



Vieux Carré Commission Architecture Committee Meeting

Tuesday, August 27, 2024



Old Business

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

225 Decatur

ADDRESS:225 Decatur

OWNER:215-225 Decatur, LLC, Jacqueline G Toledano, Suzette Toledano

APPLICANT:GOAT

ZONING:VCE-1

SQUARE:30

USE:Commercial (nightclub)/residential

LOT SIZE:17,330 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green** - of local architectural and/or historic significance.
Rear addition: **Brown** – detrimental, or of no architectural and/or historic significance.

In 1908 the noted New Orleans architect Emile Weil designed this very good example of a "Decorative Brick style" warehouse building for the Rosenberg Shoe Co. after a disastrous fire had destroyed an earlier building on this site, along with many others in the block.

ADDRESS:229 Decatur

OWNER:HOUSE OF BLUES NEW ORLEANS

APPLICANT:GOAT

ZONING:VCE-1

SQUARE:30

USE:Commercial (nightclub)

LOT SIZE:2369 sq. ft. (approx.)

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Yellow**, contributes to the character of the district.

C. 1910 3-story "Decorative Brick style" warehouse that has commercial style windows on the upper floors. Replaced buildings on the site destroyed by the fire of 1908. [This building sits on two lots, 227 Decatur (Lot 11118) and 229 Decatur (Lot 11118-01).]

Architecture Committee Meeting of08/27/2024

DESCRIPTION OF APPLICATION:08/27/2024

Permit #23-16656-VCGENLead Staff: Erin Vogt

Review of proposed revisions to parapet capping, in conjunction with work at 229 Decatur, per application & materials received 06/22/2023 & 08/15/2024, respectively.

Permit #23-19789-VCGENLead Staff: Erin Vogt

Review of proposed revisions to parapet capping, in conjunction with work at 225 Decatur, per application & materials received 06/22/2023 & 08/15/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:08/27/2024

The Committee first reviewed the overall scope to replace the roof at 229 Decatur and install HVAC serving 215-25 Decatur in 2023. After some revisions, permits for the work were issued in March 2024. The TPO roof system was to be flashed at the parapets with a termination bar, with mortar caps installed at the parapets. These parapets were inappropriately capped previously, and the applicant was concerned with the conditions once they were uncovered. They believe that water is entering through the brick and are proposing several different caps for various areas at 215 and 229, as follows:

Area 1: the roof membrane is held in place under the brick corbel with a termination bar. Metal counterflashing will be added. At the top surface of the parapet, a note calls for “fill gaps/holes with mortar to create a level surface on top of the parapet walls. Torch base sheet and gray cap sheet.” [Staff is unsure if use of this material actually requires torching, or if it is just made for that purpose. Torch down roofing is prohibited in the Vieux Carre per the Design Guidelines and the property’s location within the Inner Limits Fire District.] A second termination bar is proposed at the top of the parapet, to be coated in Alsan liquid waterproofing.

Area 2: this parapet is between two roof surfaces. Like the detail for Area 1, the roof membrane is held in place under the brick corbel with a termination bar. Metal counterflashing is added on both sides, and the top is filled with mortar, with a torch base sheet and gray cap sheet. No termination bar is used on the top face.

Area 3: existing metal roofing will be left in place, and existing metal cap flashing will be replaced with a new metal cap. If required to retain, it will be coated with liquid waterproofing.

Area 4: this parapet is shared with a neighboring roof, with coated metal cap flashing already in place. The new roof system will die into a termination bar and be counterflashed with metal, to be installed under the neighboring metal cap flashing. Staff is unsure what the existing and proposed metals are, or if there are any concerns with galvanic corrosion.

Area 5: an existing siliconized roofing material will remain. Liquid waterproofing will transition between the existing material and two piece metal counterflashing.

Area 6 (the front parapet of 229): existing mastic will be removed. The membrane will extend beyond a vinyl coated metal flashing, with a 1/5" heat welded seam. A gypsum coverboard will be adhered to the brick parapet wall with either a mechanical or adhesive fastening system. A membrane flashing will extend over the gypsum, to be held with a termination bar below where the brick corbel should be. Membrane counterflashing will be installed, and a 4" cast stone cap with coping clips will be installed at the top surface of the parapet.

Staff finds the proposed work to be carefully considered for each individual location, but far outside the ideal conditions for parapet capping. Given the rough existing conditions of the underlying brick, and the need for compatibility with a membrane roof system, alternatives to a traditional mortar cap may be necessary. Staff seeks the guidance of the Committee regarding the proposed details and their appropriateness for each condition.

ARCHITECTURAL COMMITTEE ACTION:

08/27/2024



616 Conti

ADDRESS:	614-16 Conti Street		
OWNER:	Conti Street Holding LLC	APPLICANT:	Terri Dreyer
ZONING:	VCC-2	SQUARE:	37
USE:	Vacant	LOT SIZE:	1696 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This three-story masonry structure with four bays on the two upper floors and an altered ground floor dates from c. 1830.

[A three-story detached dependency was demolished between c. 1908 & c. 1940-51; the courtyard was infilled and a partial second floor was added on the Decatur side, mimicking a service ell. A third floor was illegally added sometime between 2009-10. All courtyard infill was demolished in 2020, and the rear of the site is now open space.]

Architecture Committee Meeting of **08/27/2024**

<u>DESCRIPTION OF APPLICATION:</u>	08/27/2024
Permit #24-09814-VCGEN	Lead Staff: Erin Vogt

Proposal to replace roof and partially demolish courtyard wall, per application & materials received 04/05/2024 & 8/13/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/27/2024

When last reviewed by the Committee on 05/28/2024, the proposal was to address the ongoing demolition by neglect violations and stabilize the property’s deteriorating condition while plans were being developed for a different change of use. In the meantime, the developer has returned to previous plans to rebuild the rear courtyard infill and multi-story addition and develop it as a restaurant. That scope of work is not currently under review, and will be resubmitted as a Phase Two following BZA review of their expired variance request. However, it has changed the applicant’s proposal to address the demolition by neglect violations, as follows:

The previous submittal proposed to remove the poorly constructed rear dormer and return the roof slope to a historically appropriate condition. However, in the original proposal for the restaurant, the dormer was to be modified to accommodate the restaurant’s hood vent. The applicant is now proposing to repair the roof while leaving the dormer intact, in expectation for Phase 2. Staff has no objection to this change to the roof repair plan, as it will help future restaurant development at this property to avoid an unsightly mushroom vent.

A portion of the courtyard wall has been found to be one wythe of brick against a wood frame wall, which is at risk of collapse. It is shared with the neighboring property owner, whom the applicant is attempting to contact for their consent to this work. The applicants propose to reconstruct this portion of the wall as part of Phase Two, as they wish to do the reconstruction as a brick veneer, wood frame assembly. Since this would require that the wall be interior on the 616 side, and BZA approval of their variance to reconstruct the previously existing construction has not yet been obtained, the applicant is proposing to remove it as part of Phase 1 to address the risk of collapse. The architect’s report provided states that “temporary stabilization has been considered, [but] this would require a substantial amount of custom sized steel and a large disruption to the occupied side of the wall. This would be economically burdensome for a temporary condition and the time for the design, procurement and installation is likely to take longer than the proposed solution (including the variance process).” Since the existing wall is in poor condition, and is of limited historic value since it is already a brick veneer on a stud wall, staff does not find demolition (and eventual reconstruction) objectionable, provided that the neighboring property owner also consents to the work prior to permit.

Overall, staff finds the proposed work **approvable**, with the Phase 1 permit to be issued following receipt of a complete Phase 1 package for final review.

ARCHITECTURAL COMMITTEE ACTION: 08/27/2024



New Business



**430 Barracks
97 French Market Place**

ADDRESS:	97 French Market Pl/ 430-36 Barracks/1238-40 Decatur		
OWNER:	James & Richard Realty	APPLICANT:	Studio Rise, LLC
ZONING:	VCS	SQUARE:	14
USE:	Commercial	LOT SIZE:	3,711 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: **Green** - of Local Architectural and/or Historic Significance.

These circa 1838 Creole style buildings include two 2½ story, gable-ended, dormered townhouses, each with two bays on each floor, connected by another 2½ story section on the Barracks Street elevation. This picturesque complex has rhythmic arched openings along the entire ground floor Barracks elevation (the arched openings along the Decatur Street and French Market facades have been replaced with square-headed openings).

