



Vieux Carré Commission Architecture Committee Meeting

Tuesday, September 10, 2024



Old Business



241 Bourbon

ADDRESS:	235 - 41 Bourbon Street	APPLICANT:	John C. Williams
OWNER:	241 Holdings LLC	SQUARE:	68
ZONING:	VCE	LOT SIZE:	2725.3 sq. ft
USE:	Commercial		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main and service buildings: green: or of local architectural and/or historical importance.
Courtyard infill: brown: objectionable, or of no architectural and/or historical importance.

This application pertains to two in a row of three Greek Revival buildings, constructed in 1843 by the builder Benjamin Howard. Constructed for residential use on the upper floors and commercial use on the ground floors, these simply detailed buildings have ground floor openings which were altered in the 20th century while being used as a restaurant.

Architecture Committee Meeting of **09/10/2024**

DESCRIPTION OF APPLICATION: 09/10/2024
Permit #22-30621-VCGEN **Lead Staff: Nick Albrecht**

Proposal to modify previously approved plans including modifying ground floor openings, per application & materials received 10/11/2022 & 08/28/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/10/2024

This application was deferred at the 08/13/2024 Architecture Committee meeting to allow the applicant to explore the masonry conditions on the interior of the building.

ARCHITECTURAL COMMITTEE ACTION: 09/10/2024

This application was deferred at the 08/13/2024 meeting to allow the applicant time to look for interior brick scarring and to revise the proposal based on the discussion during the meeting. The applicant has returned with additional interior photographs and three proposed options for the treatment of the ground floor openings. Although the possibility of reverting the opening on Bourbon St. closest to the corner to a window was previously discussed, the applicant notes that no option for a window was submitted as this opening is critical for access and egress.

Version 1

In proposed version 1, the existing wider opening in the 241 Bourbon building would be narrowed and the height increased in order to install a new pair of French doors and transom matched to existing ground floor millwork. A second door opening would also be created to achieve vertical alignment with the upper floor openings across the 241 Bourbon elevation. On the 235 side, the existing opening would be greatly widened in order to install bi-folding doors.

The applicant notes that interior scarring seems to indicate the opening on the 235 building was twice as wide as it is now and this proposal is in line with those findings.

Staff finds such a large opening on the ground floor of a townhouse building to be atypical, particularly with the millwork being proposed. Staff is also hesitant to essentially switch a large atypical opening from the 241 Bourbon building and place it in the 235 building.

Version 2

In proposed version 2, a steady rhythm of matching doors are proposed across both buildings with all openings vertically aligned with the ones above. This version seems to make the most sense architecturally for this building type. The noted brick scarring does not totally align with this proposal but there could have been other changes over time that resulted in confusing interior scarring.

Of the versions presented, staff finds this version preferred. Staff questions if these extra openings would create the possibility of converting the existing door opening closest to the corner back to a window.

Version 3

In version 3, the existing short opening would be widened and the height increased and a new door opening created in the 235 building. This proposal is quite similar to the original version that was reviewed at the 08/13 meeting. Staff still maintains the same concern with this proposal as was noted in the 08/13 report, including the lack of alignment with the upper floors.

Summary

Staff finds version 2 the most approvable but questions the possibility of incorporating a window into the design

as was previously documented. Staff notes that these changes to fenestration require Commission level review if approved at the Committee level.

ARCHITECTURAL COMMITTEE ACTION:

09/10/2024

Architecture Committee Meeting of

08/13/2024

DESCRIPTION OF APPLICATION:
Permit #22-30621-VCGEN

08/13/2024
Lead Staff: Nick Albrecht

Proposal to modify previously approved plans including adding a new door opening and enlarging an existing door opening, per application & materials received 10/11/2022 & 07/30/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/13/2024

The overall renovation of this property was approved in October 2023 and permits were issued in April 2024. Work has been underway, but the applicant is returning with significant proposed changes to the ground floor of the Bourbon St. elevation. Currently, the elevation features shortened bi-folding doors near the Bourbon and Bienville corner of the building. Photographs indicate that this opening previously featured a large awning, with the earliest photograph of the opening and awning dating to 1963. Although this is certainly not the original configuration, staff has not been unable to locate any earlier photographs and Sanborn maps provide no additional information.

The applicant proposes to increase the height of this opening to match the adjacent front doors and also proposes to increase the width of the opening to match the width of the two windows above this opening. Staff questions if this opening is to be modified, would it be a better approach to have two smaller openings aligned with the openings above rather than one large opening.

In addition to increasing the size of this existing door opening, the proposal also includes the creation of a new door opening adjacent to this opening and vertically aligned with the window above. Staff notes the vertical alignment of openings that is prevalent on this building and that the proposed new opening would be consistent in that arrangement. Still, the Guidelines discourage the creation of new window or door openings, particularly on a more prominent building façade. (VCC DG: 07-20)

Staff suggests that some exploratory demolition may be able to offer some insight into if an opening previously existed in this location and if it were a window or door opening. If exploratory demolition shows that an opening previously existed in this location, it would significantly strengthen the case to reestablish an opening here.

Viewing this proposed new opening in conjunction with the proposed enlarged opening, staff again questions if matching the size and pattern of the second-floor openings above would be the most appropriate strategy. In other words, adding the new opening as proposed and splitting the short existing opening into two matching openings.

The Guidelines require Commission level review for the installation of a door or window in a new or modified opening for this rating of building if approved. Staff requests commentary from the Committee regarding the proposal and recommends deferral of the application to allow more information to be gathered from the existing conditions of the masonry.

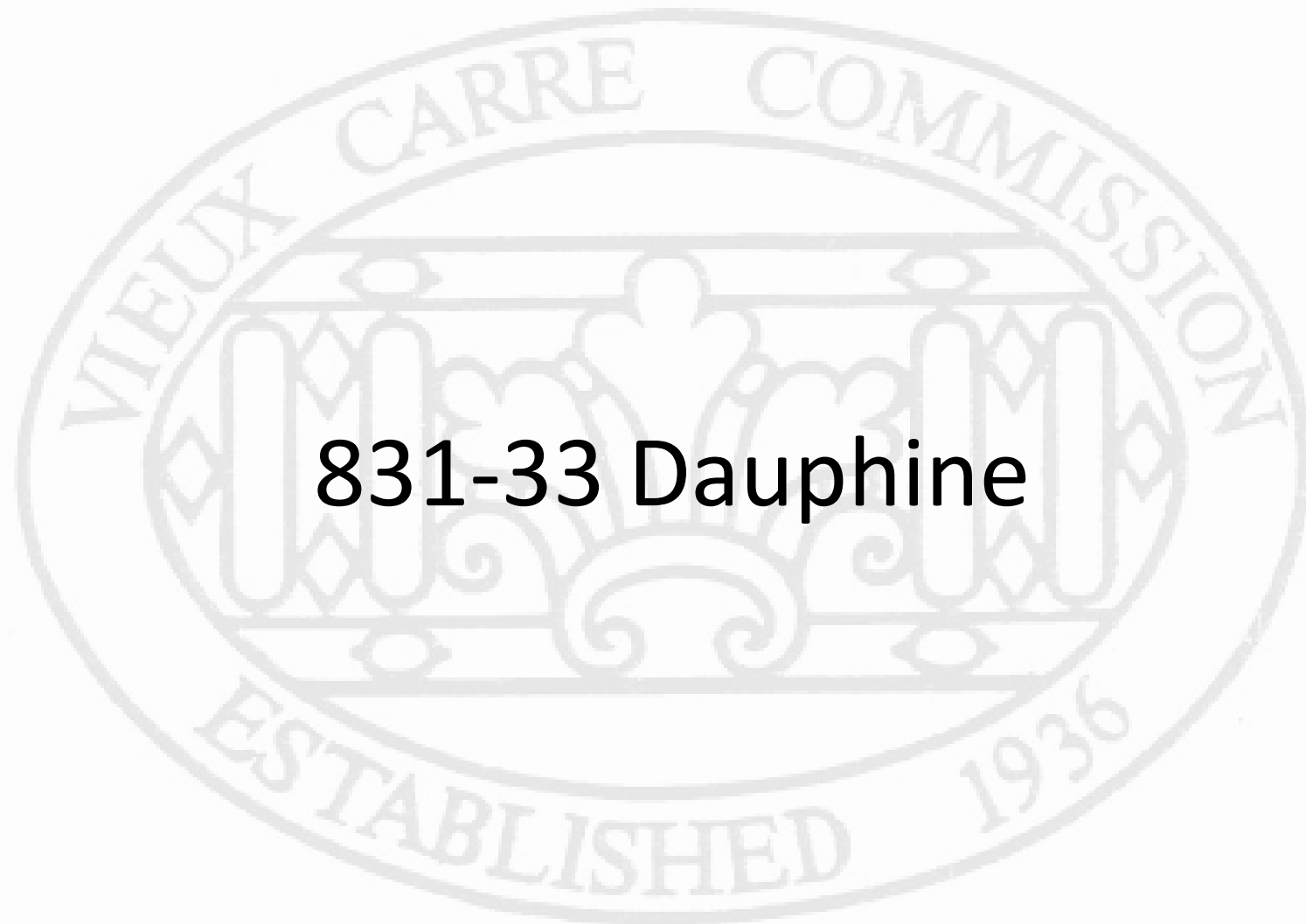
ARCHITECTURAL COMMITTEE ACTION:

