Vieux Carré Commission Architecture Committee Meeting

Tuesday, May 14, 2024

Old Business

921-25 Burgundy

ADDRESS:	921-25 Burgundy		
OWNER:	Cheryl Lynn Kirby	APPLICANT:	Loretta Harmon
ZONING:	VCR-1	SQUARE:	104
USE:	Residential	LOT SIZE:	4223.5 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	4 units	REQUIRED :	1267 sq. ft.
EXISTING:	1 unit	EXISTING:	2373 sq. ft.
PROPOSED:	2 units	PROPOSED:	2000 sq. ft.

ARCHITECTURAL/HISTORICAL DESCIPTION OF PROPERTY:

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

An early (c. 1810), brick-between-posts Creole cottage, with the addition of late Victorian cornice lintels over the façade openings. [N.B: As with 901-907 Burgundy, the bricks-between-posts construction has been left exposed, but in this instance it has been painted over.]

Architecture Committee Meeting of	05/14/2024	
	05/14/2024	
DESCRIPTION OF APPLICATION:	05/14/2024	
Permit # unassigned	Lead Staff: Erin Vogt	

Review of construction documents for new two-and-a-half story dependency in rear yard, per application & materials received 12/20/2023 & 04/30/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:

The applicant has submitted construction documents for Committee review. Staff notes that final Commission review is also required prior to permit issuance. Overall, revisions and additional information submitted since design development are consistent with the Guidelines, and the following items are in need of Committee review.

- Staff worked with the applicant on millwork revisions. The profiles and reveals are now more in keeping with the original building, but are still a less decorative, more contemporary take. The number of lites in the French doors and transoms have been reduced so the glazing is larger, since smaller glazing is often indicative of earlier age. Staff finds the proposed revisions successful and seeks any guidance offered by the Committee prior to final approval.
- Mitsubishi heat pumps are proposed for the exterior HVAC. Spec sheets show they are typical in size and extremely low in noise output.
- A parapet section shows the revised metal cap and step flashing. A concealed vent is also shown at the top row of slates. While ridge vents are prohibited, this type of vent is not addressed in the Guidelines. Staff is unsure how visually obtrusive the raised lip of slates will be when installed, and wonders why it is necessary if a louvered vent is being used on the side elevation, but seeks the guidance of the Committee regarding whether or not it may be considered approvable for new construction.

Staff notes that further details and/or spec sheets are needed for several items that have not been included, or have been revised since design development. As these items typically require review at Committee level, staff recommends that these minor additions return for one final Committee review prior to permit issuance:

- Extensive courtyard alterations are now proposed, including planters and a small cocktail pool (the pool to be handled under a future application). Before this work can be considered for conceptual approval, elevations of the work at the St. Philip side courtyard wall are needed, as well as planter sections.
- Paver samples must be submitted. Updated open space calculations must also be included, since several areas are now indicated to be concrete slab instead of permeable.
- Full HVAC platform and screening details are needed.
- Spec sheets are needed for the tankless water heater and all light fixtures. [Door and window hardware must also be submitted, but may be handled at staff level after permit issuance if consistent with the Guidelines.]

Additionally, minor drafting revisions are needed throughout, including inconsistent muntin and transom bar profiles, labeling of flashing/coping materials and lintel orientation. The engineering drawings must be stamped.

Overall, staff recommends **conceptual approval**, with the set to be forwarded to the Commission for consideration.

ARCHITECTURAL COMMITTEE ACTION:

New Business

617 Dauphine Deferred at Staff's Request

1113 Chartres

1113 Chartres Street		
Beauregard-Keyes Foundation	APPLICANT:	Annie Irvin
VCR-2	SQUARE:	50
Museum	LOT SIZE:	11,680 sq. ft
	Beauregard-Keyes Foundation VCR-2	Beauregard-Keyes FoundationAPPLICANT:VCR-2SQUARE:

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Ratings:

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

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

Architecture Committee Meeting of	05/14/2024
DESCRIPTION OF APPLICATION:	05/14/2024
Permit # 24-08252-VCGEN	Lead Staff: Nick Albrecht

Proposal to install new lighting above front porch and at front entry steps, per application & materials received 04/02/2024 & 05/03/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:

The applicant proposes new lighting at two separate areas of this purple-rated building. The first is at the front porch area, where three lights are proposed with each one centered in a bay and located behind the soffit beam. These lights are proposed to be LETO 11 Mini lights which measure approximately 7-1/2" tall by 2.5" in diameter. The lights come in a variety of color temperatures and light levels and staff recommends that they utilize the standard 3,000 K and 1,000 lumens or less. The lights should be painted or prefinished to match the adjacent surface. Overall, staff finds these proposed fixture size and locations consistent with the recommendations of the Guidelines but requests graphic documentation of how the lights will be installed in a way that will not damage the plaster ceiling or any other elements.