Architecture Committee Meeting of	08/22/2024
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<u>DESCRIPTION OF APPLICATION:</u>	08/22/2024
Permit # 24-08347-VCGEN	Lead Staff: Nick Albrecht

Proposal to install Aeratis synthetic decking at existing balcony, per application & materials received 03/22/2024 & 08/09/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/27/2024
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Renovations for this property were reviewed and a permit issued earlier this year. The applicant is returning with a requested change order to utilize Aeratis synthetic decking rather than the previously approved replacement to match in wood. The proposed use of Aeratis is currently limited to the second-floor balcony on the French Market Place side and approximately halfway down the length of the building on the Barracks elevation. There is an existing separation of the second-floor balconies on the Barracks elevation. The applicant notes that the wood on this balcony is in the worst condition while the decking on the other balconies around the building is in better condition and will be retained at this time. The applicant stated that the intention would be to replace those other balconies with Aeratis as well when the time comes for replacement.

The circumstances here are pretty consistent with other balconies and galleries where synthetic decking has been approved. The applicant stated that no modifications to the purlin spacing would be required so this would be a straight replacement to match besides the change to synthetic. Staff finds it slightly atypical to change this balcony to a synthetic while the other balconies remain wood but provided everything is painted to match and noting that the synthetic decking is proposed for the entirety of this particular balcony, the difference should not be noticeable.

Staff recommends approval of the proposed change and requests commentary from the Committee if they would consider extending any approvals to the additional balconies of this property.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	08/27/2024
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Architecture Committee Meeting of	04/09/2024
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<u>DESCRIPTION OF APPLICATION:</u>	04/09/2024
Permit # 24-08347-VCGEN	Lead Staff: Nick Albrecht

Proposal to renovate building including the construction of new rooftop walking surface, per application & materials received 03/22/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	04/09/2024
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The majority of the proposed work for this property is staff approvable, with the one exception noted by staff being proposed modifications to the roof. In conjunction with the installation of a new slate roof, the applicant proposed to convert roughly 110 sq. ft. of the roof to a mod. bit. system to provide better access to an existing exhaust fan. The applicant notes that access to this roof is obtained from the neighboring roof and the starting point of the proposed mod. bit. system aligns with the access door to this neighboring roof. The applicant noted that this section could be shortened if requested.

Staff inquired about the alternative of creating a roof hatch or using the existing dormer to gain access to this equipment. The applicant notes that there is a private apartment below this portion of the roof so the attempt is to not need to access this apartment in order to access the roof.

The proposed mod. bit. system is shown with rigid insulation on the roof deck sheathing, followed by an additional layer of sheathing and the top layer of mod. bit. roofing. The entire assembly is noted as being 4” thick and remaining well below the adjacent parapet.

Although staff does not like seeing sections of slate roofing being carved out for lessor materials, the proposal here is small and would not be visible. Staff agrees that alternatives such as a catwalk would likely have a bigger impact on the roof and be more visible. Perhaps reducing the starting point of the mod. bit. roofing to the valley between these two roof slopes would be better.

Staff requests commentary from the Committee regarding this proposal.

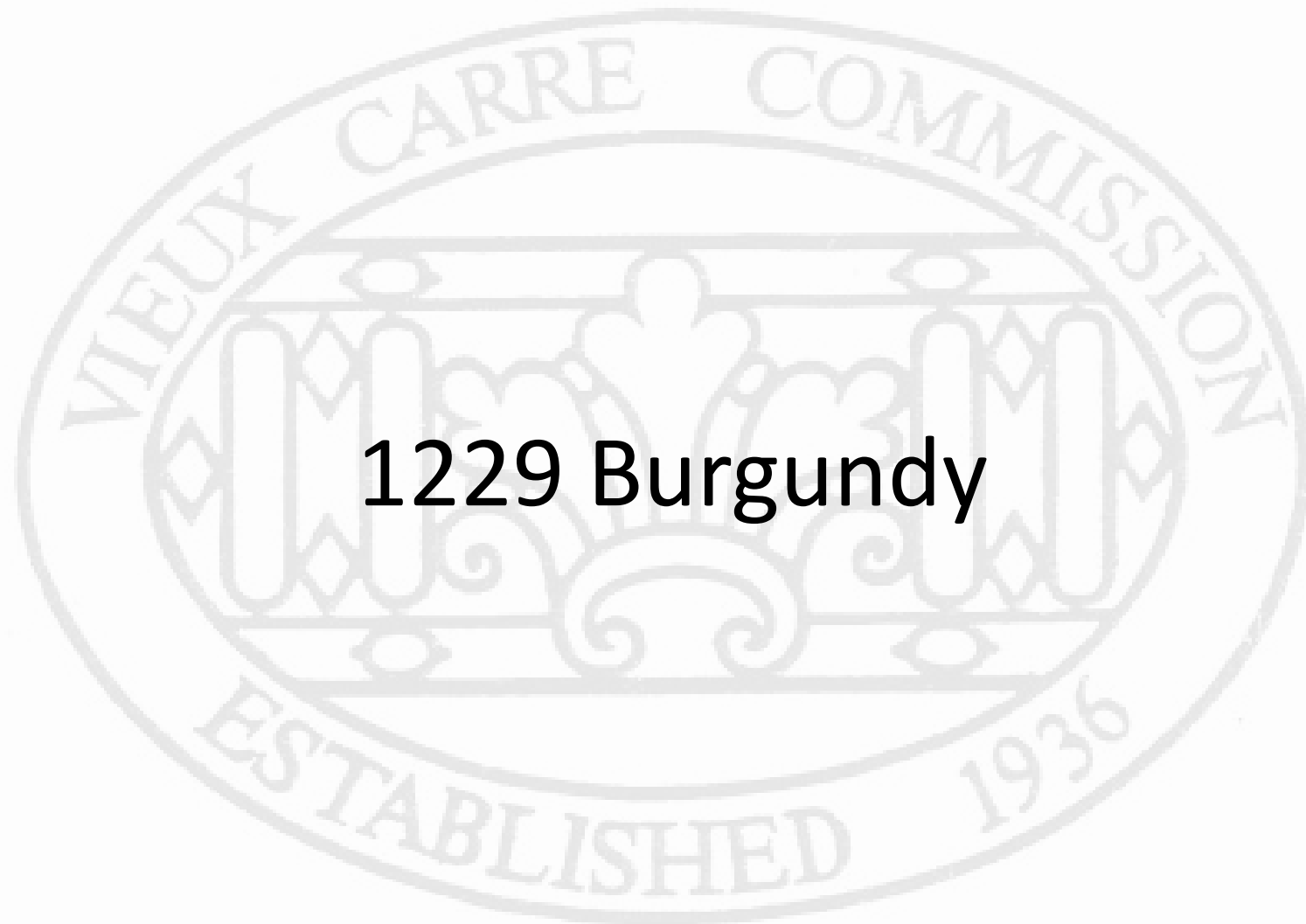
ARCHITECTURAL COMMITTEE ACTION:

04/09/2024

Mr. Albrecht read the staff report with Mr. Heck present. Mr. Heck said this is for monthly maintenance of the hood for the Louisiana Pizza Kitchen. Mr. Heck stated they have been having continuous issues with broken slates from the workers walking on the roof to service the hood. Mr. Heck concluded noting that the proposal seemed like the best way to access the hood. Mr. Fifield asked if Mr. Heck would consider this a least harm proposal. Mr. Heck responded that he would and noted that and the work proposed will be reversible, there would be no changes to the profile of the building or new roof penetrations.

There was no public comment.

Mr. Bergeron made the motion to conceptually approve the proposal, acknowledging the minimal visibility and that this is completely reversible, and noting that the approval is for the life of the exhaust fan. Ms. Steward seconded the motion and the motion passed unanimously.



1229 Burgundy

ADDRESS:	1227-31 Burgundy		
OWNER:	Matthew Taylor	APPLICANT:	Daniel Zangara
ZONING:	VCR-1	SQUARE:	107
USE:	Residential	LOT SIZE:	4164 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This address features a circa 1840 1½ story 4-bay Creole cottage, which has a one-story addition on the rear elevation, where there originally would have been an open loggia or porch.

