



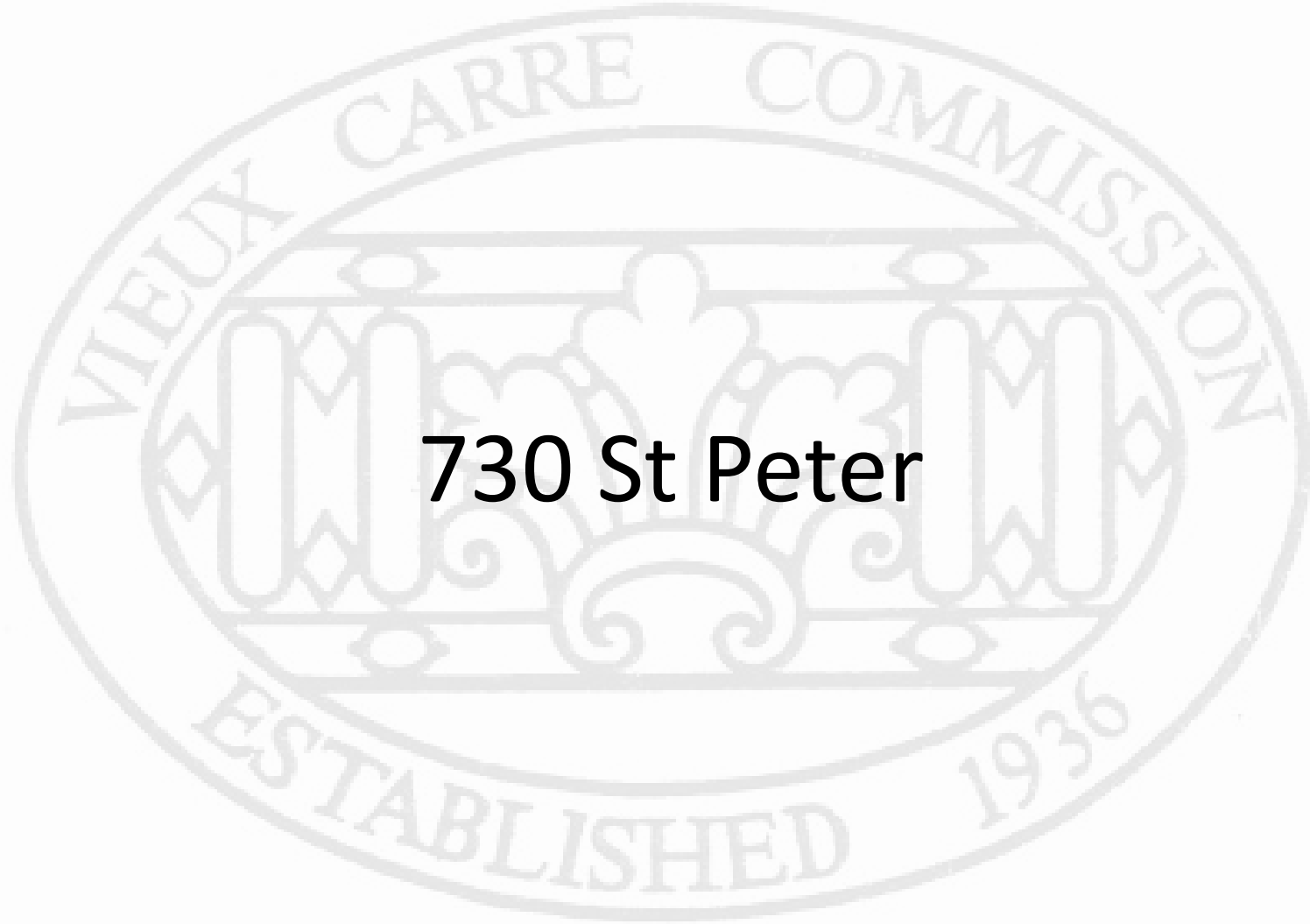
# Vieux Carré Commission Architecture Committee Meeting