The second area of new proposed lighting is at the front entry stairs on either side of the porch. These stairs are solid stone and in the open air with no roof covering above. As such, staff and the applicant discussed lighting options that would not disturb the stairs or be overly noticeable. Staff recommended low voltage lights that could be attached low on the existing railing in a way that was non-invasive and easily removable. The applicant provided an example photograph of a similar installation at a cast iron fence in the Garden District. Staff is welcome to recommendations from the Committee but believes something similar to this example light, installed low on the railing in a delicate manner, and painted to match the railing, would be minimally noticeable while providing light to the stairs at night. Alternatively, as lights on the steps are only needed during special events, temporary battery powered lights could be put out on the steps to provide adequate illumination when needed.

Staff has received serious concerns regarding this application via email and requests commentary from the Committee regarding the proposal noting that any approval will need to be forwarded to the full Commission for review.

ARCHITECTURAL COMMITTEE ACTION:

05/14/2024

05/14/2024

ft



ADDRESS: OWNER: ZONING: USE:

417-25 Royal Street New Brennan's Co., LLC VCC-2 Commercial/restaurant

63
irreg. shaped, multi parcel property
Lot 4: 72'-4" x 127'-11"=
9252.6 sq. ft approx.
Lot A9: 31'-11" x 30'-8"= 979
sq. ft approx.
Lot B: 31'-11" x 25'-1"= 800 sq. ft. approx.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

A short historical summary of the property exists in the Vieux Carre Survey which states that 417 Royal Street was "probably erected in 1795 for Vincent Rillieux who bought the property on January 8th of that year from Gaspar Debuys and Hubert Remy. They had bought it from Dona Anglea Monget, widow Dejan just four days before the great fire of Dec. 8, 1794 destroyed most of this area of the city including whatever buildings were in the property. When purchased by Rillieux it was described as containing only bricks and rubble. After Rillieux's death it was sold by his son-in-law, James Freret "with a principal house and other buildings" to Joseph Faurie, June 2, 1801. In January, 1805 Faurie sold it to the newly established "Banque de la Louisiane" which occupied it until its liquidators sold it in 1820 to Martin Gordon. During Gordon's ownership extensive alterations were made to the building and the kitchen wing was probably rebuilt. In 1841 Gordon lost the property and it was sold by the Sheriff to Alonzo Morphy whose family owned it until 1891. Here Paul Morphy, world chess champion, lived until his death in 1884. In 1920 it was acquired by Tulane University through a gift of W. R. Irby. It was then extensively remodeled by Favrot and Livaudais, architects, and became the "Patio Royal" restaurant. In 1954 it was leased by Brennan's Restaurant and again remodeled, with Richard Koch and Samuel Wilson, Jr. being the architects. In 1975 it was badly damaged by fire and again renovated extensively.

Architecture Committee Meeting of	05/14/2024
DESCRIPTION OF APPLICATION:	05/14/2024
Permit #24-07822-VCGEN	Lead Staff: Erin Vogt

Proposal to install additional mechanical equipment, per application & materials received 04/10/2024 & 04/17/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:

The applicant is proposing to install an additional VRV heat pump system to serve the restaurant's kitchen. Since this property underwent a substantial renovation a little over ten years ago that included all new mechanical work, staff asked why this additional unit was needed. The applicant informed staff that the kitchen becomes dangerously hot, making working conditions for the staff unsafe. The 10-ton Daikin unit, which measures roughly 30" x 49" x 67", will be installed in an existing mechanical farm on a flat roof at the rear of the property. An unpermitted temporary shed will be removed from this location and not replaced.

After visiting the site, staff noted that a railing would be required by the Mechanical Division for code compliance since the equipment will be within 10 feet of the edge of the roof, and the applicant will be providing a detail for review, which staff can handle at staff level. The existing equipment is currently visible from the rear of several surrounding commercial properties, most significantly the adjacent 722 St. Louis. Sound dampening acoustical panels are already in place at one side of the roof, but not the rear. Staff is unsure if this was due to airflow issues, or why the panels are only present on one side. Installing them on both open sides would better screen the equipment from view, but the size and appearance of the acoustical panels may also be invasive to the adjacent properties. Staff seeks the guidance of the Committee regarding railing and screening.

Otherwise, staff recommends **conceptual approval** of the equipment as proposed, with final review and approval of railing and/or screening to be handled at staff level. Staff notes that Commission approval is also required by the Guidelines prior to permit due to the building's rating.

ARCHITECTURAL COMMITTEE ACTION:

05/14/2024

830 Governor Nicholls

ADDRESS:	830-32 Gov. Nicholls
OWNER:	Reside Realty Ltd
ZONING:	VCR-1
USE:	Residential

APPLICANT:	
SQUARE:	
LOT SIZE:	

Gary Williams 78 4,781.25 sq. ft. (approx.)