Architecture Committee Meeting of **08/27/2024**

<u>DESCRIPTION OF APPLICATION:</u>	08/27/2024
Permit #24-18531-VCGEN	Lead Staff: Erin Vogt

Proposal to perform structural repairs, correct work in deviation from permit, and renovate exterior, per application & materials received 06/25/2024 & 08/08/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: **08/27/2024**

Staff issued permits in 2021 for millwork repairs, alterations, and HVAC installation. Much of the work was done in deviation from approved materials, and work stopped for some significant time. A new applicant has submitted plans for structural repairs and an overall renovation, as follows:

Structural:

Mr. Dalton Buuck, P.E. submitted an engineer’s report which states:

This is to advise you that at the above referenced address, the existing exterior end walls (left and right exterior walls) have bulged and appear to be unstable due to lack of lateral ties. This condition was present prior to our initial site visit on June 13, 2024.

We plan to stabilize the existing exterior end walls with a combination of sistered studs, new wood post and tie beams. To install the wood post for the tie beams in the left unit, the weatherboard and sheathing will have to be removed and replaced.

Approximately 25 piers are called out for replacement. Four typical pier details have been submitted, showing new concrete footings with CMU supporting the building’s wooden sills. New joists are also proposed at the foundation. Extensive joist replacement is proposed at the second floor. The building’s side walls will also have substantial stud and sheathing replacement.

Staff seeks the guidance of the Committee regarding the appropriateness and scope of the proposed structural repair/replacement.

Millwork:

In 2022, staff noted that the dormers had been substantially modified. While permits had called for sash replacement only, large sections of the front dormer faces had been cut out and an entire window assembly installed in place. During a full site visit in 2024, staff noted that the rear dormers had been similarly mutilated. The current drawings call for new sashes to be installed, but the work needed is much more extensive. Staff requests full drawings for reconstruction of the head, jamb and sill of both the front and rear dormers.

A first-floor door on the Barracks elevation is proposed for removal, along with its steps and awning. There is currently plywood in place and it is unclear if this door was original or remains behind the plywood. The applicant proposes to remove it and install weatherboard siding across the opening. More information is needed before this can be approved, as removal of openings is generally highly discouraged by the Guidelines.

The door closer to Burgundy will remain and a new metal awning is shown above it. Full detail drawings are needed, but it does not meet the Design Guidelines for awnings, which specifies that it should be open sided and fit within the size of the existing opening. Staff requests revisions and additional detail for further review.

Also on this elevation, the applicant proposes to remove fixed shutters and install a new window to match the opposite elevation. This is likely conceptually approvable, but additional information and drawings are needed for full consideration.

An attic vent on the Barracks elevation is proposed for removal, with a new vent of unspecified size to be installed on the Gov. Nicholls side. A small window opening on the second floor of the Gov. Nicholls

side is also proposed for removal, to be covered in weatherboard. Like the other openings, more information is needed about the age of this opening.

A full millwork schedule with elevations and details for all modified openings should be included in the next set of drawings.

Roof:

Multiple references are made to a roofing inspection report that was not included in the submittal. The rear 3/12 slope roof will have its slate removed, to be replaced with an unspecified standing seam metal. More information is needed, but slate should not have been used on a roof with this low of a slope in the first place, so this will likely be conceptually approvable.

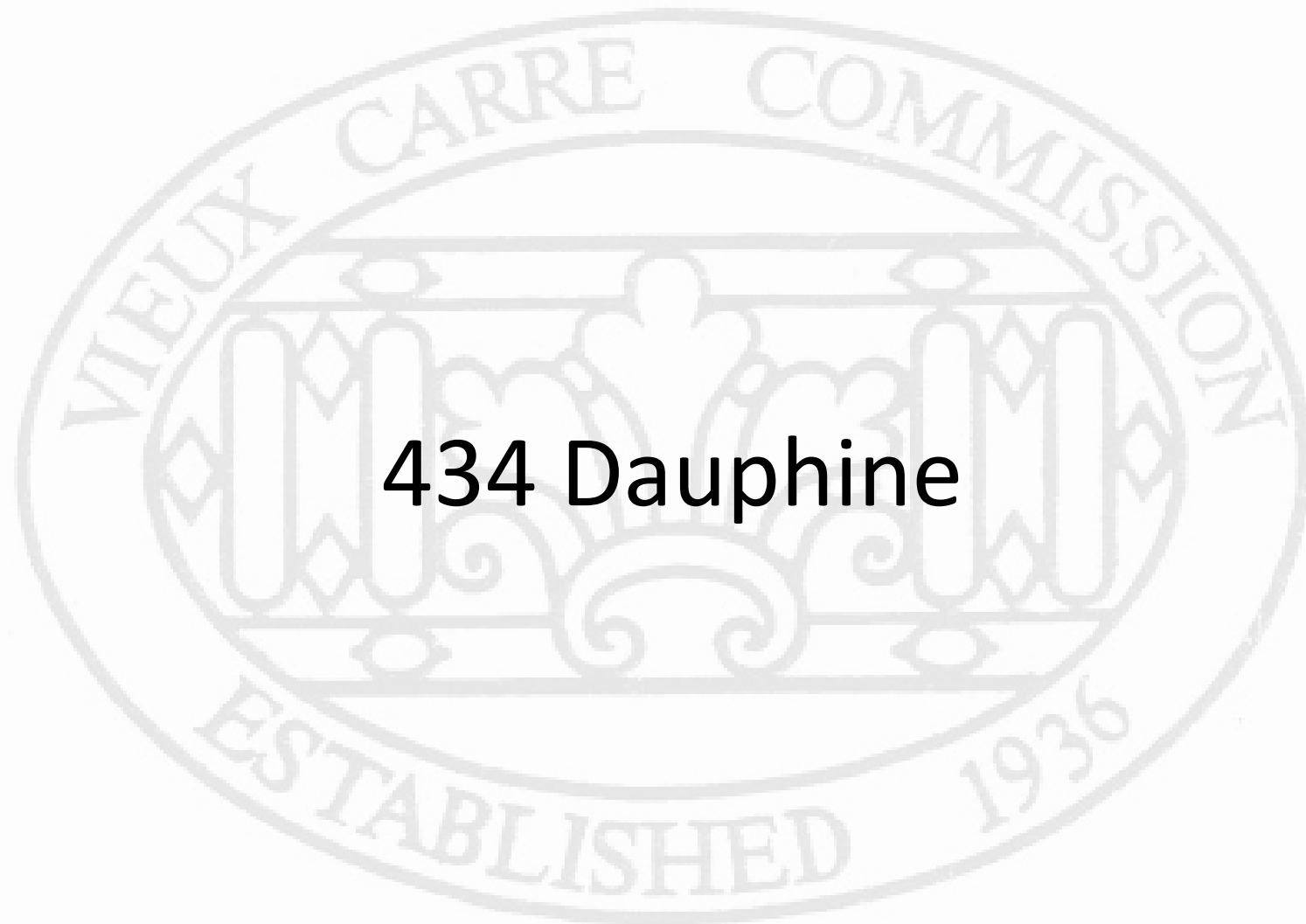
Lighting:

Two 18" Bevolo French Quarter sconces are shown flanking the side entry door on the Barracks elevation. These lights do not meet the Guidelines for decorative lighting and should be eliminated. If desired, one or two yoke lights could be considered on the front elevation, but as this side door is not historically a main entry, decorative sconces are not appropriate.

Overall, staff recommends **deferral**, with revisions and additional drawings to be provided as indicated in the staff report and requested by Committee.

ARCHITECTURAL COMMITTEE ACTION:

08/27/2024



434 Dauphine

ADDRESS:	434-436 Dauphine	APPLICANT:	Christian Garris
OWNER:	Christian Garris	SQUARE:	70
ZONING:	VCC-2	LOT SIZE:	1,696 sq. ft.
USE:	Residential (vacant)		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Green - or of local architectural and/or historical significance.

