



# Vieux Carré Commission Architecture Committee Meeting

Tuesday, June 25, 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. The text "ESTABLISHED 1936" is written along the bottom edge of the inner circle.

**Old Business**



1039 Burgundy

ADDRESS:	1039 Burgundy Street	APPLICANT:	John C Williams
OWNER:	Michael Katzenstein	SQUARE:	105
ZONING:	VCR-1	LOT SIZE:	2945 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	589 sq. ft.
ALLOWED:	3 units	EXISTING:	600 sq. ft.
EXISTING:	3 units	PROPOSED:	No change
PROPOSED:	1 unit		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Green**, of local architectural and/or historic significance.  
Attached service building and Garage: **Orange**, post 1946 construction.

The first floor of this 2-story masonry corner commercial building, which has millwork in the Greek Revival style, evidently dates from the mid-19th c. Its second floor, however, was added c. 1880-90. The attached service ell does not appear on any Sanborn maps and is not seen in a 1964 photo.

**Architecture Committee Meeting of** **06/25/2024**

**DESCRIPTION OF APPLICATION:** 06/25/2024  
**Permit #22-15634-VCGEN** **Lead Staff: Erin Vogt**

Review of construction documents, engineer’s report, and minor changes to conceptually approved design for renovation and rooftop addition, per application & materials received 05/24/2022 & 06/11/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 06/25/2024

Structural submittal:  
As required by the Commission on 01/18/2023, the applicant has provided a structural report from Mr. Walter Zehner, P.E., stating that “at the present time, the building is in very good structural condition and can easily handle the proposed renovation work. An additional room and deck will be added to the roof of the garage and will be accommodated by reinforcing the existing garage framing as shown on sheets S111 and S112 of the renovation plans dated 11/07/2023.”

Staff notes that S111 still includes the foundation for the previously proposed elevator that was eliminated from the proposal last year. The drawing needs to be revised to remove this prior to permit. S112 identifies new supplemental columns, channels, and joists to be added, but no sections or details are provided. One note calls for angles to be bolted to the orange rated service ell with epoxy anchors, but this is not drawn. Staff notes that it would be highly atypical for permits to be issued without these details included in the CD set. If the structural plans appear to be conceptually approvable as presented, the Committee will need to determine if additional drawings should be submitted for review at the staff level, or if they will need to return to the Committee.

The new lintel detail is typical, showing L4x 4x5/16 with a 6” minimum bearing on each end, all angles facing inward.

Architectural set:  
The most recent materials were submitted in response to several sets of redlines provided to the applicant. However, staff’s ability to fully review and analyze the revisions was limited, as final materials were submitted after the deadline. Staff may have additional comments and revisions beyond what is listed in this report.

**A301:** The structural elements for the new addition are not called out and the wall sections are diagrammatic, but show brick veneer over wood frame construction. The detail drawings provided for the generator screen and patio rail need to be fully called out. A note on this sheet calls for “all stamped structural drawings to be submitted to VCC for approval.” Staff has noted several times that all structural drawings must be submitted for review before permits can be issued, not in future.

**A350** had diagrammatic sections and was removed from the set instead of being detailed.

**A502:** Decorative sconces are shown flanking the doors at the new rooftop addition. Decorative fixtures are not appropriate in this location as per the Design Guidelines, so this lighting should be revised to be non-decorative. Staff notes that the last two drawing sets submitted by the applicant showed a different proposal for the doors than had previously been reviewed at the Committee level, but they have now been restored to the conceptually approved proposal.

**A504:** The new doors at the rear of the Green rated main building are noted as 8'-0" tall, while the new doors at the first-floor service ell are noted as 6'-8". However, the schedule on A800 lists them as 8'-2" and 6'-10", respectively. They are called out to match existing doors on the Burgundy and Ursulines elevations of the main building, which were installed at some point during the 20<sup>th</sup> century, possibly after the 1960s renovation. Staff notes that the existing conditions still have not been fully documented or inspected by staff, as the shutters have remained screwed shut throughout the entirety of this application review, but several notable features have been seen with limited visibility and appear to be unusual. Staff has not been able to establish if matching the openings exactly would be appropriate, or if the millwork that currently exists should not be perpetuated. The shutters must be removed so this can be determined prior to permit.

**A600:** Wall sections at rooftop addition are shown and detailed but are listed as not in scope.

Overall, staff recommends **conceptual approval** of the construction documents, with revisions to be submitted as noted. Staff seeks the guidance of the Committee regarding whether or not additional structural details need to return to the Committee for review. They must be submitted prior to permit. All other revisions can be handled at staff level. Full millwork drawings will be needed prior to fabrication and installation, but full investigation of the first-floor main building millwork must also be undertaken prior to permit.

