



Vieux Carré Commission Architecture Committee Meeting

Tuesday, April 23, 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 design. 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.

Old Business

The seal of the Vieux Carre Commission is an oval emblem. The outer ring contains the text "VIEUX CARRE" at the top and "COMMISSION" at the bottom. The inner circle features a stylized architectural design with columns and a central figure. At the bottom of the inner circle, the word "ESTABLISHED" is written, followed by the year "1936".

728 Governor Nicholls

ADDRESS:	728 Gov. Nicholls	APPLICANT:	Jeremiah Johns
OWNER:	Marina Costopoulos	SQUARE:	55
ZONING:	VCR-1	LOT SIZE:	1,972 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

C. 1830 5-bay (including a passageway) Creole cottage.

Orange: Connecting structure
Green: Main

Architecture Committee Meeting of	04/23/2024
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<u>DESCRIPTION OF APPLICATION:</u> Permit # 23-20835-VCGEN	04/23/2024 Lead Staff: Nick Albrecht
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Proposal to install new generator in courtyard, per application & materials received 07/31/2023 & 04/15/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	04/23/2024
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Following the deferral at the 04/09/2024 meeting, the applicant submitted additional information and a revised drawing for this proposed generator. The drawing now includes a partial elevation showing the generator with the masonry wall of the neighboring building. The drawing shows an existing window in that wall about 15’ above grade. The drawing also shows the generator installed on a CMU base covered in a stucco parge coat. Staff questioned the applicant if an alternative base of a simple metal stand would be an acceptable alternative is something lighter or less permanent looking was preferred by the Committee and the applicant was agreeable to that as an alternative option.

The applicant provided a written description of the proposed route for the gas line and electrical lines. The electrical conduit will travel from the automatic transfer switches located near the existing electric box and meter vertically up to the top of the alleyway where it will join up with other existing conduits and then travel towards the courtyard along the very top, mounted to the Bourbon St side of the alley.

Once at the back of the alleyway, the conduit will turn around the corner and continue vertically along the rear wall of the building - following other existing conduits to grade. Once the conduit has run down the back wall, it will be run underground to the location of the generator. The gas line will run a near identical path down the alley and underground using a 1-1/4” line. Any paving moved during the work will be put back to match existing. The applicant notes that nothing will span across the alleyway or be mounted the neighboring building’s masonry wall.

Staff again notes that although this generator would become a major feature of this small courtyard, there is no visibility into this space save for the one neighboring window above.

Staff requests commentary from the Committee regarding this proposal and if approved, if there is a preference on the solid vs open base.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	04/23/2024
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Architecture Committee Meeting of	04/09/2024
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<u>DESCRIPTION OF APPLICATION:</u> Permit # 23-20835-VCGEN	04/09/2024 Lead Staff: Nick Albrecht
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Proposal to install new generator in courtyard, per application & materials received 07/31/2023 & 03/19/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:

04/09/2024

The applicant proposes the installation of a new generator on a new concrete pad in the rather small courtyard space of this property. The motivation for the proposed installation is to add to the ability for the owner to age in place and maintain a certain level of comfort and safety in the event of a power outage.

Staff measured the square footage of the courtyard at less than 500 sq. ft. with a good portion of that covered by the rear building balcony and other overhangs. The generator is proposed adjacent to the masonry wall of the neighboring 724 Gov. Nicholls, at the minimum distance allowed by the Building Department of 18". Staff has been in contact with the Building Department regarding this application and the initial review indicated that this would meet the Building Code.

Besides staff's concerns that this installation would be able to have adequate clearances as to not pose as a potential hazard, the VCC Guidelines speak to the appropriateness of such mechanical equipment installations. The Guidelines state that, "*the property owner is required to minimize the size and quantity of mounted equipment, as well as locate it to minimize visibility in or on a courtyard, yard, balcony, gallery, or porch.*" (VCC DG: 10-11) The layout of this property and the surrounding properties will make visibility of this unit all but non-existent. Staff is concerned however, that this generator will become essentially the defining feature of this courtyard. Measuring around 4' long, about 2' deep, and a little over 2' tall, the generator would become a major feature of this space even when it is not running. Other mechanical equipment for this property is located on the rear building balcony and on the roof of the orange-rated connecting structure. Staff does not believe that a rooftop location would be a better location for the proposed generator.

Staff requests commentary from the Committee regarding this proposal.

