



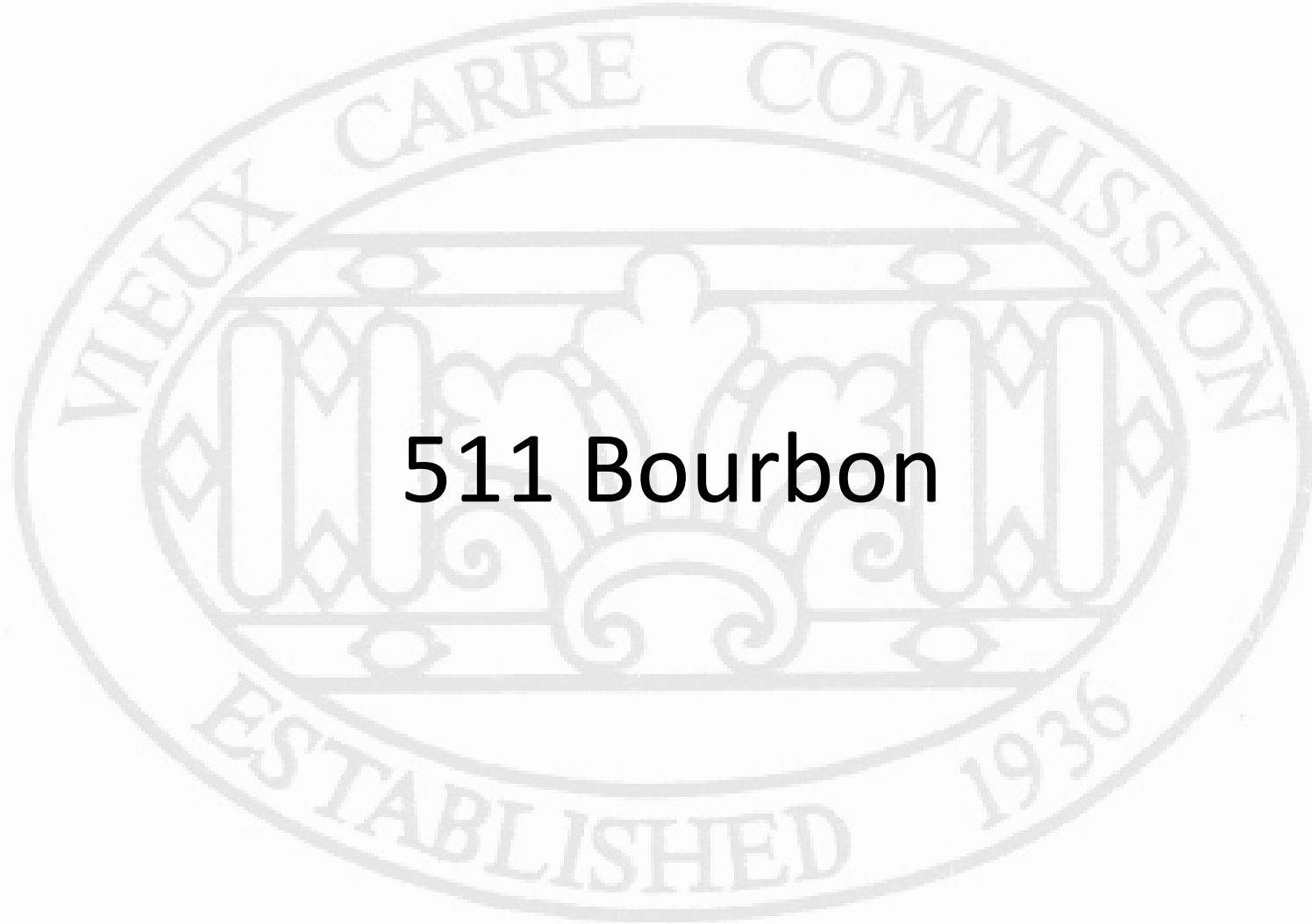
Vieux Carré Commission Architecture Committee Meeting

Tuesday, July 23, 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 words "ESTABLISHED" and "1936" are inscribed at the bottom of the inner circle.

Old Business

511 Bourbon



ADDRESS:	511-13-15 Bourbon Street		
OWNER:	Brevort Enterprises, LLC	APPLICANT:	L. Katherine Harmon
ZONING:	VCE	SQUARE:	71
USE:	Commercial	LOT SIZE:	8,322 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	13 Units	REQUIRED:	2,470 sq. ft.
EXISTING:	0 Units	EXISTING:	2,515 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION:

This early 19th century Creole cottage, known as the "Mellieur House," historically was divided into three units. Photographs from the early 1900s show that the cottage today retains the original rhythm of openings on the front facade, i.e., window-door-window-door-window-door-window. The shop window (vitrine) on the front facade of the main building dates from the early 20th c.

Main and rear buildings – Blue
Courtyard Bar Building – Unrated (In need of official rating)

Architecture Committee Meeting of

07/23/2024

DESCRIPTION OF APPLICATION:

07/23/2024

Permit # 22-03409-VCGEN

Lead Staff: Nick Albrecht

Proposal to modify design of previously approved changes to existing abat-vent, per application & materials received 02/02/2022 & 06/28/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/23/2024

Renovations of this building were reviewed and approved by the Architecture Committee back in 2022. The work was not completed and now the applicant is returning with much of the same work with one change now being proposed at the abat-vent.

The Architecture Committee previously approved the proposed material change of the abat-vent from the existing corrugated material to a new standing seam copper roof. Not detailed in the original plans, the existing abat-vent has some fairly crude wood extensions to the supporting structure of the roof. Staff suspects that these extensions date to the same time as when the gutter was added to the front of the abat-vent. Photos taken near the beginning of the 20th century show the abat-vent without a gutter or the extensions while photos from later in the 20th century show the gutter and what appears to be the same extensions.