C. 1830 double four-bay masonry Creole cottage of 1 1/2 floors.

Architecture Committee Meeting of	08/27/2024
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<u>DESCRIPTION OF APPLICATION:</u>	08/27/2024
Permit # 24-20850-VCGEN	Lead Staff: Nick Albrecht
	Inspector: Marguerite Roberts

Proposal to remove existing pebbledash finish stucco from the front elevation and apply new smooth finish stucco, per application & materials received 07/09/2024 & 07/23/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/27/2024
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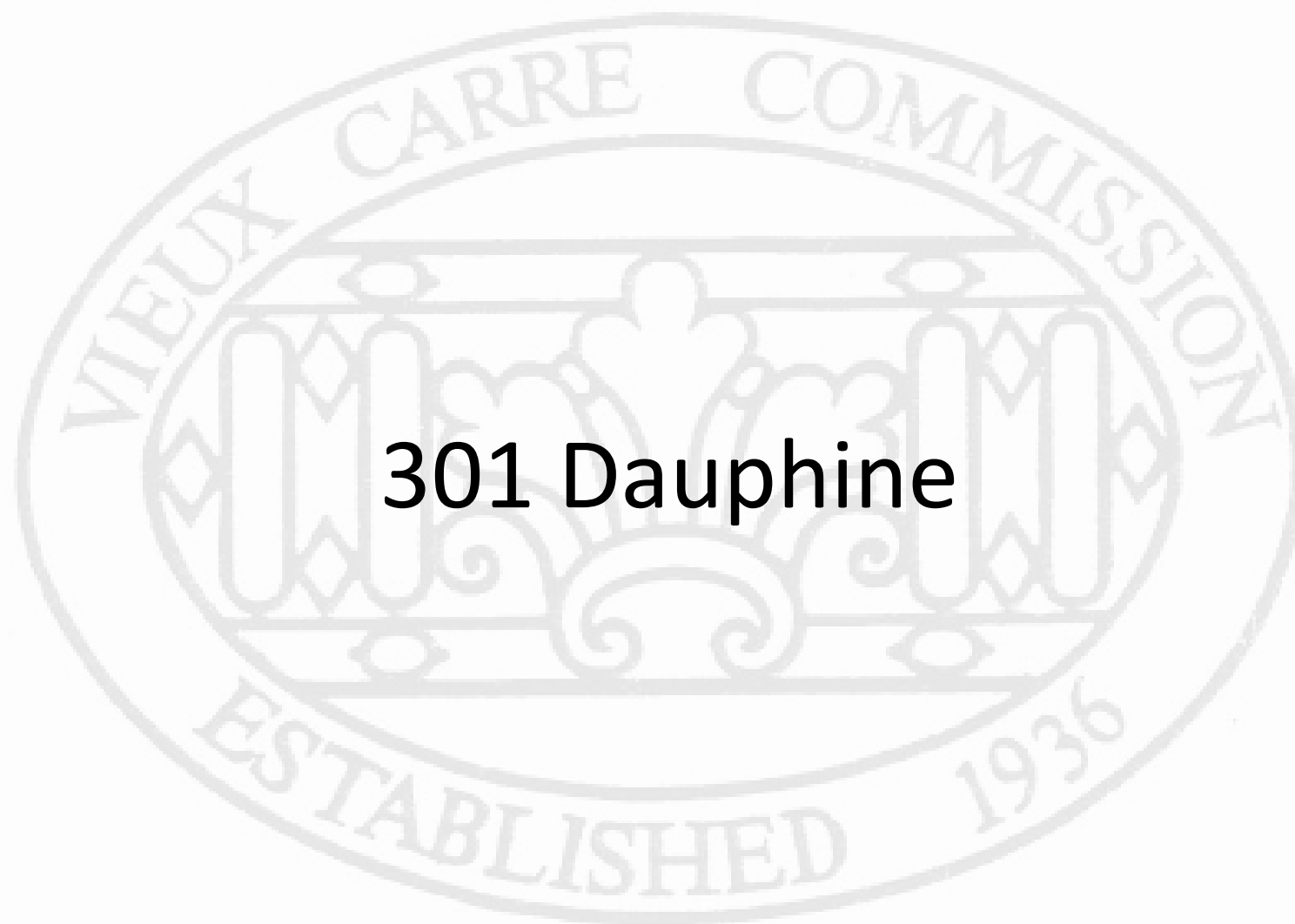
Staff issued a permit to repair the stucco and repoint the masonry of this building back in June of this year. Following the issuance of that permit, the applicant approached staff regarding the possibility of replacing the existing rough textured pebbledash finish stucco with a more typical smooth finish stucco. According to Preservation Brief 22 from the National Park Service, *“most of the oldest stucco in the U.S. dating prior to the late-nineteenth century, will generally have a smooth, troweled finish, possibly scored to resemble ashlar masonry units.”* The brief continues noting that more textured stucco finishes were most common in the early-twentieth century, including pebbledash.
(<https://www.nps.gov/orgs/1739/upload/preservation-brief-22-stucco.pdf>)

As this building dates to ca. 1830, staff finds it highly likely that it would have originally had a smooth stucco finish, consistent with what is noted in the Preservation Brief, and that the pebbledash finish was likely applied early in the twentieth century when that stucco finish was the popular choice of the time.

An argument could be made that the pebbledash finish has attained its own historic importance showing the evolution of this building and changes in fashion over time. However, the VCC is generally agreeable to restoring building elements back to a more original condition when that original condition is apparent and there are not other major changes to the building. Staff notes that this creole cottage appears to be otherwise very close to original in detailing.

Staff requests commentary from the Committee regarding the proposal.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	08/27/2024
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301 Dauphine

ADDRESS:	301-17 Dauphine Street/ 901-27 Bienville Street		
OWNER:	Chateau Le Moyne c/o Felcor Lodging Trust Inc.	APPLICANT:	Buckeye Contractors, LLC
ZONING:	VCC-2	SQUARE:	92
USE:	Hotel	LOT SIZE:	19,702 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Ratings:	<u>301-09 Dauphine:</u>	Orange , or post-1946 construction.
	<u>927 Bienville:</u>	Green , or of local architectural or historical importance.
	<u>311-17 Dauphine:</u>	Green , or of local architectural or historical importance.

In 1970 the architectural firm of August Perez and Associates constructed a five-story masonry building at the corner of Dauphine and Bienville Streets for use as the Chateau LeMoyne Hotel (301-15 Dauphine Street/901-27 Bienville Street). This project also included the renovation of a c. 1856 Greek revival masonry townhouse (927 Bienville) and a row of three Greek revival townhouses, which were designed by James Gallier, Sr. in 1847 (311-17 Dauphine).

Architecture Committee Meeting of	08/27/2024
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<u>DESCRIPTION OF APPLICATION:</u>	08/27/2024
Permit # 24-21091-VCGEN	Lead Staff: Nick Albrecht

Proposal to install new rooftop mechanical equipment on orange-rated building, per application & materials received 07/10/2024 & 08/08/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/27/2024
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The applicant proposes to install a new mechanical unit on the roof of the orange-rated corner building at 301-309 Dauphine. The unit would be installed on an enlarged mechanical rack adjacent to an existing unit. Staff finds the installation of the mechanical unit itself to be consistent with Guidelines and approvable. Staff has some concerns regarding the other work related to this installation.