08/13/2024

Mr. Albrecht read the staff report with Mr. Williams and Ms. Laxton present on behalf of the application. Mr. Williams stated the desire for a proper Bourbon St. entrance. Mr. Block stated the need to look at the history of this building and this building type and not as a bar on Bourbon St. There was some discussion about converting the opening on Bourbon St. closest to the corner back to a window as was seen in photographs.

Public Comment: Nikki Szalwinski stated that each renovation step should take a building back and that these buildings should be honored as different buildings. Ms. Szalwinski also questioned the practice of lowering floors in buildings in a place that floods.

Ms. Steward made the motion to defer the application in order to allow time for the applicant to revise the drawings based on today’s conversation and to explore the interior for scarring. Mr. Bergeron seconded the motion and the motion passed unanimously.



831-33 Dauphine

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

Architecture Committee Meeting of **09/10/2024**

DESCRIPTION OF APPLICATION: **09/10/2024**
Permit #24-12654-VCGEN **Lead Staff: Erin Vogt**

Proposal to renovate main building and dependencies, including millwork and HVAC replacement, structural repairs, and courtyard modifications, per application & materials received 04/29/2024 & 08/27/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: **09/10/2024**

The applicant has submitted revised and additional materials as follows:

Courtyard:

The sauna, cold dip, and hot tub proposed at the last meeting have been removed from the proposal. The drainage plan now includes a continuous French drain around the entirety of the existing pool deck, at which point the drainage becomes subsurface. Staff finds these revisions to be positive, but still is concerned that the recently installed pavers at the pool deck are not an appropriate finish and would not have been found approvable if proposed prior to installation without permit.

Structural:

Exploratory demolition was conducted at the rear dependency buildings. Staff notes that this work was conducted without prior approval from staff, so more brick was removed than would typically be allowed. It appears that these locations were not chosen where the stucco was delaminated, and that the brick destruction may be attributed to overeager removal. Staff later issued a permit for exploratory at the Burgundy elevation of the Dumaine-side service ell where plans call for the reconstruction of the entire wall. However, it is not clear from photographs what the condition of the foundation is, and the engineer’s report was prepared prior to the dig at this location.

Southeast Engineers (SE) was tasked with evaluating the structural integrity of the existing end walls for the courtyard accessory structures at the subject location, reporting on their condition, and providing recommendations and drawings for repair. It is our understanding that repairs shall be made considering the requirements of the City of New Orleans Vieux Carre Commission’s “Guidelines for Masonry & Stucco”.

Site Observations

- 1) The end walls for the existing building were observed to be constructed of soft fired-clay multi-wythe brick laid in a running bond pattern. Walls are founded on corbelled brick footings approximately 24" below grade and extend up to height of approximately 18" above the roof deck, following the slope of the roof. A dash stucco finish was applied to the exterior face of the wall.
- 2) Visible defects in the in the wall included the following:
 - a) Open cracks and evidence of crack repairs were observed in the stucco finish.
 - b) The wall was observed to be deflected outward along its length at the rafter bearing elevation.
 - c) Selective demolition was performed by the contractor. Brick and mortar were observed to be soft and damp.

Conclusions and Recommendations

It is the opinion of SE that the wall is not properly restrained at the ceiling elevation, due to absence or deterioration of proper attachment at the ceiling elevation. It is also the opinion of SE that the existing wall construction is not sufficiently protected against moisture intrusion. Apart from the above, the wall appears to be performing as expected given its age and construction materials. Two (2) options for remediation are given below.

- 1. SE recommends demolishing the existing wall structure and reconstructing the wall in accordance with current building code criteria and construction practices. Apply a dash stucco finish to match the existing architectural characteristics.

2. SE will accept restoration of the wall in accordance with drawings issued on 7.9.2024. Please be advised that these repairs are intended to arrest movements of the building and to restore the structural integrity of the existing masonry. These repairs are not intended to restore the plumbness of the wall. Visible out of plumbness may be blended by an experienced stucco installer to make this condition less apparent. Due to the age of the materials and type of construction no guarantee of future performance or resistance to moisture is given by SE.
 - a. Please refer to S101 for wall locations, detail callouts, and demolition notes.
 - b. Per S101 the stucco shall be carefully removed from the entirety of the exterior wall face without damaging the existing brick and mortar. All demolition shall be performed by a contractor sufficiently experienced in working with historic masonry.
 - c. Upon completion of demolition the contractor shall identify all cracks in the existing masonry wall and repair in accordance with detail 1/S201.
 - d. Upon completion of demolition the contractor shall identify all damaged clay bricks and repair in accordance with detail 2/S201.
 - e. All deteriorated mortar joints shall be re-pointed.
 - f. Items b-e shall be performed in strict accordance with the "Historic Masonry Notes" given on S201.
 - g. Install tie plates and bracing in accordance with detail 4/S201.
 - h. Apply stucco finish in accordance with the architects recommendations.
 - i. All work shall be performed in strict accordance with the requirements of the City of New Orleans Vieux Carre Commission's "Guidelines for Masonry & Stucco."

Staff continues to find the proposed total reconstruction of the Burgundy-side wall at the Dumaine-side dependency to be a heavy handed approach, and seeks the guidance of the Committee regarding next steps.

ARCHITECTURAL COMMITTEE ACTION:

09/10/2024



New Business



1019-21 Royal

ADDRESS:	1019-1021 Royal		
OWNER:	Bradley and Catherine Myers, et. al.	APPLICANT:	Cathy Myers
ZONING:	VCR-2	SQUARE:	56
USE:	Residential	LOT SIZE:	4,151 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Typical 1½-story masonry Creole cottage with 2-story semi-attached kitchen. The cottage was updated during the late 19th century with the additions of brackets, etc.

Main building - Green, of local architectural or historical importance.
Service ell - Green, of local architectural or historical importance.
Rear addition of service ell - Brown, objectionable or of no architectural or historical importance.

Architecture Committee Meeting of **09/10/2024**

DESCRIPTION OF APPLICATION: 09/10/2024
Permit # 24-17709-VCGEN **Lead Staff: Nick Albrecht**

Proposal to replace existing alleyway gate with new wood alleyway gate that does not match existing, per application & materials received 06/07/2024 & 08/20/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/10/2024

The applicant proposes to replace the existing alleyway gate with a new style of wood gate. The existing wood gate was reviewed and approved in 2016. The proposed new gate utilizes a heavier rail and stile design with V groove panels noted as being on both sides. The existing decorative ironwork is noted as being retained and installed in the new gate. Staff questions the details of the submitted section drawing as it appears there is a weak point in the door where there would only be a single layer of V groove board coming together.

Staff has no objections to the concept of replacing this gate as the existing is not historic and only loosely based on historic precedence. Staff finds the proposed new gate atypical as it seems to be a mix of two typical, but significantly different, wood gate designs. Staff suggests that using more simplified panels, rather than the V groove boards as panels, may be more typical. There are numerous examples of alleyway gates that are very similar to typical wood paneled doors, although the most common wood gates appear to be fully V or beadboard, with or without some kind of cutout.

