

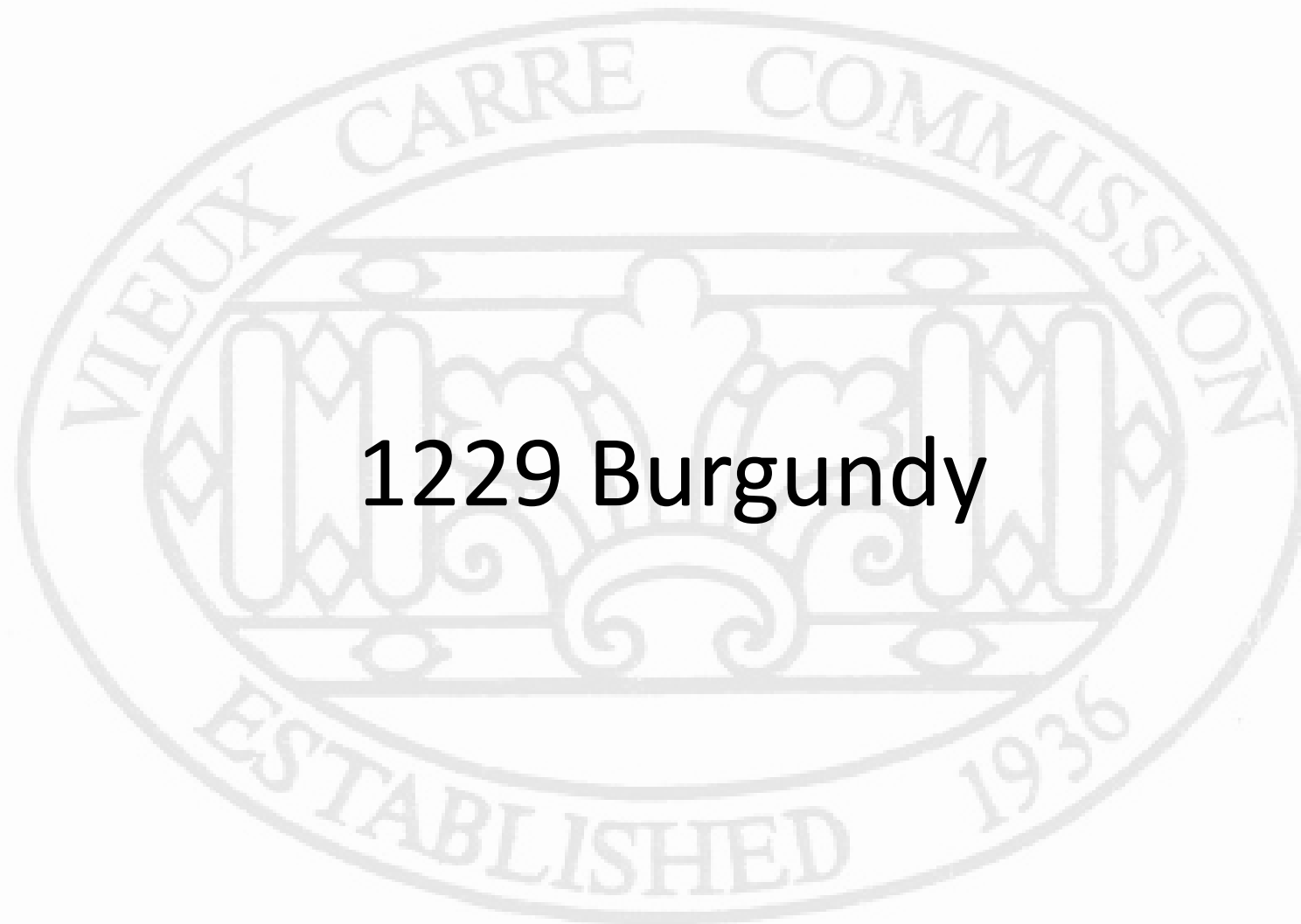


# Vieux Carré Commission Architecture Committee Meeting

Tuesday, September 24, 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 scroll. The shield is flanked by two vertical bars with diamond shapes. The entire shield is enclosed within a decorative border. The text "VIEUX CARRE COMMISSION" is written in an arc across the top, and "ESTABLISHED 1936" is written in an arc across the bottom.