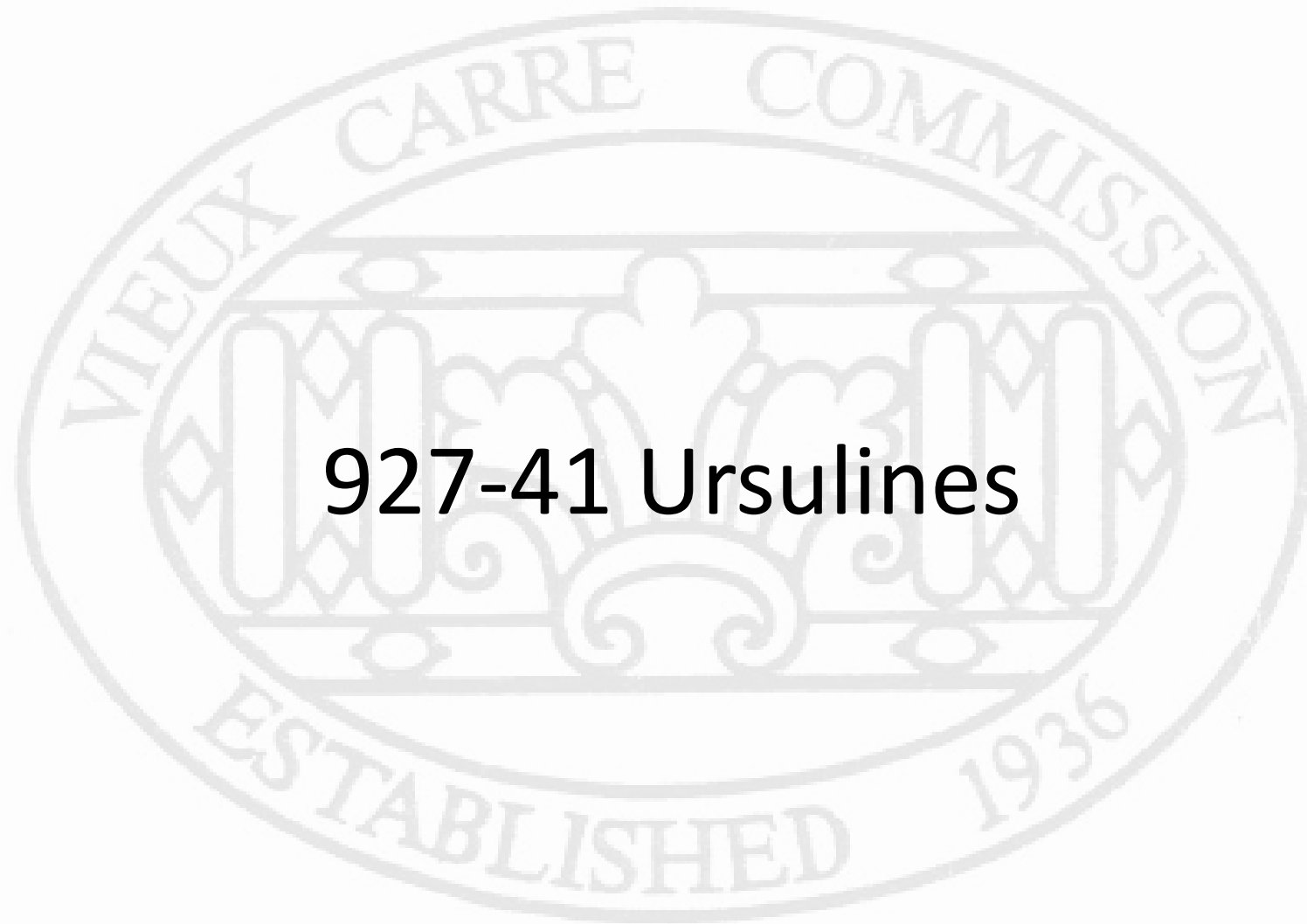
The proposed mechanical unit would service an air handler on the second-floor of the adjacent green-rated building. The applicant is proposing the line sets run from the inside unit out the back of the building at the second floor, straight up to the third-floor level, and then come around the back of the green-rated building before traveling up to the roof of the adjacent orange-rated building. The applicant notes that there is existing conduit and piping on the back of these buildings and the new line-sets would be similar to these installations.

Although the proposed installation is similar to other existing installations on the property, staff would recommend a more discrete method of running the line sets between the units. Staff questions if there is space above the soffit or in the attic where these line sets could be run as an alternative to running horizontally across the back of the green-rated building.

Staff also requests additional information regarding any possible modifications to or above the millwork seen on sheet M-2 and notated as “L-I”. If this is to be some new fresh air intake with a new or modified opening, additional details will be needed.

Staff requests commentary from the Committee and applicant regarding the details of the proposal.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	08/27/2024
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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 **08/27/2024**

<u>DESCRIPTION OF APPLICATION:</u>	08/27/2024
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.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/27/2024
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See Staff Analysis & Recommendation dated 08/13/2024.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	08/27/2024
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Architecture Committee Meeting of **08/13/2024**

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

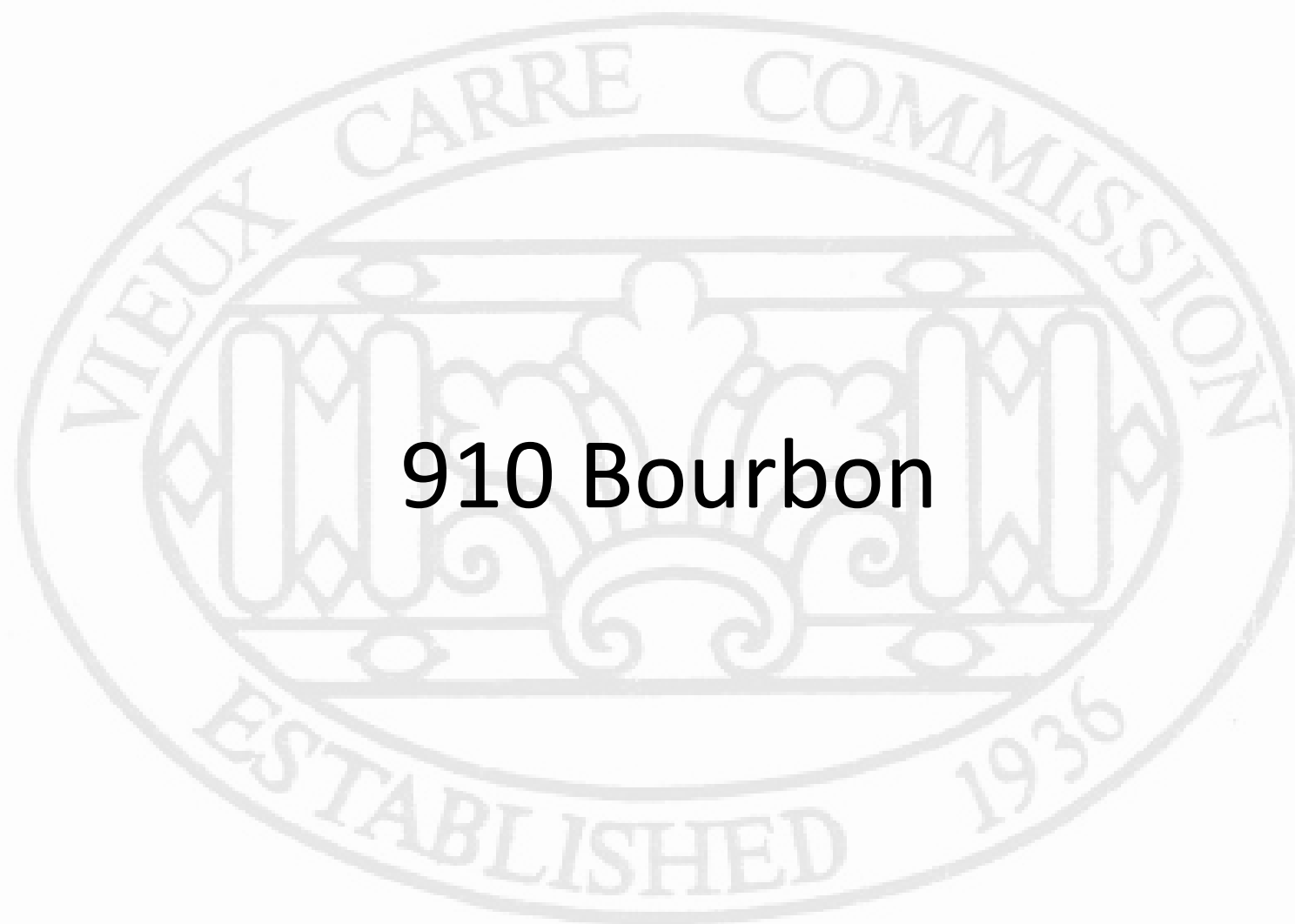
Proposal to install railings at entry steps to Brown rated 935 Ursulines, per application & materials received 07/23/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/13/2024
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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.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	08/13/2024
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The item was deferred due to lack of representation on behalf of the application.



ADDRESS:	908-10 Bourbon	APPLICANT:	Steve Thompson
OWNER:	J & R Realty	SQUARE:	57
ZONING:	VCR-1	LOT SIZE:	4,315 sq. ft.
USE:	Commercial		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

The unusual plan of this circa 1849 3-story building includes a narrow 2-bay building at the street and a semi-attached 3-story building at the rear of the property, divided from the main, front building by a stairway. A double balcony extends on the downtown side of both buildings.

For almost forty years, beginning in the 1940s, noted southern artist John McCrady and his wife Mary Basso, whose family had owned the subject building since the late 1800s, here operated an art school. Among other uses that the building served was as a hardware store both in the 1940s before the school opened and from the 1980s until recently.

<u>Architecture Committee Meeting of</u>	<u>08/27/2024</u>
<u>DESCRIPTION OF APPLICATION:</u>	08/27/2024
<u>Permit # 24-23196-VCGEN</u>	Lead Staff: Nick Albrecht

Proposal to replace existing FireFree synthetic roofing with new Permalock metal shingle roofing, per application & materials received 07/29/2024 & 08/01/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/27/2024
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The proposed Permalock shingles are made from recycled aluminum and feature an interlocking system. The shingles are available in a variety of colors and different finishes including a “slate” and “embossed slate” option.

