

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
DIRECTOR

NOTICE OF PUBLIC MEETING

The Vieux Carré Commission Architectural Committee's regularly scheduled meeting will take place on **Tuesday, February 6, 2024, in the 8<sup>th</sup> floor Conference Room, City Hall, 1300 Perdido Street at 1:00 PM.** VCC staff recommends all attendees bring their own laptop or tablet to review meeting materials.

The order in which the applications will be discussed is subject to change without prior notice upon the discretion of the Architectural Committee. The names of property owners are automatically generated from City data sources and may not reflect recent changes in ownership and may be inaccurate on this agenda. We apologize for any confusion this may cause.

Please note that additional information on each application, including submitted plans, is available by following the link below each agenda item. **Additionally, please note that Architectural Committee approval does not constitute a permit; work may not begin until the applicant is in possession of all necessary permits from the VCC and Safety & Permits.**

At the Tuesday, February 6, 2024 meeting, the following items may be discussed.

## AGENDA

### New Business

---

**1200 N Rampart St: 23-35266-VCGEN;** 1200 N Rampart St: Rocio Valdiviezo, applicant; Randy S Nunn, owner; Proposal to repair gallery damaged from vehicular impact, per application & materials received 12/28/2023 & 01/24/2024, respectively.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=YGLL6A>

---

**400-10 Chartres St: 24-00522-VCGEN;** Moses Engineers, applicant; & Leila Williams Foundation Kemper, owner; Proposal to replace rooftop HVAC equipment and associated ductwork, per application & materials received 01/08/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=VAJW3Q>

---

### Appeals and Violations

---

**710-14 Saint Louis St: 23-25561-VCGEN;** Toledano Properties, applicant; 710-714 St Louis LLC, owner; Appeal to retain modifications to millwork and proposal to address work without permit and demolition by neglect violations, per application & materials received 09/18/2023 & 11/15/2023, respectively. **[Notices of Violation sent 02/16/2017, 12/11/2019 & 7/1/2022.]**

<https://onestopapp.nola.gov/PrmtView.aspx?ref=3XJ1QR>

---

**522 Bourbon St: 24-01391-VCGEN;** 522 Bourbon St: Taylor Jennifer, applicant; Anglade 522 Bourbon LLC, owner; Proposal to perform structural repairs at tower, including installation of helical ties and tie rods, per application & materials received 01/17/2024 & 01/25/2024. **[Notices of Violation sent 11/01/2019, 07/07/2021 & 12/28/2023]**

<https://onestopapp.nola.gov/PrmtView.aspx?ref=17RB30>

---

**711 Dauphine St: 24-02051-VCGEN;** Wells Philip, applicant; New Orleans Baptist Association, owner; Proposal to correct violations including the installation of new electronic keypad door hardware, per application & materials received 01/24/2024.

<https://onestopapp.nola.gov/PrmtView.aspx?ref=7NK7NN#>

---

Next AC Date: Tuesday, February 27, 2024

Upon request, a sign language interpreter for the hearing impaired will be available at the meeting. To place a request for sign language interpreter services, please call TDDY at (504) 658-2059 or 1-800-981-6652.

ADDRESS:	1200-06 N. Rampart Street		
OWNER:	Theodor C Vonkurnatowski, Randy S Nunn, City Land Properties LLC, Thoren L Thorbjornsen		
ZONING:	VCC-2	APPLICANT:	Rocio Valdiviezo
USE:	Residential	SQUARE:	107
DENSITY:		LOT SIZE:	6164 sq. ft.
		OPEN SPACE:	
ALLOWED:	10 units	REQUIRED:	1232.8 sq. ft.
EXISTING:	Unknown	EXISTING:	Unknown
PROPOSED:	No change	PROPOSED:	No change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

The imposing galleried brick building at the corner and the detached 2-story service building facing North Rampart date from the mid-19th century and have details in the Greek Revival style. The 2-story frame ell structure off the rear of the service wing was constructed between 1876 and 1896; and the addition behind the service building facing Governor Nicholls Street is inappropriate, brown-rated construction. The buildings retain very little of the original exterior detailing, which would have consisted of such Greek revival detailing as wooden paneled doors and sash windows, rather than the existing melange of millwork, which dates from the 1960s through the 1990s.