# Old Business



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** **09/24/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	09/24/2024
<b>Permit # 24-18531-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>

Proposal to perform structural repairs, correct work in deviation from permit, and renovate exterior, per application & materials received 06/25/2024 & 09/09/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 09/24/2024

Millwork:  
Full drawings have been provided for restoration of the front dormers. Minor millwork revisions are needed, as the radius in the top sash should be slightly tighter, and the spine of the muntins may need to be reduced, as they appear thick in elevation. The stiles may also need to be slightly reduced in order to match photos of previous conditions. Staff and the applicant noted that there was a seam present previously behind the capitals, between the pieces of lumber that made up the dormer header and the pilasters. Staff is unsure if this should be replicated in such a pronounced way, and is seeking the guidance of the Committee.

Staff notes that the rear dormers have been drawn with the same detailing as the front dormers. This would not have historically been the condition, and it is more than likely that these windows would have had a square header. Staff recommends revisions of the rear dormers be handled at staff level.

Also on this elevation, the applicant proposes to remove fixed shutters and install a new window to match the opposite elevation. Submitted drawings are conceptually approvable, but full millwork drawings are needed prior to fabrication and installation, and all hardware should be shown for the shutters.

The new vent of unspecified size to be installed on the Gov. Nicholls side proposed at the previous meeting has been removed. The small window opening on the second floor of the Gov. Nicholls side was proposed for removal at the last meeting, but is now shown as a small in-swinging double casement. Photos of the interior framing provided by the applicant appear to show this opening is not of significant age, but staff has no objection to its retention or removal.

Overall, staff finds the proposed millwork modifications **conceptually approvable**, with final revisions and review of shop drawings to be handled at staff level.

Roof:  
The proposed awning at the Barracks-elevation alley opening has been revised to fit the width of the opening and to be open on the sides. Staff requests additional detail drawings for further review, and notes that the metal must be specified, but considers it **conceptually approvable**.

Multiple references are made to a roofing inspection report that was not included in the previous or current submittals. The rear 3/12 slope roof will have its slate removed, to be replaced with an unspecified standing seam metal. More information is needed, including flashing details and more specific notes, but this work is likely **conceptually approvable**, with final review and approval to be handled at staff.

Overall:  
Staff notes that several additional materials are needed for final review at staff level, including a paving plan for the new hard tan brick pavers below the patio, and manufacturer’s spec sheets for proposed light fixtures and cameras.

**ARCHITECTURAL COMMITTEE ACTION:** 09/24/2024



**New Business**

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1024 Bienville

ADDRESS:	1024 Bienville Street	APPLICANT:	Robert Bodet
OWNER:	1024 Bienville Street, LLC	SQUARE:	96
ZONING:	VCC-2	LOT SIZE:	3,430 sq. ft.
USE:	Residential		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

This c. 1810 2-story brick townhouse is joined by a common center alley to its twin at 1018 Bienville, which was recently renovated. This Creole/Georgian style building, like its neighbor, was updated in the 1840s with some Greek Revival millwork (as seen on its side entrance), and then the openings were again changed in the later 19th c. The rear of the main house had an open loggia and stairway to the second floor. This loggia was enclosed and enlarged during the 1840s renovation.

Rating: Green - of local architectural and/or historical importance.

**Architecture Committee Meeting of** **09/24/2024**

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<b><u>DESCRIPTION OF APPLICATION:</u></b>	09/24/2024
<b>Permit # 23-16080-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #18-09327-DBNVCC</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to renovate rear service ell including demolition of infill construction, per application & materials received 06/14/2023 & 09/05/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 09/24/2024

Permits were issued for this rear service ell in 2018 and 2019 to repair or replace some of the millwork and better weather seal the building. A new application has been filed to do more extensive renovations to this green-rated service ell including the proposed demolition of an unrated one-story addition.

**Demolition**

The applicant estimates that the addition dates to the 1970s. Staff researched VCC records and could find no mention of the construction of this addition but believes this estimate may be plausible.