Tuesday, June 11, 2024

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

**Old Business**

730 St Peter



ADDRESS:	730-32 St Peter	APPLICANT:	John C Williams
OWNER:	St Peter FQ Holdings LLC	SQUARE:	61
ZONING:	VCC-2	LOT SIZE:	3937 sq. ft.
USE:	Restaurant/vacant	OPEN SPACE:	
DENSITY:		REQUIRED:	1181 sq. ft.
ALLOWED:	6 units	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	Unknown
PROPOSED:	Unknown		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

In 1821 the builders Maurice Pizetta and Felix Pinson bought this site of New Orleans's first theatre, which burned in the great fire of 1816. By 1826 they had constructed this high style house, which from 1827-37 served as the city residence of the St. Charles Parish planter, Jean Baptiste LaBranche. Described in an 1826 auction notice as having an "upper floor elegantly finished with plastering and cornices," the building, according to an 1860 plan book drawing, was distinguished by a handsome pedimented cornice and frieze windows detailed in iron. Although they are known primarily for their work in the Quarter, Pizetta and Pinson also designed and built structures in other parts of town, including the extant granite stores on Canal Street, built in 1825 for the painter Degas's grandfather, Germain Musson.

**Architecture Committee Meeting of** **06/11/2024**

**DESCRIPTION OF APPLICATION:** **06/11/2024**  
**Permit #22-35393-VCGEN** **Lead Staff: Erin Vogt**

Review of construction document details, including rail extension, millwork and lighting, per application & materials received 11/30/2022 & 05/24/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** **06/11/2024**

**A204:** The courtyard walls are shown increased in height from 14'-4" by another 4'-4 ½" to a total height of 18'-8 ½". Staff assumes this added masonry is being proposed to bring the irregular wall to a uniform height, but it is not allowed per the CZO, which limits fence height to 8'-0". If a variance were to be sought, staff would want to see additional structural details, including exploratory demolition to investigate the corbel footing, to confirm that the wall could handle the weight of additional brick. A permit for this work would also be needed for the neighboring property at 726 since the wall is shared.

**A112, A151:** Six (6) Bevolo French Quarter half-light flush decorative fixtures are shown added to the courtyard wall between 726 and 730. It is not noted if these fixtures would be electric or gas, but the Guidelines for decorative fixtures are the same either way. Per the Design Guidelines for Lighting, decorative lighting must be:

**DECORATIVE LIGHTING IN THE VIEUX CARRÉ**

With the exception of seasonal decorative lights, all other decorative exterior lighting fixture types should be:

- Compatible with the building in terms of its style, type and period of construction
- Limited in number to avoid a cluttered appearance
- Located near a focal point of the building, such as the primary entrance door
- Installed in a manner that is harmonious with the building's design, such as evenly spaced on a balcony, gallery, or porch bay, or centered on or around an element such as a door, carriageway or window
- Scaled appropriately for the proposed location
- Constructed of materials appropriate to the building's period, type and style as well as the lighting design – **Faux historic materials, such as varnished or polished brass, are not appropriate in the Vieux Carré**

(VCC DG: 11-7)

Courtyard fence installations such as this are routinely denied by the Committee in favor of non-decorative fixtures. If the applicant is concerned that the courtyard may be inadequately lit, a thorough lighting study should be undertaken. Non-decorative fixtures could be found approvable in the proposed locations.

**A201, A316:** Plans, elevations and sections have been provided for the proposed rail extension behind the historic second floor balcony at the front elevation. When last reviewed, there was discussion about whether

the existing historic rail would need to be modified, or if it could be found satisfactory through BBSA review or IEBC compliance. The applicant has not addressed this since the October meeting, so staff is unsure of the status of the historic rail. The new 42” tall rail is not attached to the historic rail, and is structurally supported via a ¼: L-angle anchor plate secured to the purlin behind the fascia, with four lag screws in each plate. The new rail’s members are noted as 1” square. The detailing and attachment of the rail appear to be the same as what was approved next door at 726 St. Peter. Staff notes that the additional rail must be painted to match the building to minimize visibility.