The applicant proposes to replace the existing synthetic slate with the new Permalock shingles on the main building only. The applicant notes that this roof is minimally visible and would allow for the reinstallation of the historic ridge tiles. The applicant also touts the low profile of this particular system and believes it will out-perform other synthetic slates that are available. The HDLC has just recently started approving this material and there should be test cases in HDLC districts that staff could inspect soon. The applicant shared a photograph of a building in the Marigny where he installed this product with HDLC approval.

Staff inspected the site to try and judge the overall visibility and found it to be limited to locations further up and down Bourbon St. Staff finds that this product may be a good option in the “non-cement slate type shingle” category which are approvable for yellow, orange, and brown-rated buildings. As this building is green-rated, staff does not find it approvable per the roofing guidelines. Still, given the low visibility of this roof and the fact that it is replacing an existing synthetic shingle roof, the Architecture Committee could consider this as a test-case installation.

Staff requests commentary from the Architecture Committee regarding the proposal.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	08/27/2024
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540 N Rampart

ADDRESS: 540 North Rampart
OWNER: Minacore Investments LLC
ZONING: VCC-2
USE: Commercial & residential

APPLICANT: Maple Ridge Architects
SQUARE: 99
LOT SIZE: 1771 sq.ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main & service ell – Blue, of Major Architectural or Historical Importance
Courtyard infill - Brown

This property is one in an imposing row of four circa 1854 late Greek revival townhouses, located at 532-540 North Rampart.

Architecture Committee Meeting of**08/27/2024****DESCRIPTION OF APPLICATION:**
Permit # 24-24225-VCGEN

08/27/2024

Lead Staff: Nick Albrecht

Proposal to renovate building including modifications to existing millwork and converting existing window to new door opening, per application & materials received 08/07/2024.

STAFF ANALYSIS & RECOMMENDATION:

08/27/2024

Significant renovation work occurred at this property between 2018 and 2021 including the removal of the second floor of the courtyard infill. The applicant is proposing another phase of work to make further renovations to the property. This phase of work primarily focuses on changes to windows and doors.

N. Rampart Doors

Starting at the cut corner at the N. Rampart and Toulouse corner of the property, the applicant proposes to replace the existing millwork with a new pair of eight lite over panel doors with a new 4 lite transom window above. The existing millwork in this opening is awkwardly proportioned featuring a short pair of wood and glass doors and an overly tall transom window above. The current arrangement of millwork in this opening appears to date to 2017 while the short nature of these doors appears to date to at least 1964. The historic photographs show the short doors with a sign above the doors.

The new proposed millwork takes inspiration from other millwork at cut corners seen in the district, although none of the examples are exactly like the proposed. Staff finds the proposed new millwork much more appropriately proportioned and potentially approvable.

The ground floor residential door on N. Rampart is also proposed to be replaced. This opening currently features narrow sidelights and a damaged transom window with a rather stock looking six panel door. The applicant proposes to restore the sidelights and transom window and install a new wood door. The proposed new door is shown as solid wood, although in an arrangement that typically features a single large lite over a single panel. This door appears to be based off the door seen in this opening in some older photographs, although the previously existing door featured the more typical glass lite in the upper portion.

Being one in a row, staff often looks at the other buildings in the row for additional information. In this instance, the door in the corresponding opening of 538 N. Rampart features a more craftsman style door. The doors in the openings at 532 and 534 N. Rampart match one another but are also atypical and very likely not original to the building.

Although the proposed new door for 540 N. Rampart appears to be similar to the previously existing door in this opening, staff finds the proposed door a bit more Victorian inspired for this Greek revival style building. Staff is also hesitant regarding the lack of glass in this style of door. If a solid wood door is desired, staff recommends an appropriately proportioned solid panel door with the height of the panels taking cues from the existing sidelights. An example of such a door can be seen in the Guidelines (VCC DG: 07-10).

At the transom window above this door, staff questions if the diamond pattern would have continued across the width of the window and if the applicant would consider restoring this element.

Toulouse Elevation

On the ground floor of the Toulouse elevation, the applicant proposes to install a new six over nine window below and existing lintel at a location close to N. Rampart. The installation of a new window in this location, as well as the adjacent location, was previously approved and permitted in 2018. Only one of these windows was installed during the earlier renovation. Staff has no objection to installing a matching window in this location but notes the window that was installed is a six over six while the plans show both windows as six over nine. Staff seeks clarification from the applicant regarding the proposed arrangement.

At the ground floor of the courtyard infill, the applicant proposes to install new French doors in two locations. This work was also previously approved in 2018 with three sets of French doors along this wall. The plans show that only one set was installed and are now proposing to install new doors in the adjacent two openings.

Recent photographs of the building show the center opening boarded up, so staff seeks confirmation from the applicant that the previously permitted French doors were indeed installed in this middle opening. Based off the previous approval, staff does not object to the installation of the two sets of French doors.

At the alleyway behind the building, the applicant is proposing to remove approximately half of the existing metal gate and to install a new wood gate with iron bars above. It is staff's understanding that the property line between this property and the adjacent one at 1030 Toulouse falls right down the middle of this alleyway. Staff's preference would be for a gate unified in appearance across this alleyway and staff questions the feasibility of removing half of the existing gate and leaving the other half structurally sound.

Rear Elevation

Moving to the rear elevation, the proposed work includes the installation of a new wood door into the alleyway space and replacement of several windows. The proposed new door would be located in an enlarged existing window opening. The Guidelines generally discourage the conversion of windows to doors and vice versa, particularly on a more prominent building façade. (VCC DG: 07-20) Staff notes that there is very limited visibility of this location.

The proposed door appears to be like the one proposed for the N. Rampart elevation. If the Committee finds the concept of a door in this location to be approvable, staff recommends revisions to the proposed door design to something that might more typically be found on the rear elevation of this style of building.

The final aspect of the proposal is the replacement of square windows at the rear of the service ell and one larger one at the rear of the courtyard infill. Although unlikely to be original, these windows appear in photographs dating back to the 1970s. As such, staff has no objections to replacing them to match existing.

Summary

In concept, staff finds the proposed work largely approvable and would be an additional improvement for this highly rated building. Staff requests commentary and suggest revisions may be needed regarding some of the proposed details. Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

08/27/2024

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

Appeals and Violations



439-41 Royal

ADDRESS:	439-41 Royal Street	APPLICANT:	Erika Gates
OWNER:	Tortorici Building LLC	SQUARE:	63
ZONING:	VCC-2	LOT SIZE:	2320 sq. ft.
USE:	Commercial	OPEN SPACE:	
DENSITY:		REQUIRED:	696 sq. ft.
ALLOWED:	4 units	EXISTING:	0
EXISTING:	0 units	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Main building: **Pink**, or a building of local architectural or historical importance that has been detrimentally altered but, if properly restored, could be upgraded to green or blue.
Courtyard infill: **Brown**, or of no architectural significance

Designed and constructed in the late 1700s possibly by Barthelemy Lafon, this two-story masonry building known as the Tremoulet-Pavie House originally included an entresol level, a wooden balcony at the second level, a flat terrace roof and ground floor arches. The original appearance of the building has been obscured by later modifications.