ARCHITECTURAL COMMITTEE ACTION:

04/09/2024

Mr. Albrecht read the staff report with Mr. Johnson present on behalf of the application. Mr. Bergeron asked where the connections would be. Mr. Johnson stated, "in the alley on the left wall." Mr. Bergeron asked if they would be subsurface. Mr. Johnson stated no, on top of the paving. Mr. Fifield stated that they needed to know this information. He then asked if they had explored other locations. Mr. Johnson stated that they had, but this was really the only location unless it was literally in the middle of the courtyard. Mr. Fifield stated that he was concerned about the conduit. Ms. Bourgoigne agreed and stated that that was her main concern when on site. Ms. Steward asked about the height of the platform. Mr. Johnson stated that it would be a concrete pad with rack. Mr. Bergeron asked about screening. Mr. Johnson stated that they could not screen it due to the required clearances. Mr. Block stated, "if the ARC decides to defer, it would be helpful to have more site conditions in the plans."

There was no public comment.

Mr. Bergeron made the motion to defer the application to allow time for additional material- including elevations and revised plans for routing of equipment- to be submitted to staff. Ms. Steward seconded the motion and the motion passed unanimously.



403 Royal

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

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

Architecture Committee Meeting of **04/23/2024**

<u>DESCRIPTION OF APPLICATION:</u>	04/23/2024
Permit #24-06946-VCGEN	Lead Staff: Erin Vogt
Violation #21-07975-DBNVCC	Inspector: Anthony Whitfield

Proposal to install wall ties at Royal-side parapet, per application & materials received 03/11/2024 & 04/04/2024.

STAFF ANALYSIS & RECOMMENDATION: **04/23/2024**

On 03/26/2024, the Committee deferred a proposal to install two ties at the Royal side parapet due to discrepancies between the submitted structural details and the architectural details in the HABS drawings for this Purple rated property. The applicant has worked with Mr. Robert Cangelosi to produce an architectural section. The proposed structural ties are unchanged, but the plate is now a 9” x 9” square and is no longer located in the recess of the cornice, but the flat stucco band below. It is still located above the decorative trim, and it appears that it will not interfere with any architectural features. This location is also more discrete since it is harder to view in perspective from the street. Staff notes that the Committee typically requires round plates, as square plates can often develop surrounding cracks, so staff is curious regarding the architect’s reasoning for proposing square plates.

Staff again notes that the proposed scope of work does not completely address staff’s structural concerns at this property. Concerning conditions at the dormers have also been present – and actively worsening – since at least 2015. Water intrusion, vegetation growth, and separation of materials (including stucco) have been observed, but the most significant concern is related to the cracked and canted ridge beam at the Conti-side dormer. The previous architect for the property told staff for years that a proposal to address these concerns would be forthcoming, but nothing has been received until this application, which is limited in scope. It is unclear what the current conditions are following the interior work, but it is highly unlikely that the structural issues at the dormer were resolved, and active water intrusion is still apparent. However, staff does not recommend that the proposed work to the parapet be delayed in any way.

As part of the motion for deferral on 03/26/2024, the Committee required a staff inspection of the attic. This inspection has not yet taken place, but since full Commission review is required for this work due to the building’s rating, staff has requested that an inspection be scheduled prior to the May 22 hearing if the proposed structural work is found conceptually approvable by the Committee.

ARCHITECTURAL COMMITTEE ACTION: **04/23/2024**

Architecture Committee Meeting of **03/26/2024**

<u>DESCRIPTION OF APPLICATION:</u>	03/26/2024
Permit #24-06946-VCGEN	Lead Staff: Erin Vogt
Violation #21-07975-DBNVCC	Inspector: Anthony Whitfield

Proposal to install wall ties at Royal-side parapet, per application & materials received 03/11/2024.

STAFF ANALYSIS & RECOMMENDATION: **03/26/2024**

The Royal side parapet has been concerning for several years, initially cited by staff as a hazardous condition in 2021. The architect for the property submitted a stamped engineer’s report in 2022 which stated there was no evidence of additional movement, and therefore no danger of collapse or failure at that time. In 2023, an interior only application for structural repairs at the roof was submitted, stating that the roof was in eminent danger of failure and in need of immediate reinforcement. These interior repairs were performed, and a separate application has now been submitted to address the Royal-side parapet, which has continued to deflect and sag since it was cited in 2021. Staff notes that the interior structural system of the roof is complicated by the presence of two separate roof systems. The original sub roof is a very low pitch, and a secondary, much steeper roof was added at a later date. This system is detailed in the 1934 HABS drawings for this building.

