of all exterior items located on a roof surface including paving, railings and built-in furnishings

THE VCC DOES NOT RECOMMEND:

- A rooftop addition on a Green, Pink or Yellow rated building
- A rooftop addition on a building of less than three full stories in height

THE VCC DOES **NOT** ALLOW:

- A rooftop addition on a Purple or Blue rated building
- A rooftop addition on a building originally constructed as a residential building
- A rooftop addition on a roof with a pitch greater than 3-inches vertically in 12-inches horizontally and an existing parapet less than 18-inches in height – Except at a camelback shotgun
- A roof addition greater than one story and/or 12'-0" in height or with a roof form other than a flat or low-sloped roof – Excluding an elevator override

(VCC DG:14-17)

The VCC Design Guidelines clearly prohibit the retention of this roof deck based on the building’s Blue rating alone, but it fails on several other key points, including the building’s residential use and pitched roof. Modification of the roof to add an inappropriate dormer where one never existed is also extremely problematic and must be corrected. Staff recommends **denial** of the proposed work, with the applicant to submit a proposal to resolve all violations present on the property or it may be scheduled for administrative adjudication.

ARCHITECTURAL COMMITTEE ACTION:

01/23/2024

Mr. Block read the staff report with Ms. Harmon and the contractor present on behalf of the application. Ms. Harmon stated that the roof needed to be replaced so they figured this was a good time to get the deck legal. She went on to say that the dormer was also for fire egress as there was no other second exit.

There was no public comment.



Mr. Bergeron made the motion to **deny** retention of the roof deck as the current proposal did not differ from the 2012 proposal where this item was denied by ARC and by the Commission. Mr. Fifield seconded the motion, which passed unanimously.



411 Bourbon

ADDRESS:	411-15 Bourbon Street	APPLICANT:	Michael Forster
OWNER:	Cajun 411 LLC	SQUARE:	70
ZONING:	VCE	LOT SIZE:	5,888 sq. ft.
USE:	Commercial		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Main building:                      **Yellow**, or contributory to the streetscape  
Detached service building:      **Green**, or of local architectural and/or historical significance.

This wide two-story masonry commercial building presents as a circa 1925 Spanish revival building. Site investigations as well as a comparison of the historical configuration of the buildings on this site confirm that a 19th-century building lies behind the facade. The original building likely was of late 18<sup>th</sup>- or early-19<sup>th</sup> century vintage like its blue-rated neighbor at 409 Bourbon. In fact, the two buildings share a long service building.

<b><u>Architecture Committee Meeting of</u></b>	<b><u>10/08/2024</u></b>
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<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/08/2024
<b>Permit # 24-17351-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #20-23376-VCCNOP</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to address violations at the main building and service building, per application & materials received 06/04/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	10/08/2024
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*See Staff Analysis & Recommendations of 06/25/2024.*

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	10/08/2024
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<b><u>Architecture Committee Meeting of</u></b>	<b><u>06/25/2024</u></b>
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<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/25/2024
<b>Permit # 24-17351-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #20-23376-VCCNOP</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to address violations at the main building and service building, per application & materials received 06/04/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	06/25/2024
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Issues with this property date back to the renovation and addition that was approved by City Council in 2017. The Architecture Committee has previously reviewed proposals to attempt to address these violations from two prior applicants. A new application has been filed by a third applicant that proposes some minor changes while also proposing to retain several items.

**Main Building**

The issues seen at the heavily modified main building are relatively minor compared to those at the rear building. Some of the work for the main building is staff approvable including replacing unpermitted k-style gutters with half round gutters and potentially some security cameras. Other work was done in deviation of the approved drawings or work was done that was not shown on the drawings.

**Awning**

The approved plans called for the projecting metal awning at the third floor to be supported by angled 1” diameter stainless steel suspension rods. Rather than utilizing this better material, the awning was installed with simple square metal tubing which has been bolted to the sides of the awning. Staff finds this method of suspension far less sophisticated compared to the approved detail.

**Security Cameras**

The applicant stated that the largest projecting security camera has been removed, however, there are still at least two other security cameras on projecting arms. As these cameras are in close proximity to the underside of the balconies, staff recommends that they be mounted to the underside of the balconies without a projecting arm, which would be a staff approvable installation.