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

<u>Main building & service building</u>: **Green**, of local architectural and/or historic significance. <u>Shed</u>: **Brown**, detrimental, or of no architectural and/or historic significance

xThis c. 1845 I¹/₂-story brick cottage features four full-length openings across the front façade and a denticulated cornice. Subject of Paint Analysis, Phase I.

Architecture Committee Meeting of	05/14/2024
DESCRIPTION OF APPLICATION:	05/14/2024
Permit # 24-11474-VCGEN	Lead Staff: Erin Vogt

Proposal to install handrails at front entry, per application & materials received 04/18/2024 & 05/02/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:

The applicant informed staff that they are being required by their insurance company to install a railing at the front entrance to the 830 side of Gov. Nicholls. They are proposing to match the railing at the 832 side, which was installed at some point between 1988 and 2004. The existing railing is not ideally detailed, particularly in its attachment to the entry door jambs, as this blocks full operation of the shutters at this opening. While there is obvious appeal to matching existing conditions, the existing railings would not be found permittable without revisions if proposed today. Ideally, staff would prefer that two new sets of railings be installed at 830 and 832, both more carefully considered in their detail and attachment, but it is unclear if this would require coordination between multiple owners.

Staff finds the installation of a handrail at this stoop to be **conceptually approvable**, but seeks the guidance of the Committee regarding its detailing.

ARCHITECTURAL COMMITTEE ACTION:

05/14/2024

209 Bourbon

ADDRESS:	209 Bourbon
OWNER:	Royal Equity LLC
ZONING:	VCE

Commercial

USE:



New Orleans Equity, LLC 68 5,270 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating:	Main building	Green: Of Local Architectural or Historical Importance
-	Service building	Pink: Of Local Architectural or Historical Importance that
	_	has been Detrimentally Altered.
	Additions (815 Iberv	ville)Orange, or of post-1946 construction

This 3 ¹/₂ story Creole style townhouse with attached two-story service building was constructed in 1831 for P.A. Hebard. Remaining original fabric includes the granite carriageway entrance and finely detailed lyre design wrought iron balconies on the upper floors. The front facade ground floor and courtyard have undergone alterations over the years to accommodate use as a restaurant--the celebrated Galatoire's Restaurant since 1905 and Victor's Restaurant before that.

Architecture Committee Meeting of	05/14/2024
DESCRIPTION OF APPLICATION:	05/14/2024
Permit # 24-12042-VCGEN	Lead Staff: Nick Albrecht

Proposal to install composite balcony decking on two balconies on the Bourbon St. elevation, per application received 04/24/2024.

STAFF ANALYSIS & RECOMMENDATION:

In addition to other staff approvable work on the Bourbon St. elevation, the applicant proposes to replace the decking on both the second and third floors with new Aeratis synthetic balcony decking. The existing decking shows significant levels of decay, particularly on the fully exposed third floor balcony. The conditions present here are generally inline with the conditions recommended for the approval of composite balcony decking, with the one hesitation being the green rating of the building.

The Committee has approved composite decking on green-rated buildings, particularly when no other modifications are needed for the structure under the balcony. The applicant noted that the span between supports at the second floor is slightly over (by about ³/₄") the recommended span by the manufacturer but still well within the capabilities of the product as confirmed by staff. As such, no modifications to the purlins are proposed at either balcony. As with any installation of synthetic decking, the decking will need to be painted on all sides and that paint maintained.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

05/14/2024

834 Governor Nicholls

ADDRESS:	834-36 Gov. Nicholls Street		
OWNER:	Kevin J O'Shaughnessy	APPLICANT:	Sam Staub
ZONING:	VCR-1	SQUARE:	78
USE:	Residential	LOT SIZE:	2040 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	2 units	REQUIRED :	612 sq. ft.
EXISTING:	Unknown	EXISTING:	Unknown
PROPOSED:	No change	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1830 4-bay masonry Creole cottage, with rear addition constructed sometime between 1908 and 1940.

Architecture Committee Meeting of	05/14/2024
DESCRIPTION OF APPLICATION:	05/14/2024
Permit # 24-12128-VCGEN	Lead Staff: Erin Vogt

Proposal to install copper drip caps over side window openings, per application & materials received 04/25/2024.

STAFF ANALYSIS & RECOMMENDATION:

The applicant contacted staff for a consultation regarding the side windows at the main building after rot was discovered from improperly constructed sills and water entering at the header. The windows are unusual in that the casing is relatively flush with the stucco, with surrounding trim protruding slightly beyond. Photos from 1964 show that this building previously had wood siding on its side elevations, and it is unclear if these windows remain from that era or if they were replaced when the stucco was installed. It is also unclear what the wall construction is without any exploratory demolition.

