



Vieux Carré Commission Architecture Committee Meeting

Tuesday, July 9, 2024

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

Old Business



909 Ursulines

ADDRESS:	909 Ursulines St.	APPLICANT:	Fransen Mills LLC
OWNER:	Sterling S Willis	SQUARE:	83
ZONING:	VCR-1	LOT SIZE:	7210.6 sq. ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Two story rear addition: **Unrated 1992 construction**

C. 1900 2-bay bracketed frame shotgun cottage.

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

<u>DESCRIPTION OF APPLICATION:</u>	07/09/2024
Permit #23-06620-VCGEN	Lead Staff: Erin Vogt

Proposal to modify side pedestrian gate, per application & materials received 03/14/2023 & 06/25/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/09/2024

The applicant proposes to rework the pedestrian gate on the Dauphine side of the main building (between 909 and 901 Ursulines) which is currently an iron picket gate with metal backing. It is apparently preventing water from draining in the alley, causing water to back up and run under both buildings. The applicant submitted a proposal to rework the existing gate by opening it up at the bottom so it can drain, with raised sheet metal panels to be added to simulate a wooden paneled gate. This gate is a legal non-conforming condition, and staff cannot approve alterations without Committee review and approval.

The drawings are not detailed enough to evaluate how the sheet metal will appear in profile. The applicant informed staff that they would not be able to attend this hearing, and stated that if the current proposal is denied, the gate would likely be left unaltered. Staff does not wish to see detrimental drainage conditions continue uncorrected, and improvements to the gate would certainly be appreciated, but since metal-backed gates are prohibited by the Guidelines, staff recommends that the gate be replaced with paneled wood or beaded boards, either of which would be historically appropriate.

ARCHITECTURAL COMMITTEE ACTION: 07/09/2024



516 Bourbon

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

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

<u>DESCRIPTION OF APPLICATION:</u>	07/09/2024
Permit #24-07347-VCGEN	Lead Staff: Erin Vogt

Proposal to demolish and build new gazebo structure in courtyard, per application & materials received 03/14/2024 & 06/25/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: **07/09/2024**

Following conceptual approval from the Committee, the application was forwarded to the full Commission for review. Prior to that meeting, Zoning Administrator Wheeler Manouchehri informed VCC staff that outdoor live entertainment was not allowed at this location. It was not explicitly stated whether the proposed stage structure could be found approvable by Zoning or not. Since it was unclear if the structure was prohibited per the CZO, the Commission moved for deferral. The applicant has since revised the structure to remove the stage platform, so it is now only a gazebo that covers approximately 168 square feet of the courtyard. The height has also been reduced, and is now 9’-10” at the midpoint of the roof (the overall height is not indicated).

Staff notes that drainage concerns were also raised at the Commission level, with Commissioner Veneziano noting that the overflow drain for the neighboring property would discharge onto this roof and then be directed back at that building’s foundation, which could be detrimental. Staff notes that one elevation shows the gazebo’s downspouts discharging at grade, while the side elevation seems to indicate that they are subsurface. Staff requests that the drainage be carefully considered and revised so it is clear how this will be handled.

Otherwise, staff finds the architectural features of the gazebo to be in keeping with the previously reviewed design, and recommends **conceptual approval**, with additional development of the drainage to be considered and the proposal to return to the Commission.

ARCHITECTURAL COMMITTEE ACTION: **07/09/2024**



New Business

535 Decatur



ADDRESS:	535 Decatur Street	APPLICANT:	Ammar Diri
OWNER:	Rahul Properties LLC	SQUARE:	27
ZONING:	VCC-2	LOT SIZE:	2048 sq. ft.
USE:	Commercial/vacant		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Two in the 1832 row of buildings designed by Gurlie and Guillot. See 539-41 Decatur.