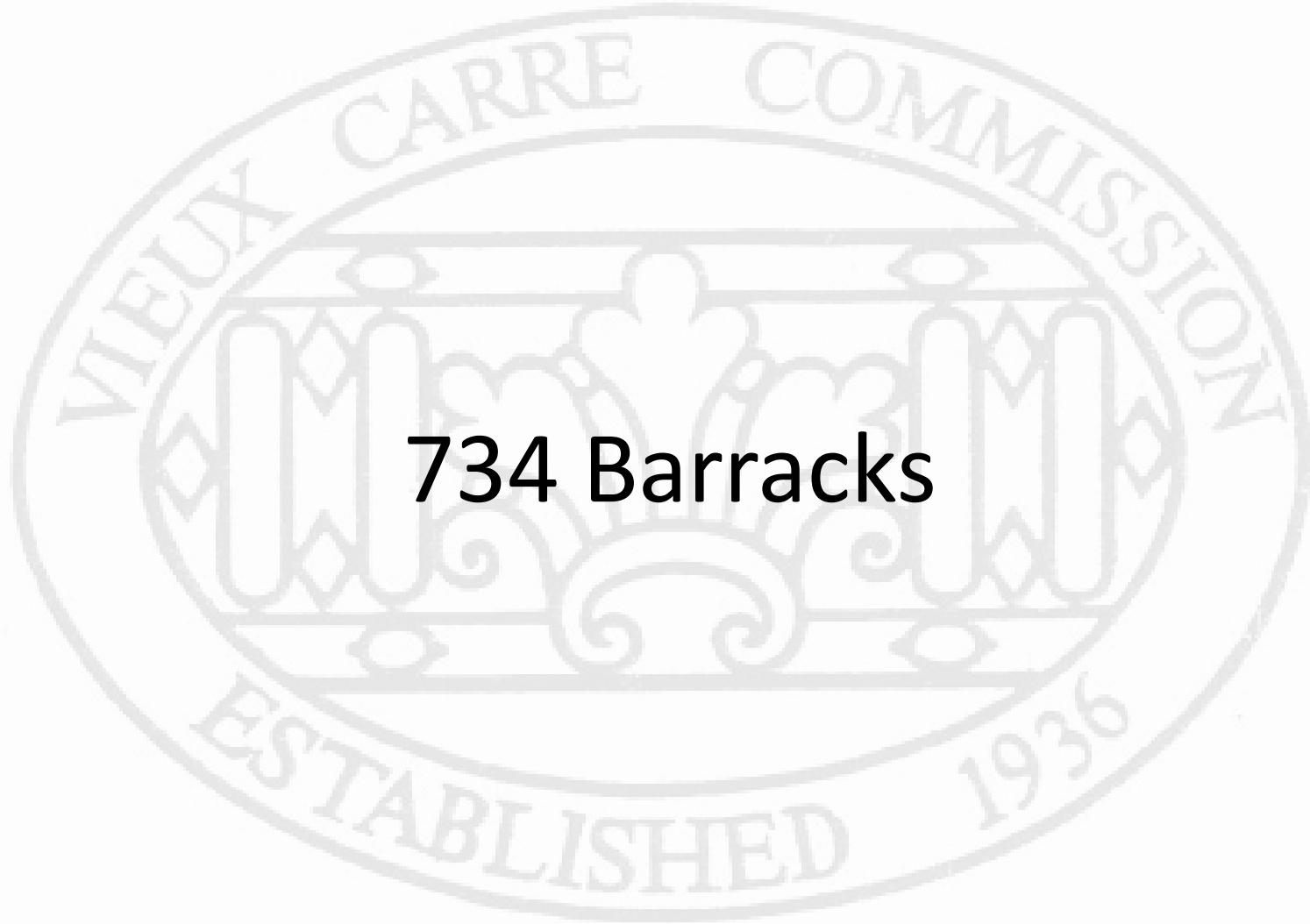
**ARCHITECTURAL COMMITTEE ACTION:**

06/25/2024



# New Business

# 734 Barracks



ADDRESS:	734 Barracks	APPLICANT:	Shuler Construction, LLC
OWNER:	ABCM LLC	SQUARE:	54
ZONING:	VCR-1	LOT SIZE:	1,701 sq. ft.
USE:	Residential		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

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

C. 1906 simple frame 4-bay shotgun.

<b>Architecture Committee Meeting of</b>	<b>06/25/2024</b>
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<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/25/2024
<b>Permit # 24-11333-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to renovate building including increasing height of existing addition and installing rooftop mechanical equipment, per application & materials received 04/17/2024 & 06/20/2024, respectively.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	06/25/2024
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This property was damaged by a fire in January 2023. Fortunately, the fire was quickly put out and the damage was relatively limited. The work proposed for the majority of the house is typical repairs to windows and other exterior surfaces. There appears to be one exception on the Bourbon St. elevation, with one existing window opening noted as being infilled. The Guidelines state that, *“the modification of a window or door opening is discouraged, particularly on a more prominent building façade. This includes the infill of all or part of an opening to make it smaller or to remove it.”* (VCC DG: 07-20) As this window is located far back on a side elevation adjacent to a narrow alley, staff finds the proposed removal potentially approvable. The VCC has sometimes required that some remnant or indicator of the previously existing opening, such as the window trim, be maintained on the exterior when openings have been removed.

