



Vieux Carré Commission Architecture Committee Meeting

Tuesday, August 13, 2024



Old Business



913 Gov. Nicholls, 1215 Dauphine

ADDRESS:	913 Gov. Nicholls, 1215 Dauphine		
OWNER:	Gov Nichols Properties LLC	APPLICANT:	John Williams
ZONING:	VCR-1	SQUARE:	82
USE:	Residential	LOT SIZE:	11,706.6 sq. ft.

Architecture Committee Meeting of **08/13/2024**

<u>DESCRIPTION OF APPLICATION:</u>	08/13/2024
Permit #21-18881-VCGEN	Lead Staff: Erin Vogt

Review of proposed revisions to permitted new construction, per application & materials received 06/29/2021 and 07/23/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: **08/13/2024**

New construction of a main building, attached service ell, and rear dependency were most recently permitted by the VCC on 01/26/2024 and by DSP on 03/15/2024. However, while permits were not revoked and remain active, the applicant was told by DSP that alterations were needed as parking requirements were not met. The parking spaces previously proposed for the first floor of the service ell were not deep enough and needed to be increased to at least 18’-0”. The applicant explored making the service ell thicker, which VCC staff found to have a detrimental domino effect on the overall massing and the relationship between the service ell and main building. In response, the applicant has decided to remove the first-floor interior parking, and now proposes to use the first floor as storage for the other units. The only proposed exterior change to the new construction is elimination of three garage doors from the Gov. Nicholls elevation. Staff appreciates that the architectural impact of this change is as minimal as possible and recommends **approval**.

Minor landscaping changes are also proposed. Previously, three exterior parking spots were to be provided, with several planting beds between the service ell and detached dependency. Four exterior parking spots are now proposed to be paved with brick in a herringbone pattern. Staff requests clarification if the parking spots will remain permeable but finds the proposed landscaping alterations **approvable**.

ARCHITECTURAL COMMITTEE ACTION: **08/13/2024**



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

08/13/2024

DESCRIPTION OF APPLICATION:

08/13/2024

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 & 07/30/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/13/2024

This application was deferred at the 07/23/2024 Architecture Committee meeting to allow the applicant time to revise the proposal, most notably the proposed changes to the Bourbon St. elevation. The Architecture Committee recommended revising the proposal to be more inline with the side hall townhouse style that this building would have originally been. Following the publication of the agenda for this meeting, the applicant informed staff that the overall proposal had changed and no longer included any proposed modifications to the ground floor millwork. Staff questions if any work is still proposed for the upper floor millwork where previously existing windows were proposed to be modified into side hinged doors. This is no longer shown on the proposed plans either and staff seeks confirmation from the applicant that this work is no longer proposed either.

Mechanical Equipment
With the lack of proposed changes to millwork, the remaining proposed work is limited to mechanical equipment and staff approvable lighting and security cameras. Notably, all the mechanical equipment proposed for the building except one condenser for the ground floor space, has been relocated to the large flat roof of the brown-rated courtyard infill. Staff requests a roof plan showing the exact placement of the equipment on the roof but given the large size of this roof, staff believes there is ample room to find approvable locations that will not be visible. Staff will also need to review the routing for all condensate and gas lines associated with the equipment.

Summary
Staff encourages the applicant to revisit the idea of renovating the ground floor millwork in the future and recommends conceptual approval of the current proposal with the application to be forwarded to the Commission for final approval.

ARCHITECTURAL COMMITTEE ACTION:

08/13/2024

Architecture Committee Meeting of**07/23/2024****DESCRIPTION OF APPLICATION:**
Permit # 24-22947-VCGEN

07/23/2024

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

Mr. Albrecht read the staff report with Mr. Fabacher present on behalf of the application. Mr. Fabacher stated that they had not had any success finding photos of the original façade. He went on to say that they had surveyed other building in the district but nearly everyone had the carriageway paneled up and had widows instead of doors. Mr. Fifield stated that he believed the issue here was that Mr. Fabacher had incorrectly determined the architectural style of this building and that it was in fact a side hall townhouse. He went on to say that Mr. Fabacher's submittal was missing a floor plan but clearly the interior floor had been lowered. He then asked if the openings needed to be all doors. Mr. Fabacher stated that their client had requested this, but that they would be ok with one fixed in place. Mr. Fifield stated that they should consider not having doors in the openings and for Mr. Fabacher to look at other examples of this architectural style in the district. Mr. Bergeron stated that in order to remove the interior ramp, the slab would need major reworking.

Public comment:

Erin Holmes, VCPORA, I am concerned that this is a new business type not currently covered in the CZO and this might codify something.

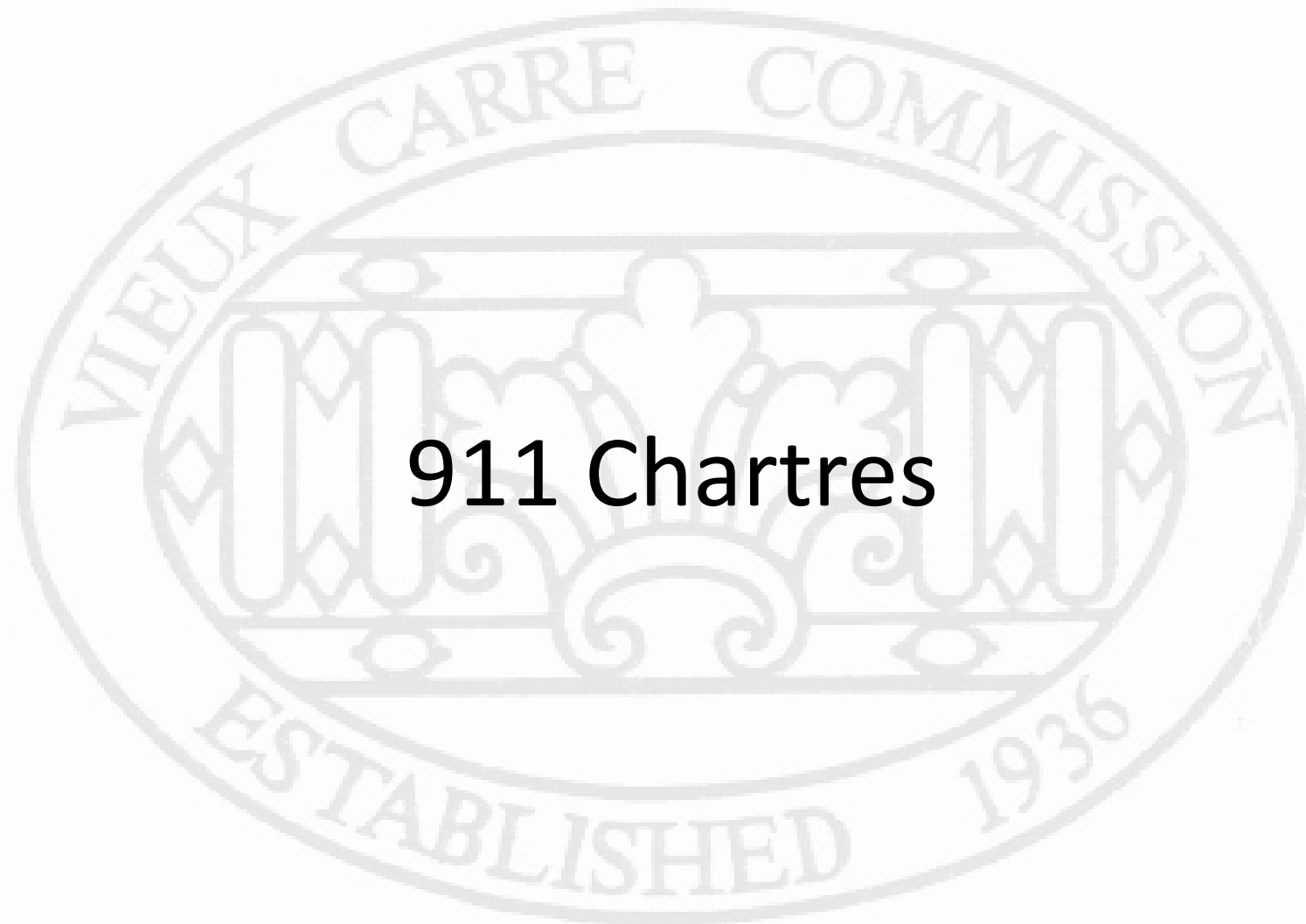
Nikki Szalwinski, I agree with Ms. Holmes. She went on to say that she would like the Commission to start considering battery backups instead of approving generators.