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

DESCRIPTION OF APPLICATION: 07/09/2024
Permit #23-31937-VCGEN **Lead Staff: Erin Vogt**

Proposal to install mechanical equipment in conjunction with a **change of use** from *vacant* to *residential*, per application & materials received 12/11/2023 & 06/25/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/09/2024

The applicant proposes to restore the second and third floors of this building to residential use after several years of vacancy (no work is proposed for the interior of the fourth floor). The only exterior work needed for the change of use is the installation of two Rheem heat pumps on an existing mechanical rack at the rear, Brown rated flat roof. Manufacturer’s spec sheets were provided, but the model number for the proposed units were not specified. However, the size, weight, and sound output for all tonnages in this product line are within the typical range for residential equipment, and can be considered **conceptually approvable**. Staff recommends the Committee forward a **positive recommendation** for the **change of use** to the Commission so the second and third floors can return to commerce, with the applicant to provide specific model numbers prior to permit issuance.

ARCHITECTURAL COMMITTEE ACTION: 07/09/2024



803 Burgundy

ADDRESS:	803-09 Burgundy Street, 1001 St. Ann Street		
OWNER:	David P Talbot	APPLICANT:	Leze John
ZONING:	VCR-1	SQUARE:	103
USE:	Residential	LOT SIZE:	5,486.3 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Yellow**, contributes to the character of the District

This is a large, c. 1900, 2-story, frame building, constructed in the late Victorian Italianate style. It actually incorporates four distinct dwellings. Each residence retains its original frame balcony and second-floor bay windows on its Burgundy-side façade. On the St. Ann façade, the larger building appears to be a rectangular mass with a central entrance.

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

<u>DESCRIPTION OF APPLICATION:</u>	07/09/2024
Permit #24-15483-VCGEN	Lead Staff: Erin Vogt

Proposal to repair framing and modify piers, per application & materials received 05/20/2024 & 06/18/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: **07/09/2024**

The applicant proposes the following structural work:

- 13 piers on the N. Rampart side are noted for removal and replacement. The provided detail shows new 8” x 16” brick piers above 32” x 32” x 12” concrete footing with #5 rebar, with metal shims to be installed between the brick and wood sill, as needed. 75 feet of 6x8 sill is to be removed and replaced.
- Various floor joists in three of the building’s bays will be sistered to existing 2x10s.
- Three interior piers are to be coated with “cement stucco.” It is not clear if these piers are historic brick and what type of stucco is proposed.
- Two interior piers are noted for removal and replacement with 8”x 16” 4000 PSI piling block.

Staff seeks the guidance of the Committee regarding the appropriateness of this structural work.

Based on public record, the property appears to be a condominium. Staff notes that a letter from the condo association consenting to the proposed work is needed before permits can be issued.

ARCHITECTURAL COMMITTEE ACTION: **07/09/2024**

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 design. 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, and "COMMISSION" is arched across the right side. At the bottom, "ESTABLISHED" is arched on the left and "1936" is on the right.

200 N Rampart

ADDRESS:	200 N. Rampart		
OWNER:	Rampart Garage LLC	APPLICANT:	De La Rosa Construction, LLC
ZONING:	VCC-2	SQUARE:	96
USE:	Parking Garage/Commercial	LOT SIZE:	30,418 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

A c. 1950, multi-level parking garage.

Rating: **Brown**, objectionable or of no Architectural or Historical importance

Architecture Committee Meeting of

07/09/2024

DESCRIPTION OF APPLICATION:
Permit # 24-18447-VCGEN

07/09/2024
Lead Staff: Nick Albrecht

Proposal to construct new fence around former loading dock, per application & materials received 06/14/2024.

STAFF ANALYSIS & RECOMMENDATION:

07/09/2024

This property features a large parking garage with former ground floor commercial spaces. At the Iberville and Burgundy corner of the building, the parking garage projects over a driveway space, creating a now vacant area that is protected from weather and attracts unwanted activity.

The applicant proposes to construct a metal fence around this area. The fence is shown as being constructed from premade galvanized steel panels measuring 6’ tall by 8’ wide. The panels come prefinished in a black powder coat with pickets that punch through the horizontal bars. The Guidelines state that, “*when installing a metal picket fence, the pickets should be solid and punched through the horizontal bars, either at a 45-degree angle or parallel to the bars*” and “***The installation of a welded hollow metal tube fence or a chain link fence is not allowed by the VCC.***” (VCC DG: 10-5). Regarding the location of the proposed fence, staff notes the atypical nature of this building and property and does not believe that a fence around this area would be unusual.