In order to eliminate the extensions, the applicant proposes to install beaded tongue and groove boards that would be on top of the existing wood sleepers and metal outriggers and would project out beyond these elements. A small fascia board would be installed at the end of the tongue and groove boards and the gutter would attach to this fascia. Staff identified other examples of abat-vents featuring wood boards under the metal roofing (830 St. Ann, 915 St. Ann, 727 Burgundy). The example at 727 Burgundy appears to be the closest match to what is being proposed at 511 Bourbon as it features beadboard with a fascia and gutter.

Still, staff finds the proposed extension so far beyond the outriggers somewhat atypical and not similar to the other examples identified by staff. In the historic photographs the corrugated roofing of the 511 Bourbon St. abat-vent does project some distance beyond the outriggers, but again there is no gutter seen in the historic photos.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

07/23/2024

Architecture Committee Meeting of

06/16/2022

DESCRIPTION OF APPLICATION:

06/16/2022

Permit # 22-03409-VCGEN

Lead Staff: Nick Albrecht

Proposal to remove and reinstall parapet cap flashing, per application & materials received 02/02/2022 & 03/08/2022, respectively.

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 against a background of horizontal lines. 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.

730 St Peter

ADDRESS:	730-32 St Peter		
OWNER:	St Peter FQ Holdings LLC	APPLICANT:	John C Williams
ZONING:	VCC-2	SQUARE:	61
USE:	Restaurant/vacant	LOT SIZE:	3937 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	6 units	REQUIRED:	1181 sq. ft.
EXISTING:	None	EXISTING:	Unknown
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 **07/23/2024**

DESCRIPTION OF APPLICATION: **07/23/2024**
Permit #22-35393-VCGEN **Lead Staff: Erin Vogt**

Review of construction document details, including millwork and HVAC changes, per application & materials received 11/30/2022 & 07/15/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: **07/23/2024**

The applicant has submitted two significant revisions needing review at Committee level, as follows:

Millwork:

On the first-floor front elevation, installation of two new sets of French doors is needed, as the previously-existing millwork was removed. A photo from the 1940s shows that the millwork had already been altered at that time, with three-lite, plaid-muntined French doors in the opening closest to Preservation Hall, and a six-over-six double-hung window in the opening adjacent. The French doors did not extend the full height of the opening, but a transom is not visible. Staff asked the applicant if any remnants or scarring indicated a transom bar existed in this location. The applicant is proposing two sets of full-height, four-lite, plaid-transomed doors in these openings. Millwork elsewhere on the site indicates that this muntin pattern could have been found throughout the building at one point, and it is appropriate to the building’s 1826 construction. However, staff is unsure if a transom should also be restored in these openings.

Due to ADA compliance needs, a powder room has been added to the rear loggia of the main building. This has resulted in needing to shift the millwork opening closer to Bourbon and the service ell, rather than aligning with the millwork above it. As a reminder, the first-floor wall was completely obliterated and must be infilled, so there is no existing opening in this location. The applicant initially submitted a proposal to install wood panel and six-lite double doors with a two lite transom in the opening. However, because none of this is historic, and because it does not align with the opening above, staff encouraged the applicant to explore a more contemporary, transparent option that would open the loggia up more to the courtyard and not in any way appear to mimic non-historic millwork. The applicant has submitted a revision proposing a Hope (or similar) steel window/door system with a swept head three lite transom. Staff finds the more contemporary option to be a successful strategy, but suggests that a square head be used instead of a swept head (which is both too similar and too disparate from the second floor fan-light).

Two options are shown for the single door with the arched header in the service ell that used to be a passageway (108). Both have a simple, single-lite transom. The doors are either a single lite door with no lockrail, or a single-panel, single-lite door.

Staff seeks the guidance of the Committee regarding the proposed millwork changes.

HVAC:

The applicant is working with a specific tenant now for the design of the kitchen and first floor restaurant, which has resulted in some changes to the proposed mechanical equipment and layout. A small mechanical louver on the first floor of the service ell will be enlarged; staff asked that the applicant explore alternate locations for the louver, but it has not moved. Since it is over a large, altered opening and is adjacent to the egress stair at the back, staff does not find it to be overly offensive.

The HVAC platform at the rear slope of the main building, adjacent to the service ell, has slightly increased in size, and additional equipment is proposed there. It now measures approximately 11’-0” x 12’-0” (compared to 7’-7” x 12’-0”). This increase in size also raises both the platform and the new masonry wall created at this enlarged cricket, but the height is not specified. While an increase to the size of the platform is not ideal, this does eliminate the need to locate any equipment or platform in the courtyard. Staff requests a specification regarding the revised height of the equipment and platform, and suggests that any consideration of screening be determined after seeing the conditions in the field.

ARCHITECTURAL COMMITTEE ACTION:

07/23/2024



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

07/23/2024

DESCRIPTION OF APPLICATION:

07/23/2024

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:

07/23/2024

This application was deferred at the 06/25/2024 meeting to allow time for the applicant to install a mockup related to the proposed rooftop mechanical equipment. A mockup was installed, and staff had an opportunity to visit the site and photograph the mockup. Although the equipment would clearly be visible, the visibility may not be as intense as initially suspected. However, staff notes that the mockup only represents the hood vent itself and does not include the mechanical platform, railing, or access ladder.

Staff would continue to encourage the applicant to explore alternatives that might reduce or eliminate either the visibility or certain components of the system. It was previously recommended to explore the use of a roof access hatch from the interior of the building rather than an exterior ladder, for example. Again, the Guidelines state that the installation of rooftop mechanical equipment “*is not permitted where it will be visibly obtrusive.*” (VCC DG: 04-11)

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

07/23/2024

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

Real Banding
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

Mr. Albrecht read the staff report with Mr. Cangelosi present on behalf of the application. Mr. Cangelosi stated that the deck and railing were mandated by the State Fire Marshall. He continued that they experimented with the inline fan and the side fan, but neither would work. Mr. Cangelosi stated that he was told the inline fans spew grease out of them. He continued that there was currently a wood stair and door on the side of the rear building. Mr. Cangelosi continued that they don’t want to do this with the hoods and rails but there isn’t another way to get around it and the existing hood doesn’t meet code. There will be no elevator, so we will not be installing that. We have been told both bathrooms must be handicapped accessible. The gate in the alley is for the units and the courtyard. The idea is to segregate the restaurant from the condo owners.

