



Vieux Carré Commission Architecture Committee Meeting

Tuesday, May 28, 2024



Old Business



317-19 Chartres
316-18 Exchange Place

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| ADDRESS: | 317-19 Chartres | APPLICANT: | Steven J Finegan Architects |
| OWNER: | SA Mintz, LLC | SQUARE: | 37 |
| ZONING: | VCC-2 | LOT SIZE: | 2,517 sq. ft. |
| USE: | Commercial | OPEN SPACE: | |
| DENSITY: | | REQUIRED: | 755.1 sq. ft. |
| ALLOWED: | 4 units | EXISTING: | None |
| EXISTING: | Unknown | PROPOSED: | No change |
| PROPOSED: | Unknown | | |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1840 3-story brick commercial building with its lintels and double-hung windows intact on the upper floors.

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| ADDRESS: | 316-18 Exchange Place | APPLICANT: | Steven J Finegan Architects |
| OWNER: | Albert Mintz | SQUARE: | 37 |
| ZONING: | VCC-2 | LOT SIZE: | 1380.3 sq. ft. |
| USE: | Unknown | OPEN SPACE: | |
| DENSITY: | | REQUIRED: | 414.1 sq. ft. |
| ALLOWED: | 2 units | EXISTING: | None |
| EXISTING: | Unknown | PROPOSED: | No change |
| PROPOSED: | Unknown | | |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Yellow**, contributes to the character of the district.

Rear infill: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1890 1-story masonry warehouse with denticulated cornice and parapet. The site never had one of the Exchange Alley arcaded buildings but in 1876 was still the site of an open yard.

AFTER PROPOSED RESUBDIVISION:

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| ADDRESS: | 317-19 Chartres, 316-18 Exchange Place | APPLICANT: | Steve Finegan |
| OWNER: | D.A.A. Holdings, LLC | SQUARE: | 37 |
| ZONING: | VCC-2 | LOT SIZE: | 3897.3 sq. ft. (approx.) |
| USE: | Unknown | | |

Architecture Committee Meeting of **05/28/2024**

DESCRIPTION OF APPLICATION: 05/28/2024
Permit #21-24905-VCGEN **Lead Staff: Erin Vogt**

Proposal to revise construction documents to add roof access, and review of mechanical equipment, per application & materials received 08/25/2021 & 05/01/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: 05/28/2024

Work has continued to renovate this property following permit issuance in 2022. The applicant has submitted a revised roof plan for the mechanical area, with new equipment for the walk-in cooler added to the equipment farm, and a new permanent access door added to the second floor Exchange place wall. Since the area being altered is Brown rated infill and should not be visible from any surrounding properties, staff does not object to the proposed work and recommends **conceptual approval**. Staff notes that two different “new” plans have been provided, one of which may not be approvable with the Mechanical Division due to the placement of the hood vent; staff requests clarification regarding which plan is being proposed before drawings are stamped.

Cut sheets have been provided for the eight HVAC condensers, two walk-in cooler/freezer condensers, and the hood vent. Staff finds them to be typical in size and noise output, and recommends **conceptual approval**.

Staff notes that millwork drawings were also provided for review at staff level. Revisions will be needed and redlines will be provided to the applicant.

Additionally, photos showing mid-demolition conditions have been included in this submittal, showing unusual wall conditions at the adjacent property line. It is unclear from plans where these conditions are

located (it appears to be the Conti side, but it is unclear which neighboring property this condition belongs to, as there are separate properties that front on Exchange and Chartres), but the applicant has provided a proposed flashing detail where the mechanical well wall abuts the neighbor’s masonry wall. Staff finds the submittal confusing and seeks clarification from the applicant regarding the existing conditions, what will remain vs. what will be demolished, and what is being proposed.

ARCHITECTURAL COMMITTEE ACTION: 05/28/2024



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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 | 05/28/2024 |
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| <u>DESCRIPTION OF APPLICATION:</u> | 05/28/2024 |
| Permit # 24-06975-VCGEN | Lead Staff: Nick Albrecht |
| Violation Case #21-04981-DBNVCC | Inspector: Marguerite Roberts |

Proposal to correct violations and renovate building including modifications to courtyard facing balconies, per application & materials received 03/11/2024 & 05/20/2024, respectively.

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| <u>STAFF ANALYSIS & RECOMMENDATION:</u> | 05/28/2024 |
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The majority of the proposed work for this project was conceptually approved at the 04/09/2024 Architecture Committee meeting with the one exception being proposed modifications to the courtyard facing balconies where the applicant had previously proposed installing approximately 30 new angled supports. The applicant has revised the proposal regarding these balconies.

One new steel bracket is shown added to the second-floor framing plan but the many others previously proposed have been eliminated, per staff’s recommendation. There are several existing angled supports that would be retained. New columns are now shown at the second and third floor levels. The applicant had some questions regarding the connection details of the columns to the balconies above and below. The drawings note the use of concealed clips and baseplates at the top and bottom of each column, respectively. Provided these connectors are in fact concealed, staff does not find their use to be problematic. Additional detailing of the columns, such as chamfered corners, are recommended and the applicant can refer to VCC standard details sheets for these.

Staff finds the proposal more consistent with what is typically seen on similar courtyard facing balconies and recommends conceptual approval of this aspect of the proposal with any final details to be worked out at the staff level.

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| <u>ARCHITECTURAL COMMITTEE ACTION:</u> | 05/28/2024 |
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| Architecture Committee Meeting of | 04/09/2024 |
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| <u>DESCRIPTION OF APPLICATION:</u> | 04/09/2024 |
| Permit # 24-06975-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 |
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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 include 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

Mr. Albrecht read the staff report with Mr. Martin and Mr. Brown present on behalf of the application. Mr. Martin stated the following: regarding the mechanical lines - we will be flanking directly to the building and then towards the interior. Rails- we can change the color. Balcony structural changes- we will wait for the structural engineer, but she said she preferred the columns. Mr. Bergeron referred to slide 59 and stated, the columns are not continuous to the ground. Is the structural engineer aware. Mr. Martin stated no, she was not. Mr. Fifield stated that there should be some analysis of the cantilever on the 2nd floor. Mr. Martin agreed that they needed to do this. Mr. Brown stated that without the columns to the 1st floor, it wouldn't work. Mr. Fifield stated that he would like to hear that from the structural engineer. Mr. Fifield asked Mr. Martin if there were detailed millwork drawings. Mr. Martin stated that it had been submitted.

There was no public comment.

Mr. Bergeron made the motion to adopt the staff recommendation for mechanical, defer the balcony and approve the lighting and conversion of window to doors, with all details at the staff level. Ms. Steward seconded the motion and the motion passed unanimously.