The majority of the proposed work occurs at a rear addition. Sandborn maps indicate that the footprint of the house and this addition has been in place since at least 1940 and the entirety of the building and addition is shown as green-rated on the rating map. Still, this is very clearly an addition with the original exterior wall, door, and steps intact within the addition.

The addition, or “garden room” is currently at essentially the same floor level as the courtyard. The applicant proposes to raise the floor level in the room by about 18”, which still leaves it about 18” below the floor height of the main building. The courtyard facing wall of the addition would be completely reframed and become predominantly glass with three lite French doors flanked by three lite sidelights, all with transom windows above. Although this is a green-rated addition, given the lack of visibility and the type of more improvised construction here, staff finds the proposed modifications potentially approvable.

The other major change to the proposed addition is increasing the roof height by about 3’. This would allow the historic door and transom to be within the space of the addition. Currently, there is an atypical vertical extension that includes and surrounds the historic door. Although technically interior space, staff notes that the existing condition features full height shutters while the proposed version shows them removed. Staff would encourage the retention of the shutters, if possible.

One new HVAC condenser is shown on the low sloped roof of the reconstructed addition. Currently, there is no exterior mechanical equipment on the property. The proposed new condenser is shown at 3’ from the back wall of the addition. Staff notes that this distance may need to be increased to 6’ per CZO requirements. Staff encourages the applicant to reach out to the Building and Mechanical departments to confirm the requirements of this type of equipment.

One final change occurs at a set of existing rear doors on the main building where the applicant proposes to remove existing stairs and install a fixed railing in the opening. While the Guidelines require the retention of stoops on the front elevations of buildings, steps on the rear and side of the building are not directly addressed. Staff finds the proposal relatively light-handed, easily reversible, and therefore potentially approvable.

“Exterior Notes” found on sheet A3 may be generic boilerplate language as several items listed would not be typically approvable including notes about the use of fiber cement siding and asphalt shingle roofing. Staff will work with the applicant to change these to staff approvable materials or return to the Architecture Committee.

Overall, staff views this as a positive proposal but requests commentary from the Architecture Committee



regarding the items noted above.

**ARCHITECTURAL COMMITTEE ACTION:**

06/25/2024



ADDRESS: 910-912 Royal

OWNER: Pochard, LLC, et al.

APPLICANT: Robert Cangelosi, Jr.

ZONING: VCC-1

SQUARE: 48

USE: Residential/Commercial

LOT SIZE: 9,340.59 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: main building (including side addition) - **Blue**, of Major Architectural or Historical Importance; carriage house – **Green**, of Local Architectural or Historical Importance.

This building, the last in the row of the three famed Greek Revival townhouses erected c. 1838 for Mrs. Christian Miltenberger by Rice and Tribbets, builders, was remodeled in the late 1850s or early 1860s, reputedly by the talented architect Henry Howard. At this time, the bold octagonal wing was added and the detached carriage house and stable perhaps added. In the late 19th c. this row was the home of Alice Heine, who later became the princess of Monaco.

Architecture Committee Meeting of

06/25/2024

DESCRIPTION OF APPLICATION:

06/25/2024

Permit # 24-12046-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate restaurant including installation of new mechanical equipment, per application & materials received 04/29/2024 & 06/12/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/25/2024

This property was last before the Architecture Committee at the 07/11/2023 meeting, where the Committee conceptually approved new courtyard mechanical equipment. A new application has been filed for additional mechanical equipment, including new roof kitchen hood exhausts on the green-rated rear building, as well as other work at the rear building and service ell.

Rear Building

There is one existing hood exhaust on this roof, which was reviewed and approved by the VCC in 1987. Aerial images seem to show that this existing hood is somewhat sunken into the roof compared to the drawings of the new proposed hoods. Two new hood exhausts are proposed on this side slope of the one building with one approximately in the same location as the existing. In addition to the two new hood exhausts, the proposal includes a new platform, guardrails, and ladder all on this same side slope.

On the rear slope of the building, a new kitchen make-up air vent is shown. Although the existing hood vent is not visible, staff is concerned that the proposed new exhausts and/or the safety rails, will be visible. Staff questions if there would be any possibility of switching the air intake to the side roof slope and the exhausts to the rear roof slope, as this would likely reduce the visibility significantly. Alternatively, staff questions if an inline fan could be utilized, which should reduce the amount of equipment above the roof and may negate the need for a service platform.

The Guidelines state that the installation of rooftop mechanical equipment “*is not permitted where it will be visibly obtrusive.*” (VCC DG: 04-11) If the Committee finds that the current proposal may potentially be approvable, staff suggests a mockup be installed prior to final approval to help judge overall visibility.