Ms. Bourgogne asked the architect to please inform staff where the new gas line for the generator would be entering the building.

Mr. Bergeron made the motion to defer the application in order to give the applicant an opportunity to further develop the proposal. Ms. Steward seconded the motion and the motion passed unanimously.



New Business



911 Chartres

ADDRESS:	911 Chartres		
OWNER:	Stephen and Dianne Schmidt	APPLICANT:	Maddie Charleston
ZONING:	VCR-2	SQUARE:	48
USE:	Residential	LOT SIZE:	7,914 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Front Buildings: Orange**, Unrated 20th/21st-century construction
Rear Service Building: Green, of local architectural and/or historical significance.

At this address, only the rear c. 1835 service building on the uptown side is historic. The remaining orange-rated structures were extensively remodeled in the 1980s.

<u>Architecture Committee Meeting of</u>	<u>08/13/2024</u>
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<u>DESCRIPTION OF APPLICATION:</u>	08/13/2024
Permit # 24-20021-VCGEN	Lead Staff: Nick Albrecht

Proposal to construct new inground swimming pool, per application & materials received 07/15/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/13/2024
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The applicant proposes to construct a new pool measuring 15’ by 11’ in the large existing courtyard of this property. The pool is shown setback from the side property line by 5’ and 8-1/2’ from the nearest building. The pool is shown finished with Pennsylvania Bluestone coping, and slate waterline tile. The proposed pool lights are noted as RGBW LEDs or color changing. The VCC has typically required white light only fixtures for pools. The associated equipment for the pool is shown as being installed in an existing storage room on the St. Philip property line.

The pool would replace an existing fountain in approximately the same location as the proposed pool. It appears that this fountain dates to the 1980s renovation of this property and staff does not consider it historic.

Regarding new pools, the Guidelines state that, “*the VCC requires a pool or hot tub to be an in-ground installation with the curb flush with the adjacent ground level*” and “*a simple, geometric form for the pool or hot tub such as a rectangle or oval.*” (VCC DG: 10-11) The section detail shows the pool projecting 1’ above the existing brick patio on one side and measures over 2’7” on the other side.

Staff finds the concept of a pool in this location to be conceptually approvable, however, as the Guidelines explicitly state that the pool curb is required to be flush with the adjacent ground level, staff recommends that this detail be revised to conform with the Guidelines. Staff recommends conceptual approval of the pool with the details to be revised as noted.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	08/13/2024
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1230 Bourbon

ADDRESS:	1230 Bourbon St.		
OWNER:	Robert E Balmat III Trust et. al.	APPLICANT:	1232 Bourbon Condominiums
ZONING:	VCR-1	SQUARE:	54
USE:	Residential	LOT SIZE:	4096 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Good example of an early 20th c. raised frame bungalow.

Rating: **Yellow** - Contributes to the character of the district.

Architecture Committee Meeting of	08/13/2024
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<u>DESCRIPTION OF APPLICATION:</u>	08/13/2024
Permit # 24-21514-VCGEN	Lead Staff: Nick Albrecht