**A080, A201:** The millwork in Door 108 has been designed to facilitate service between the courtyard and the restaurant’s kitchen with millwork that resembles French doors and a fan light transom above. Louvered shutters are proposed, and fixed wooden panels below, with casement windows above to allow service through. Staff does not find the design objectionable, but notes that this masonry opening was previously a passageway through the service ell to the adjacent property on Bourbon, and did not historically include millwork. As such, staff seeks the guidance of the Committee whether it would be more appropriate for the millwork in this particular opening to be distinctly different, rather than attempting to blend with other historic millwork at the service ell.

When last reviewed, door 107 was presented as a set of eight-lite French doors with single panels below. It’s now shown as a single eight light door with a narrower eight-lite sidelite, which is extremely atypical for historic millwork. Staff finds the asymmetrical width of the millwork to be exacerbated by the proportion and number of lites, and suggests that a beaded board door with a fixed side panel may draw less attention to the uneven width. Since the bathrooms are located behind this opening, a solid door is not inappropriate for the program.

Overall, staff recommends:

- **Deferral** of the additional wall height, in case Zoning finds it approvable to make the height consistent,
- **Denial** of the decorative fixtures, with non-decorative options to be proposed instead,
- **Approval** of the rail extension.

Staff seeks the guidance of the Committee regarding the millwork in openings 107 and 108.

**ARCHITECTURAL COMMITTEE ACTION:**

06/11/2024



1234 Chartres  
To be handled at staff level



# New Business

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

**905 Governor Nicholls**



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

Architecture Committee Meeting of

06/11/2024

DESCRIPTION OF APPLICATION:  
Permit #24-10509-VCGEN

06/11/2024  
Lead Staff: Erin Vogt

Proposal to install new ridge vent on main building roof, per application & materials received 04/09/2024 & 05/28/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/11/2024

The applicant proposes to install a galvanized metal Chinese cap-style ridge vent on the main building. The remainder of the metals already present elsewhere on the roof are also galvanized. Staff finds installation of the vent to be consistent with the Design Guidelines for rooftop ventilation and recommends **approval**.

The application previously proposed to replace failing metal cap flashing on the main roof, which had been approved for temporary retention in 2018. The applicant is now proposing to install a mortar cap on the main building, which is approvable at staff level. Staff notes that the metal cap flashing on the rear building was also included in the temporary retention and will require replacement with a mortar cap when it reaches the end of its life.

ARCHITECTURAL COMMITTEE ACTION:

06/11/2024

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.

920 St Peter

ADDRESS:	918 St. Peter	APPLICANT:	Antonio Carbone
OWNER:	Antonio Carbone	SQUARE:	89
ZONING:	VCR-1	LOT SIZE:	3,399 sq. ft.
USE:	Residential		

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Late Victorian double shotgun cottage (c. 1890), which still retains on the lot the c. 1840 detached 2-story service building.

Main Building and Detached Service Building: Green

<b>Architecture Committee Meeting of</b>	<b>06/11/2024</b>
--	-------------------

<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/11/2024
<b>Permit # 24-16338-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to demolish existing brick courtyard fence and construct new CMU fence with brick cladding on new concrete grade beam, per application & materials received 05/24/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	06/11/2024
--	------------

The proposed work occurs at the property line shared with the neighboring 922 St. Peter St. where the applicant proposes to demolish and rebuild a portion of the existing brick wall separating the properties. The portion noted for demolition measures approximately 31’ and would be reconstructed with salvaged bricks cladding a new CMU core. The proposed CMU blocks measure 4” thick so the reconstructed wall would be approximately the same thickness as the existing.

The new wall would be constructed on a new subterranean grade beam. The overall width of the grade beam would be 3’ wide. Staff does not believe this grade beam would come near any existing building features or foundations but seeks confirmation from the applicant that this is the case.