In addition to this new mechanical equipment and platform, the plans also indicate a new metal stair in the alley adjacent to this building. A new wood lattice screen would be installed above an existing gate to help screen the stairs and part of the access ladder. Staff seeks confirmation from the applicant, but staff believes there is not an existing stair in this location and this would be a new installation. The installation of a new exterior stair is somewhat atypical, although there would be limited visibility with the existing gate and the proposed additional screening. If there is not an existing stair in this location, that would mean this would also be a new door opening in the second-floor side elevation. The Guidelines generally discourage the creation of new window and door openings.

Service Ell

At the service ell, some changes are proposed for some of the millwork. At each floor, the last door is proposed to be replaced with a new single leaf board & batten shutter/door. Currently, there is an outswing four panel door at the first and second floor with board and batten shutters seen at the third-floor. The existing doors are atypical and unlikely to be original. Staff finds the new shutter doors similar to the actual shutters seen elsewhere on the building, although the proposed would be a single leaf.

In the alley behind this service ell, a new iron gate is proposed. This appears to be typically detailed with square pointed spindles. According to the plan drawing, this gate would be set back about 20’ from the front of the service ell. This alley appears to extend all the way to Dumaine St. and staff questions locating the gate in this location compared to further up or down the alley.

**Summary**

In summary, staff has some concerns regarding a few aspects of the proposal that do not appear to align with the Guidelines, particularly the rooftop mechanical equipment. Staff requests commentary from the Committee and recommends deferral of the application to allow the applicant time to either revise the proposal or install a mockup showing the currently proposed locations of rooftop mechanical equipment.

**ARCHITECTURAL COMMITTEE ACTION:**

06/25/2024

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 a serif font along the top arc of the border, and "ESTABLISHED 1936" is written along the bottom arc.

**827-29 St Philip**

ADDRESS:	827-29 St. Philip Street		
OWNER:	Gregory A Johnson	APPLICANT:	Cangelosi, Jr Robert
ZONING:	VCR-1	SQUARE:	77
USE:	Vacant	LOT SIZE:	2,569.3 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Blue**, of major architectural and/or historic significance.  
Rear building: **Unrated**

This building is one in a pair of c. 1821 (or perhaps earlier), 4-bay Creole cottages, which have plastered walls, wide cornice banding, banding outlining the sides of the front façade, and an inverted pitched roofline. The historically adjoined, two detached kitchens were allowed to deteriorate by their owners, the Matassa family, and they subsequently were demolished. [N.B: At the time the VCS chains of title were abstracted, the building sat on two separate lots, 827 St. Philip (Lot 22952) and 829 St. Philip (Lot 22953).]

**Architecture Committee Meeting of** **06/25/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/25/2024
<b>Permit #24-15106-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>

Proposal to demolish concrete paving in courtyard and structurally reinforce roof, per application & materials received 05/16/2024 & 05/31/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** **06/25/2024**

The vacant Blue rated building is currently gutted and awaiting renovation. Before full plans are developed, the applicant proposes to demolish the concrete slab in the courtyard and alley in order to allow water to drain and for future investigation of the building’s foundation, if needed. Staff finds removal of the inappropriate concrete slab to be **approvable**.

Staff inspected the site with the applicant, who stated that the roof was sagging due to some unusual existing framing conditions. The roof trusses will be reinforced on the interior with the addition of blocking and rods. Staff seeks the guidance of the Committee regarding the approvability of the proposed structural work.

**ARCHITECTURAL COMMITTEE ACTION:** **06/25/2024**



831-33 Dauphine

ADDRESS:	831-33 Dauphine Street		
OWNER:	EV Pecunia LLC	APPLICANT:	Charles Neyrey
ZONING:	VCR-1	SQUARE:	86
USE:	Residential	LOT SIZE:	5369 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This finely detailed early 19th century (c. 1815-20) Creole cottage with two, one-story kitchens facing one another in the deep courtyard was constructed by the Cazelar family, free people of color.

**Architecture Committee Meeting of** **06/25/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/25/2024
<b>Permit #24-12654-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>

Proposal to renovate main building and dependencies, including millwork and HVAC replacement, structural repairs, and courtyard modifications, per application & materials received 04/29/2024 & 06/11/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 06/25/2024

The property was recently purchased by a new owner and staff was able to inspect the full site for the first time in several decades. Violations had been issued for demolition by neglect and work without permit that had been visible from the street in recent years, and many of these issues are consistent throughout the site. Much of the included work addresses the deferred maintenance at this property. Work requiring Committee review is as follows:

**Mechanical:**

For the main building, the drawings currently show removal of the HVAC platform and equipment from the Dumaine side alley and relocation to a platform on the rear roof slope between the two dormers. The applicant stated during the site visit that they will not be pursuing a rooftop installation and are exploring options for relocating the equipment, or keeping it in its current location but installing a screen.