Mr. Patrick Abry has submitted an engineer’s report regarding the Royal-side parapet, stating:

Per your request, on March 21, 2024 I made a visual observation of your property located at 403 Royal Street in New Orleans, Louisiana. The purpose of my site visit was to evaluate structural damage to the front wall and parapet along the Royal Street side of the building, as cited by the Vieux Carre Commission in a Notice of Violation dated October 19, 2021. From the exterior of the structure, the visual observation brought to my attention cracks throughout the façade of the structure, continuing up the face of the wall and into the parapet (See Photos 1 & 2). These cracks were also noted in the Notice of Violations from 2021. From the interior of the building, it was noted that the wall is out of plumb, leaning towards Royal Street (See Photos 3 & 4). It is my recommendation that wall ties be installed at the attic ceiling level along the Royal Street wall of the building to secure the second-floor wall and parapet above to the rest of the building framing.

Two (2) ties are proposed to be installed, with 9”x ¾” round plates visible on the exterior of the building. Staff notes that the recess in the decorative cornice where the plates are proposed is shown in HABS drawings as 1’-3-1/2” tall. The wall is then shown tied with a ¾” rod secured on to a 6” x 4’-6” x 3/8” steel plate bolted to the bottom of the roof truss. Staff notes that the roof section from the HABS drawing does not show the recess in the cornice aligning with the bottom of the truss as indicated in these plans, so this should be verified by the applicant.

In response to his report, VCC staff asked Mr. Abry: *“Based on your observations, do you have any thoughts on what may have caused these conditions? (My main concern being the two extant roof structures. If it’s just normal wear and tear, or water intrusion, then that’s less of an existential concern as long as things are maintained adequately, but if it’s related to the extraneous structure that’s up there, I’m worried we might see similar issues develop elsewhere on the parapet at a later date.)*

Can we expect any masonry or stucco repairs as part of this scope, or just the installation of the ties? Given the cracks and the presence of some vegetation growth here in the recent past, I expect some finish repair on both sides of the parapet will be needed at the very least.”

Mr. Abry responded: *“Based on everything that we have seen, most of the damage in the walls is due to the extensive termite damage throughout the ceiling and attic structure. That damage had been addressed with the new steel supports that we installed late last year, and I believe that it should alleviate most future issues with the masonry walls and parapet.*

I do believe that there will need to be some masonry repairs (mostly on the inside) and some plaster repairs to address cracks on the outside.”

Staff notes that the proposed scope of work does not completely address staff’s structural concerns at this property. Concerning conditions at the dormers have also been present – and actively worsening – since at least 2015. Water intrusion, vegetation growth, and separation of materials (including stucco) have been observed, but the most significant concern is related to the cracked and canted ridge beam at the Conti-side dormer. The architect for the property has told staff for years that a proposal to address these concerns would be forthcoming, but nothing has been received. It is unclear what the current conditions are following the interior work, but it is highly unlikely that this issue could be resolved without consequences on the exterior, which would require VCC review. Staff has requested a full inspection of the attic.

Staff seeks the guidance of the Committee regarding the installation of the proposed structural ties, noting that Commission review will also be required due to the building's Purple rating.

ARCHITECTURAL COMMITTEE ACTION:

03/26/2024

Ms. Vogt read the staff report with Mr. Abry present on behalf of the application. Mr. Abry stated that they had been brought in by Engineer of Record Walter Zehner to do the structural ties. He stated he could not comment on the rest of the structure. He explained that they had been the contractor for the installation of steel channels and saddles at the interior roof structures, and that they wanted to tie back the Royal-side parapet. Mr. Fifield asked about the discrepancy between Mr. Zehner's drawing and the HABS drawings. Mr. Abry stated that it was possible they could add blocking to the truss below if they did not align. Mr. Fifield stated that he would prefer an architectural drawing showing the relationship between the truss and where they need the straps. He explained that, based on the HABS drawings, it appeared they would miss the truss by a significant dimension. Ms. Vogt added that it would also likely interfere with the valley gutter. Mr. Fifield stated that the ties may need to be located somewhere else if they would interfere with architectural features.

Mr. Bergeron moved to defer the application with the applicant to submit architectural plans for the next meeting. Mr. Fifield requested an amendment to require staff access to the interior of the attic. Mr. Bergeron accepted the motion, which Mr. Fifield seconded. The motion passed unanimously.



New Business



641 Bourbon

ADDRESS:	639-41 Bourbon		
OWNER:	641 Bourbon Street, LLC	APPLICANT:	Abry Brothers, Inc.
ZONING:	VCE	SQUARE:	72
USE:	Commercial	LOT SIZE:	2,299 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

This c. 1840 two-story brick building with a deep, wraparound gallery was constructed at the same time as the two (2) neighboring buildings at 635-37 Bourbon & 633 Bourbon. All three buildings have similar Greek Revival detailing.