The wall would be reconstructed to a height of 8’4” to match existing and should have a finished appearance similar to the existing given the wall will be clad in salvaged bricks. Staff questions if faux header courses should be incorporated into the wall to match the coursing details of the existing wall.

The Guidelines note that, “*the VCC does not allow the construction of a new wall or piers with exposed concrete block. A new wall or pier must have either a full-size brick or stucco finish.*” (VCC DG: 10-4) As the proposed wall would be clad in full-size brick and the new concrete footing will be below ground, staff finds the proposed work approvable per the Guidelines.

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

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	06/11/2024
---	------------

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.

941 St Philip

ADDRESS:	939-41 St. Philip St.		
OWNER:	Brendan King	APPLICANT:	Loretta Harmon
ZONING:	VCR-1	SQUARE:	84
USE:	Residential	LOT SIZE:	2383 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Orange**, post 1946 construction.  
Garage: **Brown**, detrimental, or of no architectural and/or historic significance

This is a c. 1963 interpretation of a 3-bay Creole Cottage.

<b><u>Architecture Committee Meeting of</u></b>	<b><u>06/11/2024</u></b>
---	--------------------------

<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/11/2024
<b>Permit #24-16551-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>

Proposal to renovate existing single-story building, including reopening the courtyard and modifications to millwork, per application & materials received 05/28/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	06/11/2024
--	------------

This property was last reviewed by the Committee on 01/31/2024, as a previous application was submitted to demolish the Orange rated main building and Brown rated garage and construct a new two-story building. The applicant has decided not to pursue such an involved project at this time, and is now proposing to renovate the existing building.

The most significant alterations are the removal of the illegal roof enclosing the courtyard and the new courtyard facing elevations, which are contemporary in appearance with metal and glass French doors. The roof massing at the Orange rated building will be maintained, with an additional 4’-0” wide enclosed hallway with a prefinished metal roof to be added around the Burgundy side of the courtyard. The overall square footage of the courtyard will be slightly reduced beyond its previous footprint, to an open space ratio of 0.18. Staff notes that 0.20 is required by the CZO since this is a corner lot, so a variance will be needed.

HVAC equipment is shown located on the flat roof at the rear, Brown rated garage structure. Two skylights are also proposed for this roof. Calculations and square footage are not provided, but the skylights otherwise appear to meet the criteria listed in Chapter 4 of the Design Guidelines.

The only significant alteration to the street-facing elevations is at the Brown rated infill. The paneled carriageway doors closest to Ursulines are shown to be replaced to match existing but fixed in place. The paneled doors between the Orange rated building and Brown rated rear will be replaced with a vertical beaded board garage door with a fixed wood transom.

Staff finds the proposed alterations to be fairly minimal and in keeping with the Design Guidelines, with the most significant design concern being the need for a variance from the BZA for the open space. The skylights, rooftop HVAC equipment, and hallway enclosure at the courtyard are the only items requiring Commission review. Staff recommends **conceptual approval** of the proposed work, with the application to be forwarded to the Commission, returning to the Committee for construction document review following BZA approval.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	06/11/2024
---	------------

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.

908-10 St Peter

ADDRESS:	908 St. Peter St.	APPLICANT:	Louis J. Hoffman, Jr.
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.

<b>Architecture Committee Meeting of</b>	<b>06/11/2024</b>
--	-------------------

<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/11/2024
<b>Permit # 23-05952-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to install new tie backs in rear building, per application & materials received 03/10/2023 & 06/03/2024, respectively.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	06/11/2024
--	------------

Extensive renovation work has been underway at this property on both the main building and rear building since permits were issued beginning in 2023. During the course of that renovation work on the rear building, it was discovered that the side masonry wall and front wood frame wall were separating. The structural engineer on the project is recommending the installation of three new wall ties to strengthen the connection between the masonry and wood frame wall.