The addition consists of stuccoed CMU walls with a slate roof. There is currently no millwork present in the addition. The applicant proposes to demolish this portion and to restore the service ell wall behind with two new six over six windows matched to existing ones on the second-floor. The service ell wall behind the addition would need to be reconstructed and the applicant is proposing new CMU block to be stuccoed as the wall material. The Guidelines note that, “*CMUs are typically not visually appropriate to the historic character of the Vieux Carre*” (VCC DG: 06-3). Although technically not an addition, the Guidelines do allow for the use of “lesser” compatible materials provided they are finished in an appropriate way. (VCC DG: 14-15) In this instance, the use of a traditional stucco over the CMU would be allowed per the Guidelines and staff notes that a metal lath is typically required between the CMU and stucco.

**Balcony**

The remaining work appears to be limited to repairs to the existing balcony to match existing. Staff notes that there are currently inappropriate 4x4 and metal posts installed under the balcony. These appear to be shown as remaining or being replaced on the proposed plans. As posts would not have historically been present on the ground floor under a balcony, staff recommends that the existing outriggers be examined and strengthened if needed so that the posts can be removed.

Additional details will be needed for the balcony railing, but staff notes that there are standard details available that could be used for all balcony elements here.

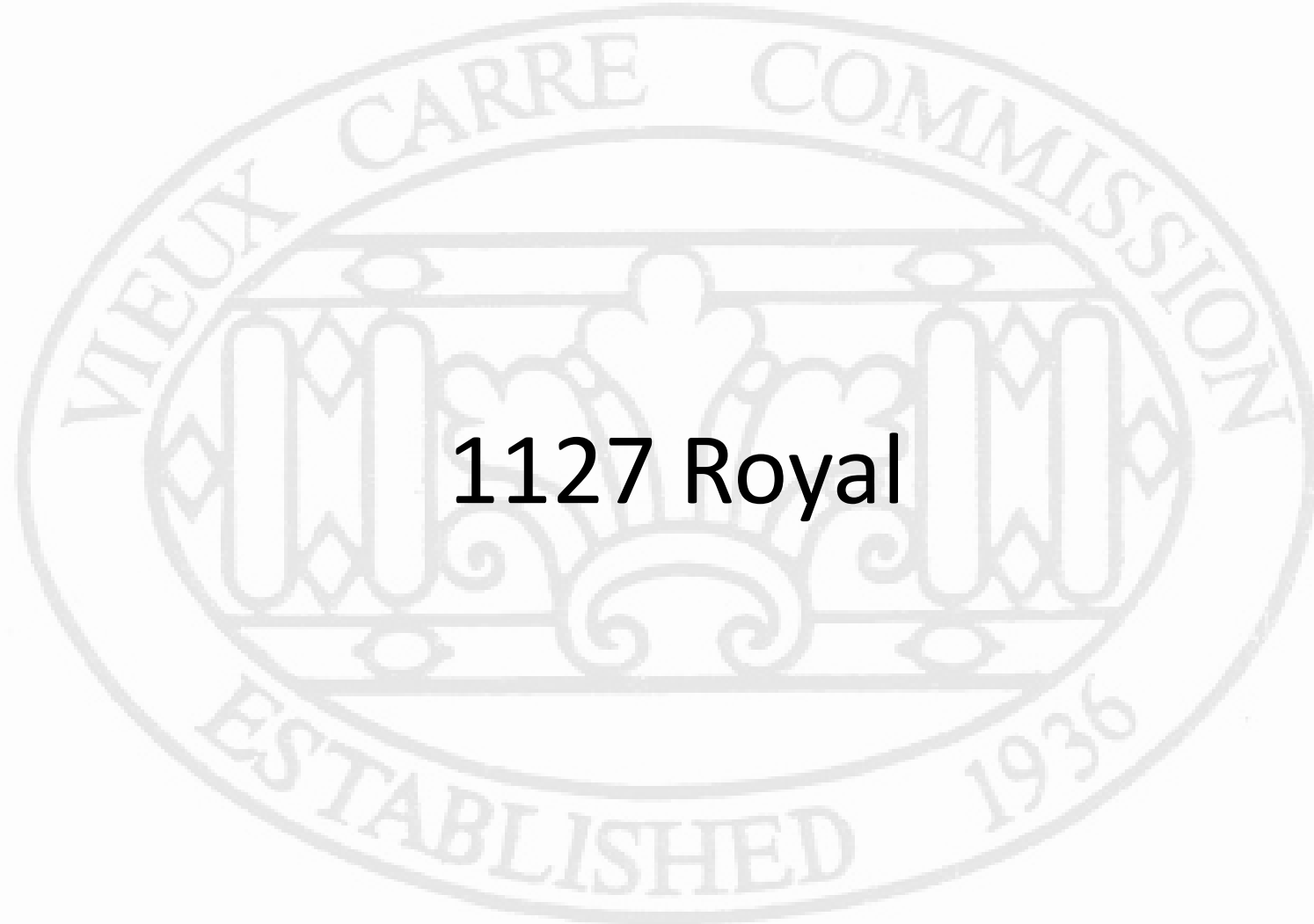
**Summary**

The final arrangement of the building with the partial demolition and rebuilt balcony is still somewhat atypical with the recessed portion of the building. Sanborn maps appear to indicate that this was originally two separate small buildings with a continuous balcony across both buildings and a catwalk from the main building. Still, the proposed work would be a big improvement over the existing conditions and arrangement.

Staff notes that based on recent photographs, additional pointing and stucco work is needed. Staff questions if this will be proposed as part of this scope of work.

Staff recommends that the Committee forward the demolition aspect of the proposal to the Commission for consideration and recommends conceptual approval of the other aspects of the proposal with the applicant to work with staff on some of the noted details.

