



Vieux Carré Commission Architecture Committee Meeting

Tuesday, December 10, 2024



New Business



617 Dauphine

ADDRESS:617 Dauphine

OWNER:Grissom & Thompson LLP APPLICANT:Lyz Perez

et. Al.

ZONING:VCR-1 SQUARE:89

USE:Residential LOT SIZE:7,895 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:

Rating--green, of local architectural/historical importance. This simple Creole style 2-story masonry building, which is divided by a center passageway entrance, most likely was constructed by Gurlie and Guillot, who acquired the property in 1813 from architects Latour and Laclotte. The balcony railing is a recent replacement.

Architecture Committee Meeting of

12/10/2024

DESCRIPTION OF APPLICATION:

12/10/2024

Permit # 24-04876-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate balconies including proposed use of synthetic balcony decking and proposed restructuring of a separate balcony, per application & materials received 02/22/2024 & 11/19/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:

12/10/2024

Proposed work is limited to three different areas of the building.

Front of Main Building

On the front of the main building, the plans propose to replace some damaged soffit boards and to repaint, all of which is staff approvable. The plans also propose to paint existing conduit and outlet which were only recently installed without benefit of VCC review or approval. Staff finds the conduit and outlet boxes on the otherwise pristine stucco wall to be distracting. Staff questions the necessity of these outlets and recommends that they be reworked to be much more discrete.

Staff also notes that the light fixtures on this elevation are inconsistent with the recommendations of the Guidelines. Staff encourages the applicant to consider upgrades to the lighting design as part of this scope of work.

Rear of Main Building

On the rear of the main building, there is a small balcony at the second-floor level. Staff measured this balcony at about 70 sq. ft. The applicant proposes to replace the decking of this balcony with new composite tongue and groove decking, although the exact product is not noted. Photographs and the drawings show that there is a roof projection over this balcony, therefore offering it some protection from the weather. Staff has recommended limiting the use of composite or synthetic balcony decking to locations that are uncovered and have more direct exposure to the sky above. As such, staff does not find this location consistent with the recommendations of previous reviews for synthetic decking.

Staff also notes that there is a projecting awning attached to the fascia of this balcony, which is inappropriate. Staff recommends the removal of this awning.

Service Ell Balcony

The final area of proposed work is on one of the service ell balconies. The applicant proposes to repair or replace several rotten wood elements with some changes noted. The plans show three existing wood outriggers that are rotten and are proposed for replacement. The description of this work is to remove the rotten sections of the beam and install a new wood beams matching the dimensions using Simpson concealed beam hangers. Noting that these are cantilevered elements, staff questions where the cut would be done to remove the rotten section of the outrigger. Staff has concerns that the concealed hangers will offer little structural support if they are used on the exterior side of the masonry wall. These hangers appear to be designed to support vertical loads but not necessarily in a cantilevered condition.

All five existing columns of this balcony are proposed to be completely replaced with new matching columns. The Guidelines encourage partial replacement whenever possible but if the columns are all significantly deteriorated, replacement to match would be acceptable.

The plans also call for the replacement of rotten sections of guardrails on this balcony. The detail for this shows the existing pickets at 6” on center, which creates a gap between the pickets of 5” which does not meet code. If these guardrails are involved in any renovation work, Safety & Permits will require the Guardrails to meet code, that is no gaps greater than 4”. Staff recommends that all sections of at least this

balcony be replaced to meet code and to achieve continuity.

Summary

In summary, staff recommends:

- improvements to the conduits and lighting on the front elevation,
- recommends against the use of synthetic decking at the rear balcony,
- requests clarification on the outrigger work on the service ell balcony, and
- recommends revisions to the balcony guardrails to meet building code.

Staff recommends deferral of the overall application.

ARCHITECTURAL COMMITTEE ACTION:

12/10/2024

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

810 Esplanade

ADDRESS:	810 Esplanade	APPLICANT:	Betsy Fifield
OWNER:	Ibu and Bapak, LLC	SQUARE:	80
ZONING:	VCR-2	LOT SIZE:	3,544 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main building: green, or of local architectural and/or historical importance.
 Service ell: green, or of local architectural and/or historical importance.

One of a pair of 2½-story, adjoining, brick, Greek Revival townhouses. The buildings have granite lintels, recessed entrances with pilasters, entablature and side lights, frieze windows, second floor balconies, and attached service ells.