The specifications for these fence panels note that it is made from 16 gauge galvanized steel. Although not solid metal, the Guidelines specifically seem to not allow the combination of hollow metal that is face welded to the horizontal bars. Given the low rating of the building and the fact these pickets are punched through the horizontal bars, staff finds the proposed panels may be approvable. The curved tops terminating in a flattened spike are somewhat atypical. Staff questions if either a straight top or a more common fishhook style top would be preferred.

Staff believes it is important to maintain visibility into this area so staff does not believe a solid wood fence would be a good alternative for this location and installation.

Staff recommends conceptual approval of a metal fence in this location and requests commentary from the Committee regarding the proposed fence detailing.

ARCHITECTURAL COMMITTEE ACTION:

07/09/2024



1316 Burgundy

ADDRESS:	1316 Burgundy	APPLICANT:	Gros Garrett
OWNER:	1316 Burgundy LLC	SQUARE:	81
ZONING:	VCR-1	LOT SIZE:	1,800 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main and rear building – Yellow; contributes to the character of the district

C. 1900 2-story frame residence, which has an asymmetrical façade, a cast iron balcony, and infill construction on the ground floor.

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

<u>DESCRIPTION OF APPLICATION:</u>	07/09/2024
Permit #24-19560-VCGEN	Lead Staff: Erin Vogt

Proposal to build rear addition and modify front elevation, per application & materials received 06/25/2024.

STAFF ANALYSIS & RECOMMENDATION: 07/09/2024

The applicant is a prospective buyer of the property and has submitted a conceptual proposal for construction of an addition at the rear of the site. The proposal is not detailed enough for any significant conversation, but the applicant is hoping for a read from the Committee regarding whether or not a second-floor rear addition could be viewed favorably before they finalize purchase of the building. Staff notes that a non-historic addition previously existed in this location. A 2020 inspection of the site and review of satellite imagery indicated that the building burned in 2008. The rear of the Yellow rated structure was rebuilt without permits in 2012, under previous ownership. The previously existing rear addition was not reconstructed on the second floor. It is now in use as a roof deck for the second-floor unit.

[Staff notes that an application was submitted in 2020 for retroactive approval of the addition demolition and rear building reconstruction. The Commission retroactively approved the application, with provisos that an engineer’s report must be submitted, and code compliance must be verified. That was not completed, so no retroactive permits were issued. This process is still outstanding and will need to be resolved with any future applications.]

This proposal is insufficiently developed for staff to make a recommendation to the Committee regarding compliance with the Design Guidelines for New Construction and Additions. However, staff does not foresee any issues that would preclude the reconstruction of *an* addition that is comparable to what previously existed. Since it would be on the second floor, and the first floor is already infilled, there are no Zoning or open space issues to contend with. As long as the applicant is willing to work with the VCC to ensure the Design Guidelines are followed, and provided that any structural and/or building code issues are addressed with all applicable agencies, a future proposal could be considered favorably.

The first floor, front elevation has been heavily modified over time. The applicant suggests modifying the entry to the covered parking area by installing an arched “carriageway” gate, flanked by gas lanterns. Given the heavily modified, “eclectic” style of the building currently, staff recommends against any superficial modifications that may make it appear more “historic.” While the front elevation is by no means sacred, alterations to this façade would need to be carefully considered and developed, and multiple different time periods could be taken into consideration for inspiration on how best to achieve this. Staff suggests that if the applicant ends up purchasing the property, that multiple different options for modifications be submitted for discussion at the Committee level while the overall proposal is under development.

ARCHITECTURAL COMMITTEE ACTION: 07/09/2024



1123 Burgundy

ADDRESS:	1123-25 Burgundy Street	APPLICANT:	Daniel Ferg
OWNER:	518 South Rampart LLC	SQUARE:	106
ZONING:	VCR-1	LOT SIZE:	5936 sq. ft. (approx.)
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	1780.8 sq. ft.
ALLOWED:	6 units	EXISTING:	3400 sq. ft. (approx.)
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Unlike earlier examples of this building type, this c. 1850 4-bay, 1 1/2 story Creole cottage is set back from the sidewalk. Also unlike later examples, this late cottage, especially its dormers, has grand proportions. Additional detailing includes a scored plaster facade.