Mr. Fifield asked Mr. Cangelosi if they could do a mockup. Mr. Cangelosi stated yes. Ms. Vogt interjected and stated that she believed they could use a roof hatch in lieu of an access ladder. Mr. Cangelosi stated great, can you send me that info. Ms. Steward agreed and stated, “at least that would get rid of the ladder.”

There was no public comment.

Mr. Bergeron made the motion to defer in order for the applicant to work out the details and allow the applicant time for a mockup. Ms. Steward seconded the motion and the motion passed unanimously.



831 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 **07/23/2024**

DESCRIPTION OF APPLICATION: **07/23/2024**
Permit # unassigned **Lead Staff: Erin Vogt**

Proposal to renovate main building and dependencies, including millwork and HVAC replacement, structural repairs, and courtyard modifications, per application & materials received 04/29/2024 & 07/10/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: **07/23/2024**

Most of the resubmitted work revolves around the structural repairs at the dependencies and landscaping elements, including drainage modifications and courtyard amenities, as follows:

Structural

The applicant has submitted structural drawings detailing repairs at the rear service buildings, but no corresponding report evaluating the structures and identifying the issues has been provided. Staff finds it extremely important to have this narrative from the engineer for full evaluation of the proposed structural intervention, so a full, stamped report must be submitted before further review.

Both kitchen buildings are now shown with structural ties at the attic floor line, consisting of 8”square plates (rotated 45 degrees to give a diamond appearance) spaced 3’-0” apart, with 5/8” rods through interior 2x8 blocking, tied to Simpson HTT4-SD straps. A vertical, mortar bed application of helical stitching ties is shown as a “typical masonry wall crack repair” detail, but it is not called for at any particular location in the plans.

Notably, the Burgundy-side wall of the kitchen building closest to Dumaine is noted as “major wall repair, will require demo of wall to assess damage, demo wall to repair, see Sheet S102 and S201.” Nothing on those sheets addresses demo or reconstruction of the wall, just the structural ties at the attic level and typical details for helical ties and masonry wall infill. It is still not clear if there are any foundation issues at this building, which is significant given the current drainage conditions and the proposed drainage interventions.

Courtyard

Several elements have been added to the courtyard, as follows:

- Fruit trees are shown in existing planters at the Dauphine-side elevations of the kitchen buildings, and a large tree is shown adjacent to the pool deck at the rear property line. Staff notes that trees are discouraged, particularly in such close proximity to corbel footing foundations; if trees are to be considered, an arborist should provide more detail about the species to be planted so the VCC can be assured that they do not have invasive root systems. Even trees with tight root balls can cause substantial disruption to foundations by removing water from the soil. Staff highly recommends that the trees either be removed from the proposal entirely, or that their species be very carefully considered.
- Photos provided by the applicant of previous courtyard conditions show that the pool was previously surrounded by a concrete slab with a brick border. This has been covered with the glossy white paver (exact material unknown) seen now. The Committee will need to evaluate its approvability for retroactive retention. The Guidelines require use of materials and patterns that are appropriate to the building type and construction period, such as brick, flagstone, cobblestone, or oyster shells. **(VCC DG: 10-08)** Staff does not find this material approvable, as it is not a historically appropriate or compatible material, but it is not expressly prohibited like stamped concrete or asphalt.
- The drainage plan proposes to leave the pool deck unaltered with its existing slopes towards the permeable soil around the rear of the site. While an open space plan shows that minimum requirements for permeable drainage are met as far as base square footage is concerned, the drainage plan at the rear still raises concerns. Three catch basins are shown with subsurface drainage, but this will not prevent the natural runoff or subsidence that is occurring now. These subsurface paths also wrap the pool deck at the kitchen building foundations, and staff is concerned that they may interfere. The plumbing and subsurface drainage at the outdoor kitchen is also shown in poured concrete immediately adjacent to that corbel foundation.

- In addition to the outdoor shower, three new amenities have been added at the rear property line: a sauna structure measuring 8'-0" x 8'-0", a new hot tub of unspecified size, and a cold plunge. All three of these elements are prefabricated and have a rustic natural wood appearance. The Guidelines state that pre-manufactured sheds, carports, enclosures and outbuildings are prohibited (**VCC DG: 10-10, 14-18, and 14-19**). Hot tubs are required to be "an in-ground installation with the curb flush with the adjacent ground level," and "the VCC does NOT allow installing an above-ground pool or hot tub with the exception of a readily movable, plastic 'kiddie' pool." (**VCC DG: 10-11**) Staff also notes that natural exposed or stained wood is typically prohibited by the Guidelines in most instances, so, while these elements are not historic, this appearance is out of keeping with the District.

Staff recommends **deferral** to allow for discussion and revision as noted above.

ARCHITECTURAL COMMITTEE ACTION:

07/23/2024



416 Chartres

ADDRESS: 416-20 Chartres Street
OWNER: Kemper And Leila Williams APPLICANT: Julia Hodgins
Foundation
ZONING: VCC-2 SQUARE: 28
USE: Vacant (restaurant) LOT SIZE: 2,080.2 sq. ft.

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 **07/23/2024**

DESCRIPTION OF APPLICATION: 07/23/2024
Permit #24-14791-VCGEN **Lead Staff: Erin Vogt**

Proposal to install sealant at masonry parapet, per application & materials received 05/14/2024 & 07/11/2024.

STAFF ANALYSIS & RECOMMENDATION: 07/23/2024

Staff permitted roof repairs at the Green rated building, which has a flat roof with tall, encapsulated parapets. After removing much of the asphaltic material applied at the top of the cap, the masonry was found to be in very poor condition. Some of the asphaltic material remains, in the interest of not causing further damage to the historic masonry by forcing its removal. The applicant now proposes to flash the parapet by carrying the PVC membrane up the inside face to the corbel, where copper counterflashing will be installed. The top courses of the parapet will be repointed and capped with masonry, then coated with SikaTop Seal-107 coating.