One tie back plate would be located just below the existing roof joists. The second plate would be below that at approximately the midpoint of the second-floor level. The final plate would be just below the second-floor level. All plates are noted as being 12” in diameter and ¾” thick. These would be installed on an unfinished brick wall and staff has typically requested that the plates be painted to blend in with the masonry.

Staff finds the proposal fairly typical for tie backs and recommends approval of the proposal with any final details to be worked out at the staff level.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	06/11/2024
---	------------

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 in an arc across the top, and "ESTABLISHED 1936" is written in an arc across the bottom.

908-10 St Peter



ADDRESS:	908 St. Peter St.	APPLICANT:	Louis J. Hoffman, Jr.
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

06/11/2024

---

<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/11/2024
<b>Permit # 24-16707-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Permit # 24-16714-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

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

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	06/11/2024
--	------------

*See Staff Analysis & Recommendation of 05/28/2024.*

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	06/11/2024
---	------------

Architecture Committee Meeting of

05/28/2024

---

<b><u>DESCRIPTION OF APPLICATION:</u></b>	05/28/2024
<b>Permit # 24-14724-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

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

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	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.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	05/28/2024
---	------------

There was no one present on behalf of the application.  
Ms. Steward made the motion to defer in order for the applicant to be present. Mr. Fifield seconded the motion and the motion passed unanimously.

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

# Appeals and Violations

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

**1200 Decatur**

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

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

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

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

<b>Architecture Committee Meeting of</b>	<b>06/11/2024</b>
--	-------------------

<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/11/2024
<b>Permit # 23-25341-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #23-06019-VCCNOP</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to address violations related to missing lintels above window and door openings, per application & materials received 09/15/2023 & 05/29/2024, respectively.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	06/11/2024
--	------------

This application was last before the Committee at the 04/09/2024 meeting where the Committee deferred the application and requested that the applicant provide sections details and scholarship on the adjacent building or historic photos of this building for determination of the most appropriate treatment. Since that time, staff has visited the site to more closely examine the existing conditions and the applicant has submitted additional information.

During the site visit, staff found that no remnants of lintels remain on the French Market Place side. On the Gov. Nicholls elevation, staff observed a mix of details including what appeared to be concrete lintels embedded in the masonry, surface applied stucco, and surface applied wood. Comparing photographs of the building, it appears the surface applied wood lintels are recent additions.

Given the absences of any remaining visible lintels on the French Market Place side and the mix of materials on the Gov. Nicholls side, staff suggested that the applicant might propose leaving the French Market Place side without any visible lintels.

The applicant submitted new materials following the site visit which included an 1866 plan book drawing which shows visible lintels on exposed brick. On the Gov. Nicholls elevation, the applicant notes that the majority of the existing lintels are made from concrete and are load bearing. The four openings on this elevation closest to French Market Place, however, do not match these conditions.

The applicant proposes two options to address the one opening in this area without any decorative lintel. Option 1 includes protruding one course of brick above the newer metal lintels and applying stucco to the brick to form a decorative stucco lintel. Option 2 would again retain the existing metal lintel, remove three courses of brick over the window and embed a new wood lintel.

At the two second floor openings that have existing applied wood lintels, the applicant proposes applying a color wash stain to the bricks above this wood to hopefully blend that masonry in with the adjacent. Currently the bricks just above the opening are clearly mismatched from the rest of the wall.

On the French Market Place elevation, the applicant proposes to use the same color wash stain to address areas of similarly mismatched masonry to attempt to blend them in better with the existing. A previously painted “faux lintel” would be stripped from the paint. An area of damaged masonry would be repaired or replaced to match the adjacent masonry. This elevation is proposed to remain with the thin metal lintels only and not introducing any kind of decorative lintel to attempt to match the previously existing appearance.