**ARCHITECTURAL COMMITTEE ACTION:** 09/24/2024



1127 Royal



ADDRESS:	1127 Royal St.	APPLICANT:	Jeremiah Johnson
OWNER:	Ralph Cadow	SQUARE:	55
ZONING:	VCR-2	LOT SIZE:	3,048 sq. ft.
USE:	Residential		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

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

This building is one of the 15 2 1/2-story row houses constructed in this block as an investment in 1831-2 by the Co. of Architects of New Orleans with the notorious Alexander T. Wood as architect. Originally of a Federal style as influenced by the local Creole style, the original design of this row consisted of arched ground floor openings, square-headed full-length openings on the upper floors, wrought iron balconies with cathedral pattern railings, and semi-attached kitchens. These buildings have been dramatically altered over the years, most noticeably during the mid-19th c. when Greek Revival modifications were made. At some point, the balcony on this individual building was extended into a gallery with a cast iron canopy, supports and posts.

**Architecture Committee Meeting of** **09/24/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	09/24/2024
<b>Permit # 24-18739-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to install new 24kW generator in rear courtyard, per application & materials received 06/18/2024 & 09/09/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 09/24/2024

The applicant proposes to install a new natural gas generator at grade behind the rear service ell. Staff had an opportunity to visit the site and confirmed there is little to no visibility of this location. The space behind the service ell is compact with masonry walls surrounding the proposed location. The Guidelines recommend limiting the size and number of pieces of mechanical equipment on a property and locating them to minimize visibility. (VCC DG: 10-11) Staff notes that there are existing HVAC condensers at grade near this location as well.

The proposed generator location is in relatively close proximity to an existing window of the rear service ell. Staff measured this distance at slightly over 5'. Staff reached out to Safety & Permits to confirm if this would satisfy the building code but did not receive a response prior to the writing of this report. From documentation previously provided by Safety & Permits, staff believes the requirement is only 5' so this would just satisfy the code but staff will confirm with Safety & Permits.