SikaTop Seal-107 is described in product data as “a two-component, polymer-modified, cementitious waterproofing and protective slurry mortar for concrete. It is slightly flexible to tolerate fine cracks and suitable in both interior and exterior applications.” The website states that it is best used “for protection of concrete structures against the deleterious effects of deicing salts and freeze/thaw cycles, for sealing “hairline” cracks in concrete structures not subject to movement surfaces, and for vertical surfaces.” It was not immediately clear if this product has been permitted for use by the National Park Service. The product data sheet lists the gray color’s compressive strength at 3,400 PSI and tensile strength at 990 PSI. Its vapor permeability is noted as 18 perms. For comparison, VCC mortar is most similar to K-type mortar, which has a PSI of approximately 75. Staff is unsure if the difference in hardness is likely to cause delamination of the historic masonry in a purely surface application, but notes that the product data does describe the product as “slightly flexible to tolerate fine cracks.” Staff seeks the guidance of the Committee regarding use of this coating instead of a VCC mortar or stucco.

MASONRY COATING & PAINTING GUIDE

THE VCC DOES *NOT* ALLOW:

- Applying a waterproof coating, including paint that can trap moisture and prevent the wall from “breathing” unless the masonry surface is severely compromised at which time a water repellent coating might be approved
- Applying a waterproof coating on or in masonry above the surface of the adjacent ground or paving
- Painting previously unpainted historic brick or stone because the paint can damage the historic masonry, alter the visual characteristic of the building and/or obscure the craftsmanship of the masonry including its colors, texture, masonry and/or joint patterns (Paint on masonry is not easily removed)

Vieux Carré Commission – Guidelines for Masonry & Stucco 06-11

ARCHITECTURAL COMMITTEE ACTION: 07/23/2024



New Business



433 Bourbon

ADDRESS:	429-433 Bourbon Street		
OWNER:	MCM Acquisitions LLC	APPLICANT:	Zach Smith Consulting
ZONING:	VCE	SQUARE:	70
USE:	Commercial (Vacant)	LOT SIZE:	5,277 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main building: Pink - of local or major architectural and/or historical importance that has been detrimentally altered, but if properly restored, could be upgraded to Blue or Green rating.
 Courtyard infill: Brown, or of no architectural or historical importance.

This 4-story exposed brick building was constructed in the late 1840s as a fine 3 ½ -story, Greek Revival residence. Although all facade openings have been reworked, including the removal of the ground floor walls and the installation of a glazed storefront, enough detailing remains to suggest the sophistication of the original design. Unfortunately, the attached service ell, stable and historic side garden have been obliterated by inappropriate construction.

Architecture Committee Meeting of

07/23/2024

DESCRIPTION OF APPLICATION:

07/23/2024

Permit # 24-22947-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate building including modifying ground floor openings and millwork and installing new mechanical equipment, in conjunction with a change of use from *vacant* to *permitted marijuana retailer*, per application & materials received 07/09/2024.

STAFF ANALYSIS & RECOMMENDATION:

07/23/2024

Millwork Changes

Significant changes are proposed at the ground floor millwork where the applicant proposes to completely rework the existing arrangement of doors and storefront windows. There are existing headers in this wall that indicate the previously existing condition of two narrower openings and a wider carriageway style opening. The applicant proposes to reestablish the width and heights of these openings, infilling the space between the openings with matching masonry. Staff finds the concept of recreating these openings conceptually approvable.

Although there is clear evidence of the size of these openings based on the intact headers, unfortunately staff has been unable to identify any photographs showing the previously existing millwork in these openings. Photographs indicate that by the 1930s or 40s, a large awning had been installed on this building and crossing in front of the original openings. As such, the proposed ground floor millwork is somewhat imagined and not based in historic precedence.

The two narrow openings are shown with new doors, although these appear to be presented more like windows. The doors are shown as having six lites each over a solid wood panel. As this is brand new millwork, staff and the Guidelines would encourage the millwork to not present as some sort of faux window door. This millwork should read as a door.

Six lite transoms are shown in the space above the proposed doors. Staff finds the use of transom windows in these openings appropriate given the overall height of the openings at 14’ but questions the proposed transom window design and if there should be more similarities with the transom window at the larger carriageway opening. The proportions of the proposed transom window also seem atypical.

Again, although there is nothing in photographic evidence to support this, staff suggests that shutters would have been likely for these openings originally and suggests the applicant may want to consider adding shutters both for the aesthetics and to increase security for the building.

At the wider ground floor opening, the applicant is proposing new French doors with very narrow sidelights on either side. A transom window is proposed above this new millwork with the narrow sidelights reflected in this millwork as well. Staff finds this proposed arrangement atypical and notes that carriageway doors are typically solid wood without glazing. If having glazing in this millwork is desired, staff recommends that the design still take inspiration from millwork at similar openings in the district.

Staff encourages the applicant to survey the district for similarly styled and aged buildings and to use these examples as precedence for proposed new millwork. Staff will also continue to look for examples.

The only other proposed millwork change for the project occurs at both the second and third-floor center opening where the applicant proposes to rework the existing hung windows to operate as side hinged doors. Additional details will be needed showing how this would come together and operate but similar

window to door conversions have been approved in the past.

Mechanical Equipment

On the roof of the one-story building separating this property from the neighboring 427 Bourbon St., the applicant proposes the installation of new mechanical equipment. Existing HVAC condensers are proposed to be replaced with new units. Mechanical units have been installed in this area for a long time and staff finds this location consistent with the Guidelines and the proposed replacements approvable.

The applicant is also proposing a new generator at the rear of this area. From a VCC standpoint this location may be approvable, but staff believes there will be problems with this location not satisfying building code. The location is quite near to the property line as well as in close proximity to existing openings. Staff notes that there is a large flat roof on the brown-rated courtyard infill building and suggests that a generator and possibly other mechanical equipment would be better suited in this location.