Staff notes that there are other violations on this property which should all be staff approvable and this issue with the lintels is the one remaining detail to be worked out. Staff requests commentary from the Committee regarding the proposal.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	06/11/2024
---	------------

Architecture Committee Meeting of	04/09/2024
DESCRIPTION OF APPLICATION:	04/09/2024
Permit # 23-25341-VCGEN	Lead Staff: Nick Albrecht
Violation Case #23-06019-VCCNOP	Inspector: Marguerite Roberts

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

STAFF ANALYSIS & RECOMMENDATION:

04/09/2024

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

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

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

ARCHITECTURAL COMMITTEE ACTION:

04/09/2024

Mr. Albrecht read the staff report with Ms. Gates present on behalf of the application. Mr. Fifield asked how the stucco was to stick to the wall. Ms. Gates stated that that was something she would have to discuss with the mason. Ms. Bourgogne reminded the ARC of the French Market side parapet that was rebuilt without permit under 2 SWOs. Ms. Gates acknowledged this and stated that they were aware it had to be rebuilt. Mr. Bergeron asked staff if an applied stucco lintil detail was in fact something they had approved before. Mr. Block stated yes that he could think of a few on N Rampart. Mr. Fifield stated that yes, they had but usually it was a proactive design element whereas here it was being used to cover up bad work. Ms. Gates stated, “this is really only completing the work started 8 years ago.” Mr. Fifield reiterated that it “looked like a band aid.” He went on to say that they needed documentation of what was going to happen with details and dimensions and how it would be applied and work. Lastly, he added that the history of repairs without permit here was troubling and gave him pause.

There was no public comment.

Mr. Bergeron made the motion to defer the application to allow time for the applicant to revise the proposal with sections details and scholarship on the adjacent building or historic photos of this building for determination. Ms. Steward seconded the motion and the motion passed unanimously.

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

911 St Peter

ADDRESS:	911 St. Peter	APPLICANT:	Shiflett Exteriors
OWNER:	Charles Blow	SQUARE:	88
ZONING:	VCR-1	LOT SIZE:	2,436 sq. ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This 2½-story brick double townhouse, which has Greek Revival detailing and a Creole floor plan, is divided by a pedestrian alley. The building was most likely constructed by architect William Brand, who in 1838 owned the property with Honoré Bazinet.

Architecture Committee Meeting of06/11/2024

DESCRIPTION OF APPLICATION:06/11/2024  
Permit #24-04421-VCGENLead Staff: Erin Vogt

Appeal to retain skylights installed without benefit of VCC review and approval, in conjunction with roof replacement, per application & materials received 02/19/2024 & 05/07/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:06/11/2024

The applicant submitted a proposal to replace the rear roof slope of the main building and the sloped portions of the service ell roof with natural slate. During review, staff noted that the five (5) 4’ x 2’ skylights present on the rear of the main building were atypical, and found that they had been installed without benefit of VCC review and approval. Satellite imagery shows that the bank of three skylights closest to Dauphine was installed between January 2004 and September 2005, while the other two appear to have already been in place at that time. A series of poorly executed roof repairs were completed around the skylights in approximately 2011, 2015, and 2018. Staff notes from the satellite imagery that there appears to be a change in roof pitch around the point in the roof where the two individual skylights are located, which might be contributing to the failure of the roof at these locations.

The VCC Design Guidelines for Roofing state:

**Skylights**

Historic skylights are occasionally found at a warehouse or commercial building. A skylight can dramatically alter the appearance of a roof. Therefore, an appropriate location for a new skylight is fairly limited. Occasionally, a skylight is approved for a shotgun or townhouse, on a roof slope where it can be visually minimized or on a low-sloped or flat roof where it will be concealed behind a parapet.

