



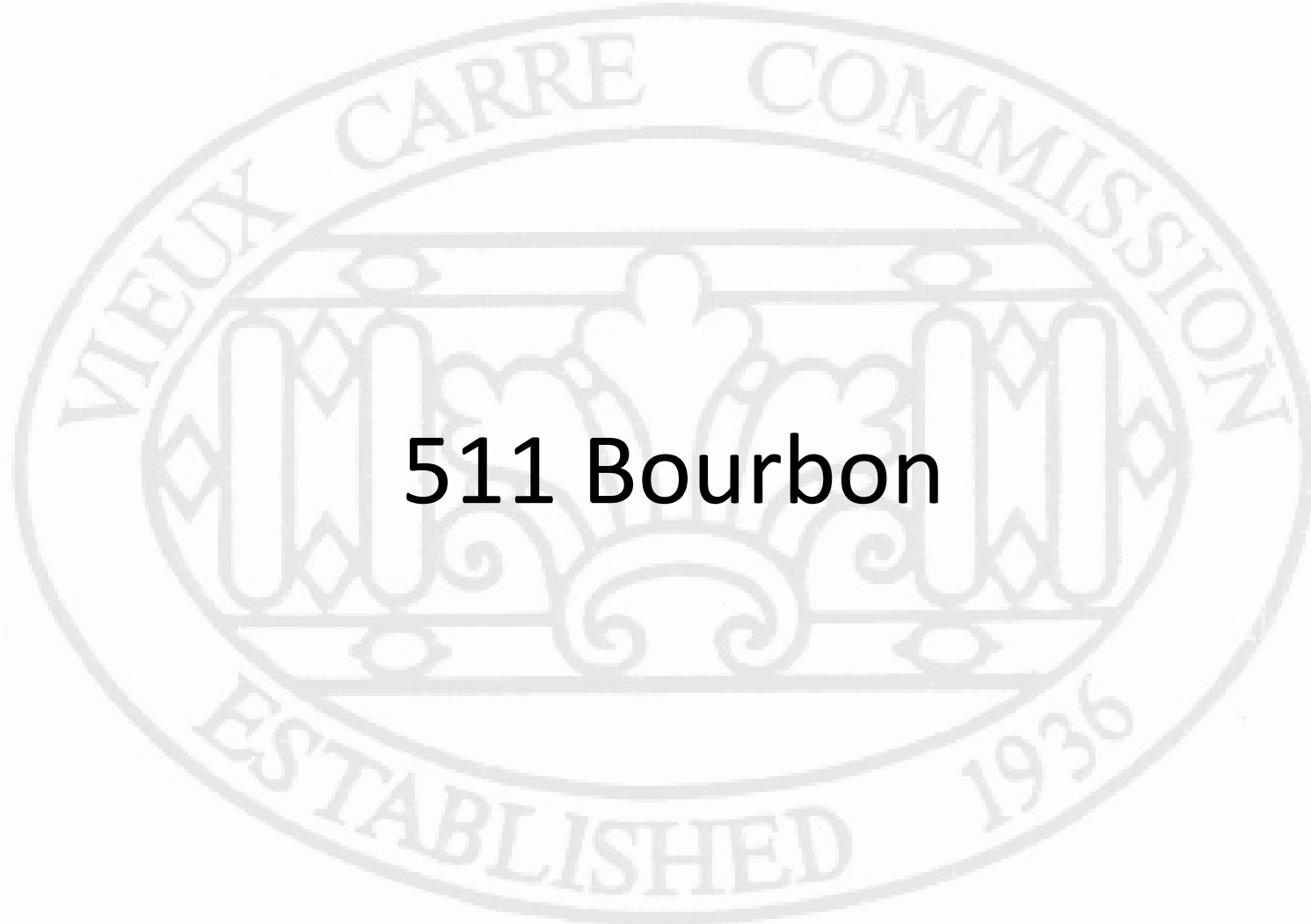
Vieux Carré Commission Architecture Committee Meeting

Tuesday, November 26, 2024



Old Business

511 Bourbon



ADDRESS:	511-13-15 Bourbon Street		
OWNER:	Brevort Enterprises, LLC	APPLICANT:	L. Katherine Harmon
ZONING:	VCE	SQUARE:	71
USE:	Commercial	LOT SIZE:	8,322 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	13 Units	REQUIRED:	2,470 sq. ft.
EXISTING:	0 Units	EXISTING:	2,515 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION:

This early 19th century Creole cottage, known as the "Mellieur House," historically was divided into three units. Photographs from the early 1900s show that the cottage today retains the original rhythm of openings on the front facade, i.e., window-door-window-door-window-door-window. The shop window (vitrine) on the front facade of the main building dates from the early 20th c.

Main and rear buildings – Blue
Courtyard Bar Building – Unrated (In need of official rating)

Architecture Committee Meeting of

11/26/2024

DESCRIPTION OF APPLICATION:

11/26/2024

Permit # 22-03409-VCGEN

Lead Staff: Nick Albrecht

Proposal to modify previously approved plans including proposal to utilize metal frames at existing wood alleyway gates, per application & materials received 08/15/2024 & 11/11/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:

11/26/2024

The applicant proposes to rebuild the wooden gates at both side alleyways utilizing new metal frameworks at the gates themselves. The surround for one gate is shown with 3x3 wood posts and headers while the other is shown with 4x4s. The metal frame is shown as being composed of 1-1/2” by 1-1/2” galvanized metal with a frame around the outside of the gate and three additional cross pieces. The gate metal is also shown with a 10” tall steel channel at the lock rail height, which would hold panic exist hardware accessible from the interior side of the gate. Finally, the gate is shown with a spring and arm style automatic closer. The metal gate is shown clad with 1x4 beadboard on the exterior side, but it appears the metal framework would be fully exposed on the interior side.

The Guidelines actually recommend the use of a metal frame for larger vehicular gates noting that, “*because of the width of the opening, a large wood gate will likely warp over time. To achieve and maintain the appearance of wood, it is generally best to install wood cladding on a supporting metal frame.*” (VCC DG: 10-6). This section of the Guidelines refers to vehicular gates approximately 10’ wide. The Guidelines do not specifically address the topic of metal gate frames for smaller pedestrian gates but do note that, “*the VCC requires a wall, fence, or gate to be compatible with the type and style of the building.*” (VCC DG: 10-7)

Staff has several reservations regarding this proposal. This is a blue-rated creole-cottage dating to “prior to 1807”. As such, staff finds wood fencing and gates to be more appropriate. The metal framework would be readily visible from the interior side of the gate or whenever the gate was open. Adding additional cladding over this metal would create an atypically thick gate. Staff is also concerned about any precedence that this sort of hybrid metal and wood gate could create for the countless other wood alleyway gates in the district.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

11/26/2024

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a crown on top. The shield is divided into sections containing various symbols, including a fleur-de-lis and a cross. The words "VIEUX CARRE COMMISSION" are written in an arc across the top of the oval, and "ESTABLISHED 1936" is written in an arc across the bottom.