The applicant is proposing to repair the windows and install new copper drip caps above. Two options are proposed for consideration:

The first option is to cut a reglet on the exterior of the stucco above the casing, sealed with NP-1. The drip cap is shown with a $\frac{1}{2}$ " fall, a 2" reveal, and a $\frac{1}{2}$: cleat, coming down just above the trim at the header. Option 2 enters the wall at a reglet between the casing and stucco, with a reveal and drip of only $\frac{3}{4}$ ". Staff finds Option 2 to be ideal for several reasons, but without knowing the wall assembly, it is unclear if this is feasible. Staff requests clarification from the application regarding whether or not the window casing will require total replacement, and suggests to the Committee that some exploratory demolition may be helpful in determining the best approach for a fix to this problem, especially since it seems to be the result of previous alterations.

ARCHITECTURAL COMMITTEE ACTION:

05/14/2024

1218 Decatur Deferred at Staff's Request

906 Toulouse

ADDRESS:	900-06 Toulouse Street		
OWNER:	Zoma, LLC	APPLICANT:	Jessica Borne
ZONING:	VCR-1	SQUARE:	90
USE:	Residential	LOT SIZE:	4,420 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

900 Toulouse/539-43 Dauphine: Rating - green, of local architectural or historic importance. C. 1825 double masonry Creole cottage with detached 2-story service wing. In the 19th c. there was an adjoining Creole cottage fronting on Toulouse Street (replicated in the newly constructed building at 906 Toulouse).

906 Toulouse: Rating - orange, post-1946 construction. 4-bay masonry Creole cottage which actually is a modern interpretation copied after the neighboring cottage, 900 Toulouse.

Architecture Committee Meeting of	05/14/2024
DESCRIPTION OF APPLICATION:	05/14/2024
Permit # 24-12576-VCGEN	Lead Staff: Nick Albrecht

Proposal to remove and rebuild fire damaged outer wythe of brick at rear wall of rear building, per application & materials received 04/29/2024.

STAFF ANALYSIS & RECOMMENDATION:

The back wall of this rear building was damaged as a result of the fire at the neighboring building at 531 Dauphine St. and was braced shortly after the 531 Dauphine site was cleared. With additional shoring in place, the applicant proposes to remove the entire outer wythe of bricks. Bricks in good condition are to be cleaned and stored on site. Then the outer wythe is to be rebuilt, reusing the salvaged brick and matching brick as needed. The applicant proposes to tie the new wythe in with the rest of the wall utilizing Helifix anchors in the mortar joints at each bond course of bricks and spaced at 48" apart. The existing wall ties would be retained and the entire wall stuccoed to match existing. Following completion of the work, the bracing would be removed from 531 Dauphine.

Staff finds the overall concept of this partial rebuild conceptually approvable but notes that it appears many of the bricks are in fair to poor condition and will likely not be salvageable. Still, if an acceptable match can be found and noting that this will all be stuccoed over, the mix of new and salvaged brick may not present a concern over appearance. Noting this advanced age of the brick, staff questions if the masonry that will remain in the wall will be damaged by the removal of the outer wythe and later installation of Helifix ties.

Provided that the finished product is solid with the remaining portion of wall well joined to the rebuilt portion, staff recommends approval of the proposal with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

05/14/2024

Appeals and Violations



VCC Property Summary Report- 1133 Royal			
ADDRESS:	1133 Royal		
OWNER:	The Sandra Odom Port	APPLICANT:	Byron Miller
Revocable Living Trust, et.			
	Al.		
ZONING:	VCR-2	SQUARE:	55
USE:	Residential (Condominiums)	LOT SIZE:	2,472 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

The subject address is one of the 15 2 ¹/₂-story row houses constructed in this block as an investment in 1831-2 by the Company of Architects.

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

/2024 taff: Nick Albrecht cor: Marguerite Roberts
51

Proposal to retain wall mounted mini-split condensing unit on service ell, per application & materials received 04/09/2024.

STAFF ANALYSIS & RECOMMENDATION:

Staff cited the installation of this equipment along with other violations back in 2022. The other violations have been resolved with this one still pending. The unit under review is wall mounted to the service ell masonry wall and the applicant notes that it replaced a previously existing window unit. The neighboring condo still has a similar window unit installation. The VCC considers window units to be temporary and therefore outside of VCC jurisdiction, while the wall mounted condensing unit is a more permanent installation in need of review and approval.

The unit as installed is likely visible from two neighboring properties. Regarding mounted equipment, the Guidelines state that, "the VCC recommends minimizing the visibility and quantity of mounted equipment on a parcel" and "minimizing equipment noise bleed-over to a neighboring property." (VCC DG: 10-11) Staff suggests that a preferred location for this unit would be on a small rack installed at grade directly below the current location of the unit. Unfortunately, that would place the unit in another condo's private courtyard which may not be possible.

There is existing rooftop equipment on the main building but none on the service ell of this property. A rooftop installation would be much more complicated and staff is unconvinced that it would significantly reduce the visibility.