If a new skylight is approved to be installed on a sloped roof building, it may be fixed or operational. It should be installed in a manner that:

- Minimizes its visibility from all location
- Minimizes changes to existing roof framing, generally with the long dimension running down the roof slope, at least 12-inches below the roof ridge
- Minimizes the number of skylights, such that it comprises a maximum amount of 3-percent of a roof slope, and is arranged in an orderly fashion
- Runs parallel to, and no more than 8-inches above the plane of the roof surface; has clear or tinted glazing for a dark exterior appearance and has the exterior framing painted or colored to match the roof material
- Does not have a domed, angled or other raised feature

(VCC DG: 04-10)

While calculations for the rear roof slope have not been provided, staff finds that the skylights do meet the other four criteria listed in the Guidelines. Since the Guidelines require review and approval by the full Commission for the installation of skylights, regardless of building rating, staff requests that the applicant provide the overall square footage of the rear roof slope prior to the next hearing of the Commission on Thursday, 6/20, where retention can be considered further. The roof is currently in a state of severe failure, and it is extremely urgent that roof repairs be conducted at this property. If the roof has not been tarped, it should be. Staff is also willing to issue a partial permit for repair of the service ell roof, if that can be initiated before the meeting takes place.

Staff recommends the appeal be forwarded to the Commission without a recommendation until the calculations for the rear roof slope are provided to staff. A full roof repair permit will be expedited by staff following Commission.

ARCHITECTURAL COMMITTEE ACTION:06/11/2024



833 Conti



ADDRESS:	833-835 Conti St.	APPLICANT:	Uncle Nas Foodmart LLC
OWNER:	Darlene Levy	SQUARE:	70
ZONING:	VCC-2	LOT SIZE:	2,480
USE:	Commercial		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating:           **Yellow**, contributes to the character of the District

C. 1910 3-story masonry commercial building.

<b>Architecture Committee Meeting of</b>	<b>06/11/2024</b>
--	-------------------

<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/11/2024
<b>Permit # 24-09812-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #21-02650-DBNVCC</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to retain hood vent exhaust installed without benefit of VCC review or approval, per application & materials received 05/03/2024 & 06/05/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	06/11/2024
--	------------

An application was submitted back in May from a new tenant of this space. Although the proposed work was noted as interior only, staff noted that there was an outstanding violation on this property regarding a hood vent exhaust that should be addressed. Staff recommended that the vent be moved further towards the center of the roof to greatly reduce or eliminate the visibility from the street. Staff further noted that staff would work with the applicant to allow the business to open while this was being sorted out.

Photographs indicate that the vent was installed in late 2016 without benefit of VCC review or approval. This vent was cited in a notice of violation from March, 2021. A restaurant has occupied this location for a number of years, however, if the kitchen was previously vented prior to 2016, it was done without the large piece of equipment now visible.

Given that this is a large flat roof with a parapet around it, staff recommended that extending the duct a few feet towards the center of the roof would likely greatly reduce or eliminate the visibility and become generally approvable. After some discussion about this option, the property owner provided a letter from a contractor stating that, “the existing vent cannot be moved because to do so would damage the roof and destroy the exhaust outlet for the restaurant. It would also be a very costly procedure.” Coincidentally, according to the Secretary of State’s website, the contracting company that provided the letter is owned by the same owner as this property.

Staff again notes the recommendation was to simply extend the existing exhaust duct a few feet so that the mushroom hood is more towards the center of the roof. The Guidelines state that, “*the installation of rooftop mechanical equipment...is not permitted where it will be visibly obtrusive. Every effort should be made to shield the equipment from view and minimize associated noise.*” (VCC DG: 04-11)

Given the high amount of visibility, staff recommends denial of the proposed retention in the current location with the recommendation that the vent be relocated to reduce or eliminate visibility.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	06/11/2024
---	------------



520 Burgundy

ADDRESS:	518-520 Burgundy	APPLICANT:	Katherine Harmon
OWNER:	488 Holdings LLC	SQUARE:	90
ZONING:	VCR-1	LOT SIZE:	3,072 sq. ft.
USE:	Vacant/Residential		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: <b>Main:</b>	<b>Green</b> , of local architectural and/or historical significance.
<b>Rear Addition:</b>	<b>Green</b> , of local architectural and/or historical significance.

Dormered 1½-story c. 1840 Creole cottage type (double) with later decorative additions of brackets under the overhang and Eastlake lintels.