327 Bourbon

ADDRESS:	327 Bourbon	APPLICANT:	Erika Gates
OWNER:	327 Bourbon Street, LLC	SQUARE:	69
ZONING:	VCE	LOT SIZE:	5,472 sq. ft.
USE:	Vacant		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Blue - of Major Architectural or Historical Importance.

This c. 1835 Greek Revival townhouse is noted for its historical associations as the home of Judah P. Benjamin, as well as for its elegantly detailed features such as the carriageway entrance, main entrance, and "bow and arrow" wrought ironwork. The components of the original complex (house, kitchen, stable) remain intact. The mansard roof is a late 19th century addition.

<u>Architecture Committee Meeting of</u>	11/26/2024
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<u>DESCRIPTION OF APPLICATION:</u>	11/26/2024
Permit # 24-12164-VCPNT	Lead Staff: Nick Albrecht

Proposal to leave previously painted masonry exposed, per application & materials received 05/14/2024 & 11/07/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	11/26/2024
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An application regarding the finish treatment of this front elevation was previously reviewed at the 05/28/2024 meeting with the Committee deferring the application with a request that additional analysis be completed regarding paint and mortar. At the time, there were concerns about certain areas of the wall where previous poor repairs had been done, which resulted in the general opinion that leaving the bricks exposed would be undesirable. As permitted work continued on the building, repairs were made to these areas which helps them blend in with the other masonry. The result is a quite attractive natural brick front elevation and staff encouraged the applicant to return to the Committee for reconsideration of the treatment of this wall and the possibility of leaving the bricks exposed. A section of bricks near the top of the wall is noticeably different, but this masonry should be completely covered by the reinstallation of the historic cornice on the building. Staff is in favor of the concept of leaving the brick unpainted noting in the Guidelines that, “*the VCC does not allow painting traditionally unpainted materials, such as ... previously unpainted brick.*” (VCC DG: 09-8) Although this brick was previously painted, staff feels it has been restored to such a level that it should not be repainted.

Staff notes that graffiti on the brick is a high possibility, particularly at the first-floor level. Staff recommends that the applicant explore options for protective coatings for the brick that would leave its appearance unchanged but would allow for any graffiti to be more easily removed. Such a proposal would need to return to the Architecture Committee unless the Committee found it appropriate to grant some kind of conceptual approval of a clear graffiti coating to be reviewed by staff.

Staff recommends conceptual approval of the option of leaving the Bourbon St. elevation of the main building masonry unpainted natural brick.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	11/26/2024
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Architecture Committee Meeting of **05/28/2024**

<u>DESCRIPTION OF APPLICATION:</u> Permit # 24-12164-VCPNT	05/28/2024 Lead Staff: Nick Albrecht Inspector: Marguerite Roberts
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Review of masonry conditions following the unpermitted removal of all paint from the Bourbon St. elevation, per materials received 05/14/2024.

STAFF ANALYSIS & RECOMMENDATION: **05/28/2024**

Permits were issued to begin work on the Bourbon St. elevation of the main building back on 11/29/2023. That approval included repainting the existing brick to match existing. While work was underway, staff observed that paint was being completely stripped from the masonry. Staff requested that the work stripping the paint stop until a new proposal could be submitted and reviewed. Work, however, continued and the entirety of the front elevation was completely stripped of paint. The applicant initially proposed either leaving the masonry unpainted or applying a lime wash to the entire elevation. After additional analysis, the applicant noted that there is evidence of previously repointed areas of the wall that were not done well and would make leaving the bricks unpainted less than ideal.

With that, the applicant is left with the proposal to lime wash this masonry. Staff has concerns regarding the application and maintenance required with a traditional lime wash and suggests that more typical paint may be the better option here.

The applicant compared color samples with the existing exposed masonry, trying to pick a color matching the existing bricks, and suggested the color Spanish Red. Staff agrees this color appears to match well in the photograph but is concerned about the true color of the paint and how the color will fade over time. Staff suggests a darker color may be a better option. If the Committee approves repainting this elevation, staff notes that samples of the paint will be required.

The masonry on this elevation will also be repointed as part of the work. Staff has required that a mortar analysis be completed on the existing mortar to accurately match with new mortar.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION: **05/28/2024**

Mr. Albrecht read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated the following: the contractor stripped the paint. The bricks are in good condition, and he was set on leaving them unpainted. I think a lime wash won’t work, not enough coverage, as well as the maintenance issue. I think a lime paint might work better.

Mr. Fifield asked if they had done any paint analysis. Ms. Gates stated, “visual but not chemical.” Mr. Fifield recommended a paint that was kind to the brick and provided good adhesion. Mr. Fifield stated that they needed to do a chemical paint analysis.

There was no public comments.

Ms. Steward made the motion to defer the application for 30 days for additional paint and mortar analysis. Mr. Fifield seconded the motion and the motion passed unanimously.



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.

Architecture Committee Meeting of	11/26/2024
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<u>DESCRIPTION OF APPLICATION:</u>	11/26/2024
Permit # 24-29895-VCGEN	Lead Staff: Nick Albrecht

Proposal to renovate building including the construction of a new pool and new exterior mechanical equipment, per application & materials received 10/01/2024 & 11/06/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	11/26/2024
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The demolition component of this application was approved by the Committee at the 10/22/2024 meeting and by the full Commission at their 11/20/2024 meeting. All other components of the proposal were deferred. The applicant has submitted revised materials to address the remaining items.

Pool

Staff previously noted that a new proposed pool appeared to be conceptually approvable, but more information was needed regarding depth, finishes, and lighting. The revised materials now include these details with the plans calling for the pool to be a consistent 4’ deep with dark grey plaster interior, a decorative waterline tile, brick coping at the perimeter, and approvable white lighting underwater.

Staff finds these details consistent with the recommendations of the Guidelines.

Mechanical Equipment

Staff previously recommended that if equipment was to be mounted to the building, that it be lowered to approximately the same height as it currently is on the roof of the to be demolished shed. The now proposed mechanical rack has been lowered by approximately 3-1/2’, which puts the equipment at approximately the same height as it is now. The equipment is shown screened with horizontal board fencing on the three exposed sides.

Staff previously also questioned the plans only showing two condensers to heat and cool three separate rental units and a large common area. Expanded mechanical drawings have been submitted which appear to show that this would all be handled with various interior air handling units. Staff seeks confirmation from the applicant that this is indeed the case and no additional mechanical equipment will be needed.