As staff finds the current installation less than ideal but staff sees no viable alternative locations, staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

05/14/2024



1026-1030 St. Louis ADDRESS. OWNER: Patois LLC ZONING: VCC-2 USE: Restaurant

APPLICANT: SQUARE: LOT SIZE:

Trapolin Peer Architects 98 2,480 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Well-detailed c. 1835 double brick Creole cottage, the sole reminder of what was in the 19th c. a row of similar Creole cottages. The service building collapsed in the late 1950s as a result of neglect.

Main building - Green

05/14/2024
05/14/2024
Lead Staff: Nick Albrecht
Inspector: Marguerite Roberts

Proposal to modify and retain structure constructed in courtyard without benefit of VCC review or approval, per application & materials received 02/15/2024 & 04/30/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:

This application was deferred at the 03/26/2024 meeting, with the Committee requesting that the design of the structure be improved and brought back to be in line with the cottage. The applicant has returned with two new options, both of which unfortunately still extend into the courtyard.

Option 1 proposes to retain the existing fence but to redo the roofing, gutters, and add trim to the structure. For both options the roofing is shown as standing seam metal with half round gutters. A capital has been added to the post and bead board is shown at the underside of the roof.

Option 2 includes the same detailing but with the existing fence pushed back to be held off of the side of the main building. The section detail for this option notes that there would be a 3" gap between the roof of the structure and the siding of the main building. Pushing the fence back would allow the existing shutter to open where now it hits the fence and cannot open fully.

The applicant has previously expressed concern regarding having an air gap between the structure and the main building and staff questions if a hybrid of the two options may be preferred. That being, pushing the fence back to the side of the building but keeping the roof of the structure flashed in with the building's siding.

It is unclear why the structure cannot also be pushed back to be more in line with the back of the main building. The plan drawing just notes the contents of this structure as "prep storage" and appears to show additional open space further down the alley.

Of the options presented, staff prefers option 2 with the possibility of maintaining the flashing into the building but would really prefer also pushing the end of the structure to be in line with the back of the building. Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

05/14/2024

05/14/2024

Architecture Committee Meeting of 03/26/2024

DESCRIPTION OF APPLICATION: Permit # 24-04237-VCGEN Violation Case #21-04988-VCCNOP

03/26/2024 Lead Staff: Nick Albrecht **Inspector: Marguerite Roberts**

Proposal to retain structure constructed in courtyard without benefit of VCC review or approval, per application & materials received 02/15/2024.

STAFF ANALYSIS & RECOMMENDATION:

A roof structure has been constructed on this property to cover some mechanical equipment in the

03/26/2024

alleyway next to the building. This violation was cited back in 2021 and the applicant is proposing to retain the structure with some modifications. This property was renovated in 2018-2019 with the approved plans showing mechanical equipment and a low mechanical platform in this alley, but no roof or overhang and the alley otherwise open to the sky.

The as-built conditions feature an open-air roof structure that spans from about the midpoint of the building and projects about 6' into the courtyard. The structure is built right up against the building wall but it is unclear from the drawings and photographs if it is physically attached to the building. The structure measures approximately 170 sq. ft. Staff believes there is ample open space on this property for this not to have issues with Zoning's open space requirements.

The proposed modifications to the structure are limited to the approximately 6' portion that projects into the rear courtyard. The applicant proposes to add a 1x fascia material to the structure and wrap the 4x4 posts in 1x material. This would all be painted to match the building's trim. The k-style gutter and downspout is proposed to be replaced with a new half-round gutter and downspout.

The Guidelines for small structures, sheds, and enclosures, note that, "*any small structure or shed should be minimal in size with a form that is compatible with all existing buildings on a property*." (VCC DG: 10-10) Staff finds the location of the structure immediately adjacent to the main building less than ideal. The structure may have a detrimental effect on the building with increased moisture and less ability to dry. If this structure had been reviewed prior to construction, staff would have recommended a small air gap between the structure and the building at a minimum. Locating the structure away from the building would be preferred.

Staff requests commentary from the Committee regarding the proposed retention.

ARCHITECTURAL COMMITTEE ACTION:

03/26/2024

Mr. Block read the staff report with Ms. Ford present on behalf of the application. Ms. Ford stated that they had no additional information and that they did not do the drawings for the illegal structure. Mr. Fifield asked what the need was for the cover. Ms. Ford stated that they had equipment back there for the restaurant-trash and mop sink. Mr. Bergeron asked if there was any way to create space between the cover and the building. Ms. Ford stated that she believed they could do that, but she was concerned about water runoff. Mr. Fifield asked if it was flashed in. Ms. Ford stated yes. Ms. Vogt asked the height. Ms. Ford stated, "not over 8 feet tall." Mr. Fifield stated that it was really shoddy construction and very unconsidered. He went on to say that he wanted Ms. Ford to "make it better." Ms. Ford asked if they were ok with the roof touching the fence. Mr. Block stated that the believed staff to be ok with that but that there needed to be design intent as staff was constantly combating these ad hoc structures on Bourbon Street. Ms. Bourgogne asked if they owned the fence. No one could answer. Mr. Bergeron agreed with Mr. Block.