Staff requests commentary from the Committee but suggests that a conceptual approval may be appropriate if the applicant is agreeable to using a more typical gate design.

ARCHITECTURAL COMMITTEE ACTION: 09/10/2024



434 Daphine

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

09/10/2024

<u>DESCRIPTION OF APPLICATION:</u>	09/10/2024
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>	09/10/2024
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See Staff Analysis & Recommendation of 08/27/2024.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	09/10/2024
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Architecture Committee Meeting of

08/27/2024

<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>)

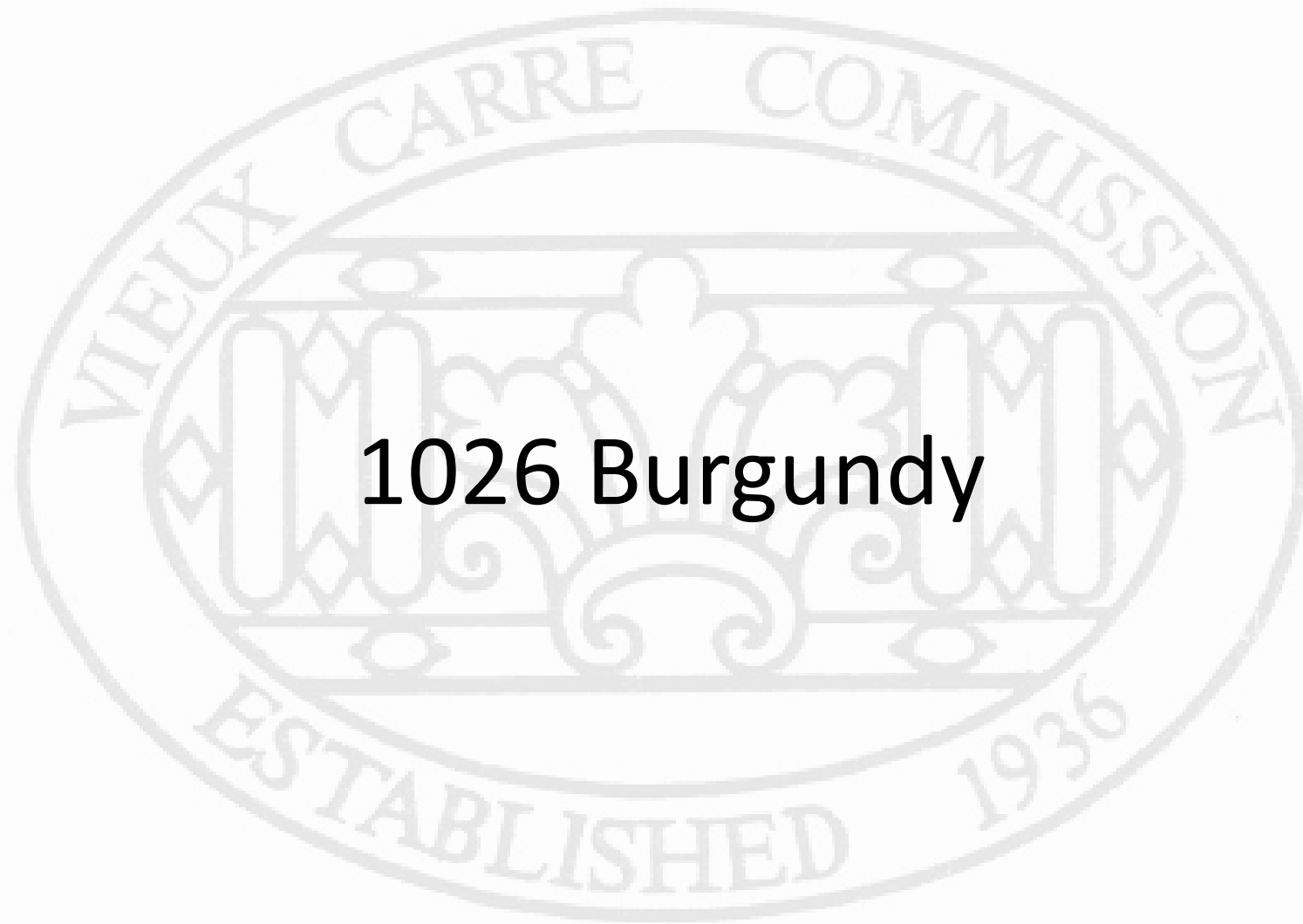
As this building dates to ca. 1830, staff finds it highly likely that it would have originally had a smooth stucco finish, consistent with what is noted in the Preservation Brief, and that the pebbledash finish was likely applied early in the twentieth century when that stucco finish was the popular 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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There was no one present on behalf of the application.
Mr. Bergeron made the motion to defer. Mr. Fifield seconded the motion and the motion passed unanimously.



1026 Burgundy

ADDRESS:	1026-28 Burgundy St.	APPLICANT:	Preston Jennifer
OWNER:	Michael J Preston	SQUARE:	84
ZONING:	VCR-1	LOT SIZE:	4128 sq. ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1840 1½-story 4-bay masonry Creole cottage with twin dormers.

Architecture Committee Meeting of **09/10/2024**

<u>DESCRIPTION OF APPLICATION:</u>	09/10/2024
<u>Permit #24-24100-VCGEN</u>	Lead Staff: Erin Vogt

Proposal to replace front shutters, per application & materials received 08/06/2024.

STAFF ANALYSIS & RECOMMENDATION: 09/10/2024

The applicant is proposing to replace four pairs of paneled shutters, which appear to be original. At some point between a c. 1937 photo and 1963, the top third of the shutters at the entrances were cut, and the shutters were all reinstalled on inappropriate mid-century strap hinges. Since then, a significant amount of hardware has been installed, abandoned, and removed, leaving holes throughout. The applicant is proposing to replace the shutters and install new hardware, although that hardware is unspecified.

Staff inspected the shutters and found them to be largely in good condition, with only limited repairs needed. Since the Guidelines do not allow for wholesale replacement of historic materials if repairs would adequately address deterioration, staff encouraged the applicant to remove the unused hardware and install typically detailed strap hinges, which would be appropriate for the age, style, and weight of the shutters. The applicant is appealing to the Committee for replacement of the millwork.

THE VCC DOES *NOT* ALLOW:

- Installing an inappropriate door type, i.e. a single door in a former double-door location, increasing a door size or altering the shape to allow for a larger entrance unless it is the only alternative to meet accessibility requirements
- Replacing a door or component if repair and maintenance will improve performance or preserve a historic element
- Decreasing a door size or shape with infill or increasing a door opening to allow for installation of a stock door size
- Removing or encapsulating historic wood trim
- Increasing a door size or altering the shape to allow for a garage or carriageway door

(VCC DG: 07-13)

Staff also notes that replacement shutters may not be an exact match, and may deteriorate at a much faster rate and/or be more susceptible to termites if high quality lumber is not used. In keeping with the Guidelines and in the interest of retaining original historic fabric for as long as possible, staff recommends **denial** of the appeal to replace the shutters. Reinstallation with appropriate hardware and repairs is approvable at staff level if the proposal is amended by the applicant.

ARCHITECTURAL COMMITTEE ACTION: 09/10/2024



238-240 Royal, 634 Bienville

ADDRESS:	238-40 Royal Street, 634 Bienville Street		
OWNER:	Sissy's Royal Street Property LLC	APPLICANT:	Verges Rome Architects
ZONING:	VCC-2	SQUARE:	35
USE:	Commercial	LOT SIZE:	1860 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Orange**, 20th century construction, post 1946.

This 1964 building was designed by August Perez and Associates, designed as a recreation of the c. 1830 modification of a c. 1790 Spanish Colonial building and another building, which before its demolition stood next to the colonial building.

Architecture Committee Meeting of **09/10/2024**

<u>DESCRIPTION OF APPLICATION:</u>	09/10/2024
Permit # unassigned	Lead Staff: Erin Vogt

Proposal to modify millwork and remove exterior ATM, per application & materials received 08/12/2024 & 08/26/2024, respectively.