Architecture Committee Meeting of

12/10/2024

<u>DESCRIPTION OF APPLICATION:</u>	12/10/2024
Permit # 24-26624-VCGEN	Lead Staff: Nick Albrecht

Proposal to make masonry repairs to the building including the installation of new helical ties, per application & materials received 09/03/2024 & 11/20/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	12/10/2024
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See Staff Analysis & Recommendations of 11/26/2024.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	12/10/2024
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Architecture Committee Meeting of

11/26/2024

<u>DESCRIPTION OF APPLICATION:</u>	11/26/2024
Permit # 24-26624-VCGEN	Lead Staff: Nick Albrecht

Proposal to make masonry repairs to the building including the installation of new helical ties, per application & materials received 09/03/2024 & 11/20/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	11/26/2024
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This application for various masonry repairs had been pending for some time when staff discovered that it included proposed helical ties in need of Architecture Committee review. With the hope of getting this application permitted, as the owner stated that there are active leaks into the building, staff went ahead and scheduled the application for the Architecture Committee meeting, although some information may still be needed.

The contractor noted that the proposed helical ties will be installed horizontally in mortar joints to help reinforce and control cracking and separation that is happening in the wall. The contractor continued that the ties would likely be set every 16” going up the crack with the ties extending about 12” to each side of the crack. Existing mortar joints would be dug out to about 2” in depth, the ties set in new VCC recipe mortar and then the remainder of the joint filled with additional VCC mortar.

Staff requested additional information and photographs of the exact area or areas where these ties are being proposed and did receive them on 12/09. As such, this report has not been fully updated with that additional information, although the new information has been included in the slideshow.

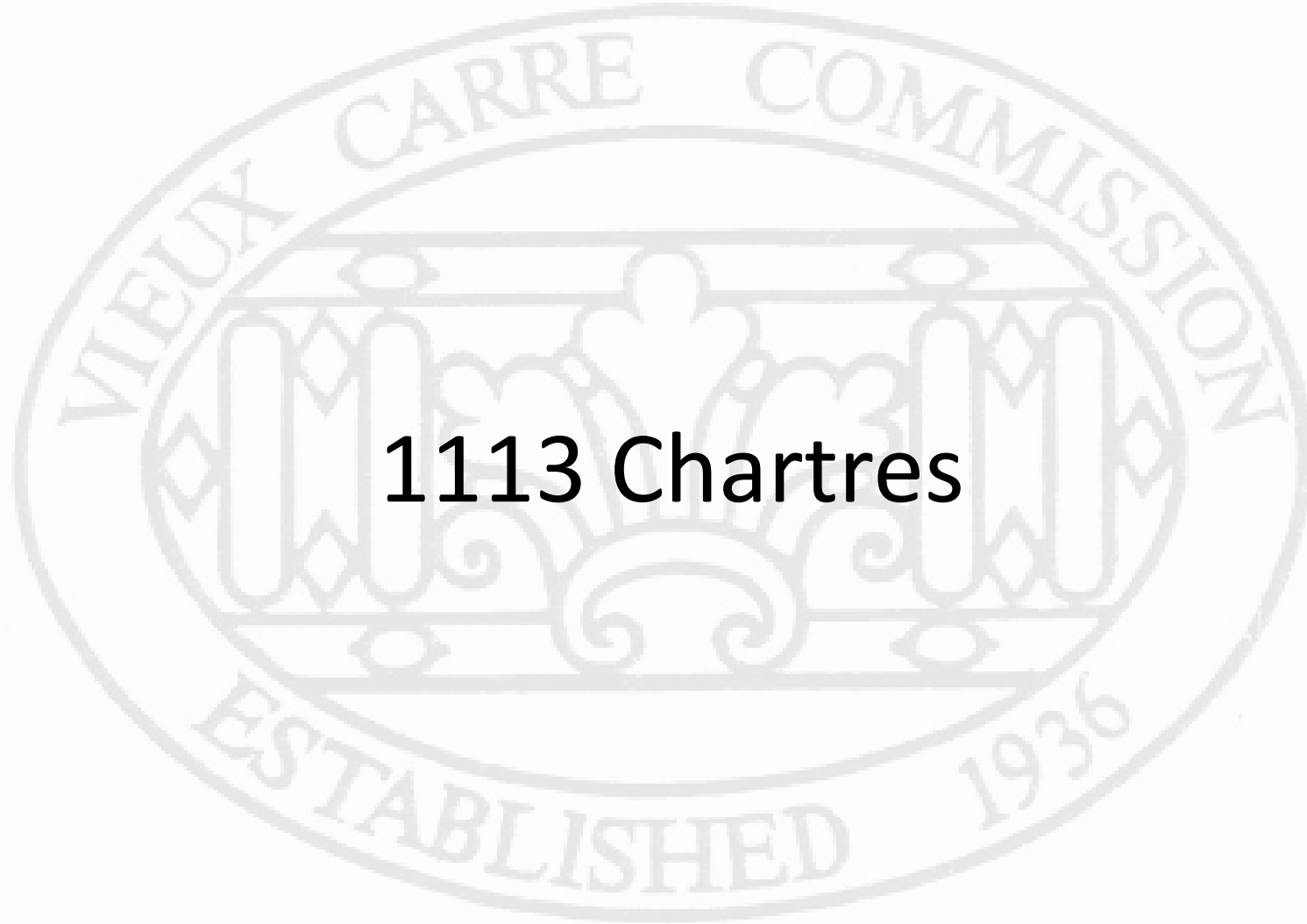
The Architecture Committee has generally discouraged the use of helical ties but has shown some favor for them when proposed as they are here in existing mortar joints. Staff finds this proposed method preferred compared to more intensive helical tie proposals as this proposed work is hypothetically reversible and should not cause damage to the bricks themselves.