Green - Of local architectural or historical importance

<u>Architecture Committee Meeting of</u>	<u>04/23/2024</u>
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<u>DESCRIPTION OF APPLICATION:</u>	04/23/2024
Permit # 24-07972-VCGEN	Lead Staff: Nick Albrecht
Violation Case #22-06573-DBNVCC	Inspector: Marguerite Roberts

Proposal to install two new tie-backs on the first floor of the Bourbon St. elevation, per application & materials received 03/19/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	04/23/2024
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See Staff Analysis & Recommendation of 04/09/2024.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	04/23/2024
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<u>Architecture Committee Meeting of</u>	<u>04/09/2024</u>
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<u>DESCRIPTION OF APPLICATION:</u>	04/09/2024
Permit # 24-07972-VCGEN	Lead Staff: Nick Albrecht
Violation Case #22-06573-DBNVCC	Inspector: Marguerite Roberts

Proposal to install two new tie-backs on the first floor of the Bourbon St. elevation, per application & materials received 03/19/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	04/09/2024
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Staff has previously cited this property regarding concerns over the condition of the first-floor masonry on the Bourbon St. elevation, which has a visible bulge to it. An engineer visited the property and submitted the proposed structural stabilization plan. The proposal includes two new 12” diameter round plates, vertically aligned, with the first one approximately 5’ above grade and the second one 9’ above grade. These plates would attach through the wall to a new steel channel, which would be anchored into the ground and second floor framing in order to “prevent any lateral movement of the wall.” A new 6’ long metal strap would extend back from the top of the metal channel and would attach to the floor joists, with new blocking between the joists. The bottom of the channel is shown anchored in a new 24” x 18” concrete footing.

The engineer’s report also notes the need to tuckpoint this area of the building, as well as other masonry throughout the property. Staff had also previously cited the need to repoint masonry throughout this property as well. Staff notes that there are other violations on this property not addressed by the current proposal, but these structural issues are certainly the most pressing.

The report notes that this intervention will be made “in an effort to prevent any further movement of the wall.” Staff wishes to confirm that the new steel elements will be made tight against the masonry, but no attempt will be made to pull the masonry closer to plumb.

Staff recommends approval of the proposal with any final details to be worked out at the staff level.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	04/09/2024
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There was no one present on behalf of the application.
Mr. Bergeron made the motion to defer the application for 2 weeks. Ms. Steward seconded the motion and the motion passed unanimously.

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork base. The shield is flanked by two vertical bars with diamond-shaped details. The entire shield is set within a circular border. The text "VIEUX CARRE COMMISSION" is written along the top arc of the border, and "ESTABLISHED 1936" is written along the bottom arc.

737-39 Barracks

ADDRESS:	737-39 Barracks Street		
OWNER:	Carmencita Baker	APPLICANT:	Michael Bertel
ZONING:	VCR-1	SQUARE:	53
USE:	Residential	LOT SIZE:	2,574 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Green, of local architectural/historical importance.

This c. 1840 4-bay frame Creole cottage has a strange addition over its lakeside entrance.

<u>Architecture Committee Meeting of</u>	<u>04/23/2024</u>
<u>DESCRIPTION OF APPLICATION:</u>	04/23/2024
Permit # 24-00872-VCGEN	Lead Staff: Nick Albrecht
Violation Case #21-03671-DBNVCC	Inspector: Marguerite Roberts

Proposal to replace two existing front doors with new doors that do not match existing, per application & materials received 01/10/2024 & 02/29/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	04/23/2024
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See Staff Analysis & Recommendation of 03/12/2024.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	04/23/2024
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<u>Architecture Committee Meeting of</u>	<u>03/26/2024</u>
<u>DESCRIPTION OF APPLICATION:</u>	03/26/2024
Permit # 24-00872-VCGEN	Lead Staff: Nick Albrecht
Violation Case #21-03671-DBNVCC	Inspector: Marguerite Roberts

Proposal to replace two existing front doors with new doors that do not match existing, per application & materials received 01/10/2024 & 02/29/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	03/26/2024
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See Staff Analysis & Recommendation of 03/12/2024.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	03/26/2024
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There was no one present on behalf of the application. Mr. Bergeron made a motion to defer the proposal until an applicant could be present. Mr. Fifield seconded the motion and the motion passed unanimously.

<u>Architecture Committee Meeting of</u>	<u>03/12/2024</u>
<u>DESCRIPTION OF APPLICATION:</u>	03/12/2024
Permit # 24-00872-VCGEN	Lead Staff: Nick Albrecht
Violation Case #21-03671-DBNVCC	Inspector: Marguerite Roberts

Proposal to replace two existing front doors with new doors that do not match existing, per application & materials received 01/10/2024 & 02/29/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	03/12/2024
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An application was filed to make some exterior repairs to this neglected property. The majority of the work is to match existing and staff approvable but the one item in need of Architecture Committee review is the proposed replacement of the two front doors on the building. The applicant provided a photograph of one of the existing doors, a simple six panel wood door, and noted that the other door is currently inaccessible but does not match the six-panel door.