**Architecture Committee Meeting of** **02/06/2024**

**DESCRIPTION OF APPLICATION:** 02/06/2024  
**Permit #23-35266-VCGEN** **Lead Staff: Erin Vogt**

Proposal to repair gallery damaged from vehicular impact, per application & materials received 12/28/2023 & 01/24/2024, respectively

**STAFF ANALYSIS & RECOMMENDATION:** 02/06/2024

The two gallery columns closest to Barracks were struck by a car in May 2023 and the gallery was temporarily shored. The shoring was also hit by a vehicle, requiring replacement, and a third car took out another gallery column closer to Gov. Nicholls yesterday, 02/05/2024. Prior to yesterday’s accident, applicant had the building evaluated by an engineer, who provided the following report:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH IBC 2021. I HEREBY CERTIFY THAT THE PROJECT MANUAL AND THE PROJECT DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF LOUISIANA. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS COMPLY WITH ALL CODE REQUIREMENTS. I SHALL OBSERVE THE WORK. I TAKE FULL RESPONSIBILITY FOR THESE PLANS.

BY:   
 ALFRED M. HAYES LICENSE NO. 4032

**STRUCTURAL REPORT:**  
 I VISITED THE SITE ON 12/11/23 TO ASSESS THE DAMAGE FROM A CAR RUNNING INTO 2 COLUMNS. THE FIRST COLUMN ON THE FAR LEFT SIDE WAS SHEARED OFF AT THE PAVING AND REMAINED ATTACHED AT THE CAPITAL WITH THE BENT COLUMN DANGLING. THE SECOND COLUMN WAS COMPLETELY SHEARED OFF AT THE PAVING AND AT THE CAPITAL. THE BALCONY FLOORLINE WAS SAGGING ABOUT 6-8 INCHES OUT OF LEVEL AND THE ROOFLINE ALSO FELL ABOUT 6-8 INCHES. THE FIRST STRUCTURAL STEEL BAR AT THE BALCONY FLOOR HAS PULLED OUT OF THE MASONRY WALL WITH MINOR MASONRY DAMAGE. THE WOOD HANDRAIL HAS PULLED AWAY FROM THE MASONRY WALL. THE LEFT UPPER ORNAMENTAL CORNER COLUMN AT THE BALCONY REMAINED ATTACHED, BUT WAS BENT AND SOME DECORATIVE ELEMENTS WERE BROKEN. THE BALCONY IS TEMPORARILY SHORED UP AND WAITING FOR PERMITS TO BEGIN REPAIRS TO RESTORE THE BUILDING TO THE PRE-ACCIDENT CONDITION.

The applicant proposes to install new steel columns with decorative cast iron bases and capitals to match existing. The column is shown attached to the sidewalk with four ¾” x 7” Simpson Titen HD anchor bolts and an 8x8x3/4” base plate, which is covered by the cast iron base. The top connection is shown as a new ½” x 4” wide flat plate, welded to the existing 3” outrigger and the flat bar behind the fascia, both of which are called out as steel. Staff requests that the applicant confirm all existing and proposed metals to be used so there are no concerns regarding galvanic corrosion.

The outrigger and handrail closest to Barracks have also pulled away from the masonry wall and will be reinserted. The applicant calls for them to be installed with Quikcrete high strength anchoring epoxy. Staff is unfamiliar with this material and requests that the engineer comment on whether or not VCC mortar can be used instead.

Staff notes that there is notable sag at the roof line but there are no proposed repairs at the roof.

Staff seeks the guidance of the Committee regarding the proposed structural work. Staff notes that the applicant must submit specs for ALL decorative elements requiring replacement (including gallery capitals and bases and all cast iron panels) so staff can verify that they are a match to the historic patterns. The engineer should also reinspect the building following yesterday's accident and verify that the same repairs are still needed.

Considering the gallery has been hit by cars three times in the last nine months alone, staff continues to encourage the applicant to explore options for bollard installation and present a proposal to the Committee so future damage can be avoided.

**ARCHITECTURAL COMMITTEE ACTION:**

02/06/2024

ADDRESS:	400-08 Chartres, 410-12 Chartres & 535-37 Conti		
OWNER:	Kemper & Leila Williams Foundation dba The Historic New Orleans Collection	APPLICANT:	Moses Engineers
ZONING:	VCC-2	SQUARE:	28
USE:	Museum	LOT SIZE:	18,237 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	30 units	REQUIRED:	3647.4 sq. ft.
EXISTING:	None	EXISTING:	2425 sq. ft.
PROPOSED:	No change	PROPOSED:	No change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

[In 2002, a formal re-subdivision took place that combined lot “W” (410-12 Chartres) with lot “F” (535-37 Conti) resulting in a single lot “K”.]