Proposal to install new metal railing around front porch, per application received 07/15/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/13/2024
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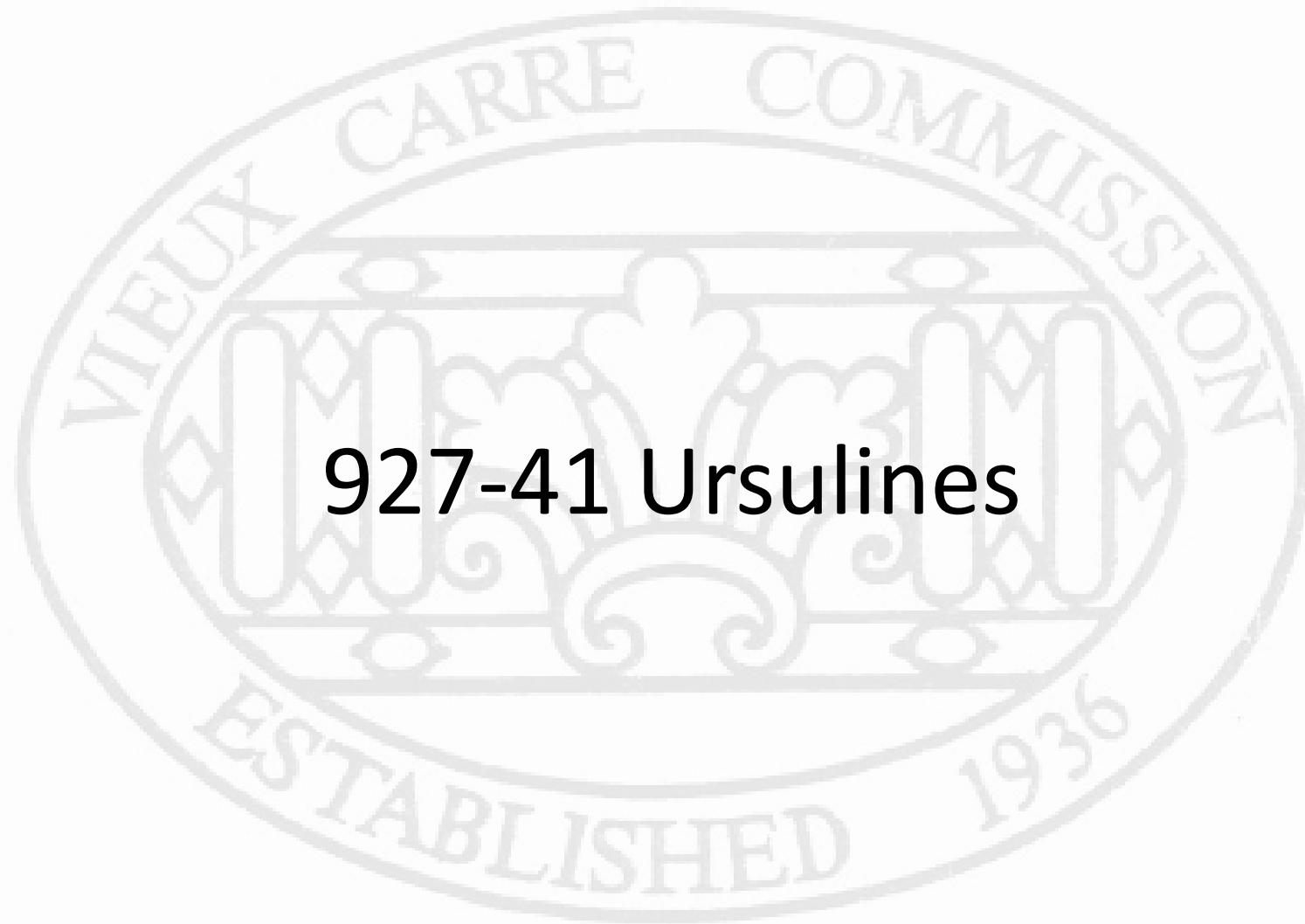
The insurance company for this property is requiring the installation of railings around this front porch. There is no evidence of there ever being railings around this porch, which would not be atypical for this building type and age. In order to satisfy the insurance company requirements, the applicant is proposing a simple metal rail measuring 36” above the porch with new 1” posts anchored into the porch floor which will keep the rail independent of the house and columns. The railing is shown with simple flat bars and ½” square spindles. This simple design is consistent with recommendations for similar railings and guardrails that have been proposed in recent years. This design is also similar to the handrail seen at the porch steps.

In the writing of this report, staff found that the railings at the front steps were not actually permitted. They appear to have been installed around 2020 but no permits were issued for these. Staff recommends considering the retention of the handrails along with the proposed new guardrails. The simple design of the stair handrails are also consistent with what the VCC has recommended for these types of installations, although a simple grab bar without any intermediate verticals may have been preferred.

Overall, staff finds the proposed railings potentially approvable but staff is concerned if these types of insurance driven railing proposals becomes more prevalent. Although the presence of a raised front porch is not as common in the French Quarter as it is elsewhere in the city, staff is still concerned about the requirement for other raised porches, front steps or stoops, and other building elements that traditionally did not have railings. Hopefully, a balance can be found between providing safety features when necessary and protecting the historic integrity of the buildings.

Staff requests commentary from the Committee regarding the proposal.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	08/13/2024
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927-41 Ursulines

ADDRESS:	935 Ursulines Street		
OWNER:	Lazarus Andre Phillippe	APPLICANT:	Miguel Salgado
ZONING:	VCR-1	SQUARE:	83
USE:	Residential	LOT SIZE:	4,096 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main buildings at 927, 929 and 941 Ursulines: **Green**, of local architectural and/or historic significance.
Main building at 935 Ursulines: **Brown**, detrimental, or of no architectural and/or historic significance
Sheds at 927, 929 and 935 Ursulines: **Brown**, detrimental, or of no architectural and/or historic significance

927, 929 and 941 Ursulines: One in an original row of four, c. 1900, small, frame, double rental cottages, built on the site of a 19th century coal yard and assorted shanties.

935 Ursulines: This building originally was identical to the neighboring, c. 1900, double cottage; but its appearance was altered later in the 20th century.

Architecture Committee Meeting of **08/13/2024**

<u>DESCRIPTION OF APPLICATION:</u>	08/13/2024
Permit #24-22695-VCGEN	Lead Staff: Erin Vogt

Proposal to install railings at entry steps to Brown rated 935 Ursulines, per application & materials received 07/23/2024.

STAFF ANALYSIS & RECOMMENDATION: 08/13/2024

The applicant’s insurance company is requiring that they install handrails at the entrance to 935 Ursulines. They have submitted a preliminary sketch that shows a new rail at the wooden steps, which has vertical members at the sidewalk and wooden buttresses. The rails then curve outward to where they meet the house in order to provide clearance for the shutters to open. Before asking them to develop detailed drawings with dimensions, notes and profiles of all elements shown, staff is requesting feedback from the Committee on the proposed curved railings. Designing handrails for stoops is a unique challenge at each building and is often complicated by the operation of shutters, but staff considers this proposal to be visually out of keeping with comparable railings. While the building is Brown rated and heavily altered, staff finds that the rail should be more consistent with others in the District. It is unclear what the overall appearance of the elevation is when the shutters are open, or if alterations to the entry door could be a viable alternative. Staff seeks the guidance of the Committee regarding recommendations for revisions.

ARCHITECTURAL COMMITTEE ACTION: 08/13/2024

The seal of the Vieux Carre Commission is an oval emblem. The outer ring contains the text "VIEUX CARRE COMMISSION" at the top and "ESTABLISHED 1936" at the bottom. The inner circle features a stylized architectural design with vertical columns and decorative elements.

1109 Decatur

ADDRESS:	1109 Decatur St.		
OWNER:	Mon Tay Enterprises	APPLICANT:	Chaar & Sons Construcion
ZONING:	VCC-1	SQUARE:	19
USE:	Commercial/Residential	LOT SIZE:	3,272 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Blue**, or of major architectural or historical importance.

