



Vieux Carré Commission Architecture Committee Meeting

Tuesday, April 9, 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 entire shield is set within a circular border. The text "VIEUX CARRE COMMISSION" is written in a serif font along the top arc of the border, and "ESTABLISHED 1936" is written along the bottom arc.

Old Business

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 diamond shapes. The entire shield is enclosed 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.

1022 Dumaine

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| ADDRESS: | 1022 Dumaine Street | APPLICANT: | Ronald Blancher |
| OWNER: | F B Lutz | SQUARE: | 103 |
| ZONING: | VCR-1 | LOT SIZE: | 5672 sq. ft. |
| USE: | Residential | OPEN SPACE: | |
| DENSITY: | | REQUIRED: | 1702 sq. ft. |
| ALLOWED: | 5 units | EXISTING: | 3140.5. sq. ft |
| EXISTING: | 1 unit | PROPOSED: | No change |
| PROPOSED: | No change | | |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This address has an 1835-1838, 2½-story, exposed brick (now painted) porte-cochere townhouse with kitchen. The arched, porte-cochere entrance was restored in a 1960 renovation.

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

DESCRIPTION OF APPLICATION: 04/09/2024
Permit #23-31897-VCGEN **Lead Staff: Erin Vogt**

Proposal to install new mechanical equipment and platform on roof and rear service ell balcony, per application & materials received 11/20/2023 & 03/25/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/09/2024

On 02/27/2024, the Committee deferred a proposal to install mechanical equipment on a new rooftop platform, which accessed the roof from the rear dormer of the main building, obscuring it. The revised proposal added a roof hatch located behind the platform, which allowed for it to be reduced in size from 13’-7” x 7’-1” to 9’-5” x 6’-0”. The overall height is not indicated. Details show it penetrating the roof in four locations, avoiding any attachment to the parapet or dormer, but do not show flashing details. Three units are indicated as previously shown; it is not clear if all three have the required 30” x 30” maintenance space, but it appears from the drawing that they could be rearranged to allow for it.

The Design Guidelines state that “*wherever possible, equipment should be located to be visually unobtrusive, typically on a rear slope of a roof surface or concealed behind a parapet. The installation of rooftop mechanical equipment, such as an air conditioner compressor unit, generator, or similar equipment, is not permitted where it will be visibly obtrusive. Every effort should be made to shield the equipment from view and minimize associated noise.*” (VCC DG: 04-11)

Staff visited the site and established that the platform will have no visibility from the public right of way. If approved, there will be limited visibility from one neighboring property and a privately owned parking area. Another adjacent property will likely have a more direct view of the equipment, but screening could be approved for the side elevation that would obscure it from all three of these locations.

As a reminder, the fourth unit is proposed to be located at the end of the service ell balcony, to replace an existing condenser that surprisingly was approved by the VCC in 1992. The Guidelines typically prohibit the installation of mechanical equipment on balconies or galleries, and it is not clear from the meeting records why this property was considered an appropriate exception.

Staff notes that the courtyard at this property is large and there is ample space for mechanical equipment at grade. However, staff finds the proposed revisions to the platform to be a significant improvement over the previous proposal, and seeks the guidance of the Committee regarding its approvability. If found conceptually approvable, Commission review is also required for the rooftop installation of mechanical equipment and a roof hatch. Screening details and flashing details where the platform meets the roof will need to be submitted for review at staff level prior to permit.

ARCHITECTURAL COMMITTEE ACTION: 04/09/2024



New Business



728 Governor Nicholls

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|----------|--------------------|------------|----------------|
| 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

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| Architecture Committee Meeting of | 04/09/2024 |
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| <u>DESCRIPTION OF APPLICATION:</u> | 04/09/2024 |
| Permit # 23-20835-VCGEN | Lead Staff: Nick Albrecht |

Proposal to install new generator in courtyard, per application & materials received 07/31/2023 & 03/19/2024, respectively.

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| <u>STAFF ANALYSIS & RECOMMENDATION:</u> | 04/09/2024 |
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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.

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| <u>ARCHITECTURAL COMMITTEE ACTION:</u> | 04/09/2024 |
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740 Royal

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|----------|---------------------------|------------|---------------|
| 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.

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| Architecture Committee Meeting of | 04/09/2024 |
| <u>DESCRIPTION OF APPLICATION:</u> | 04/09/2024 |
| Permit # 24-06975-VCGEN | Lead Staff: Nick Albrecht |
| Violation Case #21-04981-DBNVCC | Inspector: Marguerite Roberts |

Proposal to correct violations and renovate building including the installation of new mechanical equipment and new balcony support brackets, per application & materials received 03/11/2024.

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| <u>STAFF ANALYSIS & RECOMMENDATION:</u> | 04/09/2024 |
| An extensive renovation is proposed for this large and important building and includes the installation of new mechanical equipment, reinforcement to balconies, installation of new exterior lighting, and millwork repairs. | |

Mechanical Equipment
Previously, it appears this building was only climate controlled with window type AC units. The applicant is now proposing a comprehensive climate control system which includes eight new condensing units located on a new mechanical platform at grade in the rear of the courtyard. The equipment is shown screened with a horizontal wood board fence.

Staff finds this location consistent with the recommendations of the Guidelines. Staff requests additional information regarding the routes for the refrigerant lines for this equipment to the respective interior units. The architectural plans include some vague indication of refrigerant line routing (A7.0) while the actual mechanical plans call for the refrigerant lines to be run up inside exterior wall and also coordinate with architect for exact routing locations. Staff recommends these lines be mounted on the interior as much as possible.