Architecture Committee Meeting of **08/27/2024**

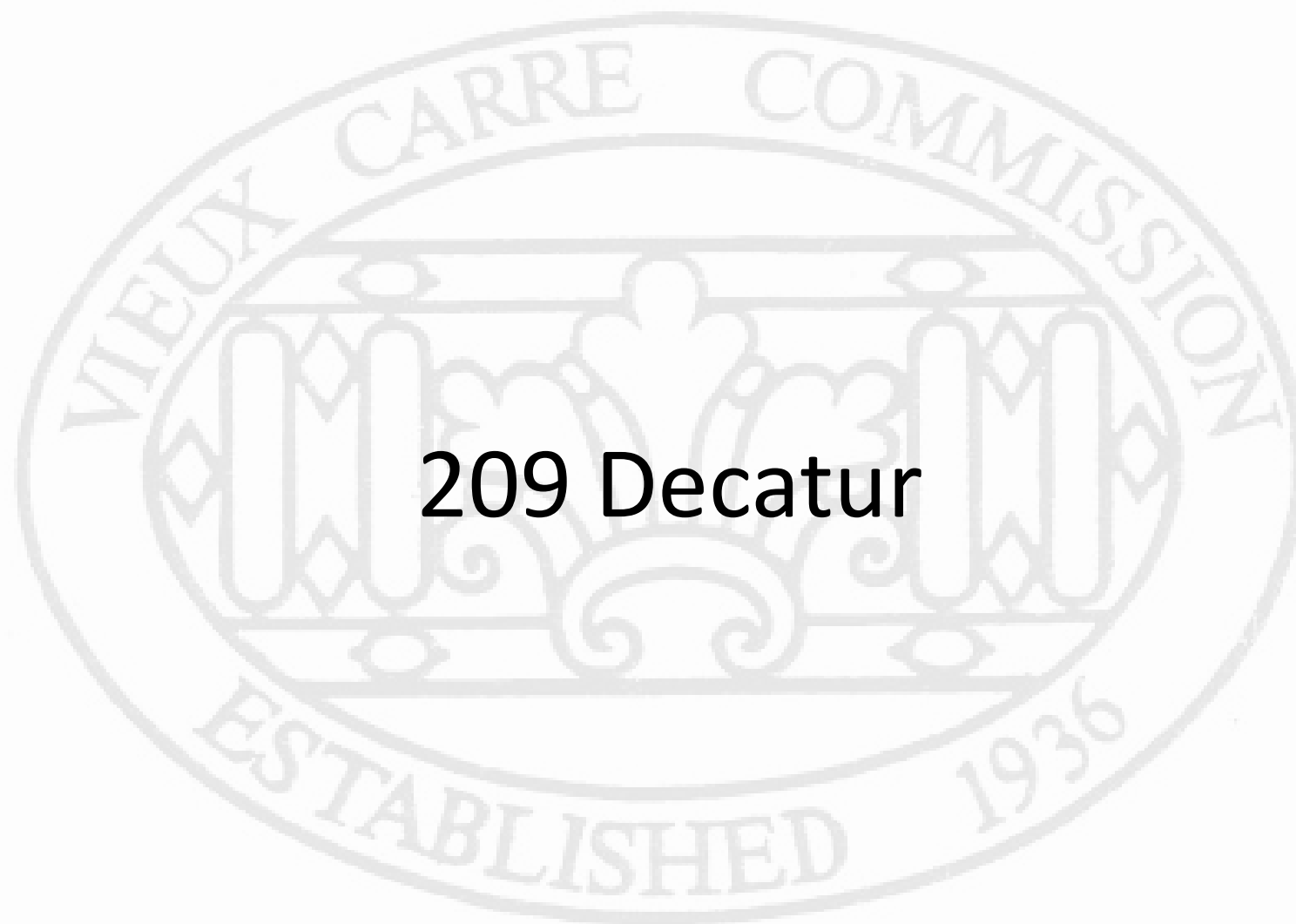
<u>DESCRIPTION OF APPLICATION:</u>	08/27/2024
Permit #24-07959-VCGEN	Lead Staff: Erin Vogt
Violation 22-01896-VCCNOP	Inspector: Tony Whitfield

Proposal to install tension cable for code compliance at balcony rail, per application & materials received 03/20/2024 & 08/07/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: **08/27/2024**

Staff issued permits to perform structural work and install the new rail extension on 07/24/2024. On 07/25/2024, the BBSA met and ruled that the historic rail could remain unmodified if a tension cable were installed behind it to address the 4” sphere rule. The proposed cable is shown spanning between the vertical members of the new railing extension to be installed behind the historic rail and will not modify the historic rail. While staff knows of no permitted precedent for this approach, staff appreciates that this solution is easily reversable. If found to be successful after installation, this method could potentially be replicated in similar situations where the 4” sphere is exceeded in historic conditions. Staff recommends **approval** as proposed.

ARCHITECTURAL COMMITTEE ACTION: **08/27/2024**



209 Decatur

ADDRESS:	209 Decatur Street	APPLICANT:	Kirk Fabacher
OWNER:	Latval Investments LLC	SQUARE:	30
ZONING:	VCE-1	LOT SIZE:	2082.2 sq. ft. (approx.)
USE:	Commercial		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Rear one story addition: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1850-60 4-story masonry store building with scored façade, granite posts and lintel on ground floor, granite lintels above upper openings. Damaged in a fire in 1983, the building has inappropriate ground floor millwork.

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

<u>DESCRIPTION OF APPLICATION:</u>	08/13/2024
Permit #24-09434-VCGEN	Lead Staff: Erin Vogt
Violation Case #22-00672-DBNVCC	Inspector: Noah Epstein

Proposal to install new rooftop mechanical platform and retain and relocate existing equipment, per application & materials received 04/01/2024 & 07/29/2024, respectively. **[Notices of Violation sent 09/18/2019 & 02/14/2022]**

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

On 09/18/2019, staff observed the installation of mechanical equipment at the rear of 209 Decatur and cited it as a violation. While other permits for interior work were under review by Safety and Permits, it became apparent that the equipment was not only installed with no permits, but that there were significant deviations from mechanical code that meant they could not be retained in their current condition. A proposal to install a new platform and retain the equipment was submitted on 04/04/2024 and scheduled for Committee review on 04/23. No applicant attended the meeting. The staff recommendation was for deferral, with additional details to be submitted and screening to be included. Staff passed the report on to the applicant for revisions prior to returning to the Committee. The applicant has submitted revised drawings noting the platform as “existing, to be retained.” Staff inspected the site from a neighboring property on 07/30 and observed that a new platform and railing had already been built, also without permit.

The applicant is appealing to retain the newly-constructed platform, which is noted as aluminum and elevated 2’-11” above the edge of the roof due to the slope. Drawings show the railing as 3’-9” above that, with a proposed seven-board fence screen to be mounted to the edge. The platform is shown supported at grade by new 4” x 3” tube columns bolted into the courtyard at grade. It is not attached to the Brown rated infill structure, but is instead supported by I-beams welded to brackets that are bolted into the rear Green rated masonry wall. Staff notes that these details would likely not have been found approvable if presented to the Committee in advance.

The applicant proposes to remove the existing torch down roof on the Brown rated structure and install a new TPO roof. Flashing details show it secured to the adjacent masonry walls with an “approved membrane adhesive” and a termination bar, with metal counterflashing to be installed in an above mortar joint. Staff requests more information from the applicant regarding the proposed membrane adhesive and seeks the guidance of the Committee regarding this flashing detail.

The applicant is appealing to retain “previously existing” equipment. It is not clear how much of this equipment has been in place for some significant time (one unit has a manufactured date of 2008), or if some of it may have been installed in recent months as the platform was. No manufacturer’s spec sheets or sound data have been provided, only photos of the tags on the condensers, which has none of the information used to determine if the units are approvable. The disconnects for all seven units are mounted to the rear wall of the main Green rated building.

Staff finds the existing location and platform to be very visually obtrusive from several surrounding properties and an adjacent parking lot, and is concerned that the seven board fence proposed as screening may obstruct airflow. This location is also highly detrimental to the rear wall of the Green rated building, considering the method of attachment for the platform and the many disconnects. The roof of the Green rated building would have been far less visually obtrusive and detrimental to the historic building fabric. The Guidelines state that *“the installation of rooftop mechanical equipment, such as an air conditioner compressor unit, generator, or similar equipment, is not permitted where it will be visually obtrusive. Every effort should be made to shield the equipment from view and minimize associated noise.”* (VCC

DG: 04-11) Per the Guidelines, Commission review is required for rooftop equipment at a Green rated building, while the Committee can approve visually unobtrusive equipment on Brown rated roofs. If the Committee wishes to see additional information on the units and screening, deferral may be appropriate. However, staff does not find the equipment or platform to be approvable as presented, and recommends **denial** per the Guidelines, with a revised proposal to be submitted for consideration.

ARCHITECTURAL COMMITTEE ACTION:

08/13/2024



ADDRESS:	1101 Royal St.	APPLICANT:	Robert Piper
OWNER:	Charles Tusa	SQUARE:	55
ZONING:	VCR-2	LOT SIZE:	2,472 sq. ft.
USE:	Commercial		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Green: Of Local Architectural or Historical Importance.

This 2 1/2 story townhouse is one in this extant row of fifteen structures constructed in 1831 by the Architects Co. of New Orleans. Modifications to the original building in this individual building include the openings and walls on the service wing/s Ursulines Street elevation and the late Victorian style balustraded balcony.