The rear kitchens currently have unpermitted mini splits mounted to their Burgundy side walls. As part of this scope, the units are shown relocated to grade and screened. Staff finds the proposed mechanical work for the detached kitchens to be conceptually approvable.

**Structural:**

The Burgundy-side wall of the kitchen building closest to Dauphine is suffering from a visually apparent bulge. A structural tie is already present in this location, and appears to have substantial age. The applicant proposes to reconstruct this wall, at least partially. Staff suspects that unpermitted paving alterations and a lack of drainage paths for impermeable surfaces at the rear of the property may be contributing to the failure of the wall, but more information is needed. Staff informed the applicant that an engineer’s report evaluating the wall and attempting to determine the cause of the failure must be submitted to the Committee, along with detailed drawings showing how the wall will be repaired and/or reconstructed. The wall must also be fully documented.

**Millwork:**

Millwork repair and replacement is proposed throughout, but no significant alterations are proposed at this time. It is likely that much of this work can be handled at staff level, once the need for replacement has been evaluated.

**Lighting:**

Two decorative pendant lights are proposed under the front abat-vent, centered over the two middle openings. It is not clear if these fixtures would be gas or electric. A wall mounted sconce is shown on the rear elevation between the two center openings. The Design Guidelines for decorative lighting state, “with the exception of seasonable 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: 11-07)**

More information is needed for the proposed fixtures, but the two at the front may meet the Guidelines and be conceptually approvable. The rear fixture is not appropriate, as it does not meet the above criteria and is likely to impede the function of the millwork in the central openings.

**Courtyard:**

At this time, it is unclear exactly what work at the rear courtyard was permitted or completed without permit, but staff recommended to the applicant that the drainage for the full site be thoroughly evaluated. Photos of the previously existing conditions were requested from the applicant.

A freestanding outdoor shower is proposed to be installed behind the Burgundy side of the St. Ann side kitchen building. Staff expressed concern regarding the plumbing and drainage needed for the shower and its proximity to the historic building, emphasizing that it must not interfere with the building's foundations. This only further emphasizes the need for a full drainage study at this property.

**Overall:**

Staff recommends **deferral**, with the applicant to return with revised materials addressing the concerns noted above, particularly the structural failure of the kitchen wall and the drainage throughout the site.

**ARCHITECTURAL COMMITTEE ACTION:**

06/25/2024



921 Burgundy

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

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

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

**Architecture Committee Meeting of**

**06/25/2024**

**DESCRIPTION OF APPLICATION:**

06/25/2024

**Permit #24-16555-VCGEN**

**Lead Staff: Erin Vogt**

Proposal to renovate courtyard, per application & materials received 05/28/2024 & 06/11/2024.

**STAFF ANALYSIS & RECOMMENDATION:**

06/25/2024

Staff notes that an octagonal cocktail pool is shown at the center of the courtyard, where a fountain is currently located. An application for the pool was submitted by a separate applicant (24-12541-VCGEN), and VCC staff is awaiting sufficient review materials before scheduling the proposal for Committee review. The proposed alterations to the courtyard as part of this scope of work largely consist of the construction of new planters, alterations to paving, and the addition of French drains.

Two existing raised planters at the rear of the main building will be reconstructed. A large ground level planting bed at the St. Philip-side courtyard fence will be expanded, and the plinth and statue at the center of the fountain will be relocated against this wall, shown adjacent to an existing pilaster. Towards the rear of the site where the new two-and-a-half-story dependency will be relocated, two raised planting beds are proposed to flank steps leading up to the new building. The central fountain will be demolished, with 2’ wide ground level planting beds surrounding the future octagonal pool.

Section details call for existing or new flagstone to be installed over the existing unspecified substrate. Permeable brick pavers are shown around the edges of the planters, surrounding the pool, under the HVAC, and under the balcony at the new dependency. Calculations provided by the applicant indicate that the amount of permeable open space meets the 0.30 requirement per the CZO.

Staff finds the proposed work **conceptually approvable**, but notes that the separate application for the central pool has yet to be considered by the Committee. Since the approvability of that application affects the work proposed as part of this proposal, the Committee may find it appropriate to withhold final approval until that application can be presented at public hearing.

**ARCHITECTURAL COMMITTEE ACTION:**

06/25/2024

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524 St Philip

ADDRESS:	524 St. Philip	APPLICANT:	Vincent Currenti
OWNER:	Robert Harzins et. al.	SQUARE:	21
ZONING:	VCR-2	LOT SIZE:	7,709 sq. ft. approx..
USE:	Residential		

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

524-28 St. Philip St. are two in a row of three, 3 1/2 story masonry townhouses constructed c. 1830-35 (520 St. Philip being the site of the third in the row). An archival drawing from 1840 shows the changes that have occurred to the three Transitional style buildings, such as alteration of the arched ground floor openings and replacement of the second floor wrought iron balcony railings and the addition of third floor balconies (originally there were none at the third level). The properties have two detached service buildings, the one on the left, or river side, being new construction that replaced the original service building that collapsed in the mid-1970s.