Balcony Work
Proposed modifications to the various galleries and balconies on this building include a railing height increase and structural reinforcements in various locations. At the street facing Royal and St. Ann elevations, existing cast iron guardrails surround the existing galleries. The existing guardrails measure 36” and the applicant proposes to install a new guardrail behind the historic rail at a height of 42”. This extension appears to only be shown in a section detail and notes that it will includes a 1-1/4” diameter pipe with vertical supports at 4’ apart. An annotated photograph notes the vertical supports will align with existing vertical elements of the historic guardrail. The entire extension is noted as being painted white.

Staff finds the concept of this extension minimally invasive to the existing historic railing. According to the plans it appears this would be completely independent of the historic railing. Staff questions if painting this element while would be the most discreet color. The historic rail is dark colored and the walls behind the rail are natural brick with green shutters and white trim and doors. Staff questions if a color closer to the brick or the existing rail would help camouflage the extension more successfully.

At the courtyard facing balconies, new angled steel supports are shown under the balconies. Approximately six of these angles already exist and the applicant is proposing the installation of approximately 30 new angled brackets. These would be spread out between locations under the second-floor balcony, third-floor balcony, and projecting balcony roof.

Staff notes that in conjunction with this work, the proposal includes the removal of balcony column support posts at the second and third floor level. Although currently rather rudimentary, staff notes that vertical wood columns in these locations are common in typical detailing. Staff identified 1983 photographs that show these columns in place and appearing to be more appropriately detailed at that time. Staff questions if retaining and repairing or replacing these columns would eliminate, or at least greatly reduce, the need for the angled metal brackets at the upper floor levels.

Lighting

New lighting is proposed throughout the property with the majority of the proposed new fixtures shown as Remcraft 110 fixtures, measuring 4-1/4" in diameter and about 8" tall. These are shown at the two street facing elevations with one fixture above each of the window and door openings at the first and second floor levels. Three additional fixtures are shown at the third-floor level where there is a roof covering a portion of the gallery at this level.

Additional fixtures are proposed in the courtyard area at all three levels and are generally aligned with window or door openings.

Staff finds all of the proposed functional lighting consistent with the Guidelines and approvable.

In addition to the simple can lights, decorative pendant lights are shown in the alleyway and open-air staircase used to access the courtyard and upper floors, as well as at the landings at each floor. A total of five decorative fixtures are shown. These pendants measure 16" wide by 9" tall. Given the simple design of the decorative fixtures and the limited visibility, staff has no objection to the proposed decorative fixtures.

General

The plans call for four existing windows to be converted to doors. These are marked on the floorplan (A3.0) as 202E_2, 303E, 305E, and 306E. The submittal includes details on nearly every window and door opening including these (Found in the meeting materials on pages 50, 75, 79, and 81). It appears from the submittal that all of these were very likely previously existing functional doors and staff does not object to the proposed conversion to French doors to match similar adjacent openings.

Other work noted in the plans includes repairs to stucco and masonry, replacement of balcony and gallery decking to match, removal of window style AC units and repairs to associated millwork, repair/replacement or addition of shutters at all openings, and general repairs to other existing millwork. Staff has no objections to these aspects of the proposal.

Summary

Overall, staff finds the majority of the proposal very positive. Staff's biggest concern is in regards to the structural work and changes shown at the courtyard facing balconies. Staff recommends:

- Conceptual approval of the proposed mechanical equipment
- Deferral of the balcony structural changes
- Approval of all exterior lighting
- Approval of the proposed conversions of windows to doors, and
- Approval of all other aspects of the work.

ARCHITECTURAL COMMITTEE ACTION:

04/09/2024



828 Burgundy

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|-----------|------------------|-------------|---------------------|
| ADDRESS: | 826-828 Burgundy | APPLICANT: | David Pons |
| OWNER: | David Pons | SQUARE: | 86 |
| ZONING: | VCR-1 | LOT SIZE: | 3,278 sq. ft. |
| USE: | Residential | OPEN SPACE- | |
| DENSITY- | | REQUIRED: | 983 sq. ft. |
| ALLOWED: | 3 Units | EXISTING: | Approx. 585 sq. ft. |
| 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.

This grand 3½-story townhouse was constructed in 1852 by owner Gustave Ducros. Detailing of this mid-19th century building includes a recessed doorway, a pedestrian passageway, an attached service ell, and double balconies on the front façade.

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

DESCRIPTION OF APPLICATION: 04/09/2024
Permit #24-05499-VCGEN **Lead Staff: Erin Vogt**

Proposal to install Aeratis decking on third floor balcony, per application & materials received 02/28/2024 & 03/22/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/09/2024

[NOTE: In 2017 the Committee reviewed an appeal to retain metal cap flashing installed on the parapets without approval. It was deferred for 6 months to allow the applicant time to submit a proposal to replace the metal with an appropriate cap. No permits were issued to correct this work, but it appears the metal flashing was removed. A 2019 violation remains in place for a metal chimney cap; a proposal to install an appropriate cap or an appeal to retain the existing cap should be submitted for Committee consideration in order to resolve this outstanding violation case.]