Change of Use

The proposed new use of this building will be as a marijuana dispensary. Staff has been in touch with the City's Zoning Department as well as the regulating authority at the state level to help determine if there are any requirements for this type of use that might have a detrimental impact on the architecture of the building. According to a discussion with the Louisiana Board of Pharmacy, new regulations are being enacted that will no longer classify these establishments as medical marijuana pharmacies but will rather call them permitted marijuana retailers. There does not appear to be any operating requirements for this use that would manifest on the exterior of the building that would be beyond typical VCC Guidelines. The applicant is proposing exterior lighting, security cameras, and card readers, and staff finds these elements approvable per standard VCC Guidelines. Additional security measures are required on the interior of the building, but again, these should have no impact on the building's exterior.

The City's Zoning Department would classify this use simply as retail, which is approvable in the VCE Zoning district.

Summary

In summary, staff finds the concept of reworking the ground floor millwork conceptually approvable but recommends revisions to the proposed millwork design. Staff recommends relocating at least the proposed generator to the flat roof of the brown-rated building, where it will be easier to satisfy building code and have less of a sound impact on the surrounding area. Staff has no objections to the proposed change of use provided an approvable design for millwork and mechanical equipment can be reached.

ARCHITECTURAL COMMITTEE ACTION:

07/23/2024



533 Royal

ADDRESS:	533 Royal & Others		
OWNER:	Kemper & Leila Williams Foundation	APPLICANT:	Margitta Rogers
ZONING:	VCC-2	SQUARE:	62
USE:	Cultural Facility	LOT SIZE:	TBD

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

533 Royal St.
Rating: **Blue**, of Major Architectural or Historical importance.

One of the few buildings to escape the fire of 1794, this building was constructed in 1792 for Jean Francois Merieult by Jacob Copperwaite, a builder from New Jersey. Its boldly molded cornice, plain plastered pilasters, and wrought iron balcony railing with geometric motifs are typical of the late 18th century in New Orleans. Its ground floor was modernized c. 1835 with the addition of granite pilasters.

714-716 Toulouse St.
Rating: **Green** - of local architectural and/or historical importance.

Early photographs and the Sanborn Maps from 1876 and 1896 indicate that this 2-story brick building, now a part of the Historic New Orleans Collection, was constructed in the late 19th c. on the site of an earlier, narrow 2-bay, 2-story Creole style brick structure.

718 Toulouse St.
Rating: **Green** - of local architectural and/or historical importance.

2-story brick galleried townhouse, which, unusual for the French Quarter, is situated at the rear of the lot. This late c. 1889 Italianate building was constructed for John P. Trapolin and acquired in 1938 by Gen. and Mrs. L. Kemper Williams.

720-724 Toulouse St.
Rating: **Blue**, or of major architectural and/or historical significance

This circa 1790 Spanish Colonial 2 ½ -story masonry porte-cochere house was restored as part of the Historic New Orleans Collection, removing later additions and modifications, according to an archival drawing.

Architecture Committee Meeting of	07/23/2024
-----------------------------------	------------

DESCRIPTION OF APPLICATION:	07/23/2024
Permit # 24-22947-VCGEN	Lead Staff: Nick Albrecht

Proposal to renovate buildings including making new connections between the properties, proposed new construction, and a proposed courtyard enclosure, per application & materials received 07/18/2024.

STAFF ANALYSIS & RECOMMENDATION:	07/23/2024
----------------------------------	------------

This project includes the blue-rated building at 533 Royal St., the green-rated buildings at 714-716 Toulouse and 718 Toulouse, and the blue-rated building at 720 Toulouse. Staff has encouraged the applicant to apply for a re-subdivision both to ease the review process of the multiple properties as well as simplify code requirements that would otherwise exist with openings and equipment crossing property lines.

The Architecture Committee had an opportunity to view the preliminary proposal for this project at the 06/25/2024 meeting, although no formal staff report was presented. Staff has identified seven aspects of the proposal in need of more comprehensive Architectural Committee review. Staff appreciates the materials submitted by the applicant that help to highlight these different components. There are many aspects of the proposal involving the modification or removal of elements which are from previous modifications that might appear to be more historic than they actually are. Staff has requested that the applicant devise a graphic system to assist staff and the Committee to more readily discern the difference.

Royal St. Façade
On the ground floor of the Royal St. elevation of 533 Royal St., the applicant proposes to rework the existing millwork. The granite columns would remain untouched but the millwork between them would be modified. Currently, there are wood pilasters set within the granite pilasters on either side of the four

ground floor doors. The applicant proposes to eliminate these wood pilasters in order to install wider paired doors with lites.

The applicant provided two photographs from the 1930s that appear to show single lite doors in these openings similar to what is being proposed. By the time a photograph dated July 1939 was taken, it appears that millwork matching the current millwork had been installed. It is unclear to staff if this late 1930s millwork was an attempt to match the c. 1835 millwork that would have been installed when this building was “modernized” in that year or if the late 1930s millwork was simply the architect taking liberty with the design at that time. Either way, it is clear from the photographs that the current millwork dates to the late 1930s while the proposed is similar to that seen earlier in the 1930s.

The Guidelines generally discourage this type of door modification but given the documentation available, staff finds this aspect of the proposal potentially approvable.

533 Royal Carriageway

Within the carriageway for this building the applicant proposes some changes to the existing openings and layout. In the first opening on the left when entering the carriageway, the applicant proposes to replace existing French doors with a new solid glass door in the existing frame. The existing shutters and transom would remain. This change is in order to provide accessible access through this opening. In similar instances of making French doors accessible or for egress, the VCC has approved either fusing the leaves of the French door into a single door or a more modern intervention, as is proposed here.

As this is an existing opening with existing French doors and the shutters and transom are proposed to remain, staff questions if the approach of fusing the French doors into a single leaf may be the better approach in this instance.

At the second opening along this wall of the carriageway, the existing shutters are shown as remaining but a new elevator installed behind these shutters. A portion of the opening would be infilled around the new elevator door. It is not clear in the proposal what material would be used to infill the opening.

At the third opening on this wall, the applicant proposes to remove the existing French doors, leaving the doorway open. Staff recommends retaining the doors in place and securing them open if possible rather than completely removing the doors.