Main building and lakeside slave quarter – Green  
Riverside rear building – Orange

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<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/25/2024
<b>Permit # 24-22947-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to install synthetic decking at second floor gallery and balcony, per application & materials received 06/05/2024 & 06/14/2024, respectively.

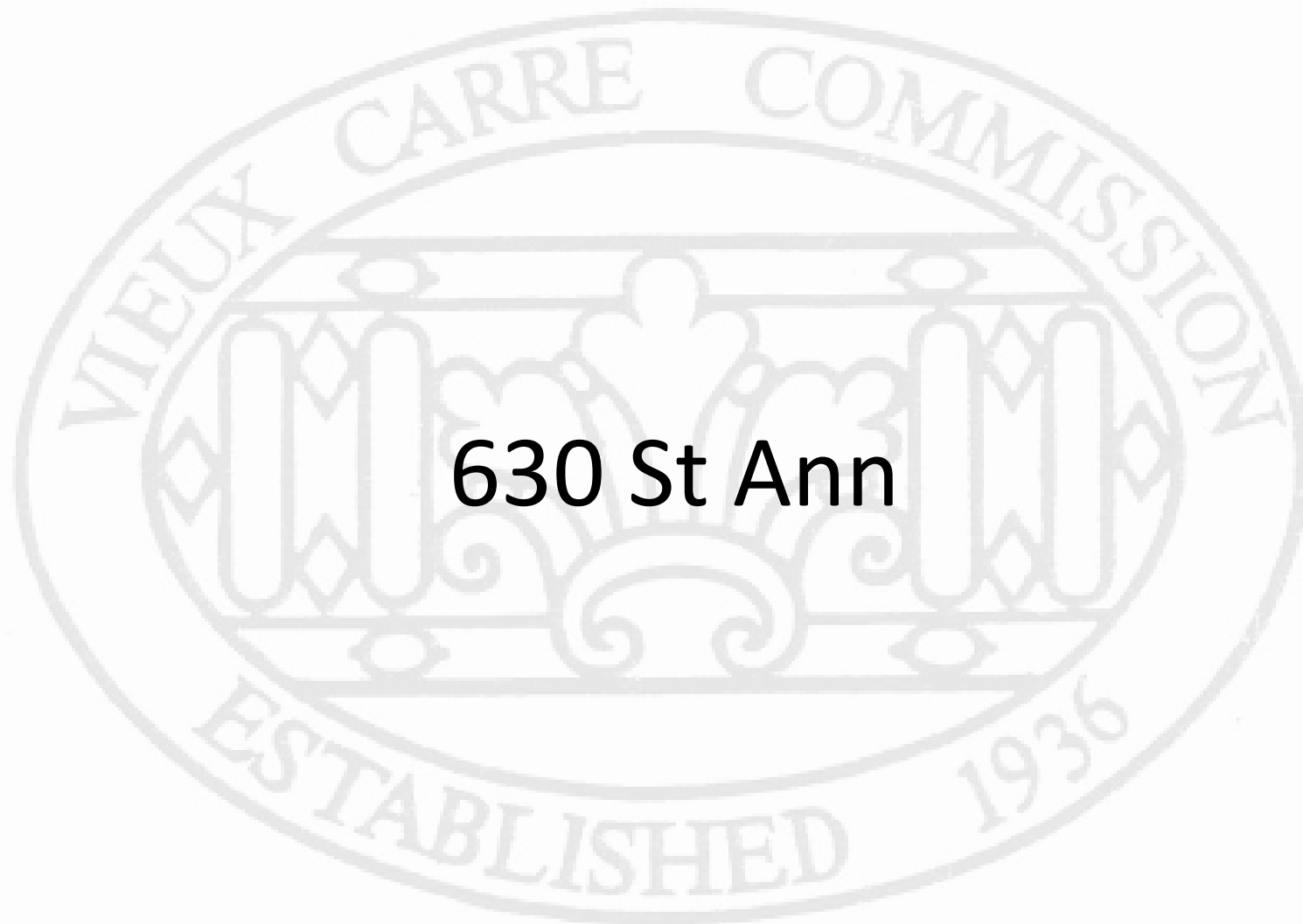
<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	06/25/2024
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In preparation of this report, staff found that the Architecture Committee had reviewed and conceptually approved a similar proposal for synthetic decking at the third-floor level back in 2019. The applicant is now proposing to install synthetic decking at the second-floor balcony and gallery. The conditions present here are similar to those at the previously approved third-floor. The balcony and gallery above offer some weather protection, but this second-floor decking is generally open to the elements.

Staff did reach out to the applicant about the possible need for an additional purlin at either the balcony or gallery and did not hear back as of the writing of this report. Comparing before and after photographs of the third-floor, it appears that one additional purlin was added to the gallery space. Staff presumes the same addition of one purlin will be required at the second-floor level and notes that this would actually return the purlin arrangement to a matching that of the third-floor.