Window and Door Openings

The staff and Committee seemed to be generally in agreement with the proposed work to window and door openings. These include infilling atypical windows and converting a window to a door. All these changes occur on the side elevations or the rear with no millwork changed proposed for the front elevation.

Staff did question two openings near the rear of the “East” elevation that are currently two doors but were proposed to have the one door converted to a window. Staff found both of the openings to be unusual and suggested some minor changes may be considered here. The applicant has revised the proposal to eliminate one of the openings and to keep just a door opening to be vertically aligned with the existing second floor window above. Staff finds this revised proposal preferred compared to the previously proposed.

Decorative Fixtures

Staff previously recommended the use of more functional electric fixtures on the side elevations and the use of new wall sconces on the front elevation to replace existing sconces rather than the previously proposed new hanging fixtures. The revised proposal has adopted these lighting recommendations.

Staff also noted that the proposed gas fixtures will produce much less light compared to existing electric fixtures. The front elevation sconces are still proposed to be gas while the sides are now shown as electric. Staff suggests additional functional lighting may be needed on the front elevation but there is an

existing streetlight directly in front of this building.

Summary

In summary, staff appreciates the applicant working with staff to make changes to the proposal to be more consistent with the Guidelines. Staff recommends conceptual approval of the proposal with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

11/26/2024

Vieux Carré Commission Meeting of

11/20/2024

DESCRIPTION OF APPLICATION:

11/20/2024

Permit # 24-29895-VCGEN

Lead Staff: Nick Albrecht

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

STAFF ANALYSIS & RECOMMENDATION:

11/20/2024

The Commission may recall seeing this property at the 03/20/2024 meeting when the former owners were granted a temporary deferral regarding some violations with the building noted as being for sale. The building did sell, and the new owners are proposing an extensive project to renovate the existing seven-unit hotel building into a three-unit bed and breakfast. Staff is thankful to see this building receive some much needed work. Several aspects of the proposal will need to return to the Architecture Committee for review but one item in need of Commission approval is the proposed demolition of a small addition on the rear of the building.

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. Staff recommends approval of the proposed demolition with no permits to be issued for the work until the overall renovation plans have been approved.

VIEUX CARRÉ COMMISSION ACTION:

11/20/2024

DRAFT

Mr. Albrecht read the staff report with Mr. Sketchler present on behalf of the application.

There was no public comment.

Ms. Virdure asked if the complete design is still not completely worked out and Mr. Albrecht responded it has not. Mr. Sketchler noted he would be returning the following week with a revised design. Mr. Pearson made the motion for the conceptual approval of demolition as proposed and waive the 30 day layover period on the grounds no permits are issued until full plans are approved. Ms. Virdure seconded the motion, and the motion passed unanimously.

Architecture Committee Meeting of

10/22/2024

DESCRIPTION OF APPLICATION:

10/22/2024

Permit # 24-29895-VCGEN

Lead Staff: Nick Albrecht

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.

STAFF ANALYSIS & RECOMMENDATION:

10/22/2024

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:
DRAFT

10/22/2024

Mr. Albrecht read the staff report with Mr. Martin and Mr. Sketchler present on behalf of the application. Mr. Sketchler noted that the mechanical scheme was not fully flushed out and there would likely be another unit. Ms. Bourgogne asked if they could move it down. They stated yes. The applicants went on to say they would be happy to discuss the lighting. Mr. Sketchler noted that the pool would feature a brick coping and dark plaster finish. Mr. Martin noted that the overall project was a tax credit project.

Mr. Fifield stated that he did not see a reason to keep the transoms. Mr. Bergeron stated that he was curious if the transoms were not an historical remnant. The applicants stated that they would look on the inside. Mr. Fifield stated that he agreed with staff on the lighting and noted that both openings near the rear of the building appeared to be in the wrong place.

There was no public comment.

Mr. Bergeron made the motion to approve the demolition aspect and forward it to the full Commission with a positive recommendation and to defer all other items. Ms. Steward seconded the motion, and the motion passed unanimously.



ADDRESS:	738-42 Royal & 638 St Ann		
OWNER:	St Ann/Royal LLC & J & R	APPLICANT:	Myles Martin
	Rental Properties LLC		
ZONING:	VCC-2	SQUARE:	46
USE:	Commercial/Residential	LOT SIZE:	3,645 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Blue: Of Major Architectural or Historical Importance.

In the late 1830s, the wardens of St. Louis Cathedral constructed a row of five, 3-story red brick buildings on Royal St. between Pere Antoine Alley and St. Ann Street. 738 & 742 Royal Street are two of these five buildings. Each structure originally had arched ground floor openings, square-headed upper openings, and attached 3-story service ells, which faced small courtyards.

Architecture Committee Meeting of	11/26/2024
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<u>DESCRIPTION OF APPLICATION:</u>	11/26/2024
Permit # 24-30117-VCGEN	Lead Staff: Nick Albrecht
	Inspector: Marguerite Roberts

Proposal to modify previously approved plans including proposed modifications to the mechanical platform and installation of additional mechanical equipment, per application & materials received 10/02/2024 & 11/11/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	11/26/2024
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During an inspection of in progress permitted work at this property, staff found that the approved mechanical rack had been constructed much taller than shown in the approved plans. The approved plans showed the rack rising 18” above grad while the as built and now proposed for retention rack is at 36” above grade. The applicant indicated that the equipment was required to be 3’ above the BFE so they built the rack to be 3’ above the curb. Staff reached out to a representative from Safety & Permits regarding this requirement and did not hear back as of the writing of this report. If this is now the requirement for all equipment, staff is concerned of the potential impact this may have on proposed new equipment at other properties.

In addition to the proposed retention of the taller rack, the applicant is proposing to add a second level to the rack to house four additional AC condensers. The second level is shown at 6’-6-1/2” above the courtyard paving with the units themselves topping out at 9’. The equipment was originally approved to be screened by a horizontal board fence measuring just over 5’ tall. The applicant now proposes to increase the height of this screening to 9’ tall. Staff notes that there is no visibility into this courtyard and staff finds the proposed ground mounted units preferred compared to any new rooftop mechanical racks. Still, staff has some concerns about the growing height of this mechanical cluster. Currently the screen for mechanical equipment is shown in detail at 8-1/2’ from the back courtyard wall. The units are shown as being 9” apart. Staff questions if it might be preferred to extend the rack forward approximately two to three feet and installing the proposed additional four units on the same level as the existing platform rather than increasing the height of the rack and associated screening.