**Second Floor Balconies**

The only work noted for the second-floor balconies was related to raising the height of the guardrail. Still,

photographs indicate that the floor structure of the balconies is significantly thicker than the previously existing conditions. This has resulted in an atypically tall fascia board around the balconies and an overall highly atypical appearance for these original details. Previously existing trim details have also been removed and not reinstalled.

### **Mechanical Equipment**

The mechanical equipment as installed varies dramatically from the stamped approved plans. Staff does not object to the majority of these changes but is concerned about the relocated air intake vent. The intake has been installed with a tall vertical duct which makes it the tallest piece of mechanical equipment on the roof. The duct is located near the roof edge, making it very visible to the surrounding buildings.

### **Conti Elevation Exterior Conduit & Water Heaters**

The approved plans called for a new window and door on the Conti elevation of the main building near the courtyard. Rather than installing these openings, water heaters were installed on this wall. Metallic wrapped pipes/conduits were run on the outside walls of the building in this area. The absence of the openings may be approvable, but staff does not find the exterior lines to be approvable. These should be relocated to the interior of the building, or at a minimum painted to match the adjacent building surface.

The as-built location of electrical panels and similar equipment does not match what is seen on the approved drawings. The as-built location is actually further back on the building and staff does not object to retention of the equipment in this location.

### **Window Deviations**

The approved plans called for the arched window on the Bourbon St. elevation to be reworked to remove the bottom panel below the window and install additional glazing. This work was not completed, and the applicant is seeking to retain the window as-is.

On the rear elevation of the main building, existing windows over panels were to be re-located to a new position on the addition. These windows were relocated but the associated panels were not included. The applicant is seeking to retain the windows without the panels.

### **Rear Building**

The VCC staff has consistently recommended that the more historic and more highly rated rear building held to a higher standard compared to the lower rated and now highly modified main building. The majority of the issues here have been previously reviewed.

### **Mechanical Equipment**

The approved plans for the rear building showed one wall mounted piece of mechanical equipment and the majority of the equipment installed on a courtyard rack. The as-built conditions have placed four pieces of equipment on the roof and none on either the wall mounted rack or in the courtyard. As the Guidelines recommend “*minimizing the visibility and quantity of mounted equipment on a parcel*” and “*minimizing equipment noise bleed-over to a neighboring property*” (VCC DG: 10-11) staff finds the previously approved courtyard location much preferred to the current rooftop mounted location.

Staff notes that during initial reviews of this overall project in 2016-2017, staff consistently recommended against the placement of mechanical equipment on this roof and the Committee specifically instructed that the equipment be placed in the courtyard.

The applicant proposes to retain the rooftop mechanical equipment as-built with the possibility of adding screening that matches the second floor balcony railing.

### **Exterior Sprinkler Lines**

The applicant has indicated that the large silver piping across the front of the rear building contains sprinkler plumbing. Because this sprinkler line was installed on the exterior of the building, the applicant stated that the fire marshal required the plumbing to be insulated to protect it from freezing, and provided a letter from the fire marshal stating this. Staff can think of no other instance where sprinkler lines have been installed on the exterior of a building except when it is to protect an exterior element like a balcony or gallery. Even in those rare cases, the piping has not been insulated and is generally painted to match the adjacent building surface. These insulated sprinkler lines all run to sprinkler heads inside the building and do not appear to offer protection to any exterior elements.

An alternative to having the insulated sprinkler lines on the exterior of the building would be to run them on the interior. The applicant has stated that there is not room on the interior of the building for the sprinklers given the size of the walk-in cooler. There are many instances where it would be more convenient to run plumbing, conduit, or ducting on the exterior of buildings to maximize space or improve aesthetics or ease of installation on the interior but staff does not find this to be an acceptable reason for this kind of inappropriate installation. Again, staff notes that this is a green-rated building and that this work was likely done in this way out of convenience and because of cost savings to the owner, at the direct detriment to the historic building.

**Door at Walk-in Cooler**

The approved plans show the door at the walk-in cooler measuring 3'-3-1/2" wide, matching the width of the immediately adjacent window and door. No dimensions have been provided for the as-built width of this door, but the opening has clearly been widened to accommodate the new inappropriately wide door. The applicant is proposing to retain the door as-built.

Although atypical, staff finds the single leaf and out swinging nature of this door potentially approvable, provided that the door were appropriately recessed in the wall, which it currently is not. The width of the door would also need to match that of the adjacent door, as it did historically.