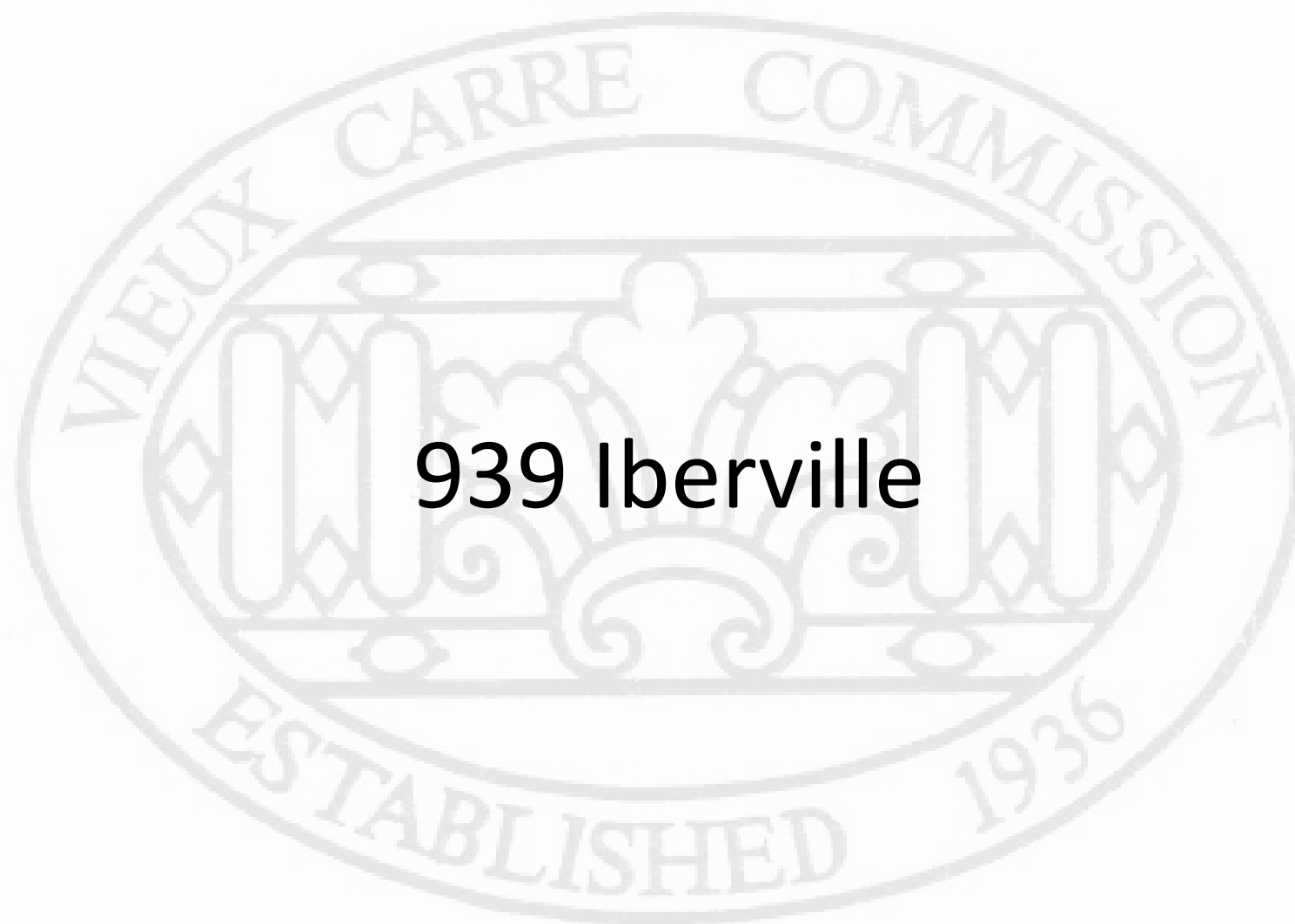
STAFF ANALYSIS & RECOMMENDATION: **09/10/2024**

The applicant has submitted a proposal to modify millwork on the Royal elevation, with drawings referencing the decommissioning of the Chase bank at this location. The ATM in the third bay will be removed, as well as the single door and decorative surround in the center bay. Both transoms will be unaltered, with eight-lite, double panel French doors to be installed to match other openings on Royal and Bienville.

Staff questions whether the existing sidewalk ramp will remain, and if future ADA accessibility is a concern. It is unclear what plans are for the commercial property, or if a change of use hearing will be required.

Staff finds the proposed work appropriate and recommends **conceptual approval**, with millwork drawings to be submitted to staff for review and approval prior to permit issuance.

ARCHITECTURAL COMMITTEE ACTION: **09/10/2024**



939 Iberville

ADDRESS:	939 Iberville		
OWNER:	French Quarter Apartments Limited Partnership.	APPLICANT:	Benjamin Gootee
ZONING:	VCC-2	SQUARE:	93
USE:	Commercial Residential	LOT SIZE:	46,732.48 sq. ft. (all 3 parcels)

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY

939-69 Iberville/200 Burgundy- Rating: Yellow - Contributes to the character of the district

In 1923 Emile Weil, the prolific New Orleans architect noted mostly for his residential and commercial designs in the Central Business Districts, design this building, which is known as the Maison Blanche Annex. Weil’s multi-story building combines the utilitarian Commercial style with some Art Deco ornamentation.

916 Bienville- Rating: Orange – Post-1946 construction.

In 1954, the local architectural firm of Goldstein, Parham and Labouisse designed this 4 story masonry warehouse for use as the Maison Blanche service building.

<u>Architecture Committee Meeting of</u>	09/10/2024
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<u>DESCRIPTION OF APPLICATION:</u>	09/10/2024
Permit # 24-22947-VCGEN	Lead Staff: Nick Albrecht

Proposal to install new metal security fence at roof level along property line shared with 901-911 Iberville, per application & materials received 08/18/2024.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	09/10/2024
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The applicant has reported incidents of individuals gaining access from the neighboring parking garage to the roof of 939 Iberville as well as the bridge across Iberville. Currently, the lower roof portion of 939 Iberville and the top level of the parking garage are essentially at the same level, with only a short parapet separating the two. Access to the parking garage is unregulated and individuals have crossed from the parking garage to the lower roof of 939 Iberville where access can be gained to the area around the cooling tower, the roof of the bridge element, and possibly the upper roof of the rest of the 939 Iberville complex.