Staff requests commentary from the Committee regarding the proposal.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	11/26/2024
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610-24 Bienville

ADDRESS: 610-24 Bienville St
OWNER: NEW HOTEL
MONTELEONE
ZONING: VCC-2
USE: Commercial
APPLICANT: Stephanie Mears
SQUARE: 36
LOT SIZE: Irregular

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

610 Bienville:

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

3-story masonry commercial building of the townhouse configuration with detailing in the Italianate style. Sanborn's Map of 1876 shows a 4-story building on the site, indicating that the existing building is either a c. 1880 building or a remodeling of an earlier building.

612-24 Bienville, 234-38 Exchange:

Main building: **Yellow**, contributes to the character of the District.

One-story building constructed in the early 1940s as a modern imitation of a Creole cottage. As such the building blends in well with the scale and building materials of the Vieux Carré. [This building sits atop two lots, 612-614 Bienville (Lot 11226) and 616 Bienville (Lot 11227).]

226-30 Exchange:

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

C. 1850 Greek Revival three-story brick commercial building, the details of which include a typical granite lintel above the ground floor openings.

220-22 Exchange, 216-18 Exchange, 214 Exchange:

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

These three, [214, 216-18, 220-22 Exchange Alley] c. 1840 three-story brick commercial buildings, which have facades unified by ground floor posts and lintels, blend in with the street scene of the other mid-19th century structures.

619 Iberville, 200-12 Exchange:

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

This c. 1840 three-story commercial building begins the row of five such buildings that extend over two-thirds of this portion of Exchange Alley. Their granite lintels across the first floor facades and above the upper floor openings enhance the buildings.

Architecture Committee Meeting of **11/26/2024**

DESCRIPTION OF APPLICATION: **11/26/2024**

Permit #24-33213-VCGEN **Lead Staff: Bryan Block**

STAFF ANALYSIS & RECOMMENDATION: **11/26/2024**

When last reviewed on 11/28/2023, the Committee conceptually approved conversion of the 610 Bienville gallery back to a balcony, which was its original condition. The current proposal is the same design and materiality as the previous approval with the following modifications:

- New ¾" x 2-1/2" solid steel bars will be mounted vertically at the three central locations between the decorative cast iron panels in lieu of the wrought iron kickbacks previously indicated.
- Solid wood cove trim and fascia will be utilized in lieu of the composite material previously indicated. The depth of the fascia has been increased from 7-3/4" to 9-1/4".
- New ¾"x6" @ 36" o.c. steel bars will replace the existing ¼"x4" existing iron outriggers previously indicated to remain.

- These modifications are an improvement over the previously approved.

This proposal also includes replacement of existing windows and millwork at the front façade ground floor. Although the proposed removal of paint on the transom, as well as the anachronistic plate glass windows and wood panels below are a vast improvement, the current set of drawings does not provide enough detailed information of muntin sizes, head, jamb and sill profiles, etc. for approval. However, staff does feel comfortable enough with what has been provided to recommend conceptual approval of this portion of the submittal.

There is an “Elevation at Storefront” drawing on Sheet A302 which staff cannot locate on the floor plans. Please advise.

A new HAC unit is called out to be installed on the flat roof of the one story outbuilding in the rear courtyard space to be screened by 2x8 cedar boards. Additional information is required regarding the mechanical equipment including decibel levels when in operation. There is little to no visibility of this space from other properties.

All other aspects of the proposal can be reviewed and approved at the staff level. As such staff recommends conceptual approval as outlined above with details to be approved by staff.

ARCHITECTURAL COMMITTEE ACTION: **11/26/2024**

Architecture Committee Meeting of **02/27/2024**

DESCRIPTION OF APPLICATION: **02/27/2024**
Permit #23-31515-VCGEN **Lead Staff: Erin Vogt**

Proposal to address violations and renovate exterior of seven buildings fronting on Bienville, Iberville, and Exchange Place, all associated with the Hotel Monteleone, per application & materials received 11/14/2023 & 02/13/2024, respectively. **[Notice of Violation sent 08/23/2023]**

STAFF ANALYSIS & RECOMMENDATION: **02/27/2024**

When last reviewed on 11/28/2023, the Committee conceptually approved conversion of the 610 Bienville gallery back to a balcony, which was its original condition. The Committee requested revised drawings and an engineer’s report for the front wall in order to ensure that it could handle a cantilevered load once the gallery posts are removed. Mr. H. Stephan Bernick, P.E., provided a report that states that the wall is in above average condition, based on their observations. Some minor cracking was seen in the exterior stucco finish, and “possible bowing in extra-wythe pilasters between the first and second floors. This bowing was noted at all the pilasters, and at adjacent properties – it is possible the bow was part of the original construction. It is our opinion that the wall is structurally sound, and no repairs are required at this time.”

The new gallery details show the current outriggers replaced with new ¾” x 6” steel bars. These are substantially thicker and deeper than current conditions, and staff is unsure if this might affect the depth of the fascia. The stringers will be equally spaced, approximately 14” apart o.c. with Aeratis decking conceptually approved for use at the last hearing.

The balcony rail will be modified to increase the height to 42” overall, with bars added above and below. New cast iron panels will be installed to match the existing pattern, as the existing conditions are heavily deteriorated. Staff notes that the vertical members are shown as ¾” x 2-1/2” steel fins; their attachment to the outriggers below is not indicated.

Staff seeks the guidance of the Committee regarding the proposed structural alterations and balcony rail modification.

Miscellaneous items requiring review:

- Shutters were removed from both elevations of 612 Bienville. The applicant is proposing to restore them on the front façade only. Staff finds the removal of the shutters at cross purposes with the owner’s concerns regarding security in the alley, and recommends that the Committee **deny** the appeal to retain their removal and require restoration of the shutters on the Exchange Place façade as well.
- The applicant proposes to treat wood doors at the various buildings with Bora-Care, which is described in the manufacturer’s spec sheet as “a highly effective, long-lasting termiticide, insecticide and fungicide concentrate that can be used against active subterranean termite infestations and other wood destroying organisms in existing construction. Bora-Care penetrates wood components and may be used on all cellulosic materials including wood, plywood, [...] etc. It may also be applied to concrete block, metals, PVC plumbing, [etc.] to keep termites out of a structure’s potential entry points, preventing wood damage.” Staff is unsure how it would be applied, but notes that an NPS brief from 1993 identifies it as a safe material for use. Staff recommends **approval**.