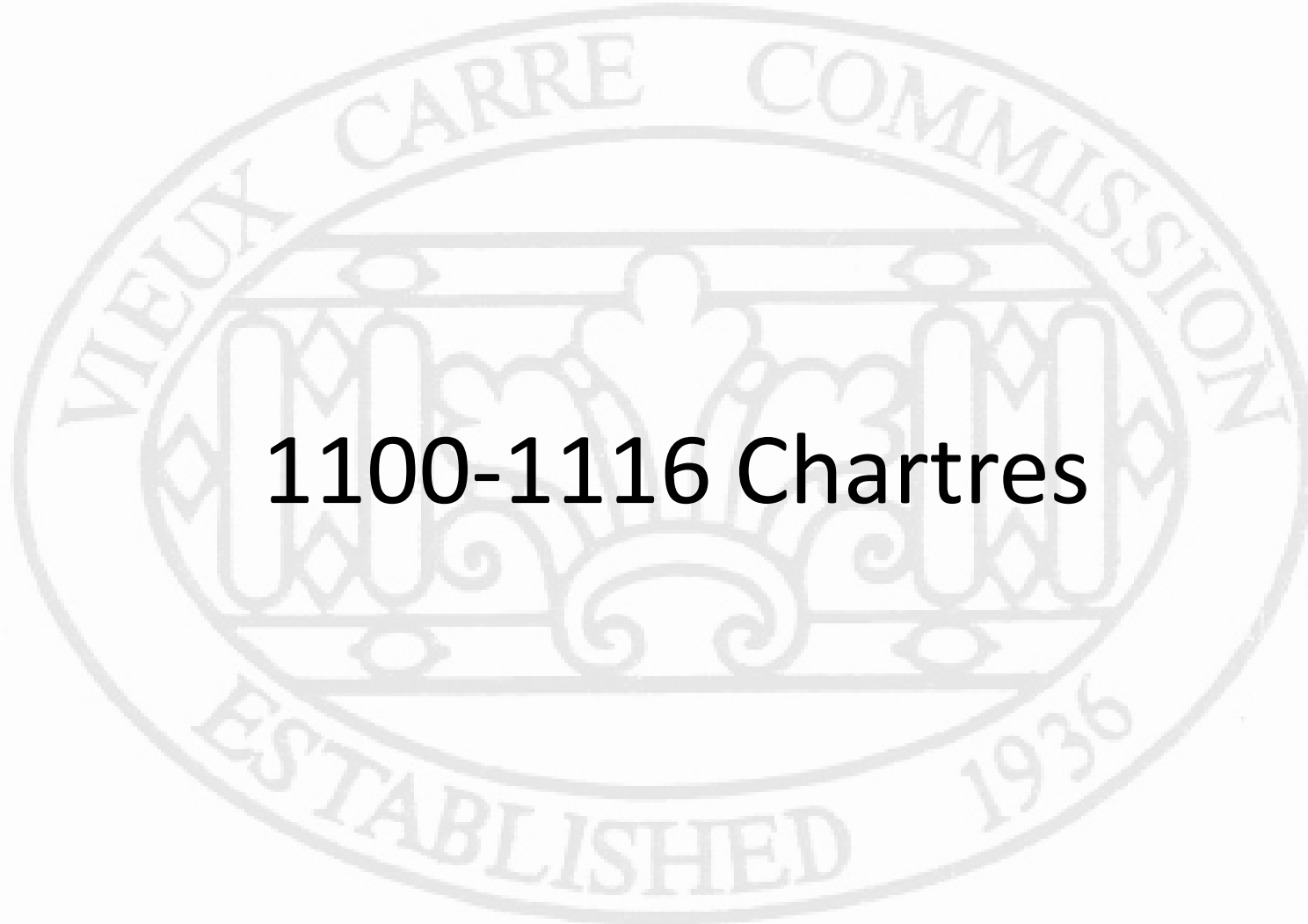
There is no existing gas service to this property so if approved, the generator would require brand new gas service. Staff finds this aspect of the proposal potentially more problematic than the equipment itself. The applicant stated that Entergy will no longer install new gas services and gas meters in alleyways, instead installing the gas lines and likely a service box on the front façade. The gas line would run up the wall before going through the existing transom window. Staff has reached out to a contact at Entergy seeking clarification and noting that the service in and meter need to be placed behind the alley gate.

From the new gas service, the applicant proposed to run the gas line tight to the ceiling for the length of the alleyway, turn the corner at the back to move across the loggia still at the ceiling and into the opposite corner. At this point the lines would penetrate the wall to the exterior, run straight up the wall into attic space where it could run clear to the back of the service ell in the attic. Finally, it would come through the wall at the rear of the attic and run down to the generator.

The applicant proposes to box out or install some trim over the lines in the alleyway portion of the building. If approved, this trim should be minimal and painted to match the walls and ceiling.

In summary, staff finds the proposed new generator conceptually approvable with staff and the applicant to work with Entergy regarding the details of the new gas service installation.