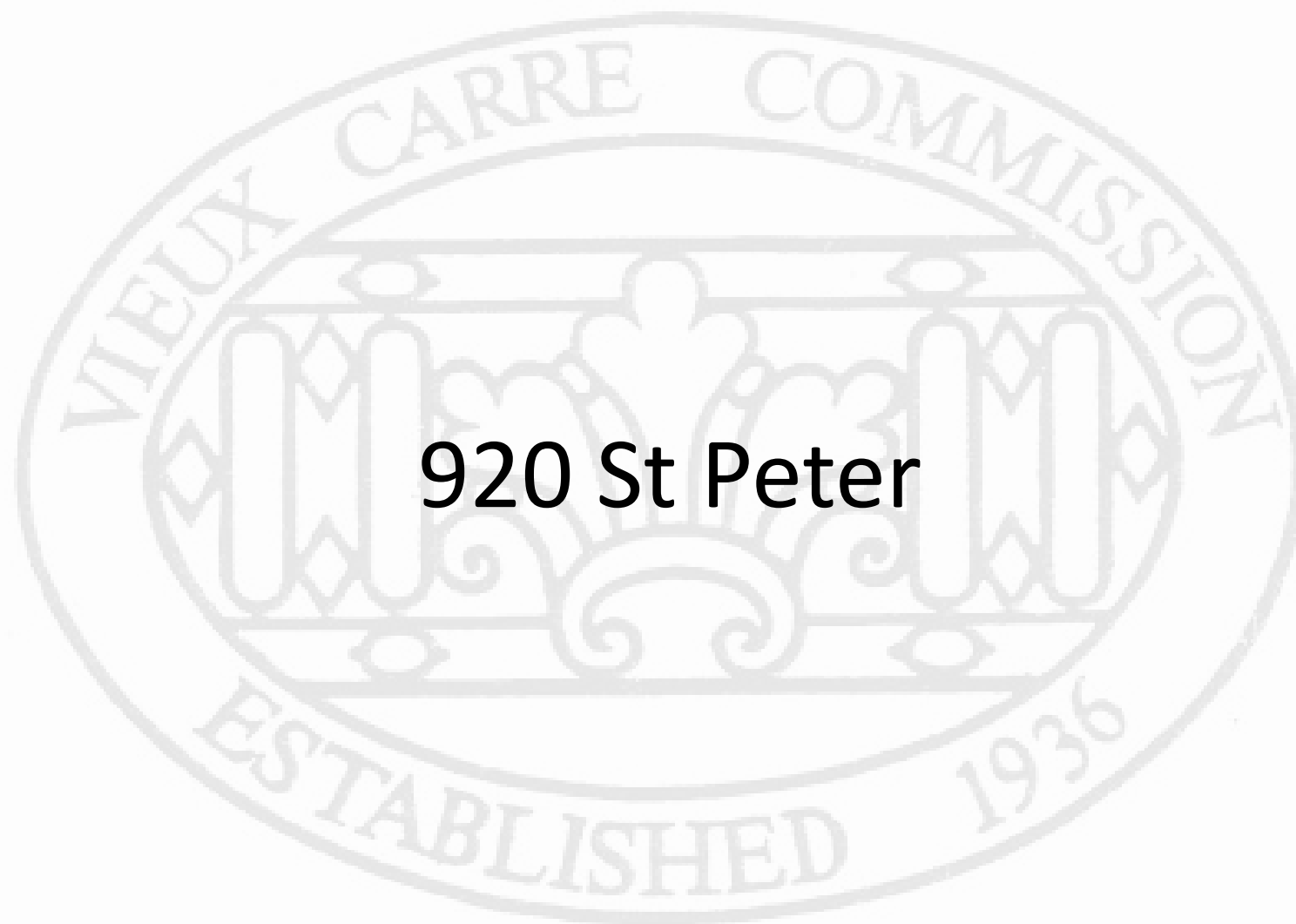
The applicant is proposing a simple steel fence that features a curved portion at the top, to be mounted on top of the existing short parapet wall and other existing features. The top of the fence would extend to a height 10’ above the parking garage surface, with the height of the fence sections themselves varying depending on the height of the existing feature they would be mounted to. In other words, the top of the fence would remain consistent while the bottom of the fence varied.

The proposed fence would turn the corner to run a short distance parallel with Iberville St. before ending into the existing wall of a taller portion of the building. This return section would be the only portion of the fence that would be readily visible from the street.

This application is not particularly dissimilar from an application reviewed for 222 N Rampart in 2023 when that property was also dealing with individuals moving from an adjacent parking garage onto the roof. In that instance, the Architecture Committee approved the installation of a similarly designed metal fence with curved tops. The fence section in that instance was only about 13’ wide while this proposed installation is over 200’ in total. The fence at 222 N. Rampart is readily visible from the street while this proposed new fence would have limited visibility.

Although staff would prefer increased security measures at the entrances to the parking garage to reduce or eliminate the need for this fencing, that is unlikely to happen and therefore staff appreciates the security need at this location. Staff seeks the guidance of the Committee on the appropriateness of this proposed solution.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	09/10/2024
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920 St Peter

ADDRESS:	918 St. Peter	APPLICANT:	Antonio Carbone
OWNER:	Antonio Carbone	SQUARE:	89
ZONING:	VCR-1	LOT SIZE:	3,399 sq. ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Late Victorian double shotgun cottage (c. 1890), which still retains on the lot the c. 1840 detached 2-story service building.

Main Building and Detached Service Building: Green

Architecture Committee Meeting of	09/10/2024
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<u>DESCRIPTION OF APPLICATION:</u>	09/10/2024
Permit # 24-26210-VCGEN	Lead Staff: Nick Albrecht

Proposal to replace existing front doors, per application & materials received 08/26/2024 & 08/22/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	09/10/2024
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The applicant proposes to replace the existing door on the 920 side of the building with a new door matched to the existing 918 side. The existing 920 side door is a simple four panel door that staff does not find typical or appropriate for this building type. The existing 918 door is very much the appropriate door type for this building and has detailing that carries throughout the detailing on the rest of the front elevation. The Guidelines require Architecture Committee review for the replacement of a door with a new door that does not match the existing but staff finds this aspect of the proposal appropriate and approvable.

The second aspect of the proposal is the replacement of the existing 918 door with a brand new matching door. The applicant notes that there is wood rot throughout the door and that the door has eroded edges. The millwork company gave an estimate to repair the existing door but it is much more expensive compared to completely replacing it.

The Guidelines note that, *“doors are considered an important feature and the VCC recommends the retention, maintenance, and repair of a historic door.”* (VCC DG: 07-10) The Guidelines do allow for the replacement of a historic door with a new door that exactly matches the existing, as is being proposed here.

Staff requests commentary from the Committee regarding the proposal.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	09/10/2024
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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

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 below it. The shield is flanked by two vertical bars. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

721 Governor Nicholls

ADDRESS:	721 Gov. Nicholls	APPLICANT:	Thomas Reagan
OWNER:	Tom Reagan	SQUARE:	54
ZONING:	VCR-1	LOT SIZE:	14,099 sq. ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

721 Gov. Nicholls

Main & rear buildings: **Blue**, or of major importance
In 1814 Benjamin Latrobe's son Henry designed the Thierry House, perhaps the oldest surviving example of the Greek revival style in New Orleans. The front portico was discovered during the 1940 restoration by Richard Koch. This unusual house has an atrium in the center, a placement back from the street to allow for a front garden and a large rear courtyard with raised beds and detached kitchen. Its L-shape was made possible by its original owner, Thierry, buying the rear portion of the adjacent property on the Bourbon Street side.

In 2004-05, with the VCC support, a lot re-subdivision annexed a portion of ground at the rear of 1217 Royal to the rear of 721 Gov. Nicholls. In addition, the VCC approved an addition to the rear of the blue-rated service building in 2005 and again in 2008. This work was completed in 2014.

In 2022, the VCC approved a lot re-subdivision to annex the rear yard and driveway of 729 Gov. Nicholls. This re-subdivision added approximately 3,450 sq. ft. to the 721 Gov. Nicholls property.

723 Gov. Nicholls

Main & rear buildings: **Green**, or of local architectural and/or historical importance
This side hall plan masonry building in the Greek revival style was used in the 19th century as a fire engine house. There is a building contract from 1853 for alterations and repairs to the house and an 1860 plan book drawing of the original appearance of the building, used by the owners in its restoration.

<u>Architecture Committee Meeting of</u>	<u>09/10/2024</u>
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<u>DESCRIPTION OF APPLICATION:</u>	09/10/2024
Permit # 23-15677-VCGEN	Lead Staff: Nick Albrecht

Proposal to retain courtyard elements, including a pergola and shed, constructed without benefit of VCC review or approval, per application & materials received 06/09/2023 & 08/14/2024, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	09/10/2024
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During an inspection of this property, staff identified three elements that had been constructed or were in the process of being constructed that had not been included in previously approved plans. This included a trellis, a small shed, and a concrete pad.

Trellis

The previously approved plans for this property included an approved pergola structure that was shown over the rear parking area. This previously approved structure was noted as being constructed with 8” x 8” treated cypress posts and did feature a wooden lattice screen on one side. The pergola was not constructed but a trellis with posts and lattice was constructed in approximately the same location as was shown in the plans. Unfortunately, the materials used were not consistent with what was shown in the previously approved plans. The applicant notes that the posts used are 4”x4” composite type vinyl and the lattice is also a vinyl material. Vinyl materials are not allowed per the Guidelines. (VCC DG: 10-7; 10-9)

Staff has no objections to the size or location of this trellis provided that it was constructed from approvable materials.

Shed

The applicant notes that the shed measures 8’ wide, 2’ deep, and 7’ tall. The shed is constructed from wood framing with marine grade plywood cladding and a slate roof. Regarding small structures, sheds, and enclosures, the Guidelines state that they “*should be constructed of materials that are approved for the existing main building.*” (VCC DG: 10-10) The Guidelines also note that highly visible or obtrusive structures are not allowed. Staff finds the size, materials, and location of this shed approvable.