National Park Service	Conserve O Gram 7/3
The Borate Preservatives	Commercial Borate Preservatives
<p>A recent advancement in wood preservatives in the United States is the use of borates which have been used in Europe, Australia, and New Zealand since the 1940s. Borate is a generic term for compounds containing the elements boron and oxygen. Boron does not occur alone naturally, but as calcium and sodium borate ores. Borates offer effective protection against wood boring beetles, subterranean and dry wood termites, and brown and white decay fungi. At this time, borate preservatives appear to be the safest and most effective protection treatment available when applied properly.</p>	<p>Bora-Care™ is a product that is effective in penetrating seasoned wood as would be found in historic objects. It is available as a liquid concentrate that must be diluted at least one to one with water. The concentrate consists of sodium borates and ethylene glycol. It can be applied easily with a brush or garden sprayer. Two coats should be applied for complete diffusion through the wood.</p>
<ul style="list-style-type: none">• The applicant is appealing to retain large flood lights installed without permit on the Exchange Place elevation. The fixtures measure approximately 17-1/2” x 9” x 14” and have a lumen output of 10,500 lumens. The lights are not approvable per the Design and Lighting Guidelines, but staff does acknowledge that this situation is atypical and the Guidelines do not address this particular condition. Since the fixtures are already in place, staff recommends deferral and requests that the applicant provide documentation of the conditions at night so they can be further evaluated for retention.	

ARCHITECTURAL COMMITTEE ACTION:

02/27/2024

Ms. Vogt read the staff report with Ms. Mears and Mr. Choate present on behalf of the application. Regarding 610, Ms. Mears stated that the railings were in unsafe condition, and they intended to replace them in full, and that they had received an engineer’s report and full engineering drawings. She stated the fascia was deep enough that she did not expect the added depth of outriggers to be an issue. Regarding 612, she stated the owners did not wish to restore the Exchange Place side shutters. For clarification, Mr. Fifield asked if their removal had been a violation; Ms. Vogt responded that yes, they had been removed without permit, but that they were not historic. Ms. Mears asked if the floodlights could be deferred until they could submit nighttime photos.

Mr. Bergeron asked if the balcony outriggers would be pocketed; Mr. Choate stated that the new outriggers would follow the same path through the masonry and connect to three joists on the interior. Mr. Bergeron asked the Committee and staff if the gallery had historic standing, noting that the removal of the sistered outriggers would eliminate evidence of its conversion to a gallery. Ms. Vogt stated that the exact age of the gallery conversion was unknown, but noted that restoration of the balcony had been conceptually approved at the previous hearing. She added that the Sanborn maps showed balconies, so the gallery was not 19th century. Mr. Bergeron noted he had not been at the previous meeting and did not want to bring this issue back up if it had already been decided. Mr. Choate stated that the outriggers were

being replaced with thicker members as the engineer said it was not safe to retain the existing, modified outriggers.

Mr. Fifield asked why the owners wished to retain the missing shutter condition. Mr. Choate responded that they no longer had the shutters and did not wish to have new ones made. Mr. Bergeron asked if the gallery rail was being replaced totally; Ms. Mears stated that were rusted out but being replaced to match. Ms. Vogt stated the largest deviation was the addition of the vertical fins.

There was no public comment.

Mr. Bergeron moved for **conceptual approval** of the proposed balcony rail replacement and reconstruction of the balcony structure, **approval** of the use of the Borocare, **denial** of the appeal to retain the missing shutters and deferral of the floodlights. Mr. Fifield seconded the motion, which passed unanimously.



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 **11/26/2024**

DESCRIPTION OF APPLICATION: 11/26/2024
Permit #22-30621-VCGEN **Lead Staff: Nick Albrecht**

Proposal to modify previously approved plans including modifying ground floor openings and millwork, per application & materials received 10/11/2022 & 11/19/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: 11/20/2024

The Architecture Committee has seen several proposed schemes for the ground floor of this building going back to August. At the 09/10/2024 Architecture Committee meeting, three different ground floor arrangements were proposed. In the proposed version 2 from the 09/10/2024 meeting, a steady rhythm of matching doors were proposed across both buildings with all openings vertically aligned with the ones above. Staff previously noted that this version seems to make the most sense architecturally for this building type.

Of the versions presented, staff found this version preferred. The Architecture Committee conceptually approved this option but encouraged the applicant to explore the possibility of converting some doors back to historic window openings. The Committee noted that photographs from the 1960s through the 1980s showed windows, rather than French doors, on either side of the larger opening and recommended converting the opening closest to the corner back to a window.

The applicant returned at the 10/08 meeting with a new proposal that included 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. This proposal would increase the width of the larger opening by about 4’ and the height by about 1-1/2’. The Committee found that this proposal would possibly further confuse the ground floor fenestration and again encouraged the applicant to look at the possibility of converting the opening closest to the corner back to a window as seen in earlier photographs.

The applicant has returned with a new proposal that does propose to convert the existing door opening to a window as seen in older photographs. The application also includes increasing both the height and width of the existing shorter door opening, and adding a new door opening on the opposite side of the larger opening. Staff had an opportunity to visit the property and noted the remnant of an arched brick header in the wall above the location of the proposed new French doors. This new opening would align vertically with the window opening above. Given the remnant of the arched brick header and the vertical alignment with the opening above, staff finds this new door opening conceptually approvable.

Regarding the proposed larger door opening, the applicant proposes to increase the height of the opening by 1’7” and increase the width by approximately 4’. Staff feels more comfortable with the proposed increase in height of this opening as the top of this opening would then align with the top of the other ground floor openings on this building. Staff finds the proposed increase in width of the opening to be more problematic. The current door opening is approximately 6’6” wide, while the proposed opening would be 10’4” wide. The Guidelines generally discourage increasing the size of door openings stating that, “*the VCC does not allow increasing a door size or altering the shape to allow for a larger entrance unless it is the only alternative to meet accessibility requirements*” and “*the VCC does not allow increasing a door size or altering the shape to allow for a garage or carriageway door.*” (VCC DG: 07-13) Staff believes doors in the existing width of 6’6” will meet accessibility requirement.

Finally, the applicant is proposing a new door design at the courtyard infill on the Bienville elevation. This door was previously approved as a simple six panel door in the existing opening. The applicant is proposing to match this door to the sort of faux French doors seen in the service ell above this opening. Those doors feature two upper lites over two lower wood panels. During previous proposals to modify this door staff noted that as this opening is

in what was historically a courtyard wall, staff finds it preferential to keep the millwork in this opening smaller and more nondescript. However, staff appreciates the desire to have some glazing in this door and suggests that the two uppermost panels of the previously approved door could potentially be converted to glass.

In summary, staff recommends:

- conceptual approval of the proposed door to window conversion and the proposed new door opening
- denial of the proposal to increase the width of the existing door opening, and
- deferral of the proposed changes to the Bienville side door opening

ARCHITECTURAL COMMITTEE ACTION:

11/26/2024

Architecture Committee Meeting of

10/08/2024

DESCRIPTION OF APPLICATION:

10/08/2024

Permit #22-30621-VCGEN

Lead Staff: Nick Albrecht

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

STAFF ANALYSIS & RECOMMENDATION:

10/08/2024

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.