New Business



924 Bienville

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| ADDRESS: | 924 Bienville | APPLICANT: | Allen Kelly |
| OWNER: | M. J. Falgoust, Inc. | SQUARE: | 93 |
| ZONING: | VCC-2 | LOT SIZE: | 2,921 sq. ft. |
| USE: | Residential | | |

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

This address features a circa 1828 masonry, two-story Creole style townhouse.

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

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| Architecture Committee Meeting of | 05/28/2024 |
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| <u>DESCRIPTION OF APPLICATION:</u> | 05/28/2024 |
| Permit # 23-33443-VCGEN | Lead Staff: Nick Albrecht |
| Violation Case #22-01428-VCCNOP | Inspector: Marguerite Roberts |

Proposal to retain 4x4 posts installed as extra supports under balcony until such time as pending litigation with the neighboring property is resolved, per application & materials received 05/09/2024.

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| <u>STAFF ANALYSIS & RECOMMENDATION:</u> | 05/28/2024 |
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Staff cited this property for some demolition by neglect and working without permits violations back in 2022. The working without permits violation included the installation of 4x4 posts under the wraparound balcony of the building. The applicant notes that the balcony has been damaged by rainwater coming from scuppers on the neighboring building at 918 Bienville/939 Iberville. Staff notes that 939 Iberville has been cited and previously fined for the installation of these scuppers which did not appear on the approved plans for that building. Staff agrees with the applicant that the draining of water from the roof of 918 Bienville/939 Iberville directly onto 924 Bienville is problematic and damaging.

The owners of 924 Bienville are now in litigation with 939 Iberville to attempt to resolve this issue. In the meantime, the applicant proposes to wait on making repairs to the balcony until the scuppers are removed to avoid similar damage to new materials. 4x4 posts have been installed under the balcony in the side alley to help support the balcony until such time as it is properly repaired. The applicant has provided letters from a contractor and architect who are essentially on standby to make the repairs once the scupper issue is resolved.

Staff notes that legal proceedings can often be very time consuming, but staff appreciates the circumstances presented here and the intention to properly repair the balcony when the drainage issue is hopefully resolved.

Staff requests commentary from the Committee regarding the proposal.

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| <u>ARCHITECTURAL COMMITTEE ACTION:</u> | 05/28/2024 |
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The seal of the Vieux Carre Commission is an oval emblem. The outer ring contains the text "VIEUX CARRE COMMISSION" at the top and "ESTABLISHED 1936" at the bottom. The center features a stylized architectural design with a central figure, possibly a person or a monument, flanked by decorative elements.

215-25 Decatur

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| ADDRESS: | 215-25 Decatur | APPLICANT: | Toledano Properties |
| OWNER: | 215-225 Decatur, LLC | SQUARE: | 30 |
| ZONING: | VCE-1 | LOT SIZE: | 17,330 sq. ft. |
| USE: | Commercial (nightclub)/residential | | |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

In 1908 the noted New Orleans architect Emile Weil designed this very good example of a "Decorative Brick style" warehouse building for the Rosenberg Shoe Co. after a disastrous fire had destroyed an earlier building on this site, along with many others in the block.

Architecture Committee Meeting of **05/28/2024**

DESCRIPTION OF APPLICATION: **05/28/2024**
Permit #24-09168-VCCAM **Lead Staff: Erin Vogt**

Proposal to replace security cameras and access panel, per application & materials received 04/03/2024 & 05/14/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: **05/28/2024**

The applicant has submitted a document calling for the installation of one new 180-degree dome camera on the front elevation of the building, to be located on the wall between the middle and center-right bays. The scoping document does not call for the height of the camera or indicate exactly where on the wall it will be placed, and its method of attachment is not noted. The description of work submitted to OneStop also calls for the installation of two cameras on the Iberville side of the building, but these locations are not identified. No dimensions are provided for the camera itself, but the Guidelines allow for 8” diameter domes in VCE districts.

The Guidelines call for cameras to be as small and discreetly located as possible, with mounting hardware to be located within mortar joints. Staff notes that this building has unusually small mortar joints with a unique, high-shell content mortar that was recently matched when extensive façade work was completed. The bricks themselves are a distinctive white glazed brick seen at several Emile Weil properties in the City, and had to be specially matched with a new fired-on glazed coating. Staff is extremely reluctant to recommend approval for any hardware that may damage the façade materials.

The existing intercom system at the far-right bay is proposed to be replaced with a new 2N IP Style Intercom/Access Control system. It is shown as a large black touchpad with a 10” screen. The website notes the dimensions as 6.7” x 14”. The depth is 1.6” if surface mounted, or 0.86” if flush mounted. Staff finds the intercom to be extremely visually obtrusive and not approvable per the Guidelines, and recommends that the smallest, most discreet option available with current technology be pursued.

Staff recommends **deferral**, with additional information and/or revisions to be submitted for further review.

ARCHITECTURAL COMMITTEE ACTION: **05/28/2024**

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork base. The shield is flanked by two vertical bars with diamond-shaped details. The 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.

1218 Decatur

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| ADDRESS: | 1218 Decatur St. | | |
| OWNER: | Southern Holding Company, LLC | APPLICANT: | Bruce Blew |
| ZONING: | VCS | SQUARE: | 14 |
| USE: | Mixed Use | LOT SIZE: | 1,794 sq. ft. |

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Ratings: Main & service buildings - **Green**, of local architectural or historical significance
Courtyard infill – **Brown**, of no architectural or historical significance

A plan book drawing from the 1860s documents the appearance of this 3½ story Greek revival townhouse, one in a row of four built in 1841 by builder Jean Fleming. Each building had three bays on each of the three full floors, a segmental arched dormer, wrought iron balconies on the upper floors and, on the ground floor, a fine Greek revival passageway entrance with a four-panel door below a plaid transom and two pairs of shop doors with night blinds.

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| Architecture Committee Meeting of | 05/28/2024 |
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| <u>DESCRIPTION OF APPLICATION:</u> | 05/28/2024 |
| Permit # 24-12308-VCGEN | Lead Staff: Nick Albrecht |

Proposal to replace existing gallery and balcony decking with new Aeratis synthetic decking including the addition of new metal supports at the gallery level and synthetic purlins, per application & materials received 04/25/2024 & 05/21/2024, respectively.