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

DESCRIPTION OF APPLICATION: 07/09/2024
Permit #24-20030-VCGEN **Lead Staff: Erin Vogt**

Proposal to replace asbestos roof with Ludoslate, per application & materials received 06/30/2024 & 06/20/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/09/2024

The applicant proposes to replace the asbestos roofs of the Green and Brown rated structures with Ludoslate, which is a terracotta based cementitious slate-type shingle. This material is approvable for Green rated buildings, and is formed with lips on two sides so the shingles interlock. While reviewing the details for this roof replacement, staff noted that additional blocking appears to be proposed at the dormer cheek walls. Staff is concerned that use of this material may add thickness to the sides of the dormers, meaning that the sides of the Ludoslate may be exposed instead of tucked in behind the wood trim, which is typical. It is not clear if this blocking is necessary because of the shape of the Ludoslate tiles, or if it’s being proposed for some other reason.

Staff notes that the front elevation is stuccoed, which would indicate that slate (or a slate-type shingle) is the appropriate cheek wall material, but the side elevations of the Creole cottage are wood, so wood siding may also be found approvable. If the Ludoslate is too thick to be installed on the cheek walls without resulting in modifications to the dormer, it may be preferable to use weatherboards instead. Staff seeks the guidance of the Committee regarding the use of Ludoslate on the dormer cheek walls.

Additionally, copper crickets are proposed for installation at the existing chimneys. Staff finds them typical and approvable.

ARCHITECTURAL COMMITTEE ACTION: 07/09/2024

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725 St Louis

ADDRESS:	725 St. Louis Street	APPLICANT:	Abry Brothers, Inc.
OWNER:	Guste Roy F ET Al	SQUARE:	62
ZONING:	VCC-2	LOT SIZE:	x
USE:	Commercial		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main and service buildings: **Green**, or of local architectural significance
Courtyard infill: **Brown**, of no historical or architectural significance.

This address, known as "Antoine's Annex," includes three brick buildings with semi-attached service buildings. Constructed in 1827 for Jean Baptiste LePretre, this three-story row of buildings was acquired by the Alciatore family between 1905-14. The front gallery was added after 1960.

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

DESCRIPTION OF APPLICATION: 07/09/2024
Permit #24-20455-VCGEN **Lead Staff: Erin Vogt**

Proposal to install structural ties at masonry wall, per application & materials received 07/03/2024.

STAFF ANALYSIS & RECOMMENDATION: 07/09/2024

The applicant proposes to install six (6) structural ties at the second floor of 725 St. Louis, in a similar pattern as those already existing on the third floor. The provided detail calls for 9"x9" x ¾" plates, presumably square, with a ¾" diameter threaded rod to tie to the interior joists. A +/- 6" gap is shown between the brick wall and the floor joists. Staff requested an engineer's report, which states:

Per your request, on October 3, 2023, I made a visual observation of the property located at 713 St. Louis Street in New Orleans, Louisiana. The purpose of my site visit was to evaluate the current structural condition of the exterior wall and awning of the northwestern end of the building along St. Louis Street. It is my understanding that the awning was struck by a vehicle causing damage to both the awning and the masonry wall supporting it. While on site, I noted cracking in the in the stucco façade of the building, adjacent to the party wall with the neighboring building at 729 St. Louis Street. It appears that beneath the stucco cracking, there is damaged masonry that will need to be tuckpointed to restore the structural integrity of the wall. In addition, it is my opinion that wall ties be installed along the damaged wall to prevent any further movement. The wall ties should be installed in a similar fashion to the existing wall ties above. While the wall is being repaired, it is my recommendation that the awing and its connections to the masonry wall be evaluated to determine what repairs will be required.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Patrick H Abry
Patrick H. Abry, P.E.



06/06/2024

Staff notes that structural drawings for the awning repairs will require further Committee review.

It is not clear from the report if the applicant believes the structural repairs to the wall are needed because of the accident, or if they were a preexisting condition with some other underlying cause. Staff seeks the guidance of the Committee regarding the appropriateness of the proposed structural work.