The existing stairs in this carriageway are proposed to be brought forward 11” in order to improve conditions at the second-floor stair landing. The stairs would otherwise be unchanged.

At the back of the carriageway, the applicant proposes a new door opening. The height of this opening is noted as being aligned with others along this wall. A new all glass door is shown in this new opening. As this is a new opening, staff finds the use of a modern door preferred in this instance. Staff also notes that this location is not particularly prominent.

On the opposite side of the carriageway, the work is limited to removing some non-historic doors that currently serve storage and equipment space. The majority of these openings would be infilled with matching materials with one being retained as a door. The new door is noted as having salvaged shutters and a transom with a new all glass door. Staff again questions this mix of old and new and suggests that the opening be treated completely one way or the other.

714 Toulouse Courtyard Enclosure

Behind the building at 714 Toulouse there is a small courtyard measuring approximately 14’ by 26’. The space currently features a ca. 1981 structure that links 714 Toulouse with 533 Royal St. The applicant proposes to demolish much of this structure, leaving only an open ADA compliant ramp between the two buildings.

The larger intervention proposed for this space is the complete enclosure of the space with a glazed roof system. This would convert the existing courtyard to interior conditioned space. The Guidelines specifically state that, “*the VCC requires maintaining openness to the sky in a courtyard*” and “*the VCC does not allow installing a permanent courtyard covering or enclosure.*” (VCC DG: 10-3) Despite this clear direction from the Guidelines, there are a few notes for the Committee to consider regarding this proposal.

Although the details have not been worked out, the applicant shows the covering as almost completely glass and the applicant has discussed with staff the desire to maintain that sense of openness to the sky as opposed to proposing to install a more opaque covering. Additionally, although this would become interior space and therefore out of VCC jurisdiction, the applicant has discussed a willingness to complete whatever legal process would be necessary to maintain this space under VCC jurisdiction. Staff notes that besides the reworking of the early 1980s structure, no work is proposed to any of the walls or openings adjacent to this courtyard.

The rationale for the proposed covering of this space is tied to the overall plan of providing accessibility to the entire “campus”. Staff requests commentary from the applicant to help the Committee better understand the broader picture of the proposal.

718 Toulouse Courtyard Connection

Moving to the courtyard of the 718 Toulouse building, the applicant proposes to create a new wall opening in the wall of 714 Toulouse to connect that building to the 718 Toulouse courtyard. Staff notes that this connection is through a simple punched opening in the wall and that the actual separation between interior and exterior space occurs within the mass of 714 Toulouse. A more modern glass and metal system is proposed here to create that separation.

The Guidelines generally discourage this kind of new door opening, but staff notes this location is not particularly prominent or visible except from within the courtyard itself. There are precedents in other courtyards for similar interventions.

722 Toulouse Carriageway

In the carriageway of 722 Toulouse, another new opening is proposed to provide a direct link from the courtyard of 718 Toulouse, through an existing opening into the carriageway, and through the proposed new opening into the main building of 722 Toulouse. The millwork for this opening has not been fully detailed but it appears to match the two existing openings in this wall. In plan, the door for this opening is shown as a single leaf and staff again recommends consistency between typical and more modern elements at openings. For example, if this opening is to receive typical wood shutters, the door behind those shutters should also be of traditional design. Alternatively, if a more modern door is desired, the shutters should be omitted from this opening.

722 Toulouse Demolition and Reconstruction

One of the largest elements of the proposal is the proposed demolition of an existing unrated one-story structure at the rear of the 722 Toulouse Courtyard and the construction of a new three-story building in an enlarged footprint. The function of this building would be to provide event space on the ground floor and to house all the mechanical equipment for the entire campus on the second and third floors. This would include a fire pump, electrical equipment, a generator, and a mechanical chiller. Staff notes that utilizing this location as a central point for the entire complex would be dependent on a re-subdivision or cross easements.

The building itself is shown as being very open and transparent at the ground floor and completely flat and opaque at the upper floors. The material for the walls of the new construction has not been proposed at this time and the applicant notes that there are several different existing materials adjacent to this courtyard including exposed brick, painted brick, and stucco. There has been a design intent to sort of mirror the rear of 722 Toulouse on the opposite side of the courtyard.

In regard to new secondary buildings and structures, the Guidelines note that they should be, “*subordinate to and visually compatible with the primary building without compromising its historic character.*” (VCC DG: 14-19) The Guidelines continue that, “*the VCC recommends designing a new secondary building or structure to complement the period and style of the principal building and other buildings on the site – this includes using similar form, materials, color, and simplified detailing.*” (VCC DG: 14-19)

Although staff appreciates the overall concept of the proposed new construction, staff questions if the upper levels of the building being completely flat with no detailing is aligned with the recommendations of the Guidelines to utilize simplified detailing.

726 Toulouse Courtyard Connection

The final item in need of Architecture Committee review occurs in the courtyard of the 726 Toulouse building. Here the applicant proposes to convert an existing window of 722 Toulouse into a new door opening and to eliminate an existing ramp. Again, staff notes that the Guidelines discourage converting windows to doors and vice versa, particularly in more prominent locations, but this is another less prominent location for this type of conversion. It does not appear that the proposal includes any details on the proposed millwork in this opening and the perspective view appears to only show closed shutters.

Staff does not object to the removal of the existing ramp in this courtyard as this is a fairly recent addition to the courtyard.

Summary

Although there are several items being proposed here that are discouraged or against Guidelines, staff notes that there is also a great deal of work proposed to restore the various buildings in this complex which is all inline with the Guidelines. Additionally, staff appreciates that the proposed work is to allow these buildings to better operate as an educational and cultural facility open to the public compared to a more intense commercial use or private residential use. Staff is generally in favor of the overall proposal but requests commentary or recommends revisions on the following items:

- The preference of millwork details at modified or new openings
- The 714 Toulouse courtyard enclosure
- The 722 Toulouse new construction, particularly the treatment of the upper levels

ARCHITECTURAL COMMITTEE ACTION:

07/23/2024

The background of the slide features a large, faint, light-gray oval seal. The seal contains the text "VIEUX CARRE COMMISSION" along the top arc and "ESTABLISHED 1936" along the bottom arc. In the center of the seal is a heraldic crest with a central shield, a crown on top, and decorative flourishes on the sides.