There was no public comment.

Mr. Bergeron made the motion to defer the application to allow the applicant time to revise and to modify the roof considerably or propose replacement. Mr. Fifield asked to amend to state "in line with the cottage." Ms. Ford interrupted and asked if they could discuss this with staff. Mr. Fifield stated no, this was the condition. Mr. Fifield seconded the motion and the motion passed unanimously.

616 Conti Deferred at the Applicant's Request

536-40 Chartres Deferred at Staff's Request



ADDRESS:	416 Bourbon Street
OWNER:	416 Bourbon Street Inc
ZONING:	VCE
USE:	Vacant

APPLICANT: Loretta Harmon SQUARE: 63 LOT SIZE: 3136 sq. ft.

05/14/2024

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This impressive structure is one of two twin 3-story Greek Revival townhouses constructed c. 1840 for the Irish merchant, Randall Currell. Especially noteworthy is 416 Bourbon's fine recessed entrance, consisting of a grand crossette enframement topped with an anthemion crest and entered by way of granite steps.

Architecture Committee Meeting of	05/14/2024	
DESCRIPTION OF APPLICATION:	05/14/2024	
Permit #24-12854-VCGEN	Lead Staff: Erin Vogt	

Proposal to address demolition by neglect and work without permit violations, including appeal to retain unpermitted courtyard infill structure and mechanical equipment installed without benefit of VCC review and approval, per application & materials received 04/30/2024, respectively. [Notices of Violation sent 09/08/2011, 10/24/2011, 11/04/2013, 11/21/2014, 06/21/2016, 05/01/2019, 11/30/2020, 10/18/2021 & 10/16/2023]

STAFF ANALYSIS & RECOMMENDATION:

The applicant is appealing to retain an unpermitted infill structure built in the courtyard at some point after 1981. It is not considered grandfathered, as it was first observed by VCC staff in 2011 and has been continuously cited in numerous violation cases opened in the intervening years. Additionally, illegal HVAC work was completed, and a STOP WORK ORDER was posted on 10/18/2021 after 8 condensers and two wooden platforms were installed on the flat roof of the unpermitted infill.

A previous application to retain the infill was submitted by a different applicant in 2021 and denied by the full Commission in 2022. That application included an engineer's report from Ivan Mandich that described the infill structure as "wood framing infill spanning from existing rear structure to masonry property demising wall. A membrane roof tops the addition with two rear stucco walls that are to be modified in order to further differentiate it from the building's original construction." The report also stated that the infill bears on the masonry courtyard fence by a "combination of a ledger board and joist hangers." Staff was gravely concerned with the safety of this structure, since, based on visual inspection and this 2021 engineer's report, it appeared that the infill bore on the courtyard wall separating 416 and 418 Bourbon. This wall was not constructed with the intent of supporting a structure, and was in an apparent state of failure when viewed from the neighboring property. [While the wall appeared plumb on the inside of 416 Bourbon, extensive vegetation growth and cracked and missing masonry, stucco, and mortar could be observed in the courtyards on either side of the wall. The wall was alarmingly distorted and bent outward, impinging on the courtyard and stairs at 418 Bourbon, and braced horizontally against the service ell balcony. The owners of neighboring 418 Bourbon consulted another engineer who recommended that the top 8'-0" of this wall be disassembled and reconstructed.] Staff placed a STOP WORK ORDER at 416 Bourbon for reconstruction of the courtyard wall without VCC permit on 02/07/2024.

The current applicant has submitted a new engineer's report from Jamie Saxon, P.E of Morphy, Makofsky, Inc., dated 04/29/2024, which states the following:

Our visual survey found that the roof framing of the courtyard consists or 2x6 roof joists and 2x4 ceiling joists. These are supported by 6x6 wood beams that span between wood posts adjacent to the existing masonry walls. This roof framing does not bear or impart load on the existing masonry wall adjacent to the 418 Bourbon Street property.

We also were able to verify that the openings in the masonry walls of the 416 Bourbon Street property are supported by steel beams.

Our review of the masonry wall from the interior of 416 Bourbon found the walls to be in good condition with no signs of settlement or distress. There is no cracking or displacement of the brick to indicate that there are any issues. The floors adjacent to the walls are level and in good condition.

In summary, based on our visual observations, the masonry walls at 416 Bourbon Street are sound and are not settling. The roof infill framing was previously completed at an unknown time and is independent of the masonry wall.

Staff is greatly concerned that, since 2021, four significantly different engineer's reports have been submitted regarding the courtyard wall and infill. Mr. Saxon's report appears to address staff's immediate concerns that the structure is a life safety risk, but no photos were submitted of the existing structural conditions. Additionally, no foundation information was provided for the wood framing adjacent to the courtyard wall, or the vertical load distribution and foundation at the Blue rated service ell modifications. Staff also noted concerns regarding the added weight of the mechanical equipment, which was not addressed. Some exploratory demolition and documentation of the existing conditions may abate some of these concerns.