Staff will still need additional information regarding the extent of the proposed use of helical ties including locations and number of ties but requests commentary from the Committee regarding the concept of using ties in this manner.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	11/26/2024
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Mr. Bergeron made the motion to defer due to no one present on behalf of the application. Ms. Steward seconded the motion and the motion passed unanimously.

1113 Chartres



ADDRESS:1113 Chartres Street

OWNER:Beauregard-Keyes Foundation

ZONING:VCR-2

USE:Museum

APPLICANT:Annie Irvin

SQUARE:50

LOT SIZE:11,680 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

- Ratings:
- Main house & rear service building: **Purple** - of National Architectural or Historical Importance
 - Extensions of service building on both uptown & downtown sides: **Yellow** - Contributes to the character of the district

In 1826 architect Francois Correjolle, the son of refugees from Saint-Dominique, designed the Le Carpentier-Beauregard-Keyes House, a landmark from the French Quarter's transitional period between French and American building traditions. The extensions of the rear service building on both the uptown and downtown sides are of early twentieth-century construction.

Architecture Committee Meeting of

12/10/2024

DESCRIPTION OF APPLICATION:

12/10/2024

Permit # 24-34311-VCGEN

Lead Staff: Nick Albrecht

Proposal to install new security features including a security camera, keypad door hardware, and a hedgehog device, per application & materials received 11/11/2024.

STAFF ANALYSIS & RECOMMENDATION:

12/10/2024

Due to multiple recent break-ins of the property, the applicant is proposing some increased security measures. From the plans it appears only one camera is being proposed, in a location on the soffit of the yellow-rated rear building. The camera is a typical dome camera and generally approvable. Given the installation location on the yellow-rated building, staff finds this aspect of the proposal approvable. Staff requests confirmation from the applicant that no additional cameras are proposed under this scope of work.

The second aspect of the proposal is a new hedgehog device proposed for installation above the alley gate on the Gov. Nicholls side of the building. This is shown detailed with 6” long, ½” thick painted spikes projecting from a center spinnable axel. Staff finds this aspect of the proposal consistent with similar hedgehog style security devices and approvable.

The final aspect of the proposal is a new keypad lock proposed for installation on the courtyard side of the rear gate on the Ursulines side of the building. Staff questions if there would be a matching keypad on the Chartres side of this gate as well, at the end of the driveway. The proposed keypad itself is a typical size but features exposed mechanical buttons on its face. When keypads have been approved in other locations, the VCC has typically recommended for the use of much more discrete interfaces. Still, staff notes this is a rather discrete location far from the public right of way.

Staff recommends approval of the proposed camera and hedgehog installation and requests commentary from the Committee regarding the proposed keypad gate lock.

ARCHITECTURAL COMMITTEE ACTION:

12/10/2024

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 text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

639 Barracks

ADDRESS:	639 Barracks	APPLICANT:	Jeff Barbin
OWNER:	Jeffrey Barbin	SQUARE:	52
ZONING:	VCR-1	LOT SIZE:	1,784 sq. ft
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

One of a pair of nice Federal-style 2½-story masonry townhouses constructed c. 1834 by the New Orleans Improvement Co., this building essentially retains its original design (side entrance with fanlight, service ell, dormer) but has a cast iron gallery rather than the original wrought iron balcony.