**ARCHITECTURAL COMMITTEE ACTION:** 09/24/2024



**1100-1116 Chartres**

ADDRESS:	1100 - 1116 Chartres		
OWNER:	Archdiocese of New Orleans	APPLICANT:	Angela Morton
ZONING:	VCR-2	SQUARE:	19
USE:	Church	LOT SIZE:	52,893 sq. ft.

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Ursulines Convent: **Purple**, or of national architectural and/or historical significance.  
Church building: **Blue**, or of major architectural and/or historical significance  
Connection between convent and church: **Yellow**: contributes to the character of the district.

The c. 1750 Ursuline Convent is the only building in the Mississippi Valley known definitely to date from the early French period in Louisiana.

In 1845, after the closing of the Almonester Chapel and after the Ursulines moved to their new downriver convent, the French born and educated architect J.N.B. DePouilly designed a new church, which was built next to the Nuns' old convent. This church today is known as St. Mary’s Church or Our Lady of Victory Church.

<b>Architecture Committee Meeting of</b>	<b>09/24/2024</b>
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<b><u>DESCRIPTION OF APPLICATION:</u></b>	09/24/2024
<b>Permit # 24-26780-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>

Proposal to renovate both the convent and church building including repairs to stained glass windows and masonry repairs, per application & materials received 09/04/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	09/24/2024
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This proposal includes several small repairs to both buildings as a result of storm damage. Staff notes that a separate application was filed to re-roof both buildings with everything to match existing, which is staff approvable. Some of the details of this proposal require Architecture Committee review.

**Stained Glass**

Repairs to stained glass are indicated at two of the church building windows. One is noted as being repaired in place while the other is noted as being temporarily removed for off-site repairs. The plans note the temporary installation of plywood in this opening while the repairs are made. Staff requests an approximate timeframe for these repairs and that the plywood be painted to match the building wall.

**Masonry Repairs**

Exterior masonry repairs appear to be limited to the rear elevation of the purple rated convent building only in a location above a first-floor door.

The submitted plans included generic details for helical ties, but staff did not locate any reference to proposed helical ties in the rest of the drawing set. Staff seeks clarification from the applicant if helical ties are proposed and if so, where.

**Tent**

Staff notes some concerns that the proposed plan includes a note about replacing several tent posts. Although tents are meant to be temporary installations, it appears this one has become much more permanent and there is no indication that it has been broken down in several years. The Guidelines state that, *“to maintain the sense of openness to the sky in a courtyard or yard, the VCC regulates all roof structures that are mounted to a building element or wall, or are too large to be moved by a single person such as an awning, oversized umbrella or semi-permanent, ground-mounted structure such as a tent”* and *“the VCC does not allow installing a permanent courtyard covering or enclosure.”* (VCC DG: 10-3)