ARCHITECTURAL COMMITTEE ACTION:

10/08/2024

DRAFT

Mr. Albrecht read the staff report with Mr. Williams present on behalf application. Mr. Williams stated that the Committee desired to make one opening a window and that they are happy to make two French doors a window and that they would like the middle opening to be larger and wider.

Mr. Bergeron asked the applicant “so we are adding a window, but keeping all the doors?” Mr. Williams stated yes. Mr. Bergeron asked if there was internal scarring. Mr. Williams stated yes, from numerous openings and alternations. Mr. Williams continued that they want a larger opening to get people in and out safely.

Mr. Bergeron state that he wasn’t sure if this actually helped or just “muddied the waters.”

There was no public comment.

Mr. Bergeron stated that following: I think the corner window is what it needs and the proposed window becomes a door. We should try to make this a little better. Mr. Steward stated that the current proposal was more in order on the front façade.

Mr. Bergeron made the motion to defer today’s proposal and recommended that the applicant return to the previously proposed 3-bay arrangement with double doors in each opening. Ms. Steward seconded the motion,

and the motion passed unanimously.

Architecture Committee Meeting of **09/10/2024**

DESCRIPTION OF APPLICATION: 09/10/2024
Permit #22-30621-VCGEN **Lead Staff: Nick Albrecht**

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

STAFF ANALYSIS & RECOMMENDATION: 09/10/2024

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.

ARCHITECTURAL COMMITTEE ACTION: 09/10/2024

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: 08/13/2024
Permit #22-30621-VCGEN **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.



New Business

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a fleur-de-lis at the top, a scroll at the bottom, and a central shield with a fleur-de-lis. 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.

235-41 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 **11/26/2024**

DESCRIPTION OF APPLICATION: 11/26/2024
Permit # 24-33363-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new mechanical platform on service ell roof and to install new hood vent exhaust on roof of main building, per application & materials received 11/01/2024 & 11/04/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: 11/26/2024

A new application was filed specifically for the installation of new HVAC equipment. In reviewing this application, staff found that the proposed work differed significantly compared to the equipment that had been approved as part of the overall renovation permit. Specifically, the proposal contains a new mechanical platform on the service ell roof and a new hood vent exhaust on the roof of the main building.

Mechanical Platform

The originally approved plans featured a mechanical platform on one of the three service ell buildings, specifically the one closest to Iberville. The platform measured approximately 8’2” by 17’3” and was shown with five pieces of typically sized equipment. In the revised plans, this platform now measures about 8’8” by 21’4” and is now show with three larger pieces of equipment. Staff requests additional details regarding these new mechanical units and is concerned if the new units are significantly taller than the previously approved. The new units are shown in the section drawing rising only 3’ above the mechanical platform.

The proposed new mechanical platform on the center service ell measures 21’8” by 10’3”, covering the vast majority of this roof. Five additional pieces of mechanical equipment are shown on this platform, as well as the previously approved in-line vent hood exhaust. Staff is concerned that all three of these previously unchanged service ells roofs would be significantly modified if this new platform were approved. The Architecture Committee has previously approved modifications to the other two service ell roofs with the installation of the elevator penthouse and the original mechanical platform.

Staff notes that previously there was mechanical equipment in the courtyard, or more properly on the roof of the courtyard infill between these service ells and also on the roof of the courtyard infill adjacent to Bienville. Staff recommends lowering the proposed mechanical equipment into the mass of the building as it was previously.

Hood Exhaust

A second hood is now proposed to provide an exhaust system for an oyster bar now proposed in the main building space. This exhaust is shown rising up from the area of the oyster bar and penetrating the roof near the dividing wall between the separate roofs of the historically separate buildings. There are some questions regarding the final equipment proposed for the roof, with the applicant noting that the symbol on the drawings may not be representative of the actual proposed hood. The proposed location appears to be consistent with the Guidelines which state that, “*restaurant vents and exhausts should be installed within the building envelope in a location where they are not visible from the public right of way, an occupied courtyard, or a neighboring property.*” (VCC DG: 04-8)

Additional details will be needed on the final equipment proposed for this exhaust but the concept appears to be consistent with the Guidelines. Staff notes that the main kitchen exhaust is permitted to utilize an inline fan and that a similar inline fan would be preferred for this exhaust as well.

Summary

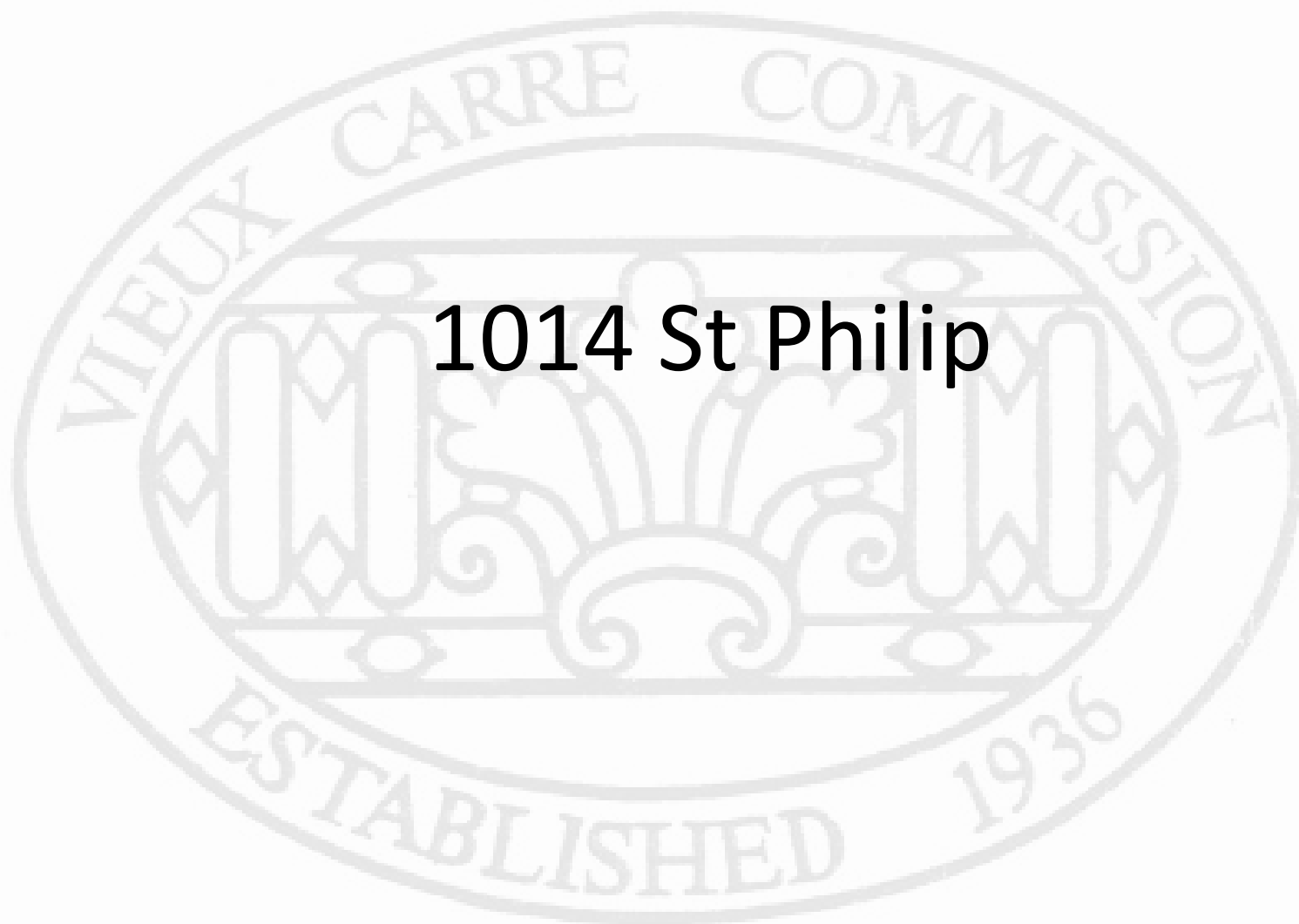
Staff has concerns with the proposed new mechanical plan including both the enlarged equipment proposed for the permitted mechanical rack and the proposed new mechanical platform on the middle service ell roof. Staff recommends that alternative locations for this equipment be explored that would reduce the impact on the historic