Even if all structural concerns are resolved, Staff notes that the Department of Safety and Permits has stated that full drawings must be submitted if retention is to be considered, and that BBSA review will be required. Additionally, BZA variances must be sought, since the infill reduces the courtyard open space below what is allowable per the CZO. Staff also notes that the plan provided by the applicant seems to indicate an interior opening between 416 Bourbon and the neighboring property at 410 Bourbon, which is prohibited and must also be addressed by DSP and Zoning.

Other violations:

This application begins to address some DbyN violations at the rear of the property, but not the remainder of the site. Structural ties are proposed at the service ell, but no details are provided, and it appears that this may involve the rear wall of the service ell at 410 Bourbon, which is under separate ownership. Other work is proposed at the service ell and courtyard, but additional details are needed. Work to the rear elevation of the infill and retention of the mechanical equipment (which does not meet mechanical code or VCC Design Guidelines in its current location) cannot be considered until the overall fate of the infill has been determined.

Staff does not the revised information submitted since the 2022 denial to be a compelling argument for retention of the infill, and is greatly troubled by the degree of alterations to the Blue rated structures that were completed when it was constructed. However, in order to give the applicant time to submit more thorough documentation and begin the BBSA and BZA review processes, staff recommends deferral for 30 days.

ARCHITECTURAL COMMITTEE ACTION:



ADDRESS:	410 Bourbon
OWNER:	410 Bourbon Street LLC
ZONING:	VCE
USE:	Bar

APPLICANT:	
SQUARE:	
LOT SIZE:	

Loretta Harmon 63 3000.9 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

The building at this address is one of two twin 3-story Greek Revival townhouses constructed c. 1840 for the Irish merchant, Randall Currell, who also owned the row of townhouses around the corner on Conti Street. The ground and upper floors of this individual building have received distracting alterations and, on the ground floor, originally had two double-hung windows and a grand recessed entrance consisting of a fine crossette enframement topped with an anthemion crest. If these alterations had not occurred, this would be a blue-rated building, as is its twin.

Architecture Committee Meeting of	05/14/2024
DESCRIPTION OF APPLICATION:	05/14/2024
Permit #24-12858-VCGEN	Lead Staff: Erin Vogt
Violation #22-01278-DBNVCC	Inspector: Tony Whitfield

Appeal to retain work completed in deviation from VCC permit, including but not limited to lighting, cladding, metal rails, and fence, per application & materials received 04/30/2024. [Notices of Violation sent 10/23/2019, 11/30/2020, & 04/20/2021]

STAFF ANALYSIS & RECOMMENDATION:

05/14/2024

This work is largely related to Permit #21-31193-VCGEN, which addressed extensive, long-standing violations on the property. It was reviewed by the Committee four times, including pre-permit and review of change orders, and was initially permitted on 07/06/2022. It was revised on 11/11/2022 and 06/06/2023 as work continued, and additional drawings were stamped approved on 10/14/2022 following exploratory demolition and VCC inspection. Since 2021, staff has inspected the courtyard on no less than four occasions as work continued. There was a 2023 settlement agreement negotiated between the owner and the City Attorney's office regarding two older violations from 2020 and 2021, and administrative adjudication has continued for the 2022 case.

Staff inspected the progress of the work on 01/25/2023 and saw work was progressing according to permit. While some of the violations remained unaddressed, much of the work was consistent with the stamped materials at that time. Staff again inspected the full site on 03/28/2024 to close out the permit and discovered that much of the work had been redone contrary to the approved materials. The applicant is appealing to retain several of these items, as follows:

- The infill structure between the main building and service ell had previously been clad with a mix of T1-11 and metal. Exploratory demolition showed that the wall assembly was wood frame with a mix of inappropriate cladding. Staff approved a change order allowing the use of wood siding, as is typical for wood framed infill structures built at a later date. The work was completed. By 03/28/2024, it had been replaced with stucco. No section has been provided of the as-built conditions. Staff recommends **denial** of the appeal to retain, with the applicant to perform the work as permitted and initially completed.
- Permits called for the inappropriate wood balcony at the rear of the main building, the infill, the service ell, and rear stair to be replaced with an appropriately detailed wood railing. Staff noted on 01/25/2023 that the top rail did not match the approved profile, and that the pickets were irregularly spaced and undersized. The applicant removed the railings in their entirety, and replaced them with metal railings per a 2016 permit from the Department of Safety and Permits that was 1) never reviewed or approved by the VCC, and 2) had long since expired. The applicant is appealing to retain the metal railings, which are inappropriate for the rear of a building of this rating and typology. Staff recommends denial of the appeal to retain, with work to be completed as approved by VCC staff in drawings stamped on 07/05/22 and 06/02/2023.
- The approved materials called for unpermitted light fixtures on the front elevation to be replaced with new approved fixtures centered over the openings, consistent with the VCC Design and Lighting Guidelines. Because of the wider entrance and its location on Bourbon, three fixtures were to be spaced out across the Greek revival entrance. Some of the fixtures have been removed, or inappropriately relocated contrary to the stamped materials. Staff recommends **denial** of the appeal to retain the existing conditions.