Concrete Paving

The final item in need of Architecture Committee review is an area of new concrete paving located in the open green space of this property. The applicant notes that this area measures 8’ x 12’ and will be finished in brick pavers. The intention of this area is just to serve as a sitting area. The Guidelines state that, “*the VCC recommends minimizing the amount of paving on a site*” (VCC DG: 10-8) but given the large amount of green space on this unique property, staff finds the small area of new paving potentially

approvable.

Summary

In summary, staff does not object to the concept of any of the three elements, however, the materials used in the construction of the trellis are not appropriate. Staff recommends denial of the proposed retention of the trellis but notes that the same structure constructed from approvable materials would be approvable. Staff recommends approval of the retention of the shed and new paving area, with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

09/10/2024

Architecture Committee Meeting of

06/13/2023

DESCRIPTION OF APPLICATION:
Permit # 23-15677-VCGEN

06/13/2023
Lead Staff: Nick Albrecht

Proposal to create arched opening in previous property line masonry courtyard wall, per application & materials received 06/08/2023 & 05/23/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/13/2023

A large portion of this property previously belonged to the neighboring 729 Gov. Nicholls property. A re-subdivision was recently finalized to redraw the property line and greatly expand the lot of 721-723 Gov. Nicholls. This proposal is to provide pedestrian access to the recently acquired land.

During the review of the 729 Gov. Nicholls renovation and the proposed re-subdivision, an opening between the masonry wall that previously separated 723 Gov. Nicholls and 729 Gov. Nicholls was discussed but never finalized. Now that the re-subdivision has been completed, the applicant is proposing to create this opening. In previous reviews and proposals this opening has been shown with a gate or door in the opening. The applicant is now proposing a simple arched opening without any door or gate.

The opening would be located between an existing covered porch area of 723 Gov. Nicholls and the new parking area to the rear of the formerly 729 Gov. Nicholls property. As this opening would no longer cross a property line, staff finds the proposed opening potentially approvable. The opening is noted as being 2’6” wide by 7’ tall with an arched top. Some kind of decorative banding is possibly shown in the elevation but no details are provided.

Although this is now one large property, staff finds it important to maintain some strong acknowledgements of the historic lot lines. Although this may be better accomplished with an opening featuring a door, staff finds the proposed opening of a small and inconspicuous nature, clearly indicating the historic separations between the properties.

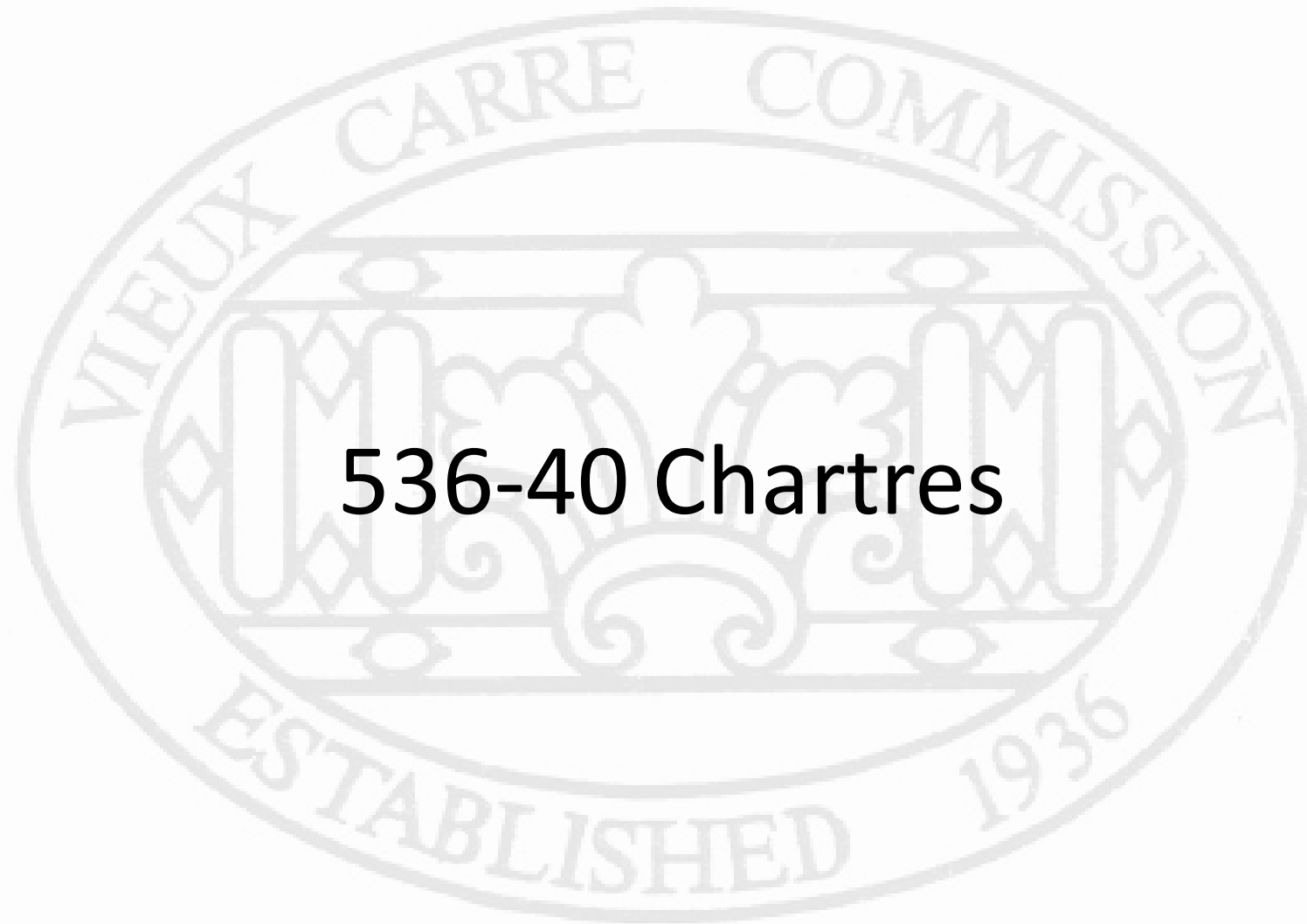
Staff recommends conceptual approval of the proposal with any final detailing, including details around the opening, to be finalized at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

06/13/2023

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Williams noted that these properties had been combined into one large lot of record and that they thought having no door in the opening was the right approach. Ms. DiMaggio stated she thought having the opening just be masonry without any wood trim would be best.

Mr. Bergeron moved to conceptually approve the masonry opening with the recommendation that it be just a plain masonry opening. Ms. DiMaggio seconded the motion, which passed unanimously.



536-40 Chartres

ADDRESS:536-40 Chartres Street, 540-46 Toulouse Street

OWNER:K & L Investments L L C

APPLICANT:Gates Erika

ZONING:VCC-2

SQUARE:27

USE:Restaurant

LOT SIZE:3336 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

The Gally Houses, a fine intact row of 3, 3½-story buildings with detached 3-story kitchens designed in 1830 by Gurlie and Guillot for Louis Gally. The buildings retain details which have become known as characteristic of their designers, i.e. a decorative wooden cornice with swags and garlands, cast iron lintels and arched ground floor entrances.

Architecture Committee Meeting of09/10/2024

DESCRIPTION OF APPLICATION:09/10/2024
Permit #24-11003-VCGENLead Staff: Erin Vogt

Proposal to address work without permit and demolition by neglect violations, including but not limited to appeals to retain mechanical equipment and unpermitted courtyard service ell enclosure, per application & materials received 04/15/2024 & 08/27/2024. [Notices of Violation sent 08/05/2002, 08/27/2002, 06/30/2003, 03/05/2008, 07/15/2016, 10/02/2017, 12/21/2018, 04/22/2019, 08/30/2019, 07/01/2021, and 07/07/2023.]