On 02/28/2024, staff issued a permit to install new wood decking on the Burgundy elevation balconies. The applicant is now proposing to install Aeratis decking on the third-floor balcony, which is south facing and uncovered. The balcony is 38” wide, and the traditional three stringers would be spaced 19” o.c., exceeding the 16” o.c. required by Aeratis. Considering the building’s Green rating, and that use of Aeratis would require placement of an additional stringer (which would then give the underside of the third floor balcony a different appearance than the second floor balcony), staff does not find use of Aeratis to be appropriate and recommends **denial**. If the Committee finds installation appropriate, the decking must be painted on all sides, consistent with previous approvals.

ARCHITECTURAL COMMITTEE ACTION: 04/09/2024



229 Royal
Removed from Agenda



815 Dauphine

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| 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 **04/09/2024**

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| <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 ¾” 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



97 French Market Place
430 Barracks
1240 Decatur

ADDRESS:

97 French Market Pl/
430-36 Barracks/1238-40
Decatur

OWNER:

James & Richard Realty

APPLICANT:

Studio Rise, LLC

ZONING:

VCS

SQUARE:

14

USE:

Commercial

LOT SIZE:

3,711 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

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

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

Architecture Committee Meeting of

04/09/2024

DESCRIPTION OF APPLICATION:

04/09/2024

Permit # 24-08347-VCGEN

Lead Staff: Nick Albrecht

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

STAFF ANALYSIS & RECOMMENDATION:

04/09/2024

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

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

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

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

Staff requests commentary from the Committee regarding this proposal.

ARCHITECTURAL COMMITTEE ACTION:

04/09/2024

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. 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 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.

730 St Louis

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|-----------|------------------------|-------------|-----------------|
| ADDRESS: | 730 St. Louis | APPLICANT: | Rachel Rodrigue |
| OWNER: | Latval Investments LLC | SQUARE: | 63 |
| ZONING: | VCC-2 | LOT SIZE: | 2516.7 sq. ft. |
| USE: | Commercial/Residential | OPEN SPACE- | |
| DENSITY- | | REQUIRED: | 755 sq. ft. |
| ALLOWED: | 4 units | EXISTING: | Unknown |
| EXISTING: | Unknown | PROPOSED: | No change |
| PROPOSED: | No change | | |

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

C. 1870 2-story masonry building and c. 1830-40 detached service building.

Architecture Committee Meeting of

04/09/2024

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|-----------------------------|-------------------------|
| DESCRIPTION OF APPLICATION: | 04/09/2024 |
| Permit #23-17764-VCGEN | Lead Staff: Erin Vogt |
| Violation 23-03758-VCCNOP | Inspector: Noah Epstein |

Appeal to retain work completed without benefit of VCC review and approval, including fence, gate, and security alterations, and to correct longstanding violations, per application & materials received 08/28/2023 & 03/21/2024, respectively. [Notices of Violation sent 05/15/2008, 08/05/2013, 04/25/2016, 02/16/2017, 09/18/2018, 05/17/2019, 12/05/2019, 03/09/2020, 12/11/2020, 04/29/2021, 01/21/2022, 01/23/2023, 05/12/2023, 07/07/2023. STOP WORK ORDERS posted 04/26/2022, 05/23/2022, 05/11/2023.]

STAFF ANALYSIS & RECOMMENDATION:

04/09/2024

The applicant has submitted revised plans following Committee review on 12/05/2023. Notable items are as follows: [keynotes correspond to drawings submitted]

- 15: a paving plan and section have been provided for the courtyard and alley, showing 1-1/2” thick flagstone pavers with silicone filler on a 3/8” setting bed over a 4” concrete slab. Staff notes that a limited amount of the open space can be impermeable per the CZO, even in the French Quarter. This should be confirmed with Zoning, as it is likely that the flagstone will have to be installed on a permeable bed. [Staff notes that silicone filler is not appropriate for this detail if impermeable pavers end up being allowed.] Staff recommends **deferral**, with final review of details to be handled at staff level.
- 1 & 3: the courtyard fence will be capped, and the gate replaced with a new wood gate to match previously existing. Staff finds both **conceptually approvable**.
- 9: three large electrical conduits installed without permit will be relocated to the inside corner of the balcony where it meets the wall, and will be painted to match. Lighting will be replaced with recessed fixtures on the second floor and can lights on the first floor. Staff notes that locations of the fixtures are approvable but the size (no larger than 3” dia. by 7” long) and lamping (3000K color temp required) of the can lights are not. Revisions can be handled at staff level. Three electrical panels are labeled as abandoned, but are not noted for removal. Any abandoned panels, fixtures, and/or wiring must be removed. Staff finds the proposed lighting plan **conceptually approvable** with revisions to be submitted as noted.

ARCHITECTURAL COMMITTEE ACTION:

04/09/2024



1118 Burgundy

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|----------|----------------------|------------|---------------|
| ADDRESS: | 1118 Burgundy Street | APPLICANT: | Jason Harrell |
| OWNER: | Kent G Nicaud | SQUARE: | 83 |
| ZONING: | VCR-1 | LOT SIZE: | 4090 sq. ft. |
| USE: | Residential | | |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1832 four-bay brick Creole cottage with two detached two-story service buildings.