Staff finds it puzzling that much of the work was done properly and then redone contrary to approved materials. Additionally, staff worked with the applicant repeatedly to revise the permit and stamped materials as work continued, and as the situation changed on site. Considering many of these changes were completed without the involvement of VCC staff despite continuing reviews, revision, and adjudication with regular inspections, staff notes that much of this could have been avoided.

The applicant is also appealing to retain a seven-board fence constructed on top of the masonry property line fence that was previously denied by the Committee, as well as HVAC equipment and a platform over the alleyway closest to Conti (staff notes that it is shown as across the 410 property line and owned by a neighboring property, while other materials have included it as part of this property – surveys are needed for full evaluation of the equipment). As the seven-board fence was previously denied by the Committee, staff recommends **denial** consistent with that motion.

Additionally, sign permit 23-15025-VCSGN noted that the business's sign must be installed centered on the entrance. The applicant is appealing to retain it in its existing location. Staff recommends **denial**, with the sign to be relocated at the prominent Greek revival entrance.

Staff notes that several violations remain outstanding. Most notably, this includes the removal of synthetic slate on the main building and a prohibited asphalt roof on the service ell and infill, to be replaced with natural slate. As long as violations remain outstanding and unresolved at this address, administrative adjudication will continue.

ARCHITECTURAL COMMITTEE ACTION:

Other Business

525 St. Ann – Pontalba Building

ADDRESS:	525 St. Ann
OWNER:	La. State Museum
ZONING:	VCC-1
USE:	Commercial/Residential

APPLICANT: SQUARE: LOT SIZE:

Blake Bergeron 23 32,580 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Purple: Of National Architectural or Historical Importance.

Henry Howard finalized James Gallier, Sr.'s plans for Baroness Pontalba's twin buildings, which were constructed in 1850.

Architecture Committee Meeting of	05/14/2024
DESCRIPTION OF APPLICATION:	05/14/2024
Permit # 24-12586-VCGEN	Lead Staff: Nick Albrecht

FOR RECOMMENDATION ONLY: Proposal to install new restaurant hood exhaust and create new door opening in courtyard wall, per application & materials received 04/29/2024.

STAFF ANALYSIS & RECOMMENDATION:

The proposed work is in conjunction with the proposed expansion of an existing restaurant into the adjacent ground floor space next door. The proposed exterior work is limited to the removal of a built-in planter, creation of a new wall opening in the courtyard wall, and installation of exterior ducting for a kitchen hood exhaust. Staff does not find the proposed removal of the planter to be problematic but the other two elements require a more thorough review.

Wall Opening

The applicant proposes a new wall opening to connect the rear service ell of 525 St. Ann with the courtyard of the adjacent 531 St. Ann. Although given different addresses, the entirety of the Pontalba sits on one lot of record so there should not be any complications from other departments regarding property lines. The new opening measures approximately 3'4" wide by 11'6" tall and would contain a door as well as the base of the hood vent duct. The door is shown plain in elevation but the applicant has discussed with staff installing a historically appropriate door in this opening.

The door is shown in plan near the exterior plane of the wall and swinging out into the courtyard. Typically, the VCC recommends doors be set further into the wall and staff recommends that this door be more recessed. The Guidelines discourage the addition of a window or door opening, particularly on a more prominent building façade (VCC DG: 07-20). This opening is not at all in a prominent location, however, the opening and associated duct work will dramatically change the character of this small courtyard and this is a highly rated building.

Hood Vent

The proposed new hood vent would utilize the same opening to exit the kitchen and begin running upward. Initially, the applicant showed the exhaust terminating in a mushroom hood but after initial feedback from staff, an alternative showing an inline fan was submitted. The inline fan alternative is shown terminating even with the top of the adjacent chimney and would have much less impact on the roofscape of the surrounding area compared to the mushroom style hood.

The duct measures approximately 3'2" wide by 10" deep and is shown strapped to the masonry wall in the same path as the chimney. If approved, the duct and strapping should be painted to match the adjacent masonry. Staff inquired about the possibility of utilizing the actual chimney for the chase and the applicant responded that they felt installing in the chimney would be more invasive as it would require the partial demolition of a large part of the chimney as well as three existing fireplaces. The applicant feels the current proposal could be more easily removed if needed in the future. Staff agrees that the current proposal for the hood vent could be fairly easily reversible and should not be visible except from within this courtyard.

Summary

Staff finds the proposed work minimally visible and generally in keeping with the recommendations of the Guidelines. Given the purple rating of this building, any approvals would also require review by the full Commission at next week's meeting. Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

05/14/2024