STAFF ANALYSIS & RECOMMENDATION:09/10/2024

When last reviewed by the Committee on 05/28/2024, the Committee deferred the application for 30 days and requested a full, comprehensive proposal from a design professional. The applicant has revised their compliance plan, which is supplemented with HABS drawings and spec sheets, to include a monitoring plan from the engineer for the structural issues, and proposed relocation of the mechanical equipment, with drawings from an architect. A full set of drawings addressing all of the issues has not yet been provided, but staff is requesting feedback from the Committee on these items, and whether or not a complete set of materials is needed from an architect.

Engineer’s report:
The revised report, dated and stamped 06/26/2024, was provided by Mr. Alan Harris following a new onsite inspection. He maintains that there is no sign of active movement, and suggests the following monitoring plan:

While it does not appear the wall is actively moving, we recommend that the wall and anchor plates be measured and documented. We recommend that both “Crack Monitors” (minimum 6 and located in inconspicuous locations so not affected by pedestrians/public) are installed and the wall is surveyed using High Definition Scanning equipment (or other approved surveying equipment that can be verified to at a minimum ¼” of movement). We recommend that both the crack monitors be checked, and the surveying of the building be conducted every month for the first 3 months to establish a baseline. We then recommend every 3 months for a year and then recommend biannual verification moving forward if no movement is observed in the first 15 months. Please contact our office immediately if either of these tactics reveal the wall is actively moving or if visually cracks appear or if plaster accumulates at the base of the wall.

The applicant has not made it clear how they intend to proceed following this recommendation.

HVAC:
Currently, three condensers are located on platforms mounted to the rear elevation of the main building, while seven are on the inaccessible service ell balcony. The disconnect switches for the units on the balcony are mounted to the wooden railings. The applicant proposes to relocate four of these units to a screened platform in the courtyard behind 536, while units 5, 6 and 7 would be installed on prefabricated curbs at grade in the courtyards of 536 and 538. The three units mounted to the rear of the main building are to remain in their current locations. One plan calls for one of the mounted platforms to be enlarged, but this is not detailed anywhere in the drawing set. Staff finds the relocation of the units on the balconies to be a significant improvement, but the units mounted to the Blue rated main building remains a concern.

Staff seeks the guidance of the Committee regarding the overall submittal, and next steps for the review of this property, including the enclosure of the service ell openings and the incomplete millwork proposal for the rear elevation of the service ell.

ARCHITECTURAL COMMITTEE ACTION:09/10/2024

DESCRIPTION OF APPLICATION:

Permit #24-11003-VCGEN

Violation #23-03768-DBNVCC

05/28/2024

Lead Staff: Erin Vogt

Inspector: Noah Epstein

Proposal to address work without permit and demolition by neglect violations, including but not limited to appeals to retain mechanical equipment and unpermitted courtyard service ell enclosure, per application & materials received 04/15/2024 & 05/01/2024. [Notices of Violation sent 08/05/2002, 08/27/2002, 06/30/2003, 03/05/2008, 07/15/2016, 10/02/2017, 12/21/2018, 04/22/2019, 08/30/2019, 07/01/2021, and 07/07/2023.]

STAFF ANALYSIS & RECOMMENDATION:

05/28/2024

Following repeated administrative adjudication, the applicant has submitted a proposal to address long standing demolition by neglect and work without permit violations, many of which can be handled at staff level. The most significant items requiring Committee review are related to work without permit in conjunction with the property's current restaurant use. The property was renovated to accommodate a restaurant in 2009, but no permits have been issued for work since then. The last permit issued for this property at all was in 2010. Drawing from a 2010 renovation of the upper floors shows that, at that time, the overall property needed five condensers, located at grade. Additionally, the restrooms for the property were located in the third stable bay at the first-floor dependency (behind 536 Chartres). Since then, the mechanical equipment has been relocated above grade, with four units mounted to the rear wall of the main building above their approved locations, and seven additional units located on the second-floor balcony of the rear dependency. Additionally, the first two stable bays of the dependency (behind 538 and 540) were enclosed to create bathrooms. The applicant is appealing to retain this work as existing.

The bathroom enclosures on the first floor are troubling, but staff notes that their appearance obviously reads as a later intervention, and not a historic enclosure. The Guidelines do not address this situation specifically, therefore staff seeks the guidance of the Committee regarding whether or not this enclosure can be considered for retention.

Staff notes that open space at this property is extremely limited, and any relocation of mechanical equipment to grade would require an open space waiver from the BZA. However, staff does not find retention of the existing conditions to be approvable, as mounted installation and balcony installation are both highly discouraged by the Design Guidelines, and none of the work is code compliant with the mechanical division. Staff recommends that the applicant consult a mechanical engineer and propose a rearrangement of the units on a platform in the courtyard, and pursue a waiver from the BZA for the reduction of open space.

Staff was also concerned that the rear wall of the dependency could be structurally compromised. A report submitted by Johann Palacios, PE, of Pace Group, LLC, states that the rear elevation is structurally sound and that the lean is not a life safety or structural issue. Staff inspected the site and found that the interior alley that runs behind the wall along the first two stable bays (now enclosed bathrooms) has a poured concrete slab that could have contributed to this previous movement. Staff recommends that these conditions continue to be observed. Additionally, there are unusual small openings in this wall that are currently open to the elements. The first floor is less of a concern, since this is an interior alley, but the upper floors are enclosed, interior space, and water intrusion is a significant issue. The applicant proposes to install single board and batten shutters in these openings. Since they are unusual in size and location, staff seeks the guidance of the Committee regarding the appropriateness of this proposal.

Overall, staff recommends **deferral** of the application, with the applicant to respond to staff and Committee comment and requests for additional submittals.

ARCHITECTURAL COMMITTEE ACTION:

05/28/2024

Mr. Block read the staff report with Ms. Gates and Mr. Harris present on behalf of the application. Ms. Gates stated that the previous engineering report was done by the owner but now the tenant had hired their own structural engineer, who was present today. Mr. Harris stated that he wrote the original report in 2017 and his most recent evaluation was that the building was not moving, as the conditions looked similar. However, he added that he had not completed a site visit since he had been rehired. Mr. Fifield asked if the wall had been monitored. Mr. Harris stated that he had not but that he recommended every six months to the previous tenant. Mr. Fifield stated "so no one has been taking responsibility? This has just been handed off to different engineers? I would like to see a proposal for monitoring." Ms. Gates stated that their plan was to remove delaminated stucco and observe from there, long term. Mr. Fifield stated that it was important to have a base line for comparison so any other tenants or engineers could reference that data. Mr. Harris stated that it would be very hard to monitor with a survey instrument, and suggested use of piano wire. He added that a crack monitor would not show the entire wall. Ms. Bourgogne stated that a structural engineer should look at the mounted HVAC equipment, too. Mr. Fifield stated "we need a proposal. This building needs someone to take care of it. I think we need to defer so you can give us a complete proposal. And Ms. Gates, you need to involve design professionals." Ms. Gates asked for feedback on the HVAC, noting that it was a very small courtyard.

Mr. Fifield stated that he did not find retention appropriate and that deferral would allow time to produce an actual proposal. Ms. Gates noted that the balcony was not accessible, and that they were considering either an interior installation or using the third bay of the courtyard. Mr. Fifield stated that there were too many issues for a direction at this point, and that a full proposal was needed for them to respond to, rather than expecting the Committee to give advice. He repeated that retention was not ok and that a future proposal needed to include plans for monitoring the structure.

There was no public comment.

Mr. Fifield stated that design professionals were needed, with a comprehensive submittal, not a spreadsheet. Ms. Steward moved to **defer** the application for 30 days. Mr. Fifield seconded the motion, which passed unanimously.



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 09/10/2024

DESCRIPTION OF APPLICATION:

Permit #24-20410-VCGEN

Violation Case #21-05935-DBNVCC

09/10/2024

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: 09/10/2024

See Staff Analysis & Recommendation dated 08/13/2024.

ARCHITECTURAL COMMITTEE ACTION: 09/10/2024

Architecture Committee Meeting of**08/13/2024****DESCRIPTION OF APPLICATION:**

08/13/2024

Permit #24-20410-VCGEN**Lead Staff: Erin Vogt****Violation Case #21-05935-DBNVCC****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

The item was deferred due to lack of representation on behalf of the application.