**Summary**

At the main building staff requests commentary from the Committee specifically regarding:

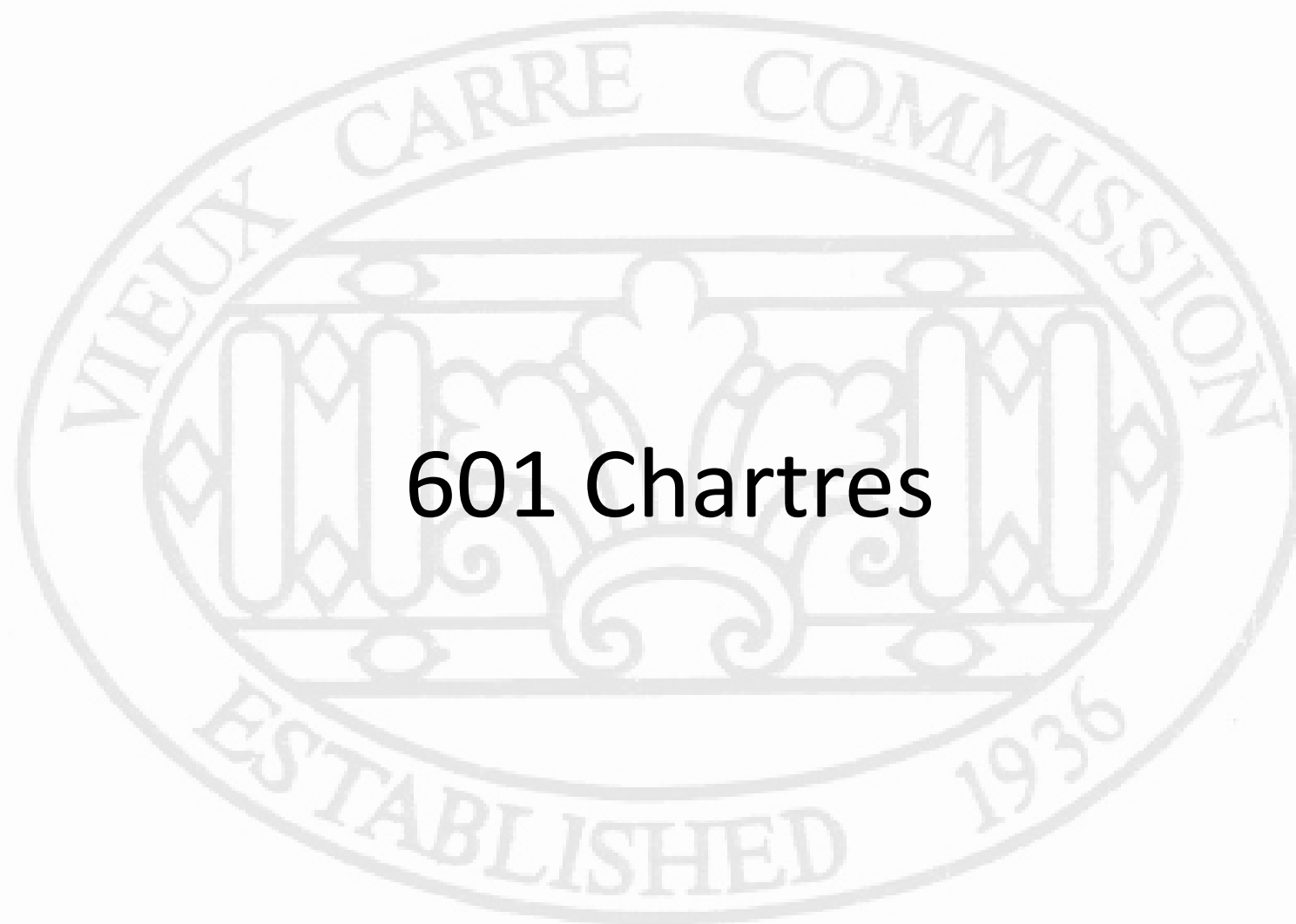
- The metal canopy supports
- The unpermitted changes to the balconies
- The air intake vent and other exterior equipment, and
- The window deviations

As previously noted, staff finds the green-rated rear building more important than the yellow rated and highly modified main building. Staff recommends denial of the proposed retentions related to the rear building, with the applicant to modify the proposal to be more consistent with the originally approved plans.