Architecture Committee Meeting of	08/27/2024
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<u>DESCRIPTION OF APPLICATION:</u>	08/27/2024
Permit # 24-13981-VCGEN	Lead Staff: Nick Albrecht

Proposal to retain dormer window installed without benefit of VCC review or approval that does not match the previously existing, per application & materials received 05/09/2024 & 08/06/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/27/2024
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Staff cited this property for some demolition by neglect violations in 2021. A permit was issued in January 2024 to correct many of these violations including repairs to the balcony and balcony elements, repainting the storefront trim, repairing the dormer shutters, and repairs to stucco. Following the issuance of the violation in 2021, staff discovered that the dormer window on the Ursulines elevation of the building had been replaced without benefit of VCC review or approval and that the replacement window did not match the previously existing. Photographs indicate that this dormer window had seemingly been damaged during hurricane Ida as the opening was boarded up shortly after that storm. In researching the dormer window, staff found that the window that had been replaced did not match the window that had been in place previously. Photos from the mid-1980s through 2014 showed this dormer as having a four lite upper sash with the lower sash either removed or otherwise not visible as this window had a window AC unit in it. Earlier photos show this window with closed shutters. The shutters appear to have been removed between 1985 and 1987.

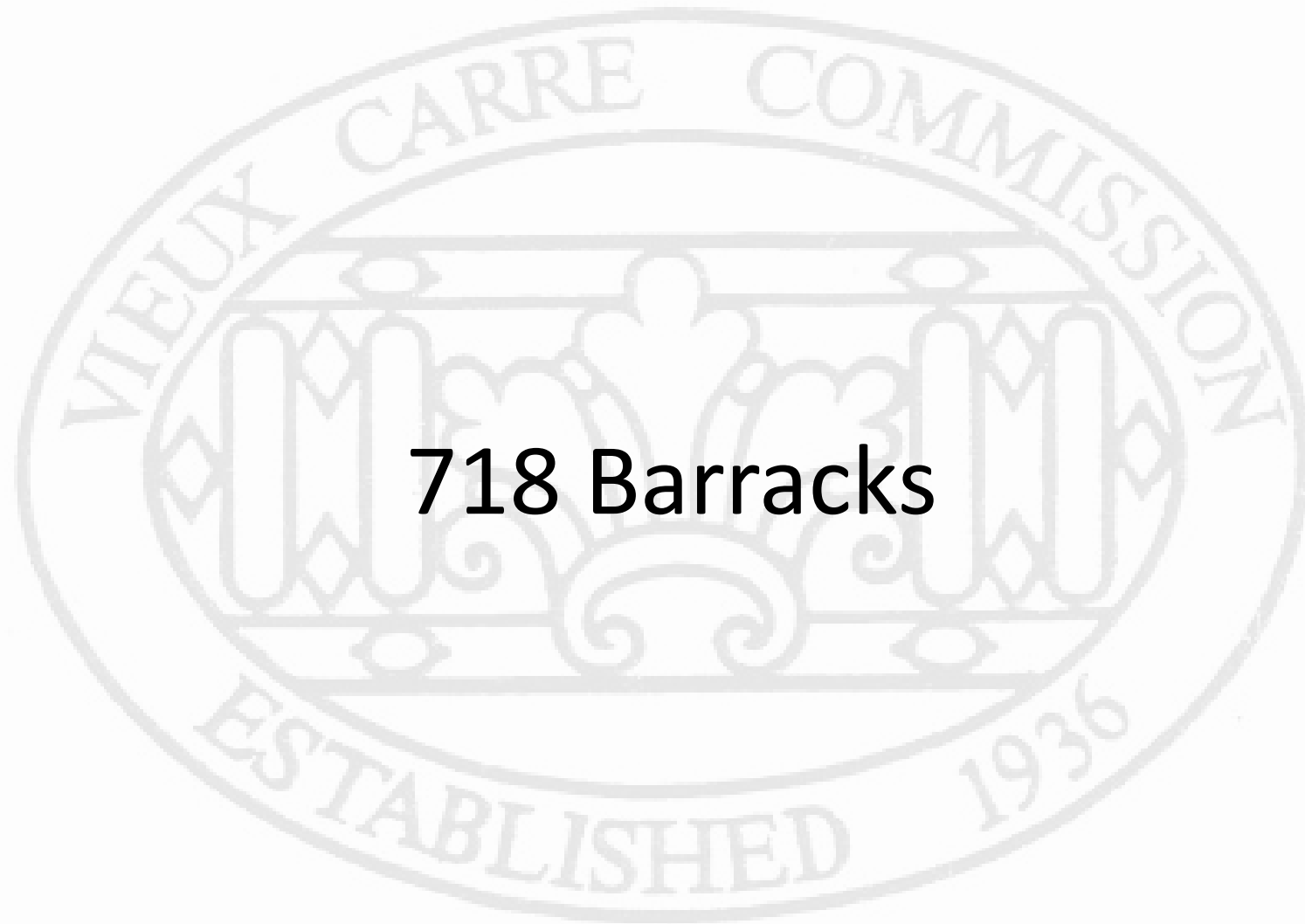
The 2015-2021 window appeared to be a faux casement style single sash with eight lites total and had a thick middle stile to simulate two sashes of a casement window. The current window features six lites in a side hinged sash. There is no longer a thick vertical stile so the window no longer appears as a faux casement window. Staff questions the arrangement in the Royal elevation side dormer and suggests that if this window is appropriate, that matching this window may be the simplest solution. Unfortunately, staff was unable to identify any historic or recent photographs showing this dormer with the shutters open.

Regardless of whether or not the Royal St. dormer window can be identified and is an appropriate window type, staff does not find the current window on the Ursulines elevation dormer to be appropriate. The description for this property notes that it is part of the Architect Co. row going down this block of Royal St. The Committee reviewed a dormer window replacement for another Architect Co. building at the 08/13/2024 meeting and it was agreed that the swept head dormer window was the appropriate window for those other buildings in the row. The building at 1101 Royal has some significant differences compared to others in the row.

Another aspect of this proposal is a proposed hardship from the applicant regarding any additional repairs to the stucco. The applicant provided an engineer’s report noting that the building was structurally sound and any cracking in the stucco was cosmetic. This building is currently for sale and the current owners do not want to attempt to repair the stucco at this time. Staff suggests that the Commission meeting is the appropriate venue to seek a hardship.

Staff recommends denial of the retention of the current dormer window and requests commentary from the Committee regarding the most appropriate replacement.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	08/27/2024
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718 Barracks

ADDRESS:	718-720 Barracks		
OWNER:	Donald Keller, et. Al.	APPLICANT:	Andrew Williams
ZONING:	VCR-1	SQUARE:	54
USE:	Residential Multifamily	LOT SIZE:	5,058 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Green: Of Local Architectural or Historical Importance.

Although an earlier (1835) house built by Correjolle and Chaigneau stood on this lot, 718-20 Barracks evidently was constructed in 1861. The style of the existing 2 1/2 brick double house with covered cast iron gallery is Greek Revival, with vestiges of the Creole style (rear loggia, etc.). Early photos show that the building originally had ground floor openings that consisted of two side corridors with crossette casings and four additional full-length openings, formerly with late Victorian lintels. Today, however, there are only three ground floor openings and a new porte cochere. The ample courtyard area actually consists of two separate areas, which are separated by a detached service building.

<u>Architecture Committee Meeting of</u>	<u>08/27/2024</u>
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<u>DESCRIPTION OF APPLICATION:</u>	08/27/2024
Permit # 24-24261-VCGEN	Lead Staff: Nick Albrecht
	Inspector: Marguerite Roberts

Proposal to retain mini-split condensing unit installed on dormer cheek without benefit of VCC review or approval, per application & materials received 08/13/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	08/27/2024
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Aerial photographs indicate that between March 2016 and January 2017, the mechanical equipment at one of the rear dormers was removed and a new mini-split condensing unit was installed to the dormer cheek. Previously the dormer featured a window unit installed through the wall under the dormer window. The opposite dormer still features this through wall air-conditioned arrangement.

The new condensing unit was installed on the inside cheek of this dormer. Visibility of this equipment appears to be very limited. Still, staff does not believe this would be the recommended method of installation or exact location had this proposal been properly reviewed prior to installation. Alternatives would be to mount the unit on an independent roof rack or to locate it in the courtyard. Staff notes that this property also features mechanical equipment on the front roof slope, which has been in place since as early as 1975. Still, the Guidelines state that, “*the installation of rooftop mechanical equipment, such as an air conditioner compressor unit... is not permitted where it will be visibly obtrusive. Every effort should be made to shield the equipment from view and minimize associated noise.*” (VCC DG: 04-11)

The proposed installation appears to meet these Guidelines. Staff requests commentary from the Committee regarding the proposed retention.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	08/27/2024
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