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

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| <u>DESCRIPTION OF APPLICATION:</u> | 04/09/2024 |
| Permit #23-26495-VCGEN | Lead Staff: Erin Vogt |

Appeal to retain work without permit violations for metal cap flashing and loggia soffit installed without benefit of VCC review and approval, per application & materials received 09/26/2023 & 03/19/2024.
[Notices of Violation sent 01/24/2013 & 06/19/2020]

STAFF ANALYSIS & RECOMMENDATION: 04/09/2024

On 01/31/2024, the Commission reviewed an appeal to retain the metal cap flashing and unusual loggia soffit modifications. After some discussion, the Commission moved to defer the appeal, with the applicant to seek a roof inspection to evaluate the conditions and return to the Committee for their consideration based on architectural merit. The applicant has submitted reports as follows:

Roof:

The Commission was concerned about the potential use of dissimilar metals, but also discussed potentially allowing a limited amount of time to address the cap flashing if conditions were found to be sound. The report states “The roof consists of a natural slate roof that was found to be in good overall condition, however, was in need of some maintenance and repairs. Some cracked, slipped, and missing slates were noted. All damaged and missing slates should be replaced by a qualified slate roofing contractor using slates of like kind and color. The flashings consisted of mostly copper flashings and a few galvanized. There were a few small areas where copper and galvanized flashings were in contact however, no corrosion was noted at the time of inspection.”

Staff finds the contact between copper and galvanized flashing to be problematic, as it often leads to the complete rust out of galvanized materials in less than 5 years. Staff notes that the cap flashing itself is not mentioned. If the cap is in good condition at this time, staff recommends that the Commission forward a recommendation of **denial** to retain the cap, with the metal caps to be replaced either at the end of their useful life, or within whatever timeframe the Commission deems appropriate. The dissimilar flashings should be replaced as soon as possible, along with any missing or cracked slate as noted in the report. Additionally, photographs from the roof inspection show a missing chimney cap at the rear service building; this should also be repaired appropriately, per typical details.

Rear soffit:

The report notes that the enclosed space above the rear patio steps down, and is framed below the second floor of the cottage. Staff noted that the massing of this building is very unusual, and the 1876 and 1896 Sanborn maps show even stranger conditions. There appears to have been a catwalk leading to a roof over the patio, with the one-and-a-half story addition being added later. Given these unique conditions, staff suggests that the soffit be left alone, with the Committee to forward a recommendation to **approve** retention.

Remaining items:

The applicant is proposing the remaining work last reviewed by the Committee, as follows:

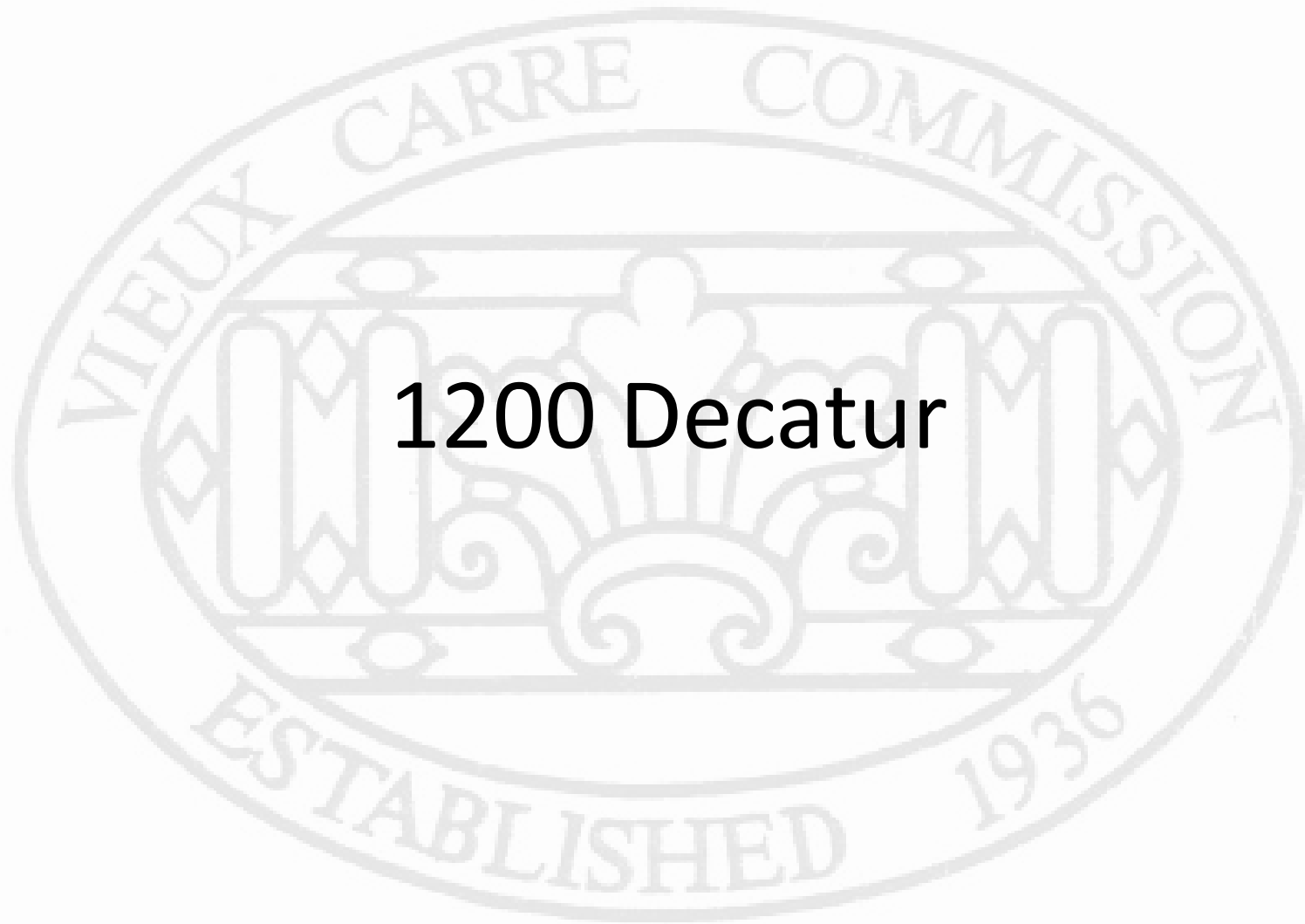
- At the rear service building, a downspout currently connects into a sewer vent. It is shown rerouted to kick towards an existing drain at grade. Staff finds this **approvable**.
- Also at the rear service building, the applicant proposes to retain the existing plastic sewer vent and connections at grade, with the pipe to be extended to vent per code. They state that the sewer connections must be plastic or cast iron, and that retaining the existing conditions is the least harm option, as a cast iron replacement requires opening the exterior wall. Staff seeks the guidance of the Committee, as exterior use of PVC is typically prohibited as it deteriorates when subjected to UV light.
- A keypad is proposed for installation at the alley gate. It is not in keeping with the Guidelines for keypad hardware, as it is large and has mechanical buttons. However, staff is willing to work with the applicant at staff level to find an appropriate keypad.
- The applicant is requesting to retain the gas and electric supply stub-ups for portable kitchen equipment at the Burgundy-side elevation of the middle service ell. Staff is in favor of portable kitchen equipment as opposed to permanent installation.