building. The proposed new hood exhaust appears to be conceptually approvable but final details are needed and staff recommends exploring the use of an inline hood exhaust.

Staff recommends deferral of the application.

ARCHITECTURAL COMMITTEE ACTION:

11/26/2024



1014 St Philip

ADDRESS:	1014-16 St. Philip St.		
OWNER:	Robert D. Edmundson	APPLICANT:	John C Williams
ZONING:	VCR-1	SQUARE:	104
USE:	Residential	LOT SIZE:	3150 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

A c. 1830, 4-bay, masonry, double Creole cottage with twin dormers and gable ends.

Architecture Committee Meeting of	11/26/2024
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<u>DESCRIPTION OF APPLICATION:</u>	11/26/2024
Permit # 24-33384-VCGEN	Lead Staff: Nick Albrecht

Proposal to convert existing fountain into new swimming pool, per application & materials received 10/31/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	11/26/2024
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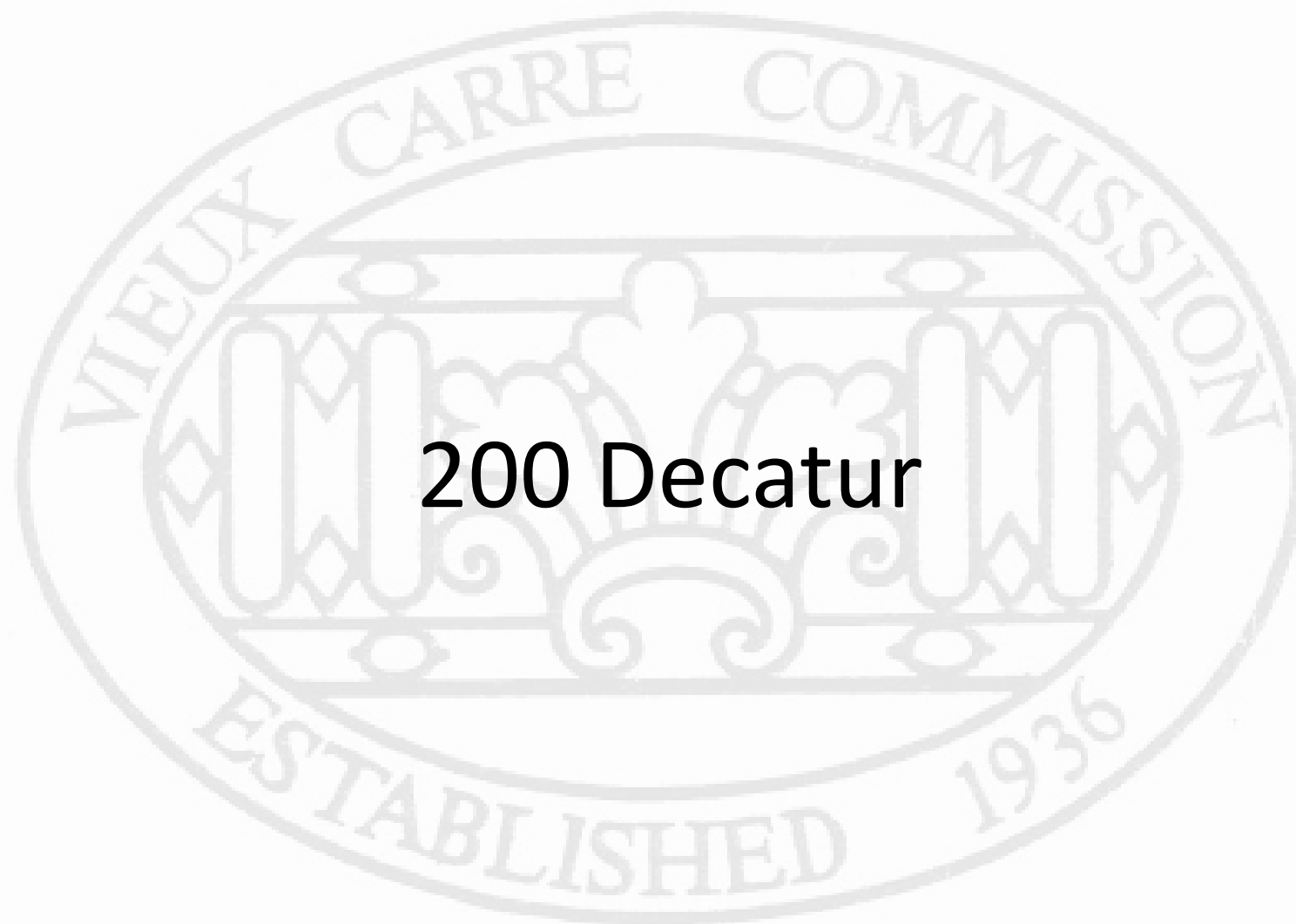
The applicant proposes to modify the existing fountain to create a deeper section in order to facilitate allowing the owner to exercise in the water feature. The fountain is currently shown as 2’ deep and according to the applicant dates to around the 1950s. An area of the floor within the fountain measuring approximately 7-1/2’ x 4’ would be excavated an additional 21” down to create an area a little under 4’ deep. The associated equipment for the water feature would be located under stairs to the service building that are immediately adjacent to the existing fountain.