Appeals and Violations



325 Bourbon

ADDRESS:	321-325 Bourbon	APPLICANT:	Katherine Harmon
OWNER:	Quarter Holdings LLC	SQUARE:	69
ZONING:	VCE	LOT SIZE:	4,480 sq. ft.
USE:	Commercial		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

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

Main and Service Ell – Green
Rear Addition – Brown
Courtyard Infill – Unrated (Retention previously denied at the 06/22/2021 & 04/09/2024 meetings)

Architecture Committee Meeting of	07/23/2024
-----------------------------------	------------

<u>DESCRIPTION OF APPLICATION:</u>	07/23/2024
Permit # 24-08774-VCGEN	Lead Staff: Nick Albrecht
Violation Case #21-08737-DBNVCC	Inspector: Marguerite Roberts

Proposal to renovate the front elevation of the main building, including proposed changes to ground floor millwork, per application & materials received 03/26/2024 & 07/15/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	07/23/2024
--	------------

This application was deferred at the 07/09/2024 Architecture Committee meeting to allow the applicant to revise the proposal based on staff and Architecture Committee recommendations. The applicant has submitted revised and expanded drawings for the revised millwork proposal. Staff finds the proposal much more in keeping with what is seen in the historic photographs, but recommends some minor changes.

At the sidelights, the applicant is proposing the top portion of the sidelights to be the same height as the existing transom window. Staff notes that in the historic photograph, the top lite of the sidelights is the same height as the adjacent storefront window. This creates the sidelights of three evenly sized lites. Staff recommends matching this condition by lowering the muntin of the top lite and having three evenly sized lites.

At the door, the applicant proposes an unusual condition of a small lite set within the upper panel of the door. Staff recommends simply having a large lite in the upper panel or reworking the design to have a more typical arrangement.

Staff recommends conceptual approval of the proposal with the applicant to make minor changes to the proposal as noted and final details to be worked out at the staff level.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	07/23/2024
---	------------

Architecture Committee Meeting of	07/09/2024
-----------------------------------	------------

<u>DESCRIPTION OF APPLICATION:</u>	07/09/2024
Permit # 24-08774-VCGEN	Lead Staff: Nick Albrecht
Violation Case #21-08737-DBNVCC	Inspector: Marguerite Roberts

Proposal to renovate the front elevation of the main building, including proposed changes to ground floor millwork, per application & materials received 03/26/2024 & 06/24/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	07/09/2024
--	------------

The proposed work is limited to the front elevation of the main building only with the vast majority of the proposed work being repair or replacement to match existing. Work in the courtyard will be reviewed and permitted separately. The one proposed change on the front elevation is at the center entrance doors.

The current ground floor arrangement dates to around 2006 and was inspired by millwork that was installed in these openings ca. 1946. It is unclear when the current center doors were installed, but staff does not find them to be particularly appropriate. The applicant proposes to remove these doors and side panels and to install new single lite paired doors with narrow single lite sidelights. The transom windows

would remain. The new millwork would be brought forward about 13” but would still be behind the existing transom window.

Staff finds the new proposed millwork incongruent with the transom windows above. If these elements could be better unified, it would greatly improve the overall millwork in this opening.

Staff notes that this may be an opportunity to revisit the ca. 1946 millwork again and rather than installing paired doors with narrow sidelights, a wide single door under the diamond shaped transom with wider sidelights could be considered. A door matched to the width of the existing diamond transom would be about 44” wide. The proposed paired doors are each 36” wide.

The previously existing millwork was in the same plane as the transom, while the existing has been pushed back in the opening. Staff would welcome pulling the door and sidelights forward again but understands the complications of an out swinging door onto the sidewalk. As proposed, the doors will project away from the building a maximum of around 18”. If a single door were utilized and installed in the location as the new proposed doors, it would project about 26” away from the building. Another alternative may be to keep the door slightly recessed but bringing the sidelights forward to be in the same plane as the transom window.

Staff finds changes to these center doors conceptually approvable but suggests deferral of the application to allow the applicant time to revise the proposal to better unify the doors, sidelights, and transom.

ARCHITECTURAL COMMITTEE ACTION:

07/09/2024

Mr. Albrecht read the staff report with Ms. Gullet present on behalf of the application. Ms. Gullet stated that she agreed with staff regarding the single door and that she liked the idea of keeping the sidelights forward and recessing the door. Mr. Fifield agreed that having the sidelights forward and door back would be good but not to recess the door so much as to create a sleeping spot. Ms. Vogt noted that she believed the Department of Public Works did not like the use of out-swinging opaque doors.

There was no public comment.

Ms. Steward made the motion to defer in order for the applicant to have time to further develop the drawings based on the staff’s recommendation. Mr. Fifield amended the motion noting that the revised drawings should include a section showing the transom, sidelights, and door. Ms. Steward accepted the motion and Mr. Fifield seconded the motion. The motion passed unanimously.



904 Dauphine

ADDRESS:	841 Dumaine Street, 900-06 Dauphine Street		
OWNER:	Robert A Millman	APPLICANT:	Millman Robert
ZONING:	VCR-1	SQUARE:	76
USE:	Residential	LOT SIZE:	1106.82. sq. ft.

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

This 2½-story masonry townhouse is one in a row of three c. 1832 simply detailed Greek Revival buildings (#841, 839, 837 Dumaine). #839 and 837 are separated by a narrow pedestrian passageway in the Creole tradition, and #841 shares a common wall with #839. An ornate c. 1850 cast iron gallery unites the front facades of the three buildings. Although #839 and 837 retain much of their original detailing, which includes granite lintels and sills, #841 has late Victorian millwork on its ground floor. Each building in the row has its attached 2-story service ell. The service ell for #841, which was originally slightly set back from the sidewalk and with an open balcony, was filled in to the sidewalk early in the 20th century.