This is one in the block-long row of three-story houses constructed c. 1830-31 by the prominent architects Gurlie and Guillot as rental property for the Ursulines Nuns after this religious house moved to its new quarters on Dauphine Street. Originally constructed in the typical Creole style, with arched ground floor openings (including a side passageway), balconies and upper level French doors, the buildings received a number of individual modifications in the 19th and 20th centuries. #1109 has altered millwork has been altered and its second-floor balcony has been extended into a gallery.

<u>Architecture Committee Meeting of</u>	08/13/2024
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<u>DESCRIPTION OF APPLICATION:</u>	08/13/2024
Permit # 24-22850-VCGEN	Lead Staff: Nick Albrecht

Proposal to replace existing dormer window with new wood window that does not match existing, per application & materials received 07/24/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/13/2024
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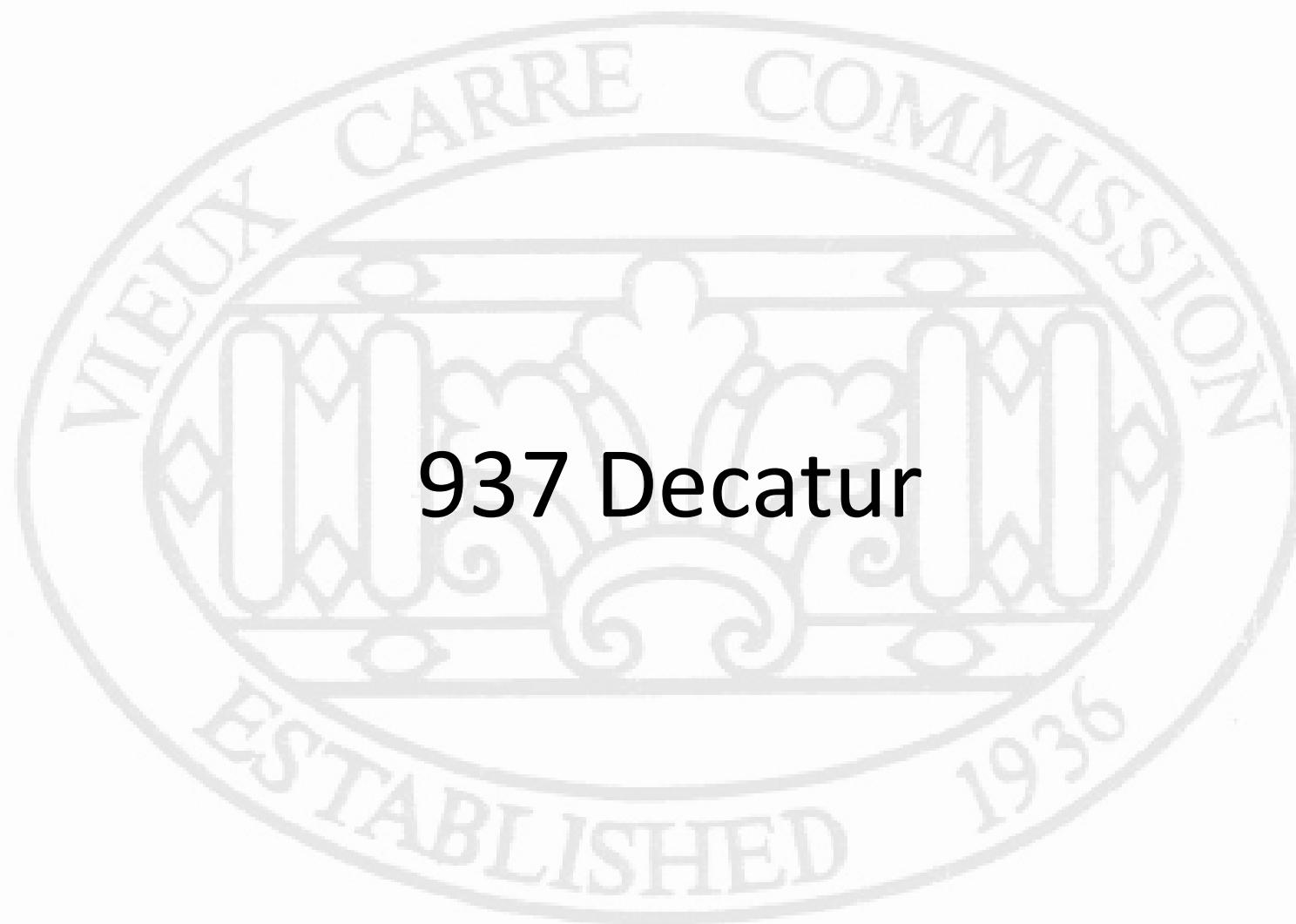
Permitted work has been ongoing at this property for the past few years. The current phase of work includes the proposed replacement of the inappropriate dormer window with a new swept head six over six window. The existing window is an atypical two over three window that was likely an improvised installation in years past.

For this rating of building, the Guidelines require Architecture Committee review for proposals to replace an existing window with a historically appropriate window that does not match the existing in all aspects. (VCC DG: 07-9) This property has the benefit of being one in a block long row of matching buildings, many of which appear to have intact dormer windows. The proposed new window is based on these existing examples seen at several of the adjacent dormers in the row.

The top of the proposed new window will sit behind existing curved trim of the dormer with the curve of the top sash matching the curve of the trim. The actual top of the window frame and sash are squared off, however. Staff suggests that it would be more typical for the actual top of the sash and the frame to also be curved.

Staff recommends conceptual approval of the proposed new dormer window and requests commentary from the Committee regarding the squared vs. curved top of the sash and frame.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	08/13/2024
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937 Decatur

ADDRESS:	937 Decatur	APPLICANT:	Brian Gille
OWNER:	937 Decatur St LLC	SQUARE:	21
ZONING:	VCC-1	LOT SIZE:	2,700 sq. ft.
USE:	Commercial		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Small two-bay, 2½-story masonry commercial building, which has a 20th century shop front on its ground floor. (Could this portion remain from the 1830 building shown on the 1833 Zimpel drawing?).

Main Building: Pink

Architecture Committee Meeting of

08/13/2024

<u>DESCRIPTION OF APPLICATION:</u>	08/13/2024
Permit # 24-22974-VCGEN	Lead Staff: Nick Albrecht

Proposal to install new standing seam copper canopy on front elevation, per application & materials received 07/25/2024.

STAFF ANALYSIS & RECOMMENDATION:

08/13/2024

A previous application that included this proposed awning as well as additional work on the building was reviewed and approved by the Architecture Committee and the full Commission in 2020. The previously approved work, which included an awning and changes to ground floor and second floor millwork, was never undertaken and the applicant is now returning with a reduced scope proposal to only install the awning and some new lighting.