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

<u>Architecture Committee Meeting of</u>	<u>12/10/2024</u>
<u>DESCRIPTION OF APPLICATION:</u>	12/10/2024
<u>Permit # 24-35027-VCPNT</u>	Lead Staff: Nick Albrecht

Proposal to paint previously unpainted stucco, per application received 11/18/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	12/10/2024
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The applicant filed an application to paint the front and rear elevations of the main building and the rear service ell the color Mexican Tile by Benjamin Moore, which is a deep terra-cotta color. The application notes issues with moisture intrusion as being a major motivator for the proposed painting. Records and photographs indicate that this stucco has never been painted so staff is hesitant regarding the proposal.

The Guidelines explicitly state that, “*the VCC does not allow painting traditionally unpainted material, such as slate, terra cotta, and/or previously unpainted brick or stone.*” (VCC DG: 09-8) The Guidelines also state that in cases of moisture infiltration through masonry or stucco, a mineral silicate paint can provide a degree of protection. (VCC DG: 06-11) The Guidelines do not recommend the use of a water repellent or waterproof coating, suggesting instead that water infiltration through a masonry building is often caused by a moisture-related problem such as open mortar joints or cracking in the stucco in need of repair. (VCC DG: 06-11) Finally, the Guidelines note the importance of any paint over masonry or stucco to be compatible to have good adhesion and states that, “*the VCC does not recommend applying latex or oil-based paint on masonry or stucco.*” (VCC DG: 09-8)

Based on these collections of Guidelines, staff recommends that first, the building be checked for cracks or damage in the stucco that might be causing water infiltration as well as checking the roof, gutters, etc. for any possible water infiltration. If problems continue, research a compatible mineral silicate paint for application over the stucco rather than an oil or latex paint. Although not recommended by the Guidelines, staff has also seen success with the use of appropriate and compatible water repellent coatings in situations such as this. That may be an alternative that the Committee would consider over the application of any kind of paint.

Staff requests commentary from the Committee regarding the proposal.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	12/10/2024
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525 Dauphine

ADDRESS:	525 Dauphine	APPLICANT:	Brian Anderson
OWNER:	MJ Falgoust Inc	SQUARE:	90
ZONING:	VCR-1	LOT SIZE:	3,302 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

C. 1832 double Creole cottage and detached kitchen described in 1866 as a "low house...having four rooms...a corridor or hall in the center, rear gallery and two cabinets."

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

Architecture Committee Meeting of

12/10/2024

<u>DESCRIPTION OF APPLICATION:</u>	12/10/2024
Permit # 24-35756-VCGEN	Lead Staff: Nick Albrecht

Proposal to make repairs to fire damaged building including proposal to remove existing window opening, per application & materials received 11/25/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	12/10/2024
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This building is next door to 531 Dauphine St., which was badly damaged by a fire about one year ago. An application has been filed to make repairs to this building, the majority of which are staff approvable. Some additional work is proposed on the Toulouse elevation of the building in order to achieve a fire-rated assembly. This includes the removal of two existing openings and the addition of fire rated plywood behind new lap siding.

The first opening is at the attic level side gable, where a previously existing louvered attic vent is proposed for removal. If removed, the siding would be extended to completely erase the opening. A matching attic vent would remain on the opposite side gable. Staff finds the proposed vent removal potentially approvable but questions if any additional venting, such as a new roof vent, would be needed to maintain adequate cross ventilation through the attic space.

The second opening proposed for removal is an atypical square-shaped window on the first-floor level. Matching openings on the opposite side of the building show these openings as being six lite single sash windows. Although the Guidelines generally discourage the removal of window or door openings, given the atypical shape of this opening and questions regarding its age, staff finds the proposed removal potentially approvable. Staff notes that this opening was previously not visible from the street but depending on what eventually happens with the site at 531 Dauphine, that may change.

The final aspect of the proposal is in regard to notes calling for the installation of fire rated plywood on the Toulouse elevation under the lap siding. Although staff did not see a section detail of the proposed new wall assembly, Architectural Note 4 on sheet A-1 states that the wall would be comprised of 2 layers of 5/8" firerock gypsum board on the interior, the 2x4 wall with batt insulation, one layer of Gold Bond eXP fire shield sheathing, and the lap siding to match existing.

Typically, the VCC does not allow the installation of new sheathing behind lap siding as the additional 1/2" to 3/4" thickness of the sheathing can severely affect the trim details at windows, doors, and corners. If the Committee approves the proposed removal of the two openings on this side, no additional openings would remain and this elevation would be 100% lap siding. At the roof level, the building is proposed to receive a new slate roof so staff does not anticipate there would be any issues with the addition of sheathing at the roof level. The only remaining complication would be at the vertical trim board at the corner with this side meets the front elevation. It is possible that a thicker trim board at the corner may be able to account for the added thickness of the wall, although no notes or details were provided.