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| <u>STAFF ANALYSIS & RECOMMENDATION:</u> | 05/28/2024 |
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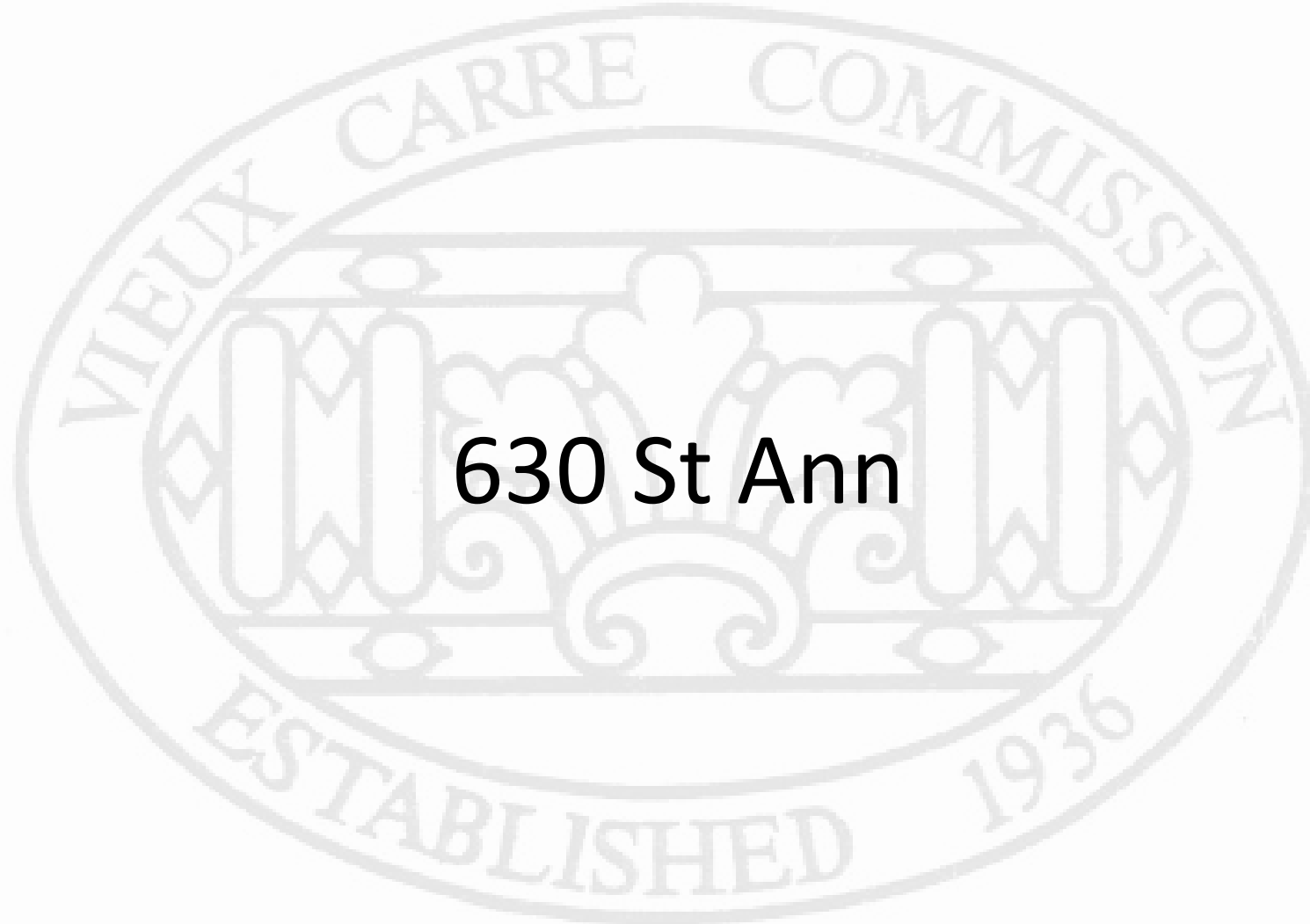
The applicant proposes to replace the decking at both the second-floor gallery and the third-floor balcony with new synthetic decking. The change at the balcony level would not require any changes to the structure below the balcony in order to make the change. At the gallery level, however, the existing purlins are spaced too far apart to accommodate the proposed synthetic decking. Rather than adding additional purlins, staff and the applicant have discussed installing intermediate metal supports to achieve the spacing needed. The new metal supports would be simple flat bars, welded perpendicular to the existing outriggers. Staff recommended that these metal supports be painted white to blend in with the underside of the decking. The Architecture Committee has approved similar installations previously and the applicant provided a photograph of a similar installation of intermediate metal bars.

Regarding the general proposal to install synthetic decking in these locations, staff finds the circumstances generally aligned with previous staff recommendations and Committee approvals. Both the balcony and gallery are generally open to the sky and the existing decking is showing significant levels of deterioration.

The applicant had explored the idea of proposing a synthetic replacement purlin, but not satisfactory option could be sourced, so this aspect of the proposal has been removed. Any purlins in need of replacement will be in matching wood.

Staff requests commentary from the Committee regarding the proposed use of synthetic decking and the use of the proposed metal supports.

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| <u>ARCHITECTURAL COMMITTEE ACTION:</u> | 05/28/2024 |
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630 St Ann

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| ADDRESS: | 630 St. Ann | APPLICANT: | Jimena Urrutia |
| OWNER: | Pescador Partners, LTD | SQUARE: | 46 |
| ZONING: | VCC-2 | LOT SIZE: | 2,442 sq. ft |
| USE: | Mixed-Use | | |

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

This and the neighboring building at 622-26 St. Ann were constructed circa 1840 by the Wardens of the Church of St. Louis. Of stuccoed brick composition, this pair of buildings originally was divided by a central passageway (as still existing on this building). #630 was owned briefly in 1925-26 by the wife of Sherwood Anderson and later by preservation-activist Elizebeth T. Werlein.

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| Architecture Committee Meeting of | 05/28/2024 |
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| <u>DESCRIPTION OF APPLICATION:</u> Permit # 24-12505-VCGEN | 05/28/2024 Lead Staff: Nick Albrecht |
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Proposal to install new mini split condensing unit in courtyard, per application and materials received 04/28/2024 & 05/22/2024, respectively.

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| <u>STAFF ANALYSIS & RECOMMENDATION:</u> | 05/28/2024 |
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The proposed work is in conjunction with a change of use for this space to a new restaurant. The proposed work consists of an upgrade to the existing cooling system and installation of a new gas line. The existing system consists of a through wall window unit in the alleyway which will be replaced with the proposed new mini-split system. The new condenser is proposed for installation in the courtyard space behind this commercial space. The condenser would be installed near grade on a low mechanical rack completely independent of the building. The refrigerant line is shown coming up the alleyway to the first head unit and then traveling on the interior of the building from the first to the second head unit. There are no notes regarding where this line would be installed height wise in the alley. The preference is typically to run the lines either very high on the wall or very low or buried. Staff requests more information from the applicant regarding this detail. Besides this detail, staff finds the proposed new mechanical equipment in keeping with the recommendations of the guidelines.