**ARCHITECTURAL COMMITTEE ACTION:**

06/25/2024

There was no one present on behalf of the application. Mr. Bergeron moved to defer the application per the applicant's request. Ms. Steward seconded the motion, which passed unanimously.



**601 Chartres**

ADDRESS:	601-07 Chartres Street		
OWNER:	Apasra Properties, LLC	APPLICANT:	John Rupley
ZONING:	VCC-2	SQUARE:	42
USE:	Commercial	LOT SIZE:	4119 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Blue**, or of major architectural and historical significance  
Detached service building: **Green**, or of local architectural significance

This circa 1793 Spanish Colonial 2 ½ story masonry building was constructed for Joseph Reynes. Its extant exterior detailing includes a wraparound wrought iron balcony; pilasters at the extremities of the building at the second level; bold banding around the upper openings; and a handsome cornice. The ground floor was altered in the Greek Revival style in the mid 19th c. The building originally had two passageway entrances on Chartres St., the downtown one of which went back to the irregularly shaped rear courtyard and detached 2-story service building.

**Architecture Committee Meeting of** **10/08/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/08/2024
<b>Permit #24-20297-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>

Proposal to address longstanding demolition by neglect and work without permit violations, including structural repairs, per application & materials received 07/02/2024 & 07/03/2024, respectively. **[Notices of Violation sent 07/06/2012, 11/18/2013, 05/16/2014, 10/02/2017, 11/09/2018, 06/11/2019, 08/09/2019, 09/06/2019, 12/15/2019, 12/14/2020, 06/30/2021, 09/27/2021, 04/28/2022, & 11/07/2023. STOP WORK ORDERS posted 08/09/2019 & 08/21/2019]**

**STAFF ANALYSIS & RECOMMENDATION:** **10/08/2024**

The overall application to address violations was reviewed by the Committee on 7/23. The applicant has returned with additional drawings for the following items:

Millwork:  
Elevations, jamb, and section drawings have been provided for the new fan light window at the rear. The muntins in the transom align with the casement mullions below. Casement swing is not indicated. Staff notes that the overall size and shape of the existing opening appears shorter than as drawn, particularly at the radius of the fan above the window’s spring line. Revisions can be handled at staff level, but full millwork drawings should be submitted before permit issuance, given the extensive need for repair/replacement and the building’s Blue rating.

Mechanical:  
The roof plan now shows a 6’-0” x 5’-0” platform at the new kitchen hood, which will be relocated 6’-0” from the property line. The roof hatch is shown behind an existing chimney. Staff notes that the drawings call it out as existing, while satellite imagery is unclear. While platform details are needed prior to permit, staff finds the proposed platform, rail, and access **conceptually approvable**.

Lighting:  
Staff notes that the Remcraft series lights proposed are overly large for approval. As long as the fixtures are below 3” diameter x 7” L, they can be approved at staff level.

Staff recommends the project be forwarded to the full Commission for approval of the rooftop platform and hood vent prior to review of final drawings and permit at staff level.

**ARCHITECTURAL COMMITTEE ACTION:** **10/08/2024**



403 Royal



ADDRESS:	403 Royal Street		
OWNER:	Cloud Nine Royal, LLC	APPLICANT:	Cangelosi, Jr Robert
ZONING:	VCC-2	SQUARE:	63
USE:	Commercial/Residential	LOT SIZE:	8032 sq. ft. (approx.)

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & rear service building (Conti-side): **Purple**, of national architectural and/or historic significance.

Side carriageway & courtyard additions: **Brown**, detrimental, or of no architectural and/or historic significance

The last design of Benjamin Latrobe, who died in New Orleans of yellow fever before its completion, this circa 1822 bank building reflects the newer French styles of the Napoleonic period. Its bold massing of geometric forms, especially in the interior spaces, is reminiscent of the noted architect’s design for Philadelphia’s Bank of Pennsylvania. According to the Historic American Buildings Survey (1934), the architectural firm of Diboll, Owen and Goldstein altered the building in 1910. Occupied as a bank until sold in 1919 by the State National Bank of New Orleans, the subject building was used from 1928 -2001 by the Manheim family as a furniture/ antique store.