ADDRESS:	823 St. Ann		
OWNER:	The Roman Catholic Church of The	APPLICANT:	Costa Joe
ZONING:	VCR-1	SQUARE:	75
USE:	Vacant	LOT SIZE:	7169 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

A part of the St. Louis Cathedral Parochial School, this two-story brick school building was constructed circa 1900 according to the designs of Andry and Bendernagel for the Academy of the Sacred Heart of Louisiana.

Architecture Committee Meeting of **09/10/2024**

<u>DESCRIPTION OF APPLICATION:</u>	09/10/2024
Permit #24-21108-VCGEN	Lead Staff: Erin Vogt

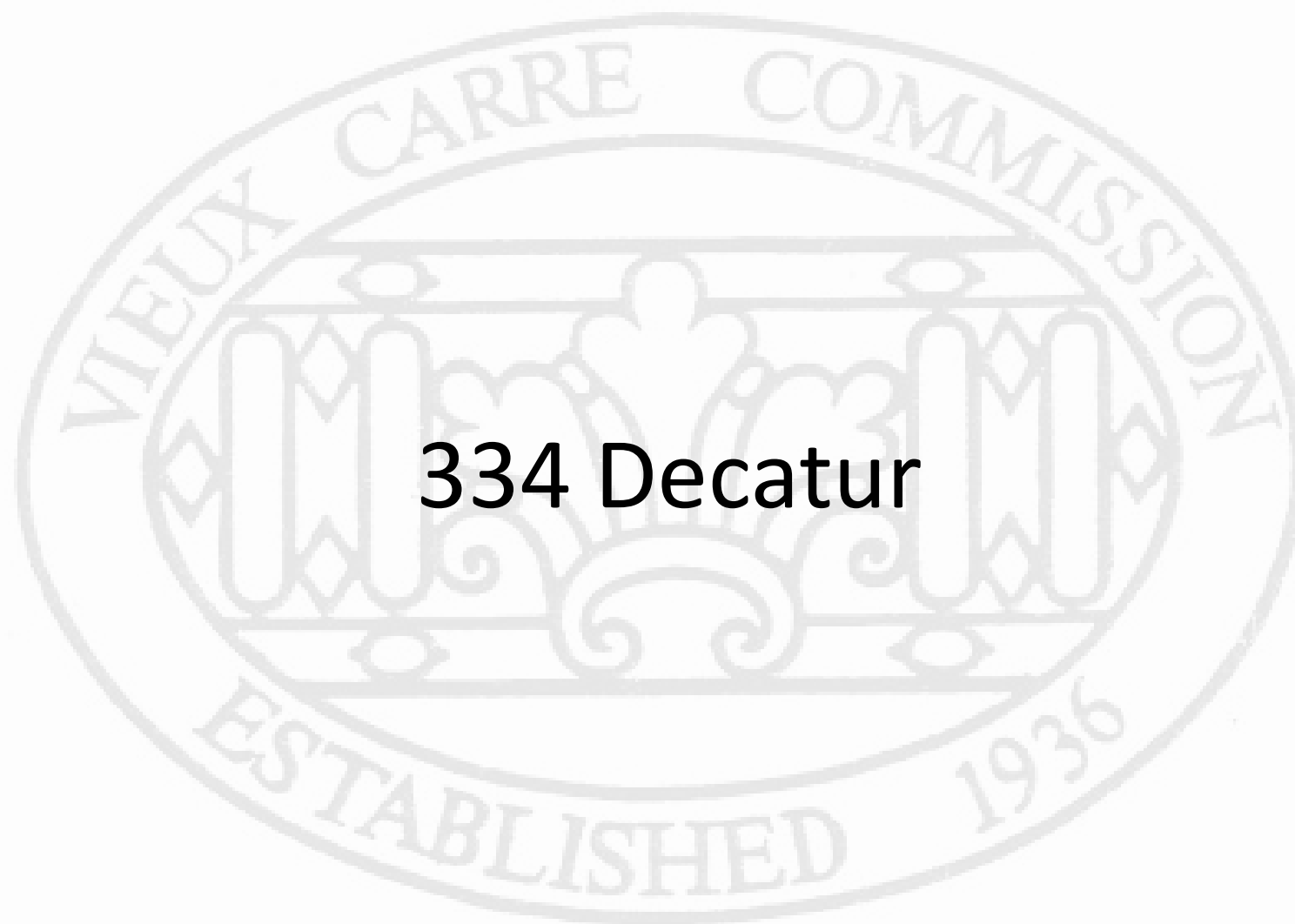
Proposal to repair property line fence, partially using hardie board, per application & materials received 07/12/2024. **[Notices of Violation sent 08/03/2021 & 09/29/2023]**

STAFF ANALYSIS & RECOMMENDATION: 09/10/2024

The applicant has submitted a proposal to address violations at the property in phases. Phase 1 is largely staff approvable, except for a small modification to the property line fence. A portion of the seven-board fence at the Bourbon-side property line is adjacent to a raised planter at 817-19 St. Ann. The planter seems to have no back, which causes mud to leak through the fence and has caused problems with clogged drains at 823 St. Ann. The applicant is proposing to replace the bottom board of the fence with hardie board to prevent the base of the fence from rotting, and in hopes that this keeps more of the mud from crossing the property line. Hardie board is generally prohibited in the VCC Design Guidelines, but this application is limited. However, the fence is currently unpainted, and the applicant proposes to leave the wood exposed, which will make the use of hardie board at the base much more obvious in comparison with the weathered wood boards. Staff seeks the guidance of the Committee regarding the proposed alterations.

ARCHITECTURAL COMMITTEE ACTION: 09/10/2024





334 Decatur

ADDRESS:	334 Decatur	APPLICANT:	John C Williams
OWNER:	DBC, Inc.	SQUARE:	8
ZONING:	VCE-1	LOT SIZE:	1533 sq. ft. (approx.)
USE:	Specialty restaurant		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

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

Four-story brick warehouse, which would have had post-and-lintels with Greek Revival paneled doors on the ground floor (as on the N. Peters elevation) and longer windows at second level.

Architecture Committee Meeting of **09/10/2024**

<u>DESCRIPTION OF APPLICATION:</u>	09/10/2024
Permit # 24-25642-VCGEN	Lead Staff: Nick Albrecht
Violation Case #23-01972-DBNVCC	Inspector: Marguerite Roberts

Proposal to install parapet cap flashing and new masonry tie-backs, per application & materials received 08/19/2024.

STAFF ANALYSIS & RECOMMENDATION: **09/10/2024**

This application also includes staff approvable violation corrections including minor repairs and repainting the first floor. The proposed cap flashing and tie-backs require Architecture Committee review.

Cap Flashing

Another application for cap flashing was reviewed in 2022. At that time, staff noted that a roof permit was issued in 2014 which included the typical language about metal cap flashing not being allowed on parapets. Photographs seem to indicate that the cap flashing was installed around the time of this 2014 roof work as photographs from 2013 and earlier show the building without any metal cap flashing. The previously existing cap flashing had become dislodged or completely blown away during Hurricane Ida. Metal cap flashing is not a typical approvable material, with one of the reasons being the likelihood that it will become airborne during an extreme weather event.

Staff does not see a reason to approve cap flashing in this instance as the existing parapet is shown as being adequately high for typical parapet flashing detailing. The 2022 application was previously deferred to allow the applicant to work with staff on an approvable detail.

Tie Backs

The proposal includes two new tiebacks located slightly below the parapet at the N. Peters and Conti corner of the building with one on each of those two elevations. This detail drawings of the tiebacks were drawn by an engineering consultant, although no engineer’s report was submitted with the drawing. Staff had previously cited this area of the building due to a large vertical crack and areas of deteriorated mortar.

The proposed new plates are shown as round and approximately in line with existing tiebacks on the N. Peters elevation. Staff has no objections to the proposed new plates.

Summary

In summary, staff recommends denial of the proposed cap flashing and approval of the new tie backs.

ARCHITECTURAL COMMITTEE ACTION: **09/10/2024**

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

1020 Orleans
Deferred at Applicant's Request