- The applicant has not revised their proposal to retain the mechanical platform located above this area, and is appealing to retain the platform and equipment installed there. Staff seeks the guidance of the Committee regarding the impact of allowing the current conditions to remain.

ARCHITECTURAL COMMITTEE ACTION:

04/09/2024

1200 Decatur



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|----------|----------------------|------------|---------------|
| ADDRESS: | 1200 Decatur St. | APPLICANT: | Erika Gates |
| OWNER: | 1200 Decatur St. LLC | SQUARE: | 14 |
| ZONING: | VCS | LOT SIZE: | 2,834 sq. ft. |
| USE: | Commercial | | |

ARCHITECTURAL/HISTORICAL DESCRIPTION:

This address features a ca. 1835 commercial waterfront building in the tradition and style of the eastern seaboard. An 1866 plan book drawing shows this fine 2½ story, gable-ended Decatur St. building extending on Gov. Nicholls St. and adjoining the other portion of the complex, i.e., the ca. 1835 three-story brick warehouse on French Market Place and extending on Gov. Nicholls. A gallery unites all buildings in the complex.

Main Buildings (1200 Decatur and 51-53 French Market Place): Green
Courtyard Infill (51-53 French Market Place) and Addition to 1200 Decatur: Brown

Architecture Committee Meeting of

04/09/2024

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| <u>DESCRIPTION OF APPLICATION:</u> | 04/09/2024 |
| Permit # 23-25341-VCGEN | Lead Staff: Nick Albrecht |
| Violation Case #23-06019-VCCNOP | Inspector: Marguerite Roberts |

Proposal to address violations including proposal to apply stucco lintels above window and door openings, per application & materials received 09/15/2023 & 03/04/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:

04/09/2024

In order to address one of the remaining violations concerning the replacement of lintels, the applicant is proposing to apply stucco above several of the existing openings to match the appearance of the previously existing lintels. There has been some discussion about what exactly the previous conditions were, but staff and the applicant are in agreement that these were most likely applied elements to the surface of the masonry rather than being something embedded into the wall.

The applicant is proposing to match this with new applied stucco where these are now missing. Staff requests details on the attachment method and profile of these stucco lintels but finds the concept approvable. Several of these are still in place on the building and should be match for all of the new ones. Staff notes that there are numerous other violations and concerns over deteriorating conditions at this building and staff encourages the applicant to get that work completed as soon as possible.

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

ARCHITECTURAL COMMITTEE ACTION:

04/09/2024



439-41 Royal

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| ADDRESS: | 439-41 Royal Street | | |
| OWNER: | Tortorici Building LLC | APPLICANT: | Erika Gates |
| ZONING: | VCC-2 | SQUARE: | 63 |
| USE: | Commercial | LOT SIZE: | 2320 sq. ft. |
| DENSITY: | | OPEN SPACE: | |
| ALLOWED: | 4 units | REQUIRED: | 696 sq. ft. |
| EXISTING: | 0 units | EXISTING: | 0 |
| PROPOSED: | No change | PROPOSED: | No change |

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Main building: **Pink**, or a building of local architectural or historical importance that has been detrimentally altered but, if properly restored, could be upgraded to green or blue.

Courtyard infill: **Brown**, or of no architectural significance

Designed and constructed in the late 1700s possibly by Barthelemy Lafon, this two-story masonry building known as the Tremoulet-Pavie House originally included an entresol level, a wooden balcony at the second level, a flat terrace roof and ground floor arches. The original appearance of the building has been obscured by later modifications.

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

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| <u>DESCRIPTION OF APPLICATION:</u> | 04/09/2024 |
| Permit #24-07959-VCGEN | Lead Staff: Erin Vogt |
| Violation 22-01896-VCCNOP | Inspector: Tony Whitfield |

Proposal to modify balcony rail and perform structural work at masonry cracks, per application & materials received 03/20/2024.