The applicant proposes to install two new wood and glass doors in a Victorian style. The design of the proposed doors was inspired by two historic photographs of the property that staff previously located and shared with the applicant. The proposed doors each feature two lites with arched tops and two lower panels. In the preparation of this report, staff found a 2008 photograph that had previously been missed. This photograph shows the now inaccessible door in greater detail than was seen in the older photographs. The door in this location appears to have matched what was seen in the earlier 1951 and 1964

photographs. Although certainly not original to the building, staff finds this door has significant age and tells a story about this building over time.

Staff requests photographs of the currently covered door once access becomes available to see if this door matches the one in the 2008 photograph. If in place, staff recommends repair to this door and installing an exactly matching one in the opposite door opening.

Staff recommends conceptual approval of the proposal as noted with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

03/12/2024

There was no one present on behalf of the application.

Ms. Virdure made the motion for a deferral in order for the applicant to be present. Mr. Bergeron seconded the motion and the motion passed unanimously.



815 Dauphine

ADDRESS:	815 Dauphine	APPLICANT:	Bell Daniel
OWNER:	David P Walling	SQUARE:	86
ZONING:	VCR-1	LOT SIZE:	4128.7 sq. ft (approx.)
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building & service buildings: **Green**, of local architectural and/or historic significance.
Rear additions: **Yellow**, contributes to the character of the district.

C. 1860 2 1/2 story side-hall townhouse, which has a recessed entrance with an entablature, a scored façade treatment, a covered cast iron gallery, and attic frieze windows.

Architecture Committee Meeting of **04/23/2024**

<u>DESCRIPTION OF APPLICATION:</u>	04/23/2024
Permit #24-07233-VCGEN	Lead Staff: Erin Vogt

Proposal to install new alcove security gate, per application & materials received 03/13/2024.

STAFF ANALYSIS & RECOMMENDATION: 04/23/2024

See Staff Analysis & Recommendation dated 04/09/2024

ARCHITECTURAL COMMITTEE ACTION: 04/23/2024

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

<u>DESCRIPTION OF APPLICATION:</u>	04/09/2024
Permit #24-07233-VCGEN	Lead Staff: Erin Vogt

Proposal to install new alcove security gate, per application & materials received 03/13/2024.

STAFF ANALYSIS & RECOMMENDATION: 04/09/2024

The applicant proposes to install a new steel security gate with fixed side panels at the front entry alcove. It is shown 6'-8" wide overall, with a 3'-6" clearance on the gate, which swings out. It measures 8'-0" tall, with the top of the pickets shown just below the height of the front door and transom bar when shown in the context of the overall elevation. The main vertical supports are 2" steel hollow posts with ridged caps, while the top and bottom rails and sidelite panels are 1" hollow posts. The pickets are 3/4" steel square pickets with points. Staff notes that they must be punched, not welded, and should be shown turned on a 45 degree angle relative to the frame. The frame is mounted at the second stair up, attached to the wooden pilasters and fastened to the stone with a 4" x 4" x 3/8" steel plate. Gate hardware is not indicated.

Staff notes that the hardware must be submitted for review at staff level, but overall finds the proposed alcove gate **conceptually approvable** with revisions to be submitted as noted above.

ARCHITECTURAL COMMITTEE ACTION: 04/09/2024

The item was deferred as there was no one present to represent the application.



1234 Chartres

ADDRESS:	1234-1238 Chartres	APPLICANT:	Christin Willie
OWNER:	Le Richelieu Corp	SQUARE:	18
ZONING:	VCR-2	LOT SIZE:	16,045 sq. ft.
USE:	Hotel		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Le Richelieu Hotel complex occupies the following properties:

- the large, four-story building which was constructed at the corner in 1902 by J. Cusimano for use as a macaroni factory and
- the remnant at 1228 Chartres of one of the row of five Greek revival double houses designed in 1846 by J.N.B. DePouilly. When the project was first considered, the developers petitioned to tear down the remaining one-half of the Greek Revival house, which then had a brick garage attached to one side, but the Vieux Carré Commission insisted that not only the remnant is retained, but that the missing portion is reconstructed. This house now serves as the hotel lobby.

Ratings: 1234-40 Chartres: **Yellow**, or contributory to the streetscape
1228 Chartres: Downtown side—**Orange**, or of post 1946 construction;
 Uptown side—**Blue**, or of major significance.