Photographs show that this building had an awning from at least the 1940s until the late 1990s. The historic photographs show a flat projecting awning that appears to extend over the entire sidewalk. The previously proposed new standing seam copper awning projected out from the building 4’8”. The now proposed copper awning has been increased in depth and is now showing as projecting 6’6” over the sidewalk. The ends of the awning are open, consistent with the recommendations of the Guidelines.

Four new brackets are proposed to support the awning. These are noted as being custom made from 2” wide wrought iron. These brackets are slightly decorative but staff does not find them to be overly decorative.

Although the proposed new awning does not match the historic precedence, staff finds the proposed awning potentially approvable. Although the guidelines state that, “*the VCC encourages the installation of a retractable, rather than a fixed, awning*” (VCC DG: 12-8), staff finds the proposed fixed awning potentially approvable in this instance.

The existing sign would be relocated to installation below the awning and there appears to be adequate clearance to allow for this. New lighting is shown under the awning which appears to be consistent with the lighting guidelines.

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

ARCHITECTURAL COMMITTEE ACTION:

08/13/2024



622 N Rampart

ADDRESS:	622 N. Rampart	APPLICANT:	Seth Welty
OWNER:	Empire Burlesque, LLC	SQUARE:	100
ZONING:	VCC-2	LOT SIZE:	2,160 sq. ft.
USE:	Vacant	OPEN SPACE-	
DENSITY-		REQUIRED:	648 sq. ft.
ALLOWED:	2 Units	EXISTING:	160 sq. ft.
EXISTING:	0 Unit	PROPOSED:	1,268 sq. ft.
PROPOSED:	1 Unit		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

The façade of this c. 1830, 2-story, brick townhouse has been obscured, and its historic, detached service building has been demolished. Brown-rated construction now covers the site of the demolished kitchen of the historic courtyard.

Main building – Pink
Rear addition -- Brown.

Architecture Committee Meeting of

08/13/2024

DESCRIPTION OF APPLICATION:

08/13/2024

Permit # 24-22743-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate building including proposed modifications to ground floor openings and proposed demolition of courtyard infill, per application & materials received 07/24/2024.

STAFF ANALYSIS & RECOMMENDATION:

08/13/2024

A new owner has purchased this property and is proposing significant renovations to the property including the proposed demolition of the courtyard infill in its entirety.

Front Elevation Changes

On the front elevation of the building, some significant changes are proposed for the first-floor openings. Two different options are proposed for each of the openings. In option 1, the larger of the two openings is proposed to be narrowed with the installation of new fixed sidelights. New French doors would then be installed between the sidelights. The entire door would receive a new fanlight window above. The existing drawing shows an outline of a fanlight but staff has not seen any evidence of this being a previously existing condition either in photographs or indicated in the masonry, although this building has been heavily altered over time. Staff questions if there is some brick scarring or other evidence that indicates the size and shape of this opening.

The applicant states that the entire front wall of the building was rebuilt with a newer style brick sometime prior to the 1960s or 70s so there is no possibility for finding scarring. The proposed arched opening on the front elevation was inspired by existing smaller arched openings on the side elevation. There is also a larger arched opening on the rear elevation.

Although the original configuration of this elevation is not known, staff finds the proposed historically inspired elements to be approvable and the overall proposal an appropriate improvement over the existing conditions. Certain details of the millwork may be in need of revision, but staff finds the proposed concept approvable.

Infill Demolition

Based on surveys and photographs, staff estimates that the in-fill was constructed in the 1970s and consists of little more than roof framing tied in to the adjacent masonry party walls and a concrete slab. A proposal to demolish only a portion of this infill was reviewed and approved in 2017. Staff welcomes this proposed removal of the entirety of the infill which will reestablish an open courtyard on this property.

It appears the existing concrete slab that is in the courtyard space would be retained with the exception of a small section in the middle which would be removed for the construction of a raised planter. Although poured concrete is not an approvable paving material, staff finds the reestablishment of the open courtyard space more important than the paving material.

Rear Elevation Millwork

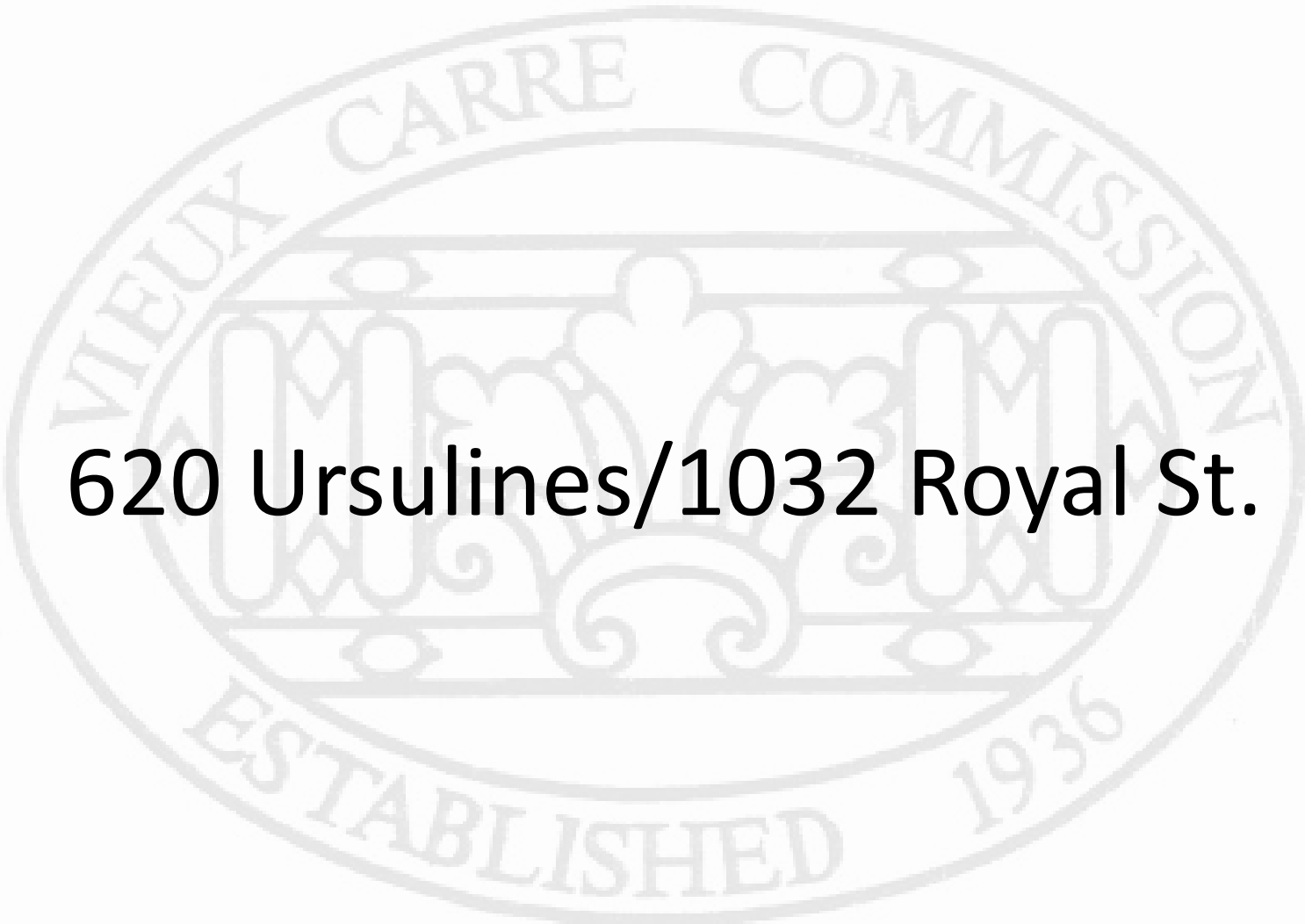
The demolition of the courtyard infill would expose the ground floor elevation on the rear of the main building. As noted, there is an existing arched opening on this wall which would become exposed to the outside. The applicant is proposing a more modern primarily glass set of doors and windows for this opening. This more modern approach has been approved in other locations, for example when infilling a loggia opening which would have historically been open-air. Based on the floorplan of this building, it is possible that this would have originally been an open-air loggia as well. As such, this proposed mostly transparent millwork may be appropriate.