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

The Committee last reviewed a proposal to address the significant masonry crack at this property on 01/10/2023. It was deferred to allow the applicant time to provide a comprehensive structural report that addressed all cracking and structural concerns at the property, not just at the corner, and to perform any exploratory demolition needed to investigate the cause of the crack. The Committee was concerned with more widespread stucco cracking and the possibility of foundation issues, or concerns with the balcony. The applicant is also proposing to remove the pipe rail balcony extension installed without permit and replace it with a more suitably detailed extension.

Masonry:
Mr. R. Alan Harris, P.E., provided an updated report based on visual observation of the building, as follows:

On the first floor ground floor, we observed the same crack in the brick walls as we previously reported in our letter dated September 22nd 2022. On the second floor, on West wall (closest to Royal street) we observed vertical cracks in the brick demising wall. These cracks appeared aged and had rounded, blunt and dull edges with no contrast to the opposing side of the crack, all indications of long term separation and not active movement.

We maintain our previous assertion that the cracks on the entranceway at the corner of St. Louis and Royal be addressed as soon as possible. Based on comments received from the local review board, we are attaching a shoring and repair plan that we believe addresses the comments presented by this committee. In addition, we are providing a letter from Simpson Strong-Tie addressing the allowance of bending in their product.

Overall, and notwithstanding the conditions noted herein the structure appears in serviceable condition. All work should be completed by a competent, licensed professional in the state of Louisiana according to applicable laws and building codes.

Staff notes that no bending of Simpson Strong-Ties is proposed in the drawings, despite being mentioned in the report. The applicant now proposes to rebuild portions of the masonry wall and install two new steel angle lintels at the cut corner, extending above the adjacent openings on both the Royal and St. Louis elevations. The angles are shown as 5x5x1/2” and are shown facing outward, with notes that they are to remain in place. Simpson Heli-Ties are shown at the cracks above the lintel, where the wall is to be repaired instead of reconstructed. The portions of the wall below the new lintel are proposed to be demolished and rebuilt with new masonry.

Staff notes that no dimensions are provided, and there is no documentation showing the jambs at the millwork openings. Architectural plans should be provided to supplement the engineer’s structural drawings. In addition, due to recent issues with stucco scoring proving difficult for laborers to replicate, staff requests that the applicant provide a scaled and dimensioned scoring plan of both elevations.

Staff seeks the guidance of the Committee regarding the proposed structural work, but notes that the proposed lintels should be reoriented so they face inwards instead of out – particularly given the scored stucco on the first floor. The locations of the Simpson ties within the mortar joints should also be detailed in this section.

Railing:

The proposed railing extension would remove the existing pipe column guardrail and add a 1” square bar to the top rail of the historic handrail. A new 3’-6” rail is proposed behind, “to be welded to the existing flat bar top rail” (staff notes that it appears in section to be welded to the new 1” square bar, not the existing top rail). The new rail behind has a 1” thick top rail, with ¼” x 1-1/4” flat bar vertical supports to be centered behind the existing verticals in the historic rail. It is supported by a continuous ¼” x 1-1/4” flat bar fastened 16” o.c. to the stringer behind the fascia. Staff notes that portions of the historic rail are shown to have gaps exceeding the 4” sphere rule, and the gap at the top between the historic rail and new rail is not dimensioned. A variance from the Board of Building Standards and Appeals will likely be required.

Staff finds the proposed rail to be a significant improvement over the existing conditions, and notes that the installation of simply detailed rails installed behind historic rails has been successful at several other balconies in recent years, particularly when it is painted to match the wall to minimize visibility. Staff recommends **approval**, with the Committee to forward a **positive recommendation** for this proposal to the BBSA, allowing for reutilization of the historic rail.

ARCHITECTURAL COMMITTEE ACTION:

04/09/2024

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

1004 Royal

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| ADDRESS: | 1004 -06 Royal Street | | |
| OWNER: | Royal Hotel Investors, LLC | APPLICANT: | |
| ZONING: | VCR-2 | SQUARE: | 49 |
| USE: | Commercial/Hotel | LOT SIZE: | 4,048 sq. ft. |

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

This is one of three contiguous Transitional style buildings which were designed and constructed between 1827 and 1833 as a unit for Honore Landreaux, who also built the row at 901-05 Chartres. Each of these important buildings contained a store on the ground floor, a parlor and dining room on the second floor and bedrooms on the third and attic floors. The kitchen building behind the corner unit was designed by Correjollés and Chaigneau, who perhaps also designed the main buildings.

Rating: Main and Kitchen buildings -- blue; infill between main and kitchen -- orange.

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| Architecture Committee Meeting of | 04/09/2024 |
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| <u>DESCRIPTION OF APPLICATION:</u> | 04/09/2024 |
| Permit # 24-07606-VCGEN | Lead Staff: Nick Albrecht |

Proposal to retain light fixtures and keypad door hardware installed without benefit of VCC review or approval, per application & materials received 03/15/2024.

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| <u>STAFF ANALYSIS & RECOMMENDATION:</u> | 04/09/2024 |
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Staff previously cited a variety of violations at this blue-rated building and posted a stop work order in December, 2022. Several of the violations, such as repairs to trim and retention of security cameras, are staff approvable, while proposed retention of atypical lighting and keypad door hardware are in need of Architecture Committee review.