ARCHITECTURAL COMMITTEE ACTION: 07/09/2024



817 St Peter

ADDRESS:	815 St. Peter	APPLICANT:	Erika Gates
OWNER:	Mark Bartholomew	SQUARE:	73
ZONING:	VCR - 1	LOT SIZE:	2,016 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Typical 4-bay late Victorian frame double shotgun, which is the twin of the adjacent cottage.

Main building – Green
Rear Shed -- Brown.

Architecture Committee Meeting of	07/09/2024
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<u>DESCRIPTION OF APPLICATION:</u>	07/09/2024
Permit # 24-17622-VCGEN	Lead Staff: Nick Albrecht

Proposal to replace existing decorative light fixtures with new decorative light fixtures, per application & materials received 06/07/2024 & 06/20/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	07/09/2024
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A similar application to replace the existing decorative fixtures on the front elevation of this frame double shotgun with new Bevolo *gas* decorative fixtures was reviewed and denied in 2018. A new application has been filed to replace the existing decorative light with new Bevolo *electric* fixtures. The new proposed fixture measures 20-1/2” tall by 11-1/2” wide. The existing fixtures measure approximately 11” tall by 6” wide, making the new fixtures almost twice as large as the existing.

At the time of the 2018 review, staff noted the low amount of light produced by gas fixtures as a concern regarding that proposal. As the fixtures are now proposed to be replaced with new decorative electric fixtures, staff notes the light level should be comparable to the existing fixtures.

Staff was also previously concerned that the larger decorative fixtures would interfere with the operation of the window and door shutters. The applicant has stated that the owner confirmed the shutters would remain fully operational with the larger fixtures.

Staff’s final concern was the overall compatibility of the fixtures with the building in terms of style, type, and period of construction. (VCC DG: 11-7) A large decorative fixture on the rather modest shotgun building seems a bit incompatible. Staff suggests that a smaller fixture, such as the Bevolo 14” fixture seen on the same spec sheet may be an approvable replacement as it would be more similarly sized compared to the existing.

Staff requests commentary from the Committee regarding the proposal.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	07/09/2024
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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



307 Chartres

ADDRESS:	307 Chartres Street	APPLICANT:	Gates Erika
OWNER:	Chartres Management Group LLC		
ZONING:	VCC-2	SQUARE:	37
USE:	Commercial	LOT SIZE:	1728 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This two-story brick building may be a late 19th-century or early 20th-century remodeling of a c. 1830 building. Its brick veneer façade above typical posts and lintels on the ground floor uses well-detailed decorative elements that eclectically reflect the influence of the Art Nouveau movement and of the Sullivanesque styles. The balcony and French doors were added in a 1984 renovation.

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

DESCRIPTION OF APPLICATION: **07/09/2024**
Permit #24-05527-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain mechanical equipment and platform, per application & materials received 02/28/2024 & 06/24/2024, respectively. **[Notice of Violation sent 03/08/2019]**

STAFF ANALYSIS & RECOMMENDATION: **07/09/2024**

On 11/09/2021, the Committee reviewed an appeal to retain unpermitted standing seam roofing, HVAC equipment, and the existing rooftop platform. The Committee approved temporary retention for 12 months. The roof has since been replaced with slate, correcting that violation. The applicant is once again appealing to retain the equipment and platform.

When previously reviewed, the staff analysis & recommendation stated:

The platform and HVAC condensers are discreetly located and may be retained, particularly given that any changes to the platform would likely trigger code requirements resulting in a much larger supporting structure. Sound data from the field was provided by the applicant for the exhaust fan at the rear of the property, averaging 78.8 dBA and reaching a peak of 96.4. Staff is unsure if there are any means for reducing the noise from this equipment, but notes it is in an isolated location on the site.

Given how limited alternate locations for the equipment are on the site, staff has no objection to retention of the current conditions until replacement is required by the Mechanical Division prior to future work.

ARCHITECTURAL COMMITTEE ACTION: **07/09/2024**



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	OPEN SPACE-	
DENSITY-		REQUIRED:	1,344 sq. ft.
ALLOWED:	7 Units	EXISTING:	1,078 sq. ft. approx.
EXISTING:	0 Units	PROPOSED:	708 sq. ft.
PROPOSED:	No Change		

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

07/09/2024

<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.

STAFF ANALYSIS & RECOMMENDATION:

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