**400-08 Chartres:**      Rating: **Blue:** Of Major Architectural or Historical Importance.

This important brick building, known as the Destrehan-Perrilliat house, was constructed circa 1825-30, possibly by the well-known architect/builders Gurlie and Guillot. Restored in 1939 by pioneer preservation architect Richard Koch, the building is now part of the Historic New Orleans complex.

**410-12 Chartres:**      Rating: **Green** - of Local Architectural or Historical Importance.

The old Second City Criminal Court and Third Precinct Police Station was constructed in 1915 under the supervision of City Architect, E. A. Christy, who also designed a number of other notable early 20th-century fire stations and schools scattered throughout this city. In 1994 this Beaux Arts style building was renovated for use as the Williams Research Center, with Davis Jahncke as architect.

**535-37 Conti Street**      Rating: **Orange,** or post-1946 construction

This new structure, used as part of the museum complex, replicates a circa 1828 hotel building (known over the years as the Richardson Hotel, the Conti Hotel or the Conti Verandah Hotel). Jahncke & Burns, architects for this project, based its design on a 19<sup>th</sup> c. watercolor preserved in the Orleans Parish Notarial Archives.

**Architecture Committee Meeting of**      **02/06/2024**

**DESCRIPTION OF APPLICATION:**      02/06/2024  
**Permit #24-00522-VCGEN**      **Lead Staff: Erin Vogt**

Proposal to replace rooftop HVAC equipment and associated ductwork, per application & materials received 01/08/2024.

**STAFF ANALYSIS & RECOMMENDATION:**      02/06/2024

Extensive HVAC and electrical replacement will be taking place at the HNOC complex, primarily at the Green rated 410-12 Chartres building. The Committee reviewed a 2022 application which addressed the failure of the geothermal equipment at 400 Chartres and connected it to the existing mechanical farm at the rear flat roof at 410-12. The applicant now proposes to demolish much of that mechanical farm and install additional mechanical equipment, platforms, and ducting at 410-12. Full equipment schedules have been provided, but not manufacturer’s spec sheets. While the roof will hold more equipment than previously existed, staff notes that visibility to the rear roof is minimal from surrounding properties, excepting an adjacent parking lot. To ensure there are no issues, staff requests that the applicant indicate all locations of safety rails so their visibility, and potential use as a screening element, can be evaluated.

The proposal is complex and has proven difficult for staff to evaluate with complete confidence, but it appears that little work will be done to the building itself and that the installation is in keeping with the Guidelines. Staff finds the work **conceptually approvable**, with provisos that the applicant:

- Supplement the drawing set with diagrams that quickly identify any modifications to the building itself, including installation of platforms, structural work, or roof/wall penetrations. If this diagram does not raise any concerns, staff is comfortable with final approval at staff level.
- Provide manufacturer’s spec sheets for any exterior equipment, identifying weight, size, and noise output.

**ARCHITECTURAL COMMITTEE ACTION:**      02/06/2024

ADDRESS:	710-14 St. Louis Street	APPLICANT:	Toledano Properties
OWNER:	710-714 St Louis LLC	SQUARE:	63
ZONING:	VCC-2	LOT SIZE:	2500 sq. ft. (approx.)
USE:	Restaurant (specialty)		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

his L-shaped 3-story brick building dates from the early 1840s and was constructed by the Executors of the Nicholas Girod Estate. Its ground floor has granite posts and lintels, so characteristic of its period of construction, on the ground floor. A pedestrian passageway divides the two shops housed on the ground floor and leads to the small open space at the rear of 714 St. Louis.

**Architecture Committee Meeting of** **02/06/2024**

**DESCRIPTION OF APPLICATION:**

02/06/2024

**Permit #23-25561-VCGEN**

**Lead Staff: Erin Vogt**

**Violation #22-03181-DBNVCC**

**Inspector: Anthony Whitfield**

Appeal to retain modifications to millwork and proposal to address work without permit and demolition by neglect violations, per application & materials received 09/18/2023 & 11/15/2023, respectively. [Notices of Violation sent 02/16/2017, 12/11/2019 & 7/1/2022.]

**STAFF ANALYSIS & RECOMMENDATION:**

02/06/2024

The applicant has submitted a proposal to address several long-standing work without permit and demolition by neglect issues, most of which can be handled at staff level. Committee review is required for two items at the rear of the building, as follows:

The first-floor passageway opening was infilled with what appears to be a metal paneled door with a side wood infill panel, and a large metal or wood window above. The applicant proposes to replace the door with a single raised panel wood door with six lites. It is not clear what the door's measurements are, or if it fits the current, modified opening size. Staff does not find the proposed door appropriate, but is unsure of the best way to address this condition without a better inspection of the existing conditions. Staff recommends **deferral** of the work at this opening until a site visit can be conducted.

At the upper floors on the rear elevation, four sets of French doors have been fixed in place, with Juliet balconies at two of the openings. The doors are in poor condition, and the applicant proposes to repair them in place. However, the two sets of doors without railings have been inappropriately modified for the installation of window HVAC units. The Guidelines allow for the use of window units as long as they can be installed and uninstalled without requiring any modification to historic millwork. One of the units was installed to at the base of the French doors, obliterating paneling and trim. The other unit was installed above the wooden panels, completely destroying four lites. The applicant is appealing to repair and retain the conditions.

Considering the highly detrimental impact of the window units on the historic millwork and overall appearance of the elevation, staff recommends **denial** of the appeal to retain the modified French doors, in keeping with the Design Guidelines. Since window units could easily be replaced with mini splits, staff recommends the applicant submit a proposal to upgrade the mechanical equipment and correct the inappropriate alterations, consistent with the Guidelines.

A vinyl window on the rear elevation was also cited as a work without permit violation but was not addressed in this scope of work. A proposal to address this opening should also be included in the next submittal.

**ARCHITECTURAL COMMITTEE ACTION:**

02/06/2024

ADDRESS:	522 Bourbon Street		APPLICANT:	Jennifer Taylor
OWNER:	Anglade 500 Properties, LLC			
ZONING:	VCE	SQUARE:	62	
USE:	Commercial/nightclub	LOT SIZE:	9062 sq. ft.	
DENSITY:		OPEN SPACE:		
ALLOWED:	15 units	REQUIRED:	2718 sq. ft.	
EXISTING:	Unknown	EXISTING:	None	
PROPOSED:	No change	PROPOSED:	No change	

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

Despite years of neglect and direct injury, the exquisite detailing of this Renaissance Revival house, known as the "Rouzan House", remains striking. James Gallier Sr. possibly was the architect of this fine granite front townhouse, the detailing of which includes a pilastered entrance, pedimented window heads on the second floor front facade, wrought iron full length balcony on the second floor, basket balconies on the third floor, and a belvedere.

**Architecture Committee Meeting of**

**02/06/2024**

**DESCRIPTION OF APPLICATION:**  
**Permit #24-01391-VCGEN**

02/06/2024

**Lead Staff: Erin Vogt**

Proposal to perform structural repairs at tower, including installation of helical ties and tie rods, per application & materials received 01/17/2024 & 01/25/2024. [**Notices of Violation sent 11/01/2019, 07/07/2021 & 12/28/2023**]

**STAFF ANALYSIS & RECOMMENDATION:**

02/06/2024

The Committee approved structural masonry work at the tower on 08/09/2022, which was largely limited to the interior installation of wall straps and exterior brick repointing to address cracks. Staff issued permits shortly thereafter, but the work was not undertaken. The applicant has revised their application and is now proposing more extensive intervention. Instead of flat bar straps on the inside corners of the tower walls, the applicant is now proposing what looks to be four tie rods on the third and fourth floors of each elevation. It appears to be a total of 24 tie rods over two floors, with 6" round plates at each 1" rod. The rods are located above and below each floor level and span through the room instead of through floor joists.

Additionally, two different methods of using helical ties are proposed. The first uses 8mm helical ties installed in the mortar joint at every third course, using compatible mortar. The second method drills Helifix ties into the wall at approximately 30 degree angles, crisscrossing at 24" o.c. to be injected with Helifix helibond grout.

Staff is concerned that the proposed reinforcement has escalated significantly since permits were initially issued a year and a half ago, and requests that the applicant explain further why the more extensive repairs are needed. While helical ties installed in the mortar joint can be a sensitive method of intervention, staff shares the Committee's concerns regarding drilled ties: that their installation causes substantial damage to historic building materials, does not allow the building materials to experience thermal expansion in the same way, can displace cracking to other areas of the building in sometimes unpredictable ways, and does not allow for masonry to be salvaged and reconstructed if failure occurs in future. Additionally, the use of Helifix helibond grout is not appropriate considering its high PSI.

Staff seeks the guidance of the Committee regarding the proposed changes to the tower repair plan.

**ARCHITECTURAL COMMITTEE ACTION:**

02/06/2024