Light Fixtures

Light fixtures have recently been installed at the first, second, and third floor levels around the rear courtyard. The fixtures themselves, locations, and associated conduit all are inconsistent with VCC Guidelines. The fixtures are large black colored can lights, which clearly contrast with the white undersides of the balconies. The Guidelines for this situation recommend centering one fixture in each of the bays between the balcony posts. The locations as installed are somewhat haphazard, not aligning with the bays or consistently with window and door openings. Finally, the conduit used to power the fixtures is dark in color, also contrasting with the white undersides, and is rather loosely run. Conduits should be run as discreetly as possible, in straight lines and tucked into building elements as much as possible. The applicant is agreeable to painting the conduits but staff finds that a more complete overhaul of the entire lighting design may be needed.

Door Hardware

Various versions of keypad door hardware were observed at the majority of the doors facing the interior courtyard. The applicant has submitted information on the hardware observed at the guest rooms. This is described as an electronic lock with keypad in a satin brass finish. The entire assembly measures just under 11-1/2” tall by over 2-1/2” wide. Staff finds issue with the overall size of this hardware, the large keypad, and the satin brass finish.

When reviewing similar applications for keyless door hardware, staff has recommended the use of much more discreet keypads, often with either touchscreens that only illuminate when activated or small discrete mechanical buttons. Alternatively, staff has recommended alternatives to keypads such as locks controlled using Bluetooth technology or fingerprint readers. Many locks available now utilize a combination of these technologies in a fairly discrete manner.

A proposal to replace or repair many of these courtyard facing doors previously came before the Architecture Committee in 2019. That proposal included the installation of new electronic card reader hardware. That hardware was similarly sized to what is now installed but did not feature any keypad. In 2019, staff noted that given the proposed replacement of the doors, it would be an opportune time to utilize newer, more minimal technology. Staff previously noted the need for keycard locks given the hotel use of the building but suggested the hotel lock be split off as separate hardware to be paired with more traditional door knob hardware.

Staff finds the now installed hardware even more problematic than the keycard hardware previously proposed and notes that the hardware is out of proportion and becomes the dominating feature of the relatively delicate detailing of the French doors.

Summary

Staff finds both the lighting and some form of a keyless entry hardware conceptually approvable, but changes are needed to the current, unpermitted installations. Lighting consistent with the Guidelines can

generally be staff approvable.

Staff recommends denial of the proposed retention of the currently installed lighting and hardware with the applicant to work with staff on an approvable design.

ARCHITECTURAL COMMITTEE ACTION: 04/09/2024



641 Bourbon

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| 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

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| Architecture Committee Meeting of | 04/09/2024 |
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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.

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| <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.

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| <u>ARCHITECTURAL COMMITTEE ACTION:</u> | 04/09/2024 |
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601 Royal
603-05 Royal

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| ADDRESS: | 601, 603-05 Royal Street | | |
| OWNER: | Su Lu Ette De LLC | APPLICANT: | Duvernay Leo |
| ZONING: | VCC-2 | SQUARE: | 61 |
| USE: | Commercial | LOT SIZE: | 1,896.8 sq. ft. |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building & service building: **Blue**, of major architectural and/or historic significance.
Courtyard additions: **Brown**, detrimental, or of no architectural and/or historic significance

This address features a portion of the 3 1/2 story building, divided into three distinct sections, with a detached 3-story communal service building. Details include arched ground floor openings, some of which are altered; upper floors with casement doors, opening onto the second floor balcony; and basket balconies on the third floor. Built in 1834 for Nicholas Brigot by contractor Marie Fernandez, the contract for the building calls for details similar to those found on the Vignie and Gally Houses, both done by Gurlie and Guillot.

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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 #24-08412-VCGEN & 24-08418-VCGEN | Lead Staff: Erin Vogt |
| Violation 19-07539-VCCNOP | Inspector: Tony Whitfield |

Appeal to retain exterior PVC pipes, per application & materials received 03/22/2024. **[Notices of Violation sent 04/21/2017, 02/28/2019, & 07/23/2019]**

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| <u>STAFF ANALYSIS & RECOMMENDATION:</u> | <u>04/09/2024</u> |
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[NOTE: City records indicate that 601 and 603-05 Royal are separate properties on separate parcels, while VCC records have historically bundled them together and have all permits and reports combined. Public notice requirements have been met for both addresses, and separate permit applications have been submitted under both addresses.]

The applicant is appealing to retain PVC plumbing installed on the rear elevation of both buildings without permit. This work without permit was initially cited in 2017, at which point the applicant appealed to retain the conditions. That application was **denied** but the work was not corrected, and it was cited again in 2019. The applicant has stated that replacing the PVC with cast iron is prohibitively expensive and is seeking a hardship to allow for retention of the PVC. Staff notes that the Architecture Committee is tasked with considering architectural appropriateness and Guidelines compliance, and their rulings must reflect these concerns, not hardship. Given that PVC is intended to be buried or used on the interior of buildings as it degrades when subjected to prolonged sun exposure, it is not approvable for exterior use in the Vieux Carré, even when painted. Staff recommends the Committee **deny** the appeal based on architectural merit.

Staff notes that the Commission may consider cases based on hardship.

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| <u>ARCHITECTURAL COMMITTEE ACTION:</u> | <u>04/09/2024</u> |
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232 Bourbon

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| ADDRESS: | 230-32 Bourbon | APPLICANT: | Duvernay Leo |
| OWNER: | Marcia G Dimartino | SQUARE: | 65 |
| ZONING: | VCE | LOT SIZE: | 1496.7 sq. ft. |
| USE: | Commercial | OPEN SPACE- | |
| DENSITY- | | REQUIRED: | 449 sq. ft. |
| ALLOWED: | 1 Unit | EXISTING: | Unknown |
| EXISTING: | Unknown | PROPOSED: | No change |
| PROPOSED: | No change | | |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building & service building: **Pink**, detrimentally altered, could be upgraded to Blue or Green if properly restored.