Architecture Committee Meeting of **07/23/2024**

DESCRIPTION OF APPLICATION: **07/23/2024**
Permit #24-17136-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain decorative pendant light installed without benefit of VCC review and approval, per application & materials received 06/03/2024.

STAFF ANALYSIS & RECOMMENDATION: **07/23/2024**

On 05/10/2024, staff observed installation of a new electric pendant light at the main entrance of the property. The decorative fixture replaces a smaller electric fixture installed in 2015 when the first floor was modified to restore a residential entrance. The applicant stated that the fixture had deteriorated, and they decided to replace it when they replaced the gallery decking. The new fixture is a larger, 27” copper yoke pendant with a shorter stem. No modifications were made to the electrical service.

The VCC Design Guidelines for decorative fixtures states:

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)

Staff finds this fixture to be more appropriately sized in relation to this opening than the previous pendant and retroactively **approvable** per the Guidelines

ARCHITECTURAL COMMITTEE ACTION: **07/23/2024**



601-07 Chartres

ADDRESS:601-07 Chartres Street

OWNER:Apasra Properties, LLC

ZONING:VCC-2

USE:Commercial

APPLICANT:John Rupley

SQUARE:42

LOT SIZE:4119 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Blue**, or of major architectural and historical significance
Detached service building: **Green**, or of local architectural significance

This circa 1793 Spanish Colonial 2 ½ story masonry building was constructed for Joseph Reynes. Its extant exterior detailing includes a wraparound wrought iron balcony; pilasters at the extremities of the building at the second level; bold banding around the upper openings; and a handsome cornice. The ground floor was altered in the Greek Revival style in the mid 19th c. The building originally had two passageway entrances on Chartres St., the downtown one of which went back to the irregularly shaped rear courtyard and detached 2-story service building.

Architecture Committee Meeting of

07/23/2024

DESCRIPTION OF APPLICATION:
Permit #24-20297-VCGEN
Violation Case #23-07718-VCCNOP

07/23/2024
Lead Staff: Erin Vogt
Inspector: Noah Epstein

Proposal to address longstanding demolition by neglect and work without permit violations, including structural repairs, per application & materials received 07/02/2024 & 07/03/2024, respectively. [Notices of Violation sent 07/06/2012, 11/18/2013, 05/16/2014, 10/02/2017, 11/09/2018, 06/11/2019, 08/09/2019, 09/06/2019, 12/15/2019, 12/14/2020, 06/30/2021, 09/27/2021, 04/28/2022, & 11/07/2023. STOP WORK ORDERS posted 08/09/2019 & 08/21/2019]

STAFF ANALYSIS & RECOMMENDATION:

07/23/2024

A new applicant has submitted a proposal to address long-standing demolition by neglect violations at this property, many of which are similar to previous proposals reviewed extensively by the Committee. The most significant items are as follows:

Rear building:
The Toulouse side of the Green rated detached dependency is in poor condition and staff requested an engineer’s report as part of this submittal. The engineer, Mr. Joshua Juneau of AP Design Group, provided a report as follows:

During the assessment of the masonry wall, structural deficiencies were noted. Cracking throughout the plaster was noted. Visible out of plane deflection around the lower section of the wall near the plumbing penetrations was noted. Upon further review of the deflection, water infiltration was noted on the interior of the building, stemming from the plumbing penetrations. Mortar and masonry loss were noted along with visible daylighting around the infiltration area. The full extent of the mortar and masonry loss could not be determined but is considered extensive due to the out of plane deflection in the masonry and plaster finished noted.

Based on the observable conditions, it is recommended the existing south exterior multi-wythe load bearing masonry wall be fully tuck pointed and repaired by a licensed and qualified contractor experienced in the classification of historical work. The plumbing penetrations should be removed or properly fitted and sealed to create a complete building envelope. It is suggested the recommended repairs be done in a timely manner to retain the structural integrity of the building. If left unresolved, the issues noted could deteriorate further or exacerbate other areas causing further structural issues.

Mr. Juneau submitted stamped drawings calling for a partial reconstruction of the middle portion of the wall. No structural ties are proposed, but a L3x3x1/4” lintel (with the vertical legs facing inward) is shown above the area to be rebuilt.

Also at the rear building, existing unpermitted mechanical equipment, including a roof vent, will be removed. Atypical columns at the first floor will be removed, and the building restored to three bays. This work is consistent with previous **conceptual approvals**.

Courtyard:
The center fountain will be demolished. The applicant is appealing to retain the HVAC equipment and

install a new seven board fence surround. While no detailed information has been submitted for these units, staff notes that this equipment, most of which is of significant age, was previously **conceptually approved** for retention, but never retroactively permitted since previous applications were allowed to expire.

Main building:

Most of the work at the main building consists of repairs to match existing. Staff notes that much of the millwork is in extremely poor condition, and some of it has been detrimentally altered. While only one opening is proposed for full replacement, the millwork for this important Blue rated building should be fully documented prior to permit in case repair in place is not possible. The most substantial millwork alteration proposed is the removal of an inappropriate bank of double-hung windows from an infilled fanlight opening on the rear elevation. Staff finds this conceptually approvable, but, consistent with previous Committee rulings, staff recommends that full millwork details be required for Committee review prior to final approval and permit.

The roof plan calls for retention of the existing slate roof, with a corrugated metal overhang on the Chartres side to be replaced with a standing seam copper roof. New downspouts and gutters are also called for but are noted as being galvanized metal. Staff requests additional information about the existing metal materials present at the slate roof to be retained; all metal must be consistent to avoid galvanic corrosion.

Also on the roof plan, an existing, unpermitted hood vent is shown relocated 6'-0" from the property line. A note calls for a platform and hatch to be installed, but these are not shown on any drawings. A similar proposal was found conceptually approvable in previous applications, but this must be shown in the roof plan, elevations, and in detail. All roof penetrations in Blue rated buildings also require Commission review.

Overall:

Staff recommends **conceptual approval**, with additional drawings and revisions as noted to be submitted for further review at the Committee level before the application is forwarded to the Commission for consideration.

ARCHITECTURAL COMMITTEE ACTION:

07/23/2024