Staff requests commentary from the Architecture Committee regarding the proposal.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	06/25/2024
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630 St Ann

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

**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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<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/25/2024
<b>Permit # 24-12505-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to install new mini split condensing unit in courtyard, per application and materials received 04/28/2024 & 05/22/2024, respectively.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	06/25/2024
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*See Staff Analysis & Recommendations of 05/28/2024.*

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	06/25/2024
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<b>Architecture Committee Meeting of</b>	<b>05/28/2024</b>
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<b><u>DESCRIPTION OF APPLICATION:</u></b>	05/28/2024
<b>Permit # 24-12505-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to install new mini split condensing unit in courtyard, per application and materials received 04/28/2024 & 05/22/2024, respectively.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	05/28/2024
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The proposed work is in conjunction with a change of use for this space to a new food service establishment. 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.

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



# 533 Royal Presentation by Design Team



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 bottom. The year "1936" is inscribed in the bottom right corner, and "ESTABLISHED" is inscribed in the bottom left corner.

# Appeals and Violations



1133 Royal

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

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

The subject address is one of the 15 2 ½-story row houses constructed in this block as an investment in 1831-2 by the Company of Architects.

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

**Architecture Committee Meeting of** **06/25/2024**

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<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/25/2024
<b>Permit # 23-10888-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #22-01281-VCCNOP</b>	<b>Inspector: Marguerite Roberts</b>

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

**STAFF ANALYSIS & RECOMMENDATION:** 06/25/2024

*See Staff Analysis & Recommendations of 05/14/2024.*

**ARCHITECTURAL COMMITTEE ACTION:** 06/25/2024

**Architecture Committee Meeting of** **05/14/2024**

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<b><u>DESCRIPTION OF APPLICATION:</u></b>	05/14/2024
<b>Permit # 23-10888-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #22-01281-VCCNOP</b>	<b>Inspector: Marguerite Roberts</b>

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

**STAFF ANALYSIS & RECOMMENDATION:** 05/14/2024

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

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

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

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

**ARCHITECTURAL COMMITTEE ACTION:** 05/14/2024

This item was deferred to another date due to the property owner or representative not being present.



939 Toulouse

ADDRESS:	939 Toulouse	APPLICANT:	Erika Gates
OWNER:	Edward Arnold, III	SQUARE:	89
ZONING:	VCR-1	LOT SIZE:	2,325 sq. ft.
USE:	Vacant Lot/Parking		

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

No rating -- surface parking. After the building on this site was demolished in the 1960s, there was a court battle with the owner to erect a fence on this lot.

Architecture Committee Meeting of	06/25/2024
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DESCRIPTION OF APPLICATION:	06/25/2024
Permit # 24-11184-VCGEN	Lead Staff: Nick Albrecht
Violation Case #23-04949-DBNVCC	Inspector: Marguerite Roberts

Proposal to renovate parking lot space and correct violations including replacing front fence, installing gravel paving, new lighting, and new security cameras, per application & materials received 04/16/2024 & 06/10/2024, respectively.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	06/25/2024
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Issues with this property date back to 2016 with the Committee previously reviewing proposals in 2016 and 2021. No resolutions were ever reached and now a new applicant has submitted a new application to comprehensively address the issues previously cited for this property.

**CMU Wall**

At the side property line of the parking lot, the applicant proposes to demolish the existing CMU fence and construct a new 7 board style fence. Staff estimates that the existing CMU wall is between 5’ and 6’ tall. A new wood fence on a property line could be as tall as 7’. Although the Guidelines generally discourage major changes in materials, such as this one from masonry to wood, staff notes that the existing CMU wall is in fair to poor condition and not historically significant. Staff does not object to the proposed construction of a wood fence up to 7’ tall.

**Paving**

The existing lot features a small area of brick paving at the gate entrance. The remainder of the lot features loose gravel or shells. The applicant proposes to remove any brick paving, level the lot, and install new ¾” limestone gravel. The Guidelines note that, “the VCC recommends avoiding the installation of gravel or other loose, small-scale paving that can become airborne in the event of a wind storm.” (VCC DG: 10-8) Staff believes that the larger scale of the limestone and proximity of neighboring buildings or walls should minimize any of this gravel from moving in stormy weather.

Although not a typical paving material, staff notes that the limestone gravel would maintain permeability of the site, and unify the appearance.

**Front Wall and Gate**

At the front wall, the gate that was kept closed when this lot acted as a private parking area has been kept open since this converted to a commercial parking lot. The existing gate is in poor condition and likely not operable. The applicant proposes two options at the front property line, one featuring a new gate and one without a gate.