**Architecture Committee Meeting of** **10/08/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/08/2024
<b>Permit #24-26526-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>

Proposal to repair dormers and replace missing finials, per application & materials received 08/27/2024 & 09/18/2024, respectively. [Notices of Violation sent 03/03/2008, 12/30/2013, 10/11/2016, 10/19/2021 & 10/25/2022]

**STAFF ANALYSIS & RECOMMENDATION:** 10/08/2024

Demolition by neglect violations have been issued for the roof, dormers, stucco, windows, trim, shutters, balconies, paint, and vegetation growth. The proposed repairs are limited to the dormers, as follows:

- At the Conti side, the dormer framing will be adjusted “for proper ridge line and slope of roof,” with decking, slates and ridge tiles to be removed and reinstalled. The upper sash will be replaced, and the lower sash repaired, to match the Royal side dormer.
- At the Royal side dormer, the millwork between the roof and vertical face will be replaced to match the Bourbon Street side details. Cheek wall shingles and flashing will be repaired.
- At the Bourbon side dormer, the millwork between the roof and cheek will be repaired, as well as the shingles and flashing.
- Dormers will be repainted to match existing colors.
- Missing top finials will be replaced. While these were originally cast iron, the applicant proposes to replace them with wood bases and polycarbonate globes, in order to avoid safety issues posed by installing cast iron balls at this height.

Staff seeks the guidance of the Committee regarding the proposed work. If found conceptually approvable, more detailed sections showing trim profiles and millwork should be provided prior to permit. Commission review and approval is also required, given the purple rating of this structure.

A full application must be submitted to address ALL outstanding demolition by neglect violations within 30 days, or the property may be scheduled for administrative adjudication.

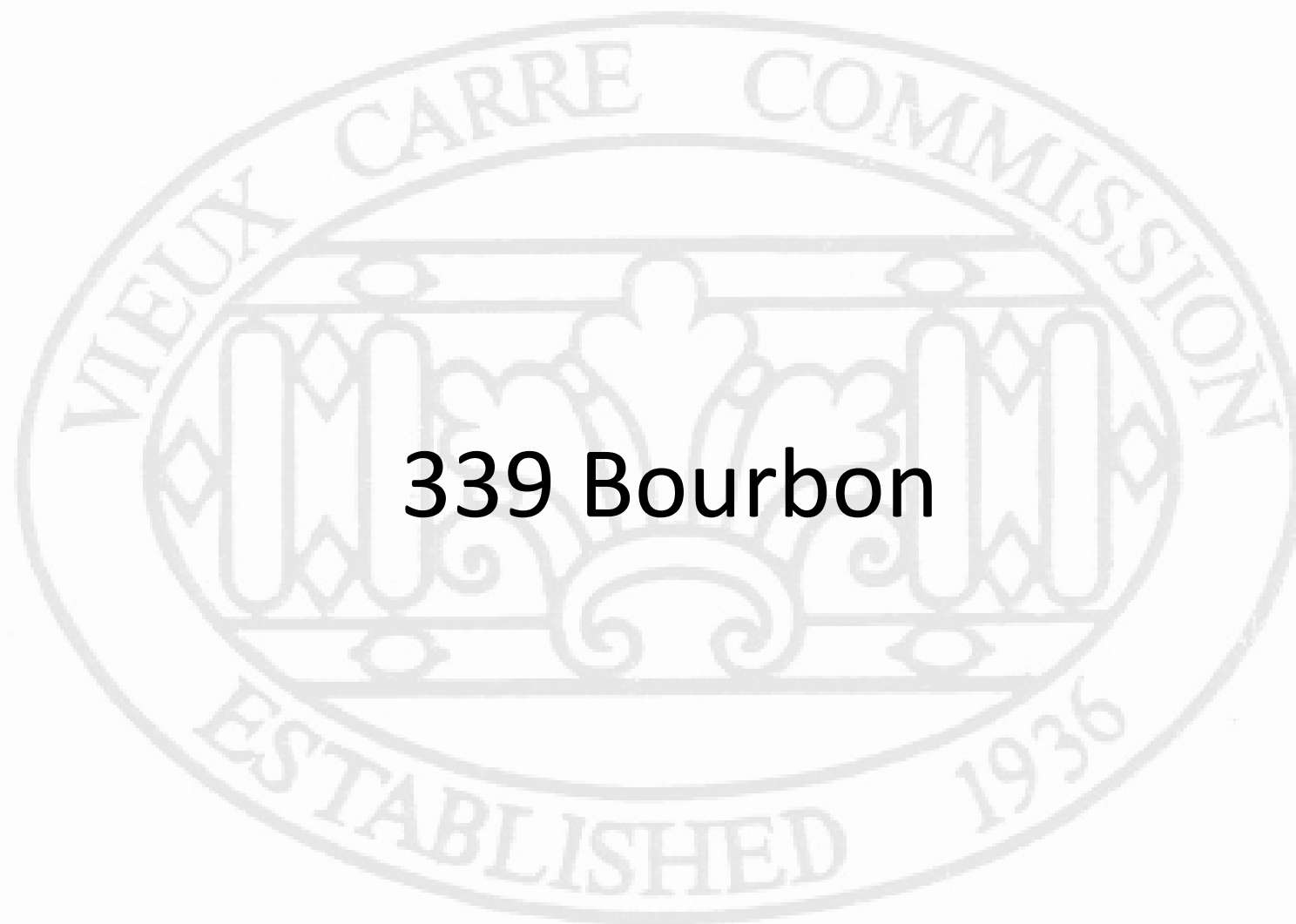
**ARCHITECTURAL COMMITTEE ACTION:** 10/08/2024