The CZO defines a swimming pool as a structure containing a body of water eighteen inches or more in depth, intended for recreational purposes. Water features including fountains are defined as being less than 18” in depth. By the definition given in the CZO, this would be a swimming pool. As the existing fountain is only approximately 14” from the property line and building code requires pools to be a minimum of 2’ from the property line, there is a question with the Building Department regarding the allowability of this proposal. It is noted that the proposed work of deepening the fountain takes place more than 2’ from the property line. The applicant has also been in contact with the neighboring property owner, who does not object to the proposal.

The VCC Design Guidelines state that, “*the VCC requires a pool or hot tub to be an in-ground installation with the curb flush with the adjacent ground level.*” (VCC DG: 10-11) The Guidelines also note that water “*features often represent a significant alteration to a courtyard or yard and must be carefully designed to be sensitive to the historic character of a space.*” (VCC DG: 10-11) It could be noted that the outer shell of this fountain/proposed pool would not be changing except for the installation of a new brick step adjacent to the existing brick fountain wall. As such, the proposed change would not necessarily be a significant alteration to the existing courtyard space. Additionally, Staff found that there was a proposal in 2019 to enlarge the fountain into a pool and maintain the wall height above the courtyard on all sides. That proposal was conceptually approved at the 10/22/2019 meeting but did not develop beyond that.

As with any proposal, any approvals will be contingent on confirmation that all aspects of the proposal are approvable per the CZO and any applicable building codes. Staff finds this to be a unique and unusual proposal and requests commentary from the Committee regarding the proposal.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	11/26/2024
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200 Decatur

ADDRESS:	200 Decatur St	APPLICANT:	John Rupley
OWNER:	200 Levee Street, LLC	SQUARE:	7
ZONING:	VCE-1	LOT SIZE:	2,666 sq. ft.
USE:	Commercial (vacant)		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

A four-story brick commercial building, one in an original row of such buildings, this one was damaged by a fire in 1876 and today has its ground floor and second floor openings altered.

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

<u>Architecture Committee Meeting of</u>	<u>11/26/2024</u>
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<u>DESCRIPTION OF APPLICATION:</u>	11/26/2024
Permit # 24-33783-VCGEN	Lead Staff: Nick Albrecht
Violation Case #23-04307-DBNVCC	Inspector: Noah Epstein

Proposal to remove infill from between all pilasters on the Decatur and Clinton alley elevations and to install new French doors in all openings, per application & materials received 11/05/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	11/26/2024
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The applicant proposes to activate every opening on the ground floor by removing solid wall infill or a few sections of miscellaneous millwork from between the existing pilasters. Historic photographs indicate that the majority of these openings have been infilled since possibly as early as 1950. A ca. 1858 drawing of the building shows what appears to be several open doorways with other openings possibly featuring beadboard shutters or other millwork. Staff welcomes the removal of the infill and reactivation of the openings. Staff questions if it would be the best practice to install matching French doors with no shutters in each opening or if some combination of doors, windows, shop windows, and/or shutters would be preferred. The building at 240 Decatur at the other end of the block purports to date to the same time of construction as 200 Decatur. 240 Decatur currently features French doors in each opening, although older photographs show a combination of windows and doors.

Each of the proposed doors is shown as matching the existing French doors on Decatur St. The doors are shown mounted at the interior plane of the wall, which is shown 11-1/2” back from the face of the granite pilasters. The swing of the doors is not indicated. Staff recommends that the doors swing into the building.

Staff recommends conceptual approval of the removal of the infill and installation of new millwork with a request that the Committee comment on the preferred treatment of millwork in the openings.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	11/26/2024
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1113 Chartres
Deferred at the Applicant's Request

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. The shield is flanked by two vertical bars with decorative elements. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

1000 Decatur, Latrobe Park

ADDRESS:	Latrobe Park (1000 Decatur)		
OWNER:	French Market Corp. (City Of New Orleans)	APPLICANT:	Daniel Ferg
ZONING:	VCC-1	SQUARE:	11
USE:	Park	LOT SIZE:	N/A

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Latrobe Park is so named because it was the site of the first Waterworks in New Orleans, designed between 1812-13 by the nation's first architect, Benjamin Henry Boneval Latrobe and constructed by his son Henry Sellon Boneval Latrobe. Both the younger and elder Latrobes died in New Orleans as victims of yellow fever.

Architecture Committee Meeting of **11/26/2024**

DESCRIPTION OF APPLICATION: 11/26/2024
Permit # 24-34892-VCGEN **Lead Staff: Nick Albrecht**

FOR RECOMMENDATION ONLY: Proposal to install three new metal entry gates at Latrobe Park, per application & materials received 11/15/2024 & 11/12/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: 11/26/2024

As this is City owned property, this review is considered for recommendation only. The applicant proposes to install new metal gates at the three existing entrances to the small park area. The new gates would match the height of the existing fencing around the park, which is only 3’8” above the ground. The gates are shown with new fixed sections leading to new newel posts that would hold the proposed paired gates measuring 6’ wide. The gates themselves would feature a curved top rail with the pickets reaching a peak of 4’2” above grade. Although not indicated on the plans, the applicant stated that the proposal also includes installing matching fencing along the N. Peters side of the fence, which currently only has the low planter wall.

Given the low height of the existing fencing and the proposed gates and fencing, staff reached out to the applicant with questions regarding the motivation for the proposal and the concern that the low gates would do little in preventing unwanted after-hours visitors to the park. The applicant responded noting that the intention of the gates is to provide low barriers to better define the park’s boundaries. The applicant agreed that the shorter gates will not physically stop people from jumping the barrier but will help to signify that the park is closed. The applicant notes that the French Market Corp. employs their own security that will provide surveillance to the park and that the gates will help security enforce the park hours. The applicant notes that the French Market Corp. is also updating the landscaping in the park to increase visibility. All of this is to help discourage transients from sleeping or staying in the park overnight. Staff has personally observed this park becoming increasingly problematic and welcomes changes that will hopefully make the park more enjoyable for visitors and locals.

As an aside, staff would encourage the restoration of the existing Wallace fountain as a functional fountain rather than as a planter. This fountain was a gift from the City of Paris during the Louisiana World’s Fair in 1984.

Staff finds the proposed new fencing and gates consistent with the recommendations of the Guidelines and the setting of the park and neighboring area. Staff recommends a positive recommendation of the proposed work.

ARCHITECTURAL COMMITTEE ACTION: 11/26/2024