The existing front wall is taller than the one seen at the side property line. Staff estimates the height of this wall at about 8’. It is constructed from CMU and features pilasters and a decorative top. One point that has been made repeatedly by staff and concerned neighbors of this property is that with the gate open, the front wall provides cover for all kinds of unwanted activities. To hopefully help combat this, the applicant proposes to demolish the existing wall and construct a new fence with CMU columns. This new fence would have much greater visibility through it to eliminate the privacy offered by the current wall.

The gate option would feature a double sliding gate behind the wall. Staff questions if this gate would actually be regularly closed and how the parking are may operate with a gate. Staff would encourage having a functional gate that opened and closed for each vehicle entering or exiting.

Option 2 shows no gate. A parking meter appears to be incorporated into one of the new CMU columns as seen in one of the submitted renderings. Staff seeks confirmation that the plan would be to incorporate this equipment into the rebuilt column only in option 2. If a gate is installed as seen in option 1, staff questions if and/or where a parking meter would be installed.

**Lighting**

Although not cited as a violation, staff has been recommending that lighting be incorporated throughout this property to increase safety and decrease unwanted activities. The applicant is proposing the installation of eight new downlight fixtures around the perimeter fencing of the lot, with two additional fixtures on both the front and back of the front property line fence. Staff finds the lighting proposal consistent with the recommendations of the Guidelines and approvable.

**Security Cameras**

Similarly, not cited but encouraged by staff, the applicant is proposing the installation of four new security cameras. This work is staff approvable and just noted for the full context of the proposal.

**Summary**

Staff finds the proposed work would greatly improve the current conditions of this parking area. The only violations not addressed by the current proposal are in regard to signage on the property. Staff can continue to work with the owner or applicant to address these signage violations.

Staff recommends conceptual approval of the proposal with any final details to be worked out at the staff level and requests commentary from the Architecture Committee and applicant regarding the installation of a gate.

**ARCHITECTURAL COMMITTEE ACTION:**

06/25/2024



# 610-18 Chartres

ADDRESS:	610-18 Chartres Street		
OWNER:	610-618 Chartres LLC	Applicant:	Keith W Knobloch
ZONING:	VCC-2	SQUARE:	26
USE:	Commercial/Residential	LOT SIZE:	6541 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

**610-14 Chartres:**  
This c. 1830 Transitional style 2-story, 4-bay masonry store/residence with an added late 19th c. cast iron balcony, which is the twin building of 616-18 Chartres Street, was owned by John McDonogh and his estate between 1844-59. There is a detached kitchen building.

Main and rear buildings – **Green**, or of local architectural and/or historic importance.

**616-18 Chartres:**  
The twin of 610-614 Chartres, this c. 1830 Transitional style 2-story, 4-bay masonry store/residence has a detached 2-story kitchen building and a late 19th c. cast iron balcony. It, like the other building, was owned between 1844-59 by John McDonogh.

Main and rear buildings – **Green**, or of local architectural and/or historic importance.

**Architecture Committee Meeting of** **06/25/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	06/25/2024
<b>Permit #24-14954-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>

Appeal to retain condensers and vents installed at rear dependency, per application & materials received 05/15/2024 & 06/07/2024.

**STAFF ANALYSIS & RECOMMENDATION:** 06/25/2024

On 05/15/2024, the applicant submitted a proposal to install two (2) heat pump condensers to serve the rear dependency. On 05/20, specs were provided for the equipment, as well as plans that indicated where the units were to be installed. The plans also showed the addition of two dryer vents and two bathroom exhaust vents that were not included in the original application. This work is in conjunction with a renovation permitted in 2023, which included millwork alterations, new lighting, and conceptual approval of the condenser location. Staff had this application scheduled for Committee review on 6/11, but was informed the day before that the work had already been completed, and inspections had to be scheduled to inspect the work so it could be evaluated for retention.

The heat pumps and their location are **approvable** as proposed and installed, with the proviso that screening must be installed as approved in the 2023 permit. The condensate lines were buried as specified in the 2023 conceptual approval.

Regarding the vents, it appears from photographs that only three were installed, not four. Staff requests clarification on this from the applicant. One of the vents penetrates the masonry wall on the first floor under the balcony, and the wall surrounding the vent has not been repaired. There is also another masonry penetration beneath the vent; it is unclear if this is previously existing or new, or if it will be patched. On the second floor, two vents penetrate the soffit above the balcony. The closest vent to Wilkinson is visible from the street, and must be painted to minimize visibility. The bathroom exhaust vent is louvered and appears to be plastic. It must be replaced with metal and also must be painted to minimize visibility.

Overall, staff finds retention of the vents **conceptually approvable**, with the proviso that the plastic vent must be replaced with metal, and that all vents be painted to match the adjacent surface. The wall surrounding the first-floor vent must also be repaired with appropriate historic materials.

Staff notes larger issues throughout the site with condensate lines and conduit, but they are not part of the scope of this application. They must be addressed before final permits for the overall work can be closed out.

**ARCHITECTURAL COMMITTEE ACTION:** 06/25/2024





**411 Bourbon**

Deferral requested by applicant