**1238 Dauphine**  
(staff requests deferral)



**1240 Dauphine**  
(staff requests deferral)



**339 Bourbon**

ADDRESS:	339 Bourbon		
OWNER:	339 Bourbon Real Estate LLC	APPLICANT:	Katherine Harmon
ZONING:	VCE	SQUARE:	69
USE:	Bar	LOT SIZE:	2,703 sq. ft.

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

This circa 1825 frame Creole cottage was converted in the late 19th c. for use as a corner drug store.

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

<b>Architecture Committee Meeting of</b>	<b>10/08/2024</b>
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<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/08/2024
<b>Permit # 24-28032-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #24-02205-VCCNOP</b>	<b>Inspector: Marguerite Roberts</b>

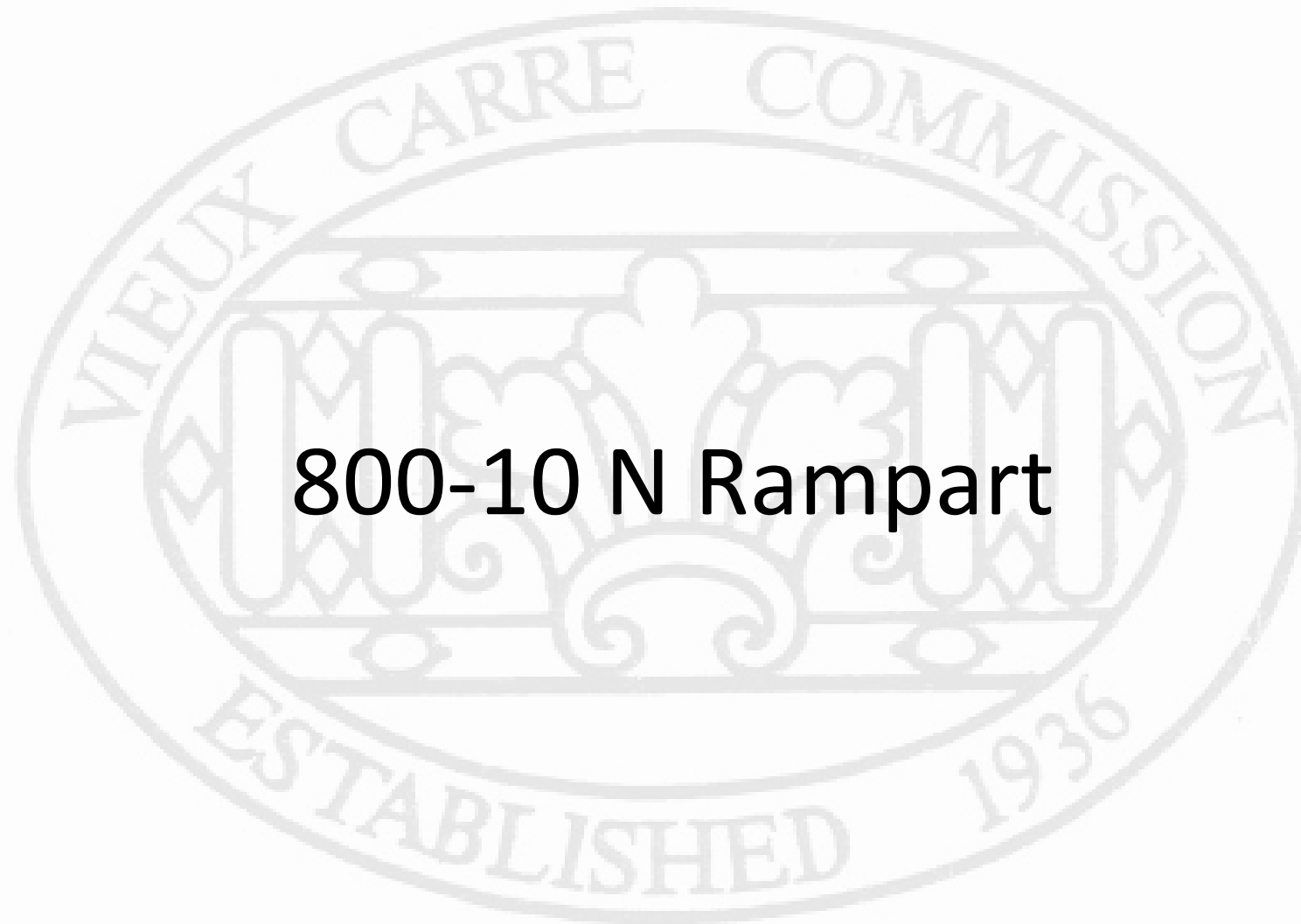
Proposal to renovate building and correct violations including the installation of new dormer windows, per application & materials received 09/12/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	10/08/2024
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The applicant proposes to address several violations at this building, the majority of which are staff approvable. The one item in need of Architecture Committee approval is the installation of two new dormer windows on the Conti elevation. Currently these two window openings feature some kind of exhaust venting. There is one existing intact dormer window and the applicant proposed to match this one for replacement of the other two.