Staff notes that there is also a new gas line shown in the plans on sheet P102. This line is shown coming down the alley from the main, crossing the alley, and then shown in the wall to the back of the commercial space. As this wall is masonry, running inside the wall is not feasible so staff recommends that the line be run on the interior of the building. Staff also requests more information regarding the gas line crossing the alley as far as how that will be accomplished.

Overall, staff finds the work minor and in keeping with the Guidelines. 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> | 05/28/2024 |
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The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a 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.

915-17 St Ann

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| ADDRESS: | 915-17 St. Ann Street | APPLICANT: | Robert Cangelosi, Jr |
| OWNER: | Victor F III Trahan | SQUARE: | 86 |
| ZONING: | VCR-1 | LOT SIZE: | 3673.5 sq. ft. |
| USE: | Vacant | OPEN SPACE: | |
| DENSITY: | | REQUIRED: | 1102 sq. ft. |
| ALLOWED: | 4 units | EXISTING: | Unknown |
| EXISTING: | None | PROPOSED: | No change |
| PROPOSED: | Unknown | | |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This very fine example of a Creole cottage was constructed in 1824 for Raymond Gaillard, Jr., one of the charter members of the Association of Colored Veterans. From the 1940s until his death in 1988, Boyd Cruse, painter and founding director of the Historic New Orleans Collection, made his home here. This cottage is especially prized because it is essentially intact.

Architecture Committee Meeting of **05/28/2024**

DESCRIPTION OF APPLICATION: **05/28/2024**
Permit #24-13434-VCGEN **Lead Staff: Erin Vogt**

Proposal for overall restoration, including installation of dependency stairs & reconstruction of chimneys, per application & materials received 05/06/2024.

STAFF ANALYSIS & RECOMMENDATION: **05/28/2024**

This property continues to be under review for incremental restoration of the Blue rated main building and dependencies. The applicant has submitted a new application for work as follows:

Main building:

Natural hydraulic lime stucco will be reapplied on the rear and side elevations. The front elevation will be restored with Flemish bond brick, dipped in paint, and all millwork replaced with details to match original openings at the cabinet gallery. The wood decking at both abat-vents will be replaced with random width old growth cypress to match the dependency. At the rear abat-vent, four non-original outriggers will be replaced, with the ends to be beaded and curved. The c. 1950s checkerboard marble at the rear loggia will be replaced with herringbone brick paving with a soldier course border. The restored openings on the rear and Burgundy elevations will be filled with board and batten shutters.

Details have been provided for the conceptually approved dormer vents, which will be stuccoed on their front faces and cheek walls. A single glazed sash will be installed behind the louvered panel. Copper step flashing is shown where the dormer meets the barrel tile roof system, and copper counterflashing is shown below the dormer sill, over the first row of tiles below the dormers.

Staff again welcomes the effort to restore this property to its original date of construction and finds the proposed restoration work **conceptually approvable**. Staff requests additional information regarding the restoration of the Flemish bond brick façade, as well as the dipped paint to be used. How this detail will wrap the corner at the side elevations should also be indicated in the drawings.

Dependencies:

The beaded outlookers are to be restored and exterior switchback stairs will be rebuilt on the St. Ann sides of both buildings, accessing the second-floor balconies. New barrel tile roofs will be installed, and the chimneys restored, with inverted slate V caps. The non-original doors will be replaced with board and batten shutters. Staff finds the work **conceptually approvable**, but notes that stair sections will be needed prior to permit.

ARCHITECTURAL COMMITTEE ACTION: **05/28/2024**



908 St Peter

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| ADDRESS: | 908 St. Peter St. | APPLICANT: | Studio West |
| OWNER: | Jeanne Broom | SQUARE: | 89 |
| ZONING: | VCR-1 | LOT SIZE: | 2,065 |
| USE: | Residential | | |

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

This building is a c. 1890 example of a double, frame shotgun cottage, made in the late Victorian, Italianate style. It is the twin of 912-914 St. Peter.

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

Architecture Committee Meeting of **05/28/2024**

DESCRIPTION OF APPLICATION: 05/28/2024
Permit # 24-14724-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install two new tankless water heaters on the rear elevation of the main building, per application & materials received 05/14/2024.

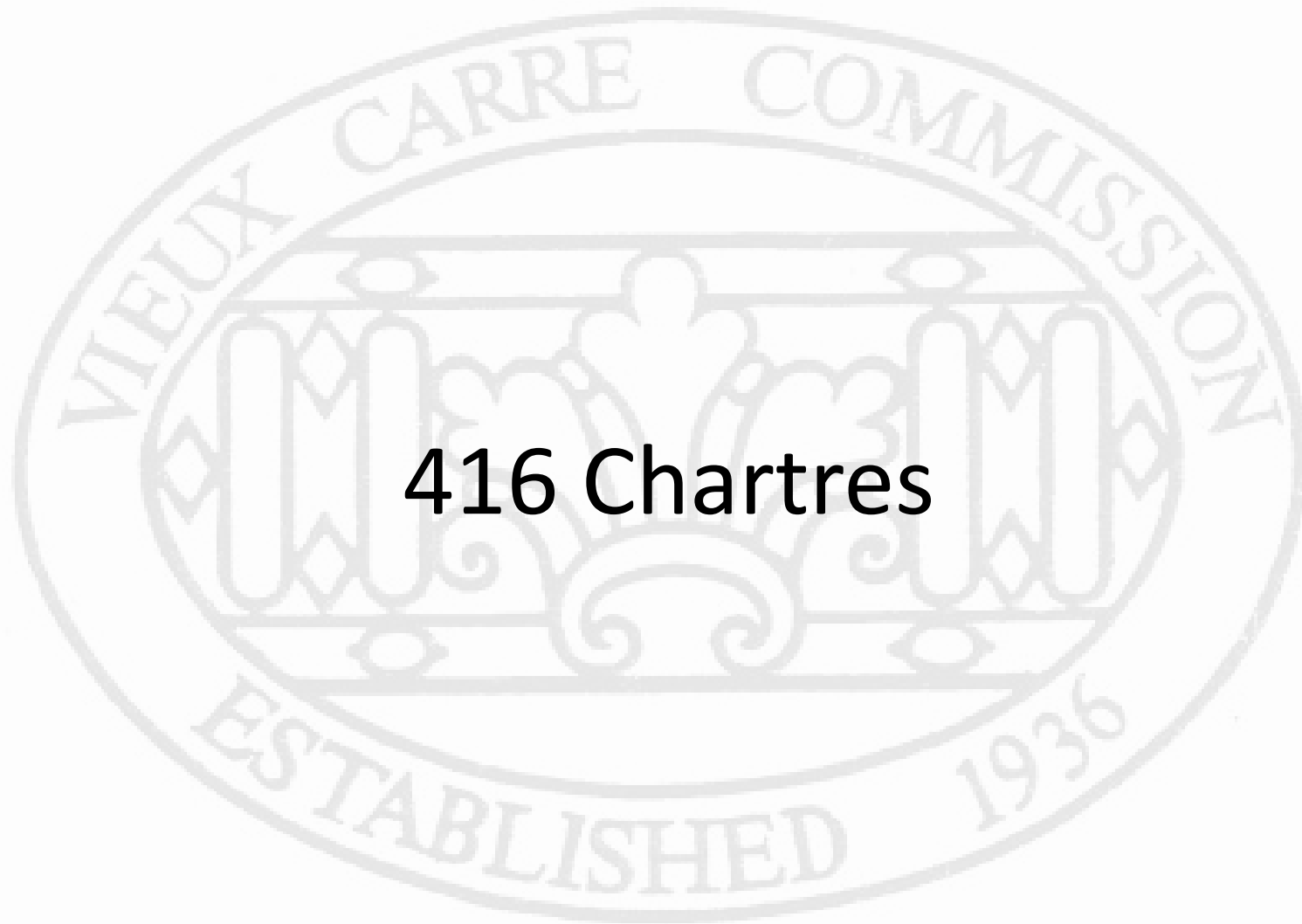
STAFF ANALYSIS & RECOMMENDATION: 05/28/2024