Summary

Staff has no objections to the proposed demolition of the courtyard infill and the associated work in the courtyard. Staff requests commentary from the Architecture Committee regarding the proposed treatment on the front elevation and the proposed new glass wall and doors into the courtyard.

ARCHITECTURAL COMMITTEE ACTION:

08/13/2024



620 Ursulines/1032 Royal St.

ADDRESS:	620 Ursulines		
OWNER:	Lone Tree Holdings, LLC	APPLICANT:	Studio West
ZONING:	VCR-2	SQUARE:	49
USE:	Residential	LOT SIZE:	17,135 sq. ft

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main building and service wing – Blue, of Major Architectural or Historical Importance;
New rear buildings – Orange, Twentieth Century Construction.

Around 1819 a French-born shipwright named Armand Magnon had architects Gurlie and Guillot design this great square masonry townhouse. This imposing mansion, which was the center of a large domestic complex, had an attic floor and cupola added c. 1840. The building was renovated during the late 1960s, at which time a rear service building was removed and a walled side garden replaced a turn-of-the-century theatre (the old Capri Theatre).

<u>Architecture Committee Meeting of</u>	<u>08/13/2024</u>
<u>DESCRIPTION OF APPLICATION:</u>	08/13/2024
<u>Permit # 24-23644-VCGEN</u>	Lead Staff: Nick Albrecht

Proposal to create new opening in courtyard wall to connect the two properties, per application & materials received 08/01/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/13/2024
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The owner of this property is in the process of purchasing one of the abutting properties at 1032 Royal St. As the two properties would share a portion of property line, the applicant is proposing to create a link between the two properties. This would occur at the rear property line of 1032 Royal St. where it abuts a portion of the blue-rated service wing of 620 Ursulines as well as a portion of orange-rated construction.

The applicant proposes two different options to create this link. The first option would create a new opening in the back of the blue-rated service wing and feature a pair of doors with sidelights and a fanlight above. This millwork matches existing millwork on the courtyard side of the service ell and the new opening would be aligned with one of these existing openings. Although staff appreciates this alignment and matching the existing millwork, staff is hesitant to create the new opening in the blue-rated portion of the building and is concerned about creating a false sense of history with the new opening.

The second option would locate the new opening in part of the orange-rated construction and would feature new steps and landing on the Royal St. property leading to a new pair of simple French doors on the rear wall of the orange-rated building of 620 Ursulines. This opening would also align with an existing opening and match the millwork in that opening, albeit part of the orange-rated construction.

Staff finds option 2 more appealing as it does not affect the highly rated portion of the building and it overall seems less heavy handed. There is an existing tree in the courtyard of the 1032 Royal St. property that may be affected by the construction. The impact of the tree may be lessened by rotating the landing 90 degrees.

In discussion with the applicant, the applicant stated that the overall plan would not be to re-subdivide the properties into one large property so a BBSA waiver is being sought and has been applied for to allow for this opening across a property line.

Although openings across property lines are somewhat atypical and not encouraged, staff finds this one potentially approvable, particularly if it is located in the orange-rated construction seen in Option 2. Staff recommends conceptual approval of the proposed option 2 with final details to be worked out at the staff level and contingent on the BBSA approval.