C. 1870 Italianate style 2-story masonry store with well-detailed parapeted cornice and lintels over its windows.

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

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| <u>DESCRIPTION OF APPLICATION:</u> | 04/09/2024 |
| Permit #24-05586-VCGEN | Lead Staff: Erin Vogt |
| Violation #24-00091-DBNVCC | Inspector: Noah Epstein |

Appeal to retain and screen mechanical equipment installed over alley, per application & materials received 02/28/2024 & 03/01/2024. **[Notices of Violation sent 11/08/2019 & 01/04/2024]**

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

The applicant submitted a proposal to address some minor demolition by neglect on the front elevation of the main building, and also proposed to install screening at the mechanical equipment overhanging the alley between this building and 226. Staff noted that the equipment itself had been cited as a work without permit violation, and that approval to retain the equipment would be necessary before screening could be approved. No information has been submitted for the equipment, which appears to be of some age. It is also unclear if this equipment crosses the property line, or which property owns the alley. Staff is hopeful that the contractor can provide clarity at this hearing. If the equipment does not cross the property line, staff finds it **conceptually approvable** for temporary retention until the equipment reaches the end of its useful life (with the proviso that it be screened, as proposed). If the existing equipment does in fact cross the property line, retention would be conditional on a servitude between the properties. If one cannot be reached, the applicant must submit a revised proposal to relocate the equipment.

[Note: the current application does not address all violations cited at this property, including an unpermitted metal roof at the service ell that was denied for retention in 2019. Staff issued a permit to replace the roof with slate in 2022, but the work was not done. A full submittal to address all open violations must be submitted and work completed to abate the issues, or the property will once again be scheduled for administrative adjudication.]

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



325 Bourbon

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| ADDRESS: | 321-325 Bourbon | APPLICANT: | Katherine Harmon |
| OWNER: | Quarter Holdings LLC | SQUARE: | 69 |
| ZONING: | VCE | LOT SIZE: | 4,480 sq. ft. |
| USE: | Commercial | OPEN SPACE- | |
| DENSITY- | | REQUIRED: | 1,344 sq. ft. |
| ALLOWED: | 7 Units | EXISTING: | 1,078 sq. ft. approx. |
| EXISTING: | 0 Units | PROPOSED: | 708 sq. ft. |
| PROPOSED: | No Change | | |

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Important 3½-story masonry townhouse, designed in 1851 by J. N. B. de Pouilly, which retains many of its elegant original details including side passage, cast iron balconies, cast iron frieze window grilles with Grecian female figures holding Arabesque floral designs.

Main and Service Ell – Green
Rear Addition – Brown
Courtyard Infill – Unrated (Retention previously denied at the 06/22/2021 meeting)

Architecture Committee Meeting of

04/09/2024

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| <u>DESCRIPTION OF APPLICATION:</u> | 04/09/2024 |
| Permit # 24-08774-VCGEN | Lead Staff: Nick Albrecht |
| Violation Case #21-08737-DBNVCC | Inspector: Marguerite Roberts |

Proposal to correct or retain violations including proposed retention of courtyard structure and mechanical equipment, per application & materials received 03/26/2024.

STAFF ANALYSIS & RECOMMENDATION:

04/09/2024

Much of the proposed work is staff approvable, including repairs to masonry and wood elements, and painting throughout. Staff notes that these proposed plans include new slate roofs on both the main building and service ell but a separate permit for this work has already been issued and it appears this work has been completed. Some additional details may be needed for some aspects of the staff approvable work, such as more millwork details. The major items in need of Architecture Committee review occur in the courtyard with the large infill construction and mechanical equipment.

This infill was previously reviewed and deferred in 2018 and reviewed and denied in 2021. Previous reports noted the structure measures approximately 370 sq. ft. The applicant indicates that the structure was built in 2006 and utilizes several inappropriate materials. It appears that the siding has been changed from previous reviews but it is unclear what the siding material is now. It has the appearance of a cement board siding, which is not an approvable material.

- According to the guidelines in reference to building additions, staff finds that the as-built addition does not satisfy several of the requirements. Specifically, the guidelines state that, “*the VCC requires:*
- *Constructing an addition so that historic building fabric is not radically changed, obscured, damaged or destroyed;*
 - *Making minimal alteration to the original design, features, and materials of the historic building and setting;*
 - *Using materials and techniques that are compatible with the historic building and setting;*
 - *Maintaining the appropriate historic context to the setting”* (VCC DG: 14-15)

Staff finds that the structure itself is too far against several requirements of the guidelines. The addition obscures historic building fabric, is a major alteration to the courtyard setting, uses materials that are incompatible with the historic building and setting, and disrupts the appropriate historic context of the setting. Additionally, the applicant would need a waiver from the BZA as the addition further reduces the insufficient amount of open space.

Since the 2021 denial, additional mechanical equipment has been installed on the roof of this unpermitted structure. This large equipment increases the mass of the structure and further obscures the architectural detailing of the back of the building.

Staff recommends denial of the proposed retention of the infill structure as proposed.

ARCHITECTURAL COMMITTEE ACTION:

04/09/2024