In summary, staff finds all of the proposed work potentially approvable given the circumstances presented here but requests commentary from the Committee regarding the proposal.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	12/10/2024
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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 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.

Appeals and Violations



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	12/10/2024
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<u>DESCRIPTION OF APPLICATION:</u>	12/10/2024
Permit # 24-34621-VCGEN	Lead Staff: Nick Albrecht

Proposal to retain copper flashing cap in location of previously existing terra cotta tiles, per application & materials received 11/25/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	12/10/2024
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A permit was issued for a new slate roof on this building originally in 2022 and re-issued in February of this year. The permit contained the standard language not allowing for cap flashing on parapets, chimneys, or surrounding walls. Plans were also submitted with the application that included details for various things such as mortar caps and terracotta ridge tiles. Photos sent from the applicant showed that the ridge of the portion of the building facing St. Ann was not completed per the plans or to match the previously existing condition. Instead, this ridge was capped in copper flashing.

Previously, this ridge featured terra cotta tiles along its entire length and the permit was for this detail to be matched with the new roof. The applicant is proposing to retain the copper cap flashing as installed. The other ridges have the terracotta ridge tiles as permitted. This ridge appears to be the only one on the building which features a sloped roof with slate shingles on one side and a vertical masonry wall on the other side. The other ridges with ridge tiles are sloped on both sides of the tiles. As such, some kind of alternative detailing may be appropriate here, but staff questions the appropriateness of the as-built detail. Staff notes that the building on the opposite end of the block features the same condition of sloped slate shingles coming up to the vertical wall and this ridge is finished with ridge tiles.

Staff does not find the retention of the as-built flashing to be appropriate and requests commentary from the Committee regarding preferred detailing.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	12/10/2024
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828 Toulouse

ADDRESS:	828-32 Toulouse		
OWNER:	828 Toulouse Street, LLC	APPLICANT:	Daniel Winkert
ZONING:	VCR-1	SQUARE:	71
USE:	Hotel	LOT SIZE:	8,322 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

828 Toulouse - The Olivier House, a sophisticated Greek Revival brick and stucco mansion with fine entrance enframement of marble, richly embellished with rosettes, was designed in 1839 by the French architects J.N.B. and J.I. DePouilly. Interestingly, the entrance evidently was a later addition (1840s). When the building was renovated in the 1960s, the outlines of two large entrances flanking a formal entrance were found. The original building contract and sketch also documented the existence of these Creole style arched openings and a formal entrance with a round bull's eye above it.

Blue: Of Major Architectural or Historical Importance.
Portion of Building: Main (828 Toulouse) *Material:* Masonry

832 Toulouse - 3-story brick and stucco building, which was constructed in 1965 as an addition to the Olivier House according to the designs of Henry Grimball, architect, on the site of the mansion's side yard.

Orange
Portion of Building: Main (832 Toulouse) *Material:* Masonry

<u>Architecture Committee Meeting of</u>	<u>12/10/2024</u>
<u>DESCRIPTION OF APPLICATION:</u>	12/10/2024
Permit # 24-35783-VCGEN	Lead Staff: Nick Albrecht
Violation Case #22-00810-DBNVCC	Inspector: Marguerite Roberts

Proposal to remove previously denied balconies and to construct one new balcony, per application & materials received 11/25/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	12/10/2024
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As a quick summary of events before this application was submitted, staff notes that a total of six new balconies were constructed in various locations on this property between 2012 and 2016. Staff discovered these violations in 2016 and began citing them. An application for retention of all six balconies was heard at the 02/27/2024 Architecture Committee meeting, where the three balconies on the orange-rated building were approved for retention and the three on the blue-rated building were denied. That denial was appealed to the full Commission at the 07/17/2024 meeting, where the Commission upheld the denial of the Committee. That Commission denial was appealed to the City Council but was withdrawn at the last minute and not heard by the City Council.

The applicant has submitted a new application to demolish the three previously denied balconies but to reconstruct the balcony on the back side of the service ell at a smaller size.

The application notes that there used to be a balcony on this side of the building but that was only ever a wraparound balcony from the front elevation. The balcony did not extend to the back side of the service ell. Staff continues to recommend against a balcony in this location as it would be historically inappropriate on a blue-rated building. As the Sanborn maps indicate that there have historically been openings in this wall, staff suggests that a guardrail between the door jambs may be the closest thing to a balcony that would be approvable.

Staff recommends denial of the balcony as proposed.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	12/10/2024
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