Architecture Committee Meeting of **04/23/2024**

<u>DESCRIPTION OF APPLICATION:</u>	04/23/2024
Permit # 24-10265-VCGEN	Lead Staff: Nick Albrecht
Violation Case #22-06960-VCCNOP	Inspector: Marguerite Roberts

Proposal to install new alcove security gate, per application & materials received 03/13/2024.

STAFF ANALYSIS & RECOMMENDATION: 04/23/2024

The applicant proposes to install a new metal gate on the Decatur St. side of the yellow rated building. This opening connects the parking area to the building and it does not appear that there has been any door or gate in this opening for many years, if ever. The applicant proposes to install a new metal gate recessed four feet back in the opening. The gate would feature simple metal framework with a proposed metal backing to prevent reaching through the gate as it will require panic hardware.

Staff notes that the Commission specifically discussed the issue of metal backings on gates in 2022 and moved to allow the Architecture Committee the ability to review this type of application on a case-by-case basis for utilitarian, non-historic spaces. The proposed use in this location is not completely utilitarian but it is well out of sight and this is a lower rated building.

The Guidelines note that, “a gate to a rear or side yard or alley is often less elaborate than one at a front yard” and notes that, “the installation of welded hollow metal tube gates is not allowed.” (VCC DG: 10-6)

Staff notes that there are a few violations for work without permits on this property. A section of awning above an alleyway was replaced with new metal roofing without permit and has not been resolved. Additionally, two columns on the Barracks St. side were replaced with new columns that are far from matching the existing columns. The applicant did provide additional information on both of these items but it was after the deadline to be considered for this meeting and will need to be addressed at a later date.

Staff finds the proposed gate in this location conceptually approvable, provided that it is appropriately detailed, but requests commentary from the Architecture Committee regarding the proposed metal backing.

ARCHITECTURAL COMMITTEE ACTION: 04/23/2024



905 Governor Nicholls

ADDRESS:	905 Gov. Nicholls	APPLICANT:	Daniel Raines
OWNER:	Daniel Raines	SQUARE:	82
ZONING:	VCR-1	LOT SIZE:	2,646 sq. ft.
USE:	Residential		

Architecture Committee Meeting of

04/23/2024

DESCRIPTION OF APPLICATION:

04/23/2024

Permit #24-10509-VCGEN

Lead Staff: Erin Vogt

Proposal to install new ridge vent and metal cap flashing on main building roof, per application & materials received 04/09/2024.

STAFF ANALYSIS & RECOMMENDATION:

04/23/2024

The applicant proposes to install a copper Chinese cap-style ridge vent on the main building. Staff finds installation of the vent to be consistent with the Design Guidelines for rooftop ventilation, and recommends **approval**.

Staff notes that metal cap flashing was cited as a violation on both the main building and service ell in 2016. In 2018, the applicant appealed to retain the cap flashing, which a roofer stated was in good condition at the time. The Committee moved on 02/27/18 to allow for temporary retention until the cap reached the end of its lifespan, at which point a mortar cap would be required. The applicant is now proposing to replace a portion of the cap flashing on the main roof, which is in an obvious state of failure. It is unclear if the remainder of the cap flashing is still performing its job, but notes that it appears to have separated from the brick parapet in several locations, potentially allowing for water intrusion. Staff does not find installation of a replacement metal cap to be approvable, and recommends the Committee require use of a mortar cap, consistent with their 2018 motion. How widespread of a replacement is needed should be clarified by the applicant.

The application also includes the replacement of gutters and a leaderhead at the rear of the property, which is approvable at staff level. The material for the drainage is not noted, but is called out as being black. The proposed replacement cap flashing is galvalume, and the proposed Chinese cap is copper. Staff does not find the use of dissimilar metals to be approvable, and requests clarification from the applicant that all new metals will be compatible. Additionally, the wall where the drainage is located is in need of repointing, as there is vegetation growth due to water intrusion.

ARCHITECTURAL COMMITTEE ACTION:

04/23/2024

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

Appeals and Violations

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

209 Decatur

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

Architecture Committee Meeting of **04/23/2024**

<u>DESCRIPTION OF APPLICATION:</u>	04/23/2024
Permit #24-09434-VCGEN	Lead Staff: Erin Vogt
Violation 22-00672-DBNVCC	Inspector: Tony Whitfield

Proposal to install new rooftop mechanical platform and relocate existing equipment, per application & materials received 04/01/2024. [Notices of Violation sent 09/18/2019 & 02/14/2022]

STAFF ANALYSIS & RECOMMENDATION: **04/23/2024**

On 09/18/2019, staff observed the installation of mechanical equipment at the rear of 209 Decatur and cited it as a violation. While other permits for interior work were under review by Safety and Permits, it became apparent that the equipment was not only installed with no permits, but that there were significant deviations from mechanical code that meant they could not be retained in their current condition. Issues noted by the Chief Mechanical Inspector of the Mechanical Division included:

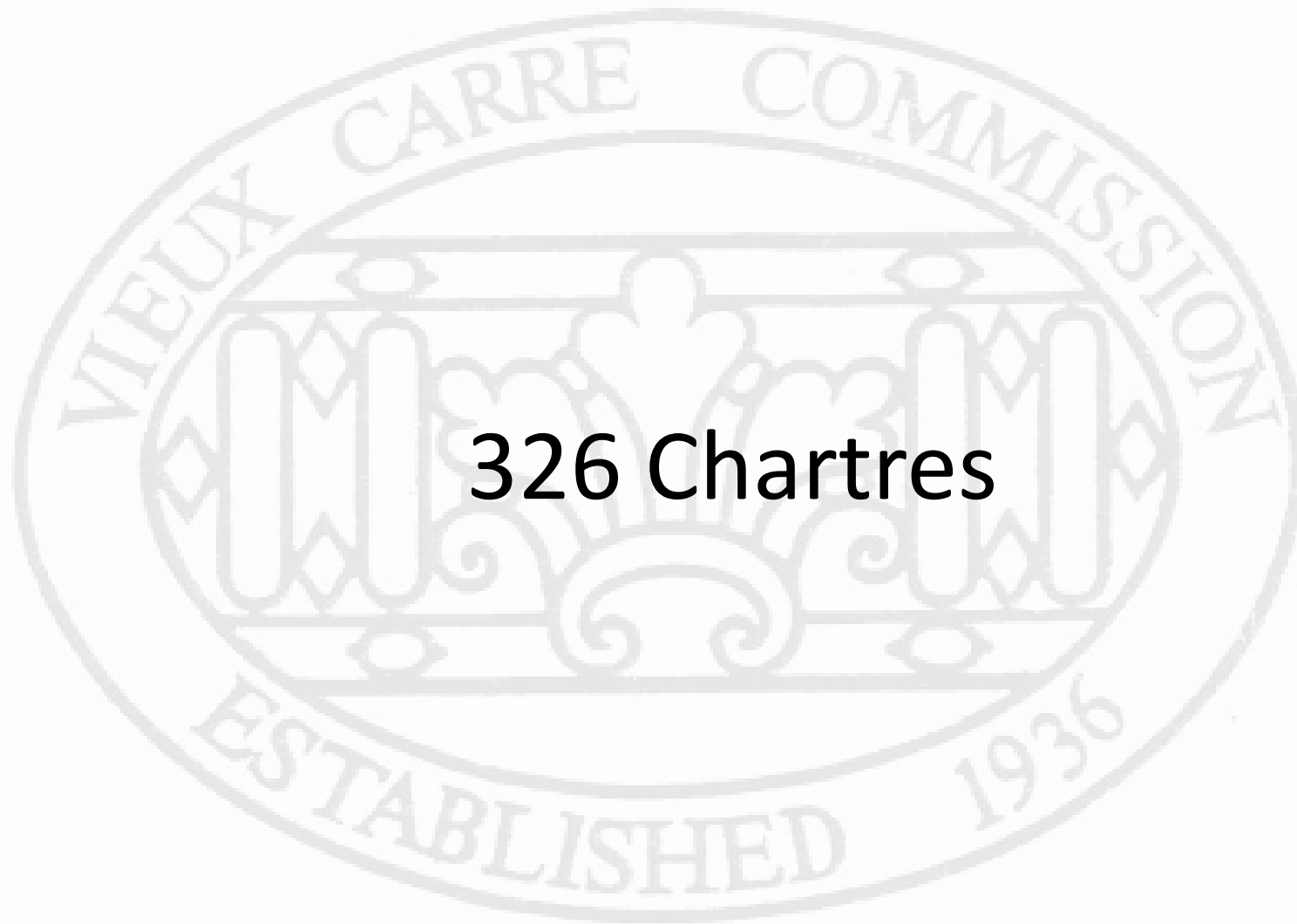
- No guardrail present at the roof edge,
- Condensers not installed on a firm, level surface,
- Condensers and disconnects not labeled,
- Condensate lines do not terminate at an “approved” location,
- 30” clearance required for service at each unit.

It was also noted that if the roof is more than 16’ above grade, permanent access is required at any point a person would need to climb more than 30”.