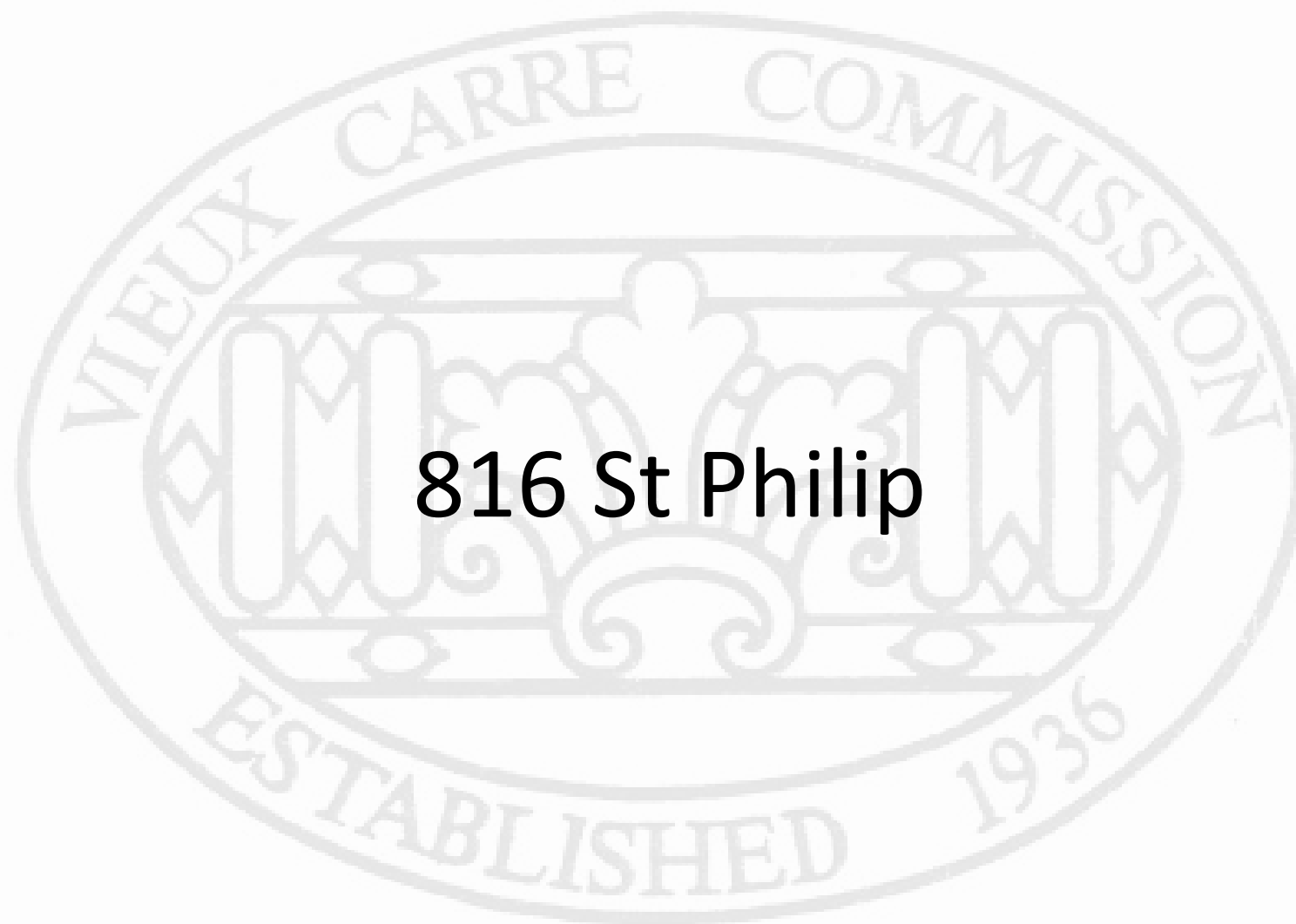
<u>ARCHITECTURAL COMMITTEE ACTION:</u>	08/13/2024
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The background of the slide features a large, faint, light-gray oval seal. The seal contains the text "VIEUX CARRE COMMISSION" along the top arc and "ESTABLISHED 1936" along the bottom arc. In the center of the seal is a heraldic crest with a central shield, a crown on top, and decorative flourishes on the sides.

Appeals and Violations



209 Decatur
(staff requests deferral for resubmittal)



816 St Philip

ADDRESS:	816 St. Philip Street	APPLICANT:	Gates Erika
OWNER:	Marriner Properties LLC	SQUARE:	76
ZONING:	Residential	LOT SIZE:	3890 sq. ft.
USE:	VCR-1	OPEN SPACE-	
DENSITY-		REQUIRED:	1167 sq. ft.
ALLOWED:	4 Units	EXISTING:	1662 sq. ft.
EXISTING:	4 Units	PROPOSED:	1620 sq. ft.
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

This circa 1830 two-story structure received late 19th century modifications, including the window and door frames and the front gallery. [Note: previous reports note a 1981 façade donation and easement by the Preservation Resource Center. The PRC has no record of a façade easement at this address]

Architecture Committee Meeting of **08/13/2024**

<u>DESCRIPTION OF APPLICATION:</u>	08/13/2024
Permit #24-15189-VCGEN	Lead Staff: Erin Vogt
Violation Case #22-03187-DBNVCC	Inspector: Anthony Whitfield

Review of engineer’s report and appeal to retain work without permit, including the installation of mechanical equipment, per application & materials received 05/17/2024 & 07/20/2024. [Notices of Violation sent 07/25/2018 & 07/01/2022]

STAFF ANALYSIS & RECOMMENDATION: **08/13/2024**

The applicant has submitted a proposal to address all violations on the property, several of which were resolved last year with repairs to the front gallery. The items requiring Committee review are as follows:

Structural:
Staff noted cracks in the Dauphine-side wall and a visible lean to the chimney at the main building. A structural assessment was completed after the violation letter was received in 2022 by Mr. Johann Palacios, PE of Pace Group, LLC, which stated:

Structural Observations, Recommendations, and Conclusions

The following structural observations were made:

- 1) The west facing exterior façade is a multiwythe masonry wall and is painted over a stucco coating. There was on vertical crack on the exterior wall that we found no evidence to suggest was a structural issue or concern as a result of no reflective (interior) cracking that coincides with the exterior crack location. We recommend that the crack be patched appropriately with VCC stucco mix formula as the crack is only applicable to the stucco painted exterior and is not structural in nature. **(Photographs 2 and 3)**
- 2) The west facing exterior façade has a protruding chimney masonry structure which does not extend into the living space of the 2nd or 1st floors. We did observe horizontal cracks in the painted stucco exterior. These are cracks that should be patched and repaired appropriately to help prevent building envelope water intrusion issues. Based on our visual observations of the cracks, these are not structural cracks that need to be addressed at this time. We do recommend that patched areas be revisited for movement in 12 months. There is no evidence to suggest that the chimney masonry protrusion is requiring structural repairs as the cracks are tension cracks that can be aesthetically repaired by patching and painting. **(Photographs 4 and 5).**

Staff notes that there is no apparent visual difference between conditions in 2022 and 2024, and seeks the guidance of the Committee regarding the proposed corrections, or if more thorough investigation is needed before the violation can be resolved.

Cameras and Keypads:
Security cameras throughout the property were cited as WwoP, but spec sheets for these models are still needed. However, all appear to be **conceptually approvable**, with the exception of the camera aimed at the adjacent parking lot, which is installed higher than the Guidelines allow. Since it is discretely located at the rear of the service ell and clearly aimed at a large parking lot, the Committee may find retention allowable, provided that the body of the camera is painted to match the adjacent surface.

The keypad at the front gate on St. Philip and the side gate to the parking area is a Schlage model in a brushed aluminum or nickel finish. While the numbers are always visible, staff does find this model to be

more discrete than others. Light finishes such as this one are seen as more contemporary and are approved less frequently, with the Committee showing a preference for oil rubbed bronze or black. Staff seeks the guidance of the Committee regarding retention of these exact keypads, but does find use of keypads in these locations to be **conceptually approvable**.

HVAC:

[Staff notes that the metal cap flashing present at this portion of the roof will be replaced with a mortar cap, which is approvable at staff level.]