Staff enthusiastically welcomes this proposal and recommends approval of the new window sashes, with any final details to be worked out at the staff level.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	10/08/2024
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**800-10 N Rampart**

ADDRESS: 800 N. Rampart Street

OWNER: J&R Rental Properties, LLC

ZONING: VCC-2

USE: vacant

APPLICANT: John C Williams

SQUARE: 103

LOT SIZE: 3040 sq. ft.

**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

10/08/2024

**DESCRIPTION OF APPLICATION:**

10/08/2024

Permit #24-29117-VCGEN

Lead Staff: Erin Vogt

Proposal to address longstanding demolition by neglect and work without permit violations at 810 N. Rampart, and to enclose rear millwork openings, per application & materials received 09/24/2024. [Notices of Violation sent 11/09/09, 2/28/2014, 9/14/2015, 01/31/2017, 05/01/2019, 10/30/2020, 5/5/2021, 4/18/2022, 5/15/2024]

**STAFF ANALYSIS & RECOMMENDATION:**

10/08/2024

[NOTE: this application is limited to 810 N. Rampart only.]

The applicant is proposing to replace millwork, lighting, and other work without permit violations, in addition to correcting demolition by neglect involving paint, stucco, drainage, and more. Most of the work can be handled at staff level, with the exception of two items requiring Committee review:

Rear openings:  
The applicant proposes to enclose two openings on the first floor of the rear elevation. Neither opening includes any historic millwork currently. One is boarded with plywood and only partially has surrounding trim, while the other is at a small rear addition, has contemporary framing, and is not full height. Since neither opening appears to have any historic significance, staff has no objection to their enclosure with siding as long as the framing is left in place internally.

Aeratis decking:  
The applicant proposes to install Aeratis decking on the front gallery. Since the building is Yellow rated and not covered, the Committee may find this installation approvable. However, the current stringer spacing measures 2' - 2-3/4" wide. Staff seeks the guidance of the Committee regarding whether additional stringers should be installed, or if intermittent metal spacers would be more appropriate as has been recently suggested at other properties.

Overall, staff recommends **conceptual approval** of the proposed work.

**ARCHITECTURAL COMMITTEE ACTION:**

10/08/2024