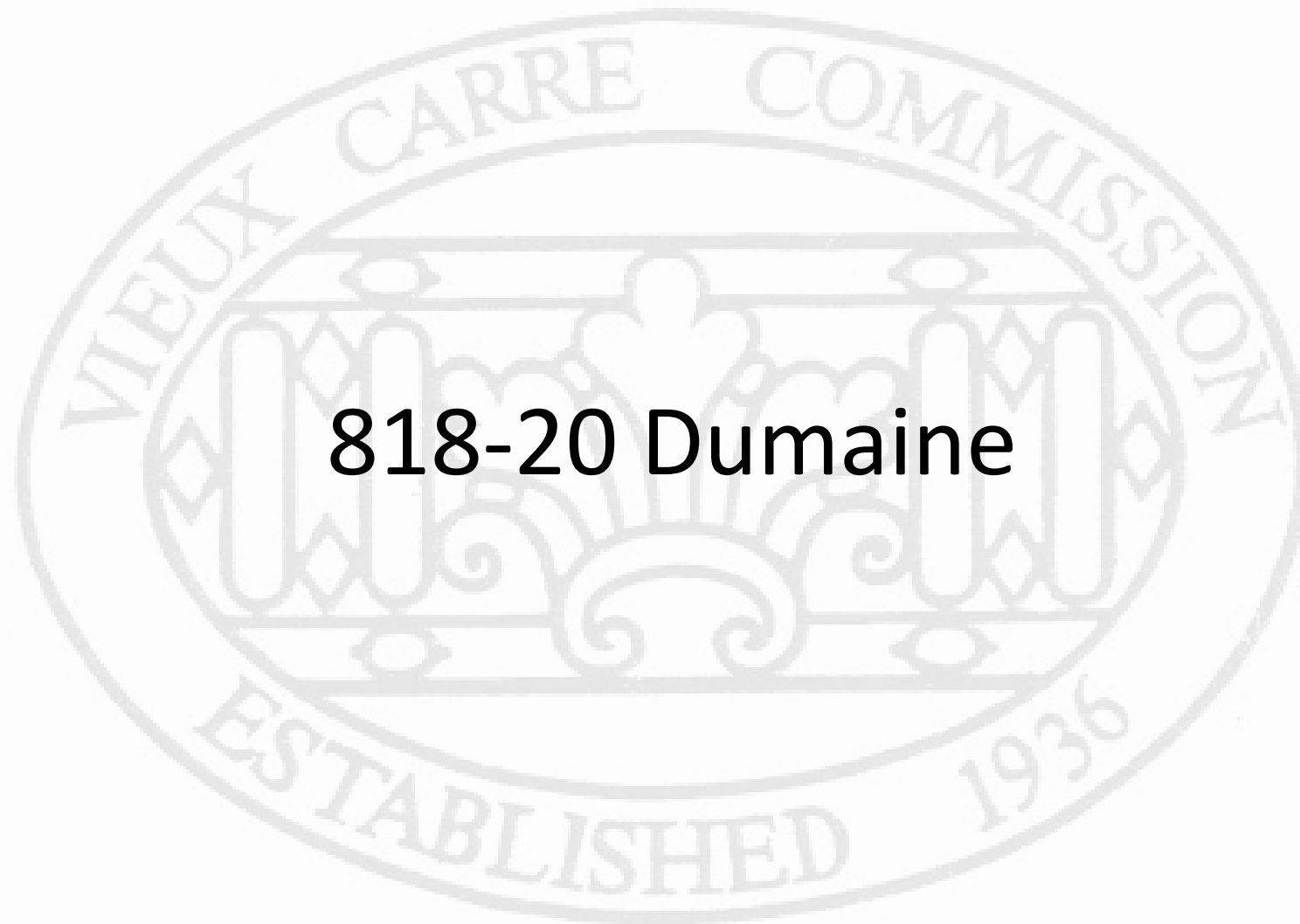
Additionally, staff found examples of permits from 2006 for the **temporary** installation of the tent which included a note that, “In the future, if the owner wishes to erect the tent, separate applications must be made and appropriate permits issued by the VCC and the City of New Orleans for each proposed use.”

It does not appear this process has been followed and staff seeks commentary from the applicant regarding the intention of the tent.

**Summary**

Staff finds the proposed repair work generally approvable but has concerns about the included helical tie details and the fact that the tent has seemingly become a more permanent feature. Staff requests commentary from the Committee regarding the proposal.

<b><u>ARCHITECTURAL COMMITTEE ACTION:</u></b>	09/24/2024
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818-20 Dumaine

ADDRESS:	818 Dumaine Street		
OWNER:	Dumaine Property Services LLC	APPLICANT:	Kevin Joseph Clark Sr
ZONING:	VCR-1	SQUARE:	75
USE:	Residential	LOT SIZE:	7411.5 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This c. 1890 frame shotgun cottage, known as the *Maher cottage*, was the subject of a prolonged preservation battle when in the early 1960s, its owners received VCC approval for the demolition of the cottage and its replacement with a structure “in earlier character.” This demolition was objected to by the Vieux Carré Property Owners Residents & Associates (VCPORA), and the matter was taken to the City Council, which in turn overturned the VCC’s approval. Suing the city of New Orleans, the owners finally lost their legal battle before the State Supreme Court in 1976. If the demolition had been approved, this historic district likely would have lost many examples of late Victorian architecture, now deemed historic.

**Architecture Committee Meeting of** **09/24/2024**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	09/24/2024
<b>Permit #24-26973-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>

Proposal to install generator in rear courtyard, per application & materials received 09/03/2024.