<b><u>Architecture Committee Meeting of</u></b>	<b>06/11/2024</b>
---	-------------------

<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/11/2024
<b>Permit # 24-15429-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
	<b>Inspector: Marguerite Roberts</b>

Proposal to retain parapet cap flashing installed in deviation of approved work, per application & materials received 05/17/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	06/11/2024
--	------------

Permitted work at this property has been completed and the building has been much improved from its previous state of neglect. During final inspection of the property, staff noted that cap flashing had been installed on the rear masonry parapet in deviation of approved plans and the permit, which stated, “*Metal cap-flashing on the parapets or chimneys is not allowed.*” The applicant is proposing to retain the cap flashing as installed.

The applicant noted that the plans were drawn with the existing mortar cap to remain and that the general contractor elected to install the cap. The owner of the property noted that 6 of his 7 neighbors all have cap flashing.

The applicant provided an as-built sketch of the cap flashing which clearly shows that the detailing at the top of the masonry wall has been hidden by the metal. Before and after photographs of this wall also show this concealed detail.

As the Guidelines generally prohibit the addition of any elements that conceal historic building details, and the general prohibition of cap flashing in most cases, staff recommends denial of the proposed retention with the applicant to propose a revise detail that would expose the masonry detailing.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	06/11/2024
---	------------



411 Burgundy

ADDRESS:	411 Burgundy St.	APPLICANT:	Bobbie Temple Jr.
OWNER:	Alcobow, LLC	SQUARE:	98
ZONING:	VCR-1	LOT SIZE:	1,856 sq. ft.
USE:	Residential		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Second in a row of three, c. 1840 2½-story Greek Revival with Creole modifications townhouses. This building retains most of its original detailing, including the fine wooden cornice with frieze windows, its wrought iron balcony, cornice lintels above the second story windows and the side carriageway with crossette enfrainment.

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

<b>Architecture Committee Meeting of</b>	<b>06/11/2024</b>
<hr/>	
<b>DESCRIPTION OF APPLICATION:</b>	06/11/2024
<b>24-15688-VCGEN; 24-15697-VCGEN; 24-15684-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #22-04019-VCCNOP</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to retain and modify mechanical equipment installed without benefit of VCC review or approval, per applications and materials received 05/22/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	06/11/2024
--	------------

A new owner of this property has been working with staff to address various previously cited violations. Much of this work is staff approvable but violations related to mechanical equipment are in need of Architecture Committee approval. Three different pieces of mechanical equipment have been installed on this property, each one a little different.

The first unit is a mini split condensing unit mounted in the loggia space. This unit is relatively compact and has virtually no visibility except from within the actual loggia space. Although not ideal to be wall-mounted to the building, staff finds this unit approvable per the Guidelines.

The second is also a mini split condensing unit but this one is installed in a small third floor window on the rear of the main building. Staff suspects that a window was removed in order to complete this installation. There is some limited visibility of this unit from within the courtyard and likely from a neighboring property. In order to reduce this visibility, the applicant is proposing to install louvered shutters in this opening. Staff believes the installation of louvered shutter would improve both the visibility of this equipment as well as offer some protection for the opening to wind driven rain or other weather. However, staff is also concerned about this style of installation and possibly setting a bad precedent. An alternative option may be to wall mount this unit to the rear of the main building above the service ell and requiring that the previously existing window be replaced to match.

The last unit was installed on a makeshift rack on the rear of the main building. Staff discussed with the applicant the preference for this unit to be relocated to be off the building. The applicant proposes to relocate this unit to a new low and independent mechanical rack in the courtyard. The new mechanical rack is only 18” high and this location is much more in keeping with the recommendations of the Guidelines. There may be some visibility of the condenser in this location when looking down the carriageway and a small section of screening may be considered. Staff finds the proposed new location approvable and noted that the existing rack should be removed and any damage to the masonry repaired.

In summary, staff recommends approval of the proposed retention or modifications of the noted first and last units and requests commentary from the Architecture Committee regarding the proposed retention of the third-floor unit and installation of wood shutters.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	06/11/2024
---	------------