The applicant is appealing to retain three HVAC condensers installed on the second-floor flat roof of the infill between the main building and service ell. Spec sheets have been submitted for the units, but the models have not been specified. However, none are outside typical specifications for size, weight or noise output, and may be considered conceptually approvable. While staff was concerned that the Mechanical Division would require a large platform and railing, the applicant consulted a third-party inspector, who stated that the conditions were approvable as-is. The applicant stated, “from my research and conversations with my third-party inspector Kurt Cavalier I do not believe these will be necessary either. According to Kurt and 2021 imc Section 306.5 R-3 occupancies are not required to have the permanent access. Also, as long as the equipment is at least 3' away from the edge of the building and the slope of the roof is not more than 3/12 a railing is not required. This was expressed by Kurt and 2021 IMC 306.5.1 Sloped roofs. The equipment is currently on a level platform. Of course, if anything changes during inspections it will be brought to your attention.” Staff was also concerned that permanent access would be required, but the applicant cited IMC 306.5, which states that permanent access is not required for R-3 occupancies. Staff finds retention **conceptually approvable**, with the proviso that the Mechanical Division of Safety and Permits must find the current conditions compliant with building and mechanical code.

ARCHITECTURAL COMMITTEE ACTION:

08/13/2024



906 Esplanade

ADDRESS:

OWNER:

ZONING:

USE:

900-06 Esplanade Ave

Cusimano Michael P,
Theriot Chere M,
Harton Kenneth,
Cusimano Jeffrey M,
Mohat Bruce E,
Lutz Frederick E,
Davis Richard Martin
Andrew, Sommers Joint
Revocable Trust, Mullens
Georgia L Self, Couvillion
Elyse M, Berry Mary F,
Shrum Wesley M Jr,
Blaine Murrell Mcburney
Living Trust, Peters
Kenneth D, Robeson
Michael D, Alves Henrietta

VCR-2

Residential

APPLICANT:

SQUARE:

LOT SIZE:

Shrum Wesley

81

Irreg.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

906 Esplanade, main building & service ell: **Green**, of local architectural and/or historic significance.
900 Esplanade, at corner: **Brown**, detrimental, or of no architectural and/or historic significance

906 Esplanade. A 3-bay, side-hall, brick, Greek Revival townhouse, constructed in 1835 for Noel Bathelemy Le Breton. An undated sketch, attributed to James Gallier, Jr., depicts fourth floor additions (changing the original attic floor) and the addition of a third floor, rear, cast iron gallery.

900 Esplanade. A brown-rated, "mansard roofed", c. 1955 apartment building was constructed on the site of the historic side yard of 906 Esplanade. The c. 1835 stable, however, remains standing at 1313 Dauphine.

Architecture Committee Meeting of 08/13/2024

DESCRIPTION OF APPLICATION:

Permit #24-20410-VCGEN

Violation Case #21-05935-DBNVCC

08/13/2024

Lead Staff: Erin Vogt

Inspector: Anthony Whitfield

Appeal to retain work completed without benefit of VCC review and approval, including structural reinforcement, balcony coating, and sliding glass door, per application & materials received 07/03/2024.
[Notices of Violation sent 04/06/2017 & 07/21/2021]

STAFF ANALYSIS & RECOMMENDATION: 08/13/2024

The applicant proposes to address longstanding violations at this property, several of which are for work completed without permit. The items requiring Committee review are as follows:

Rear galleries:

Staff cited the rear gallery for hazardous conditions due to visible deflection and broken ironwork. A metal pole had also been added behind the cast iron panels to reinforce the gallery, which the applicants state has been in place for over 20 years. Staff notes that no visual evidence of the alterations appears in VCC records until 2016, but previously existing trees obscured much of the rear of the building. A structural report from Mr. Jamie Saxon, P.E. states:

As requested, we have conducted a follow up visual survey of the existing framing of the rear balconies at the condominium complex on June 17, 2024. The existing building is four stories tall. The rear balconies appear to be supported by the iron lattice work and a pipe column from the second to the fourth levels.

Our previous review of the framing exposed portions of the balcony framing. The original framing has been supplemented with a steel channel and pipe columns. This channel is supported by a pipe column.

The decorative latticework columns extend to the steel channels and are part of the decorative lattice work. We previously noted that the ends of these steel bars are heavily rusted and will need new supplemental plates welded to them for reinforce the support of the decorative latticework.

The deflections and conditions of the balcony and lattice work appear to be in similar condition to that observed during our 2021 survey. There is no evidence of continued movement.

Based on our visual observations, the balcony appears to be stable and adequate for its intended use. We recommend that a contractor be engaged to weld steel plates to the decorative columns to restore the section of the lattice work columns that have rusted.

Staff notes that the vertical panels, while decorative, do typically serve a structural purpose, and are not purely decorative. While the report recommends to weld steel plates to these columns to “restore the section of the lattice work that have rusted,” the applicant has sourced replacement pieces so the panels will be repaired as part of this scope of work. Staff seeks the guidance of the Committee regarding structural concerns.

Roof decks:

Two roof decks are present at the rear of the property. The first is on the roof of the first floor, and was cited for having an unspecified coating applied to the roof over what appears to be a metal cap. The applicant is appealing to retain the surface for the life of the coating. Staff notes that this condition, if permitted, would typically consist of a walkable tile surface or similar over a TPO roof. Staff is concerned that the underlying roof condition could deteriorate significantly without being visibly evident from the exterior.

The second roof deck is on the roof of the gallery at the fourth floor, where a wooden decking surface has been installed on top of existing tongue and groove wood above the fascia. The applicant has agreed to correct this atypical condition, but a detailed proposal with corresponding drawings is needed to evaluate how the roof deck will drain without detrimentally affecting the gallery.

Staff recommends **deferral**.

Millwork:

Two openings on the fourth floor were replaced without permit. A door accessing the roof deck will be replaced, and is **conceptually approvable**, but a proposal with detailed drawings is needed for review and approval at staff level. The second opening is a sliding plate glass door, also accessing the roof deck, which the applicant is appealing to retain, again stating that it has been present for over twenty years. Staff first observed the door from a neighboring property in 2020, but it is visible from the public right of way when standing down the street and looking for it. As such, this item could be considered prescribed. Staff encourages the applicant to propose a more appropriate door when the millwork requires replacement.

Plumbing:

PVC plumbing is present in the courtyard and has also apparently been in place for over 20 years, according to the applicant. Staff notes that exterior use of PVC is not permissible, as PVC is not rated for exterior use due to degradation when exposed to UV light. It cannot be considered prescribed, as it was not previously observed by VCC staff over ten years prior to the violation case being opened. Staff recommends **denial**, with the applicant to propose an alternative.

ARCHITECTURAL COMMITTEE ACTION:

08/13/2024