The Architecture Committee previously reviewed the overall renovation of this property and work has been proceeding with the issued permits. One element that was not included in that previous approval are the now proposed tankless water heaters. These are shown installed on the rear elevation of the main building. The applicant noted that all the associated plumbing for these units would stub out from the wall immediately adjacent to the equipment. The location shown on the plans would not interfere with any existing windows, doors, or shutters, and should be minimally visible.

Staff finds the proposal generally in keeping with the recommendations of the Guidelines. Staff recommends approval of the proposal with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION: 05/28/2024

416 Chartres



| | | | |
|----------|--------------------------------------|------------|---------------|
| ADDRESS: | 416-20 Chartres Street | | |
| OWNER: | Kemper And Leila Williams Foundation | APPLICANT: | Julia Hodgins |
| ZONING: | x | SQUARE: | x |
| USE: | x | LOT SIZE: | x |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

416-18 Chartres: **Green**, of local architectural and/or historic significance.
420 Chartres: **Brown**, detrimental, or of no architectural and/or historic significance

Although it only has two remaining of its original four floors, this is the most intact of the 3, 4-story brick stores constructed in 1834 for Delachaise by the builders Mitchell and Fox. [N.B: The current ratings of 'Green' for 416-418 Chartres and 'Brown' for 420 Chartres were given before the two buildings were rehabilitated and combined into the single large building which now houses K-Paul's Restaurant; a new rating of 'Yellow' for the entire structure has been recommended by the Vieux Carré Commission staff, but as of Feb. 2009, the new rating had not yet been submitted for approval.]

Architecture Committee Meeting of **05/28/2024**

DESCRIPTION OF APPLICATION: **05/28/2024**
Permit #24-14791-VCGEN **Lead Staff: Erin Vogt**

Proposal to renovate building, including millwork replacement and a new opening connecting to 410 Chartres, in conjunction with a **change of use** from *vacant* to *cultural facility*, per application & materials received 05/14/2024.

STAFF ANALYSIS & RECOMMENDATION: **05/28/2024**

The building has been purchased by the Historic New Orleans Collection and will be used to provide ancillary services for the museum, including office space and a workshop on the first floor. The second floor will be white boxed for use in a future phase.

Front elevation:
The interior slab will be lowered at the Brown rated (420 Chartres) portion of the building to provide an accessible entrance. The three bays closest to Toulouse will be modified as follows:

- The two bays at center left (101A and 102A) will have the height of their kickrails increased to accommodate the lower slab, otherwise leaving the doors unaltered and uniform when viewed in full elevation.
- The far-left bay (122A) will be replaced to have a fixed side panel (which is indicated as operable in elevation, but this seems to be a drafting error). The operable leaf will be increased in width to 36". The wall of the interior corridor is shown dying into the millwork, but no mullion is shown. Staff suggests that rather than having a six lite inoperable side panel, that the sidelite be designed to resemble a night blind, as this would allow the wall to die into it without visible conflict on the exterior.

Courtyard:
None of the millwork in the courtyard appears to be original or have any historic value, and much of it is inappropriately sized for the openings. The applicant proposes to replace the first-floor French doors with new six-lite, single panel French doors with four lite transoms. The board and batten shutters will die at the transom bar, leaving the transoms exposed. The current openings in the Decatur-side courtyard elevation are wider than the other elevations, and will be infilled with masonry to match. The second-floor elevations will receive new six-over-six windows with louvered shutters. Staff finds the proposed millwork alterations **conceptually approvable**.

Side elevations:
A new door opening is proposed at the rear portion of the Green rated building, at the 410 Chartres alley, to allow for passage between the two museum properties. The applicant consulted with Chief Building Official, Jay Dufour, who stated that this could likely be handled with an easement rather than a resubdivision. The door is currently shown as a flat, rated door, and will be located at an existing cold joint in the masonry. Given its utility use and lack of visibility from any surrounding properties or courtyards, staff has no objection to the proposed appearance of the door.

A simple metal awning is also proposed to be installed at this location, bridging between the two buildings. Attachment details will be needed, and a permit must be issued for this work at 410 Chartres as well, but staff has no issue with this, conceptually. However, its detailing could be improved, as it will be visible down the alley from the right of way. It is currently called out as a tube steel structure with a standing seam metal roof. A simply detailed copper awning with solid supports would be more appropriate.

Several openings at the third floor, Brown rated wall are called out for demolition, but replacement millwork is not shown clearly in elevation. Staff has no objection to their replacement conceptually, as these conditions are not historic or particularly appropriate, but elevations are needed prior to making a recommendation.

Roof and drainage:

Staff recently permitted repair/replacement for both the flat and pitched roofs at this property, but further work will be needed. The Green rated brick parapet has been coated in asphaltic compound, which will be carefully removed and the underlying conditions investigated. New drainage will be added with two overflow scuppers and downspouts in the alley shared with 410 Chartres; a drainage plan at grade will be needed prior to permit. The brick veneer/wood framed walls of the Brown-rated building will have metal copper cap flashing, while the masonry walls will have a mortar cap.

Staff notes that the stucco and wood cornice on the front elevation currently has a failing slate cap. Since there is underlying wood, the applicant proposes to install copper flashing and counterflashing, to be cut into the stucco above the cornice and ending in a bullnose drip.

Overall, staff finds the proposed work **conceptually approvable**, with revisions and additional details to be provided for further review as noted in the staff report and requested by the Committee. All mechanical work must return to the Committee for further review prior to permit. Staff recommends the Committee forward a **positive recommendation** for the **change of use** to the full Commission for their consideration, along with all work requiring Commission approval per the Design Guidelines (such as the new opening at the alley with 410 Chartres).

ARCHITECTURAL COMMITTEE ACTION:

05/28/2024

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork base. The shield is flanked by two vertical bars. The words "VIEUX CARRE" are arched across the top, and "COMMISSION" is arched across the right. At the bottom, "ESTABLISHED" is arched on the left and "1936" is on the right.

Appeals and Violations



616 Conti

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|----------|--------------------------|------------|--------------|
| ADDRESS: | 614-16 Conti Street | | |
| OWNER: | Conti Street Holding LLC | APPLICANT: | Terri Dreyer |
| ZONING: | VCC-2 | SQUARE: | 37 |
| USE: | Vacant | LOT SIZE: | 1696 sq. ft. |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This three-story masonry structure with four bays on the two upper floors and an altered ground floor dates from c. 1830.

[A three-story detached dependency was demolished between c. 1908 & c. 1940-51; the courtyard was infilled and a partial second floor was added on the Decatur side, mimicking a service ell. A third floor was illegally added sometime between 2009-10. All courtyard infill was demolished in 2020, and the rear of the site is now open space.]

Architecture Committee Meeting of **05/28/2024**

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| <u>DESCRIPTION OF APPLICATION:</u> | 05/28/2024 |
| Permit #24-09814-VCGEN | Lead Staff: Erin Vogt |

Proposal to address demolition by neglect and work without permit violations, including structural repair of roof and masonry courtyard work, per application & materials received 04/05/2024 & 04/30/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: **05/28/2024**

Multiple proposals for this property have been extensively reviewed in recent years, with several applications nearing permit issuance for a change of use to restaurant. In that time, the rear courtyard infill was demolished, and a BZA waiver was sought to re-enclose the open space. That waiver was approved, but applications expired before permits could be issued. The property returned to administrative adjudication, and the applicant has been exploring alternative programmatic uses for the property that can be completed at a lower budget than the original plans for a restaurant. The applicant has submitted a proposal to address immediate demolition by neglect concerns, including demolition of the unpermitted rear dormer, reconstruction of roof framing, and masonry repairs at the surrounding courtyard walls. This work is nearly identical to previous proposals reviewed repeatedly at the Committee level.

Staff notes that much of the scope of work in these drawings still seems to be informed by future plans for a development that may or may not be included in this phase. Staff requests clarification from the architect regarding the extent of work proposed at the front and rear elevations, particularly the rear openings, first floor Conti-side millwork, and balcony reconstructions. Notably these drawings still call for the service wing to be rebuilt and the first floor of the courtyard to be entirely enclosed. If this work is still planned for future development, it will need to be reviewed separately. This scope of work should be limited to immediate work to make the building watertight and avoid further administrative adjudication.

Staff finds the proposed masonry repairs consistent with prior approvals, and the proposed structural reframing details at the roof are typical.

ARCHITECTURAL COMMITTEE ACTION: **05/28/2024**



516 Bourbon

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|----------|-----------------------------|------------|----------------|
| ADDRESS: | 508-16 Bourbon | | |
| OWNER: | Anglade 500 Properties, LLC | APPLICANT: | Loretta Harmon |
| ZONING: | VCE | SQUARE: | 62 |
| USE: | Commercial/Nightclub | LOT SIZE: | 5721 sq. ft. |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1831 2½-story brick building and separate, brick carriage house, which were built as dependencies of the Samuel Kohn House (510 Bourbon). Alterations include the ground floor granite columns and lintel (c. 1840-50) and the upper floor, which obliterates the hip roof and one half attic floor.

Architecture Committee Meeting of **05/28/2024**

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| <u>DESCRIPTION OF APPLICATION:</u> | 05/28/2024 |
| Permit #24-07347-VCGEN | Lead Staff: Erin Vogt |

Proposal to demolish and build new stage structure in courtyard, per application & materials received 03/14/2024.

STAFF ANALYSIS & RECOMMENDATION: **05/28/2024**

Two structures currently exist in the courtyard of 508-16 Bourbon; a bar structure towards the front of the site, and the existing gazebo, which was approved by the Committee in 2011 but final drawings were not stamped and no permit was issued. The structure also differed from what was approved by the Committee, as it was built from unapprovable materials and was not elevated to be used as a stage, but simply provided a covered area for the courtyard. The applicant appealed to retain the 20’ x 20’ structure, but was willing to modify it to better comply with the Guidelines. They then returned with a proposal to completely rebuild the structure, improving the materials, roof pitch, scale, and drainage, which was conceptually approved by the Committee on 08/23/2022. The Commission approved the new construction, but the application expired before final revisions were submitted for staff review and permit. The applicant is now proposing to demolish this structure and build a new covered stage at the rear of the property.

The proposed new stage is shown as a freestanding 14’-0” x 12’-0” structure, offset 2’-2” from the rear, Royal-side property line, with three steps up to a 1’-9” tall platform. The columns, trim, roof, drainage and foundation are all similar to the unbuilt gazebo conceptually approved in 2022. The platform is shown as painted tongue and groove decking over unspecified wood framing (additional notes need to be added, calling these elements out). Lattice is shown beneath the structure, screening the foundation. Nine (9) recessed LED lights are indicated in the beaded board soffit.

Staff is unsure if this property is allowed to have live entertainment, but this will be confirmed with Zoning prior to permit issuance. Open space is not an issue, as this structure is smaller than the previously approved gazebo. Staff requests that additional notes be provided calling out the wood structure below the stage decking, but otherwise finds the proposed covered stage **conceptually approvable**, to be forwarded to the Commission for their consideration prior to final review and permit.

ARCHITECTURAL COMMITTEE ACTION: **05/28/2024**

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork base. The shield is flanked by two vertical bars with diamond-shaped details. The 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.

539-41 Decatur

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| ADDRESS: | 539-41 Decatur | | |
| OWNER: | Decatur Acquisition LLC | APPLICANT: | New Orleans Hamburger and Seafood |
| ZONING: | VCC-2 | SQUARE: | 27 |
| USE: | Restaurant | LOT SIZE: | 4175.17 sq. ft. |

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main building and kitchens: **Green**, of local architectural and/or historical significance.
Courtyard infill: **Brown**, detrimental, or of no architectural and/or historical significance.

Two in an original row of 4, 4½-story brick buildings which were designed by Gurlie and Guillot in 1832 for the Baron de Pontalba. The contract called for an iron balcony across the street facades at the second level, round-headed openings with heavy folding wooden doors on the ground floor; and on the upper floors casement doors without transoms but with wooden balustrades across the bottom portions of the doors. Amazingly the wooden cornices have remained intact despite devastating fires in the 1880s and in 1962. The buildings were renovated in 1988-89.

Architecture Committee Meeting of05/28/2024

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| DESCRIPTION OF APPLICATION: | 05/28/2024 |
| Permit #24-08335-VCGEN | Lead Staff: Erin Vogt |
| Violation #22-00761-DBNVCC | Inspector: Tony Whitfield |

Proposal to address violations and appeal to retain and modify fourth floor wall reconstructed without permit following hurricane damage, per application & materials received 03/21/2024 & 05/09/2024, respectively. [Notices of Violation sent 11/18/2013, 02/22/2017, 06/25/2019 & 02/18/2022]

STAFF ANALYSIS & RECOMMENDATION:05/28/2024

The applicant has submitted a plan to address longstanding demolition by neglect and work without permit violations, some of which can be handled at staff level. The following items require Committee review.

The St. Louis-side gable wall collapsed onto 535 Decatur during Hurricane Ida and was reconstructed without benefit of VCC review and approval. As part of this work, a six-over-six window that had not previously existed was installed, and two chimneys that previously existed were not restored. Additionally, the wall was rebuilt with a copper parapet cap, and the masonry was stuccoed and painted. Staff notes that, at some point between 2017 and 2019, the previously existing wall had been capped with metal and stuccoed, which was cited as a work without permit violation and reviewed for retention by the Committee in 2019 (deferred to allow for an inspection that never occurred). Unfortunately, the post-Ida work could have corrected these WwoP issues, but no permit or approval was sought, so the work was redone to match conditions that were in violation. The applicant is appealing to retain the stuccoed wall and metal cap, but proposes to infill the window opening and restore the chimneys with steel frame construction. Staff notes that the Department of Safety and Permits will also have to review this work and approve retention, since it is structural. Additionally, another metal cap is present at a parapet bisecting the roof. Staff seeks the guidance of the Committee regarding retention of the structural repairs.

The applicant is appealing to retain windows installed without benefit of review and approval on Decatur elevation, but no detailed information has been submitted, just drone photos. Images of the head, jamb, sill and muntin profiles should be submitted for consideration. If they are appropriate for the period of the building, retention can be handled at staff level. Openings that are currently filled with plywood on the Toulouse elevation are noted as “restore existing windows and reinstall;” it is not clear if sashes have been removed and need to be reinstalled, or if new millwork will be done, but these openings have been substantially modified and could be improved. No drawings or details have been submitted.

The applicant proposes to replace the deteriorated balcony with Aeratis decking, including new stringers. No dimensions have been provided for the balcony, so it is unclear if an additional stringer will be needed to accommodate the 16” o.c. span of Aeratis. The building is Green rated, and the unofficial Guidelines for synthetic decking recommend it only be used on buildings that are Yellow rated or lower. However, some leniency has been given to properties that are Green rated but have uncovered balconies. Staff notes that this balcony may be more significantly exposed to inclement weather conditions than many others due to its proximity to the river. The applicant should provide the stringer spacing and return to the Committee.

Staff notes that mechanical equipment and a platform appear to have been installed in conjunction with the opening of a new restaurant at this property, with no permits issued for this work. It was performed

after the most recent VCC violation case was opened, and has therefore not been cited, but Safety and Permits has requested access for inspection to see if the conditions are approvable for retention. VCC approval must also be sought before DSP can issue any retroactive permits for this work. Considering this item remains outstanding, staff recommends **deferral** until a full proposal that includes this work is provided for Committee consideration.

ARCHITECTURAL COMMITTEE ACTION:

05/28/2024

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a crescent moon. 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.

536-40 Chartres

ADDRESS:536-40 Chartres Street, 540-46 Toulouse Street

OWNER:K & L Investments L L C

ZONING:VCC-2

USE:Restaurant

APPLICANT:Gates Erika

SQUARE:27

LOT SIZE:3336 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

The Gally Houses, a fine intact row of 3, 3½-story buildings with detached 3-story kitchens designed in 1830 by Gurlie and Guillot for Louis Gally. The buildings retain details which have become known as characteristic of their designers, i.e. a decorative wooden cornice with swags and garlands, cast iron lintels and arched ground floor entrances.

Architecture Committee Meeting of05/28/2024

DESCRIPTION OF APPLICATION:05/28/2024

Permit #24-11003-VCGENLead Staff: Erin Vogt

Violation #23-03768-DBNVCCInspector: Noah Epstein

Proposal to address work without permit and demolition by neglect violations, including but not limited to appeals to retain mechanical equipment and unpermitted courtyard service ell enclosure, per application & materials received 04/15/2024 & 05/01/2024. [Notices of Violation sent 08/05/2002, 08/27/2002, 06/30/2003, 03/05/2008, 07/15/2016, 10/02/2017, 12/21/2018, 04/22/2019, 08/30/2019, 07/01/2021, and 07/07/2023.]

STAFF ANALYSIS & RECOMMENDATION:05/28/2024

Following repeated administrative adjudication, the applicant has submitted a proposal to address long standing demolition by neglect and work without permit violations, many of which can be handled at staff level. The most significant items requiring Committee review are related to work without permit in conjunction with the property’s current restaurant use. The property was renovated to accommodate a restaurant in 2009, but no permits have been issued for work since then. The last permit issued for this property at all was in 2010. Drawing from a 2010 renovation of the upper floors shows that, at that time, the overall property needed five condensers, located at grade. Additionally, the restrooms for the property were located in the third stable bay at the first-floor dependency (behind 536 Chartres). Since then, the mechanical equipment has been relocated above grade, with four units mounted to the rear wall of the main building above their approved locations, and seven additional units located on the second-floor balcony of the rear dependency. Additionally, the first two stable bays of the dependency (behind 538 and 540) were enclosed to create bathrooms. The applicant is appealing to retain this work as existing.

The bathroom enclosures on the first floor are troubling, but staff notes that their appearance obviously reads as a later intervention, and not a historic enclosure. The Guidelines do not address this situation specifically, therefore staff seeks the guidance of the Committee regarding whether or not this enclosure can be considered for retention.

Staff notes that open space at this property is extremely limited, and any relocation of mechanical equipment to grade would require an open space waiver from the BZA. However, staff does not find retention of the existing conditions to be approvable, as mounted installation and balcony installation are both highly discouraged by the Design Guidelines, and none of the work is code compliant with the mechanical division. Staff recommends that the applicant consult a mechanical engineer and propose a rearrangement of the units on a platform in the courtyard, and pursue a waiver from the BZA for the reduction of open space.

Staff was also concerned that the rear wall of the dependency could be structurally compromised. A report submitted by Johann Palacios, PE, of Pace Group, LLC, states that the rear elevation is structurally sound and that the lean is not a life safety or structural issue. Staff inspected the site and found that the interior alley that runs behind the wall along the first two stable bays (now enclosed bathrooms) has a poured concrete slab that could have contributed to this previous movement. Staff recommends that these conditions continue to be observed. Additionally, there are unusual small openings in this wall that are currently open to the elements. The first floor is less of a concern, since this is an interior alley, but the upper floors are enclosed, interior space, and water intrusion is a significant issue. The applicant proposes to install single board and batten shutters in these openings. Since they are unusual in size and location, staff seeks the guidance of the Committee regarding the appropriateness of this proposal.

Overall, staff recommends **deferral** of the application, with the applicant to respond to staff and Committee comment and requests for additional submittals.

ARCHITECTURAL COMMITTEE ACTION:05/28/2024



327 Bourbon

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|----------|-------------------------|------------|---------------|
| ADDRESS: | 327 Bourbon | APPLICANT: | Erika Gates |
| OWNER: | 327 Bourbon Street, LLC | SQUARE: | 69 |
| ZONING: | VCE | LOT SIZE: | 5,472 sq. ft. |
| USE: | Vacant | | |

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Blue - of Major Architectural or Historical Importance.

This c. 1835 Greek Revival townhouse is noted for its historical associations as the home of Judah P. Benjamin, as well as for its elegantly detailed features such as the carriageway entrance, main entrance, and "bow and arrow" wrought ironwork. The components of the original complex (house, kitchen, stable) remain intact. The mansard roof is a late 19th century addition.

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| <u>Architecture Committee Meeting of</u> | 05/28/2024 |
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| <u>DESCRIPTION OF APPLICATION:</u> | 05/28/2024 |
| Permit # 24-12164-VCPNT | Lead Staff: Nick Albrecht |
| | Inspector: Marguerite Roberts |

Review of masonry conditions following the unpermitted removal of all paint from the Bourbon St. elevation, per materials received 05/14/2024.

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| <u>STAFF ANALYSIS & RECOMMENDATION:</u> | 05/28/2024 |
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Permits were issued to begin work on the Bourbon St. elevation of the main building back on 11/29/2023. That approval included repainting the existing brick to match existing. While work was underway, staff observed that paint was being completely stripped from the masonry. Staff requested that the work stripping the paint stop until a new proposal could be submitted and reviewed. Work, however, continued and the entirety of the front elevation was completely stripped of paint. The applicant initially proposed either leaving the masonry unpainted or applying a lime wash to the entire elevation. After additional analysis, the applicant noted that there is evidence of previously repointed areas of the wall that were not done well and would make leaving the bricks unpainted less than ideal.

With that, the applicant is left with the proposal to lime wash this masonry. Staff has concerns regarding the application and maintenance required with a traditional lime wash and suggests that more typical paint may be the better option here.

The applicant compared color samples with the existing exposed masonry, trying to pick a color matching the existing bricks, and suggested the color Spanish Red. Staff agrees this color appears to match well in the photograph but is concerned about the true color of the paint and how the color will fade over time. Staff suggests a darker color may be a better option. If the Committee approves repainting this elevation, staff notes that samples of the paint will be required.

The masonry on this elevation will also be repointed as part of the work. Staff has required that a mortar analysis be completed on the existing mortar to accurately match with new mortar.

Staff requests commentary from the Committee regarding the proposal.

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| <u>ARCHITECTURAL COMMITTEE ACTION:</u> | 05/28/2024 |
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927-29 St Ann

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|----------|-----------------------|------------|---------------------------|
| ADDRESS: | 927-29 St. Ann | | |
| OWNER: | The Noble Jones Trust | APPLICANT: | Cangelosi, Jr Robert |
| ZONING: | VCR-1 | SQUARE: | 86 |
| USE: | Vacant | LOT SIZE: | 4,090.7 sq. ft. (approx.) |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Two-story masonry building (built as a double) with two-story service building and kitchen at rear of courtyard. Rated by the Vieux Carre Survey as c. 1852, the structure is perhaps a c. 1820 Creole cottage that was changed to this two-story building, c. 1852.

Architecture Committee Meeting of **05/28/2024**

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| <u>DESCRIPTION OF APPLICATION:</u> | 05/28/2024 |
| Permit #24-13436-VCGEN | Lead Staff: Erin Vogt |
| Violation #24-02028-DBNVCC | Inspector: Noah Epstein |

Proposal to address longstanding demolition by neglect violations, including structural repairs to the service ell balcony, per application & materials received 05/05/2024. **[Notices of Violation sent 07/23/2019, 12/15/2021 & 03/15/2024]**

STAFF ANALYSIS & RECOMMENDATION: **05/28/2024**

This property has been vacant for years and in a state of severe demolition by neglect, much of it due to rampant vegetation growth that has recently been cleared. Permits were issued for work at the main building following several adjudication hearings, which has now been completed. At the rear building, staff noted that the balcony has been in an obvious state of collapse for some time and was concerned that there could be pervasive structural issues. No engineer’s report has been provided evaluating the full structure, but the applicant has submitted plans for extensive repairs. The work calls for stucco sounding, crack repair, millwork repair and replacement, and replacement of balcony decking, columns, and rails. Note 13 states “replace outer two structural outlookers per detail or replace the entire length of the member.” The corresponding detail calls for approximately 4’-0” of the interior portion of the outlooker to be spliced, sistered and screwed. Additionally, two through-wall AC units at the rear elevation will be removed and patched with masonry and stucco.

Staff notes that the plans refer to the work as “exterior renovation only.” While the VCC only has jurisdiction over the exterior, staff strongly urges the applicant to also perform interior masonry repairs, as the inside is also in desperate need of repointing and exterior work on its own will only do so much to stabilize the walls.

Staff seeks the guidance of the Committee regarding the proposed structural work but finds the remainder of the scope **approvable** as submitted.

ARCHITECTURAL COMMITTEE ACTION: **05/28/2024**