The applicant has submitted plans for the installation of a new 14’-0” x 20’-0” aluminum platform to support seven units that are noted as existing. No information is provided about the units themselves. The platform is shown as an 8” x 4” extruded aluminum I-beam with aluminum grating and rectangular tube supports bolted to the concrete roof deck. Staff notes that the current roof is a torch down system, which is not approvable in the Vieux Carré. It also appears to be in poor condition. A guardrail is shown on the Chartres Street side. It is noted as 36” tall in plan and 3’-6” tall in section. No permanent roof access is indicated, and no space is allowed for a rear window to be used. Additionally, no screening is proposed, despite the fact that this platform would be highly visible from an adjacent parking lot and the rear of several surrounding properties.

If a platform is to be approved in this location, revisions and additional information will be needed as noted above, to satisfy both VCC staff and Mechanical Division staff. The roof should also be replaced with a TPO or similar material, with flashing details to be submitted. Screening should also be required. Documentation on the units themselves is needed. However, staff finds the roof of the main building to be a much more desirable location for the relocation of this equipment, as it would be much less visible and would not require railings, screening, etc. It would also be more isolated from surrounding properties. Staff seeks the guidance of the Committee and recommends **deferral**.

ARCHITECTURAL COMMITTEE ACTION: **04/23/2024**



326 Chartres

ADDRESS:	326-30 Chartres Street		
OWNER:	326-30 Chartres St LLC	APPLICANT:	Heather Cooper
ZONING:	VCC-1	SQUARE:	29
USE:	Mixed	LOT SIZE:	2450 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

A row of four c. 1860, three-story masonry buildings, which have rusticated facades and granite posts and lintels on the ground floor.

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

<u>Architecture Committee Meeting of</u>	<u>04/23/2024</u>
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<u>DESCRIPTION OF APPLICATION:</u>	04/23/2024
Permit #24-09779-VCGEN	Lead Staff: Erin Vogt

Appeal to retain and/or modify millwork and dormer, per application & materials received 04/03/2024.
[Notices of Violation sent 11/30/2016, 02/27/2019, 07/02/2020, & 04/12/2022]

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	04/23/2024
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The applicant has submitted this proposal to address three remaining violations on the property. As the Committee may remember, several applications have been reviewed in recent years to abate work without permit and demolition by neglect violations, including a roof deck that was removed, and millwork that required replacement. The applicant is proposing the following work:

Dormer

The rear dormer closest to Conti Street was not fully addressed in previous proposals, and had been added to accommodate a door leading to the roof deck, which was demolished. The applicant is proposing to install casement windows, a hardie board soffit and fascia, a stucco face, a modified bitumen roof, and synthetic slate cheek walls. A similar proposal was reviewed by the Committee on 01/10/2023, at which point it was determined that the hardie board should not be used. Staff has no objection to the remainder of the proposed modifications to the dormer, as it is not historic and should not present as such. It is also not visible from any surrounding properties.

Windows

Many of the casement sashes on the front elevation were replaced, and deviate from the previously existing conditions. The applicant is appealing to retain the windows as installed. Staff notes that there is a great deal of subtle variation between the head/jamb/sill details of each opening, and has been for many years. The bottom rails of the new windows are thicker, but the overall lite size is largely the same, and the lites align across the facade. Since historic photos show many of the millwork has been altered and replaced, and since the lites are consistent across all three bays, staff does not find retention objectionable, but seeks the guidance of the Committee.

First floor doors:

The first-floor doors in the center bay have been replaced without permit several times in recent years. The earliest photos of the building show a solid, six panel wood door, with three-lite sidelites and a five lite transom. The door was later replaced with a single door with a single lite and double wood panels below. The opening was later detrimentally modified to move the door to the left, with the two sidelites installed adjacent to each other on the right side of the opening. All of this millwork was later removed to install two French doors with eight lites and a single wood panel, in a poor attempt to match the doors in the bays to the left and right. The doors are separated by a mullion and the right leaf is fixed. There are significant differences between the unpermitted millwork and the millwork it was attempting to match.

The applicant proposes to replace the unpermitted doors with new French doors, but appropriately detailed to match the adjacent millwork. The repeated modifications to the millwork in this bay have been due to the need to accommodate both a retail business entrance and an interior elevator lobby for the residential units above. The interior wall currently dies into the mullion separating the unpermitted French doors. The applicant proposes to modify this interior wall so it runs parallel to the millwork, and no longer physically interacts with it. However, the right-side French door will remain fixed due to the wall behind. This will also have an impact on the appearance of the façade when viewed through the glass.

Staff appreciates that the proposed millwork will match the doors in the adjacent bays (which are not historic but have been in place for some significant portion of the 20th century), and finds it an improvement over current conditions. Staff seeks the guidance of the Committee regarding its overall appropriateness or whether further schemes should be explored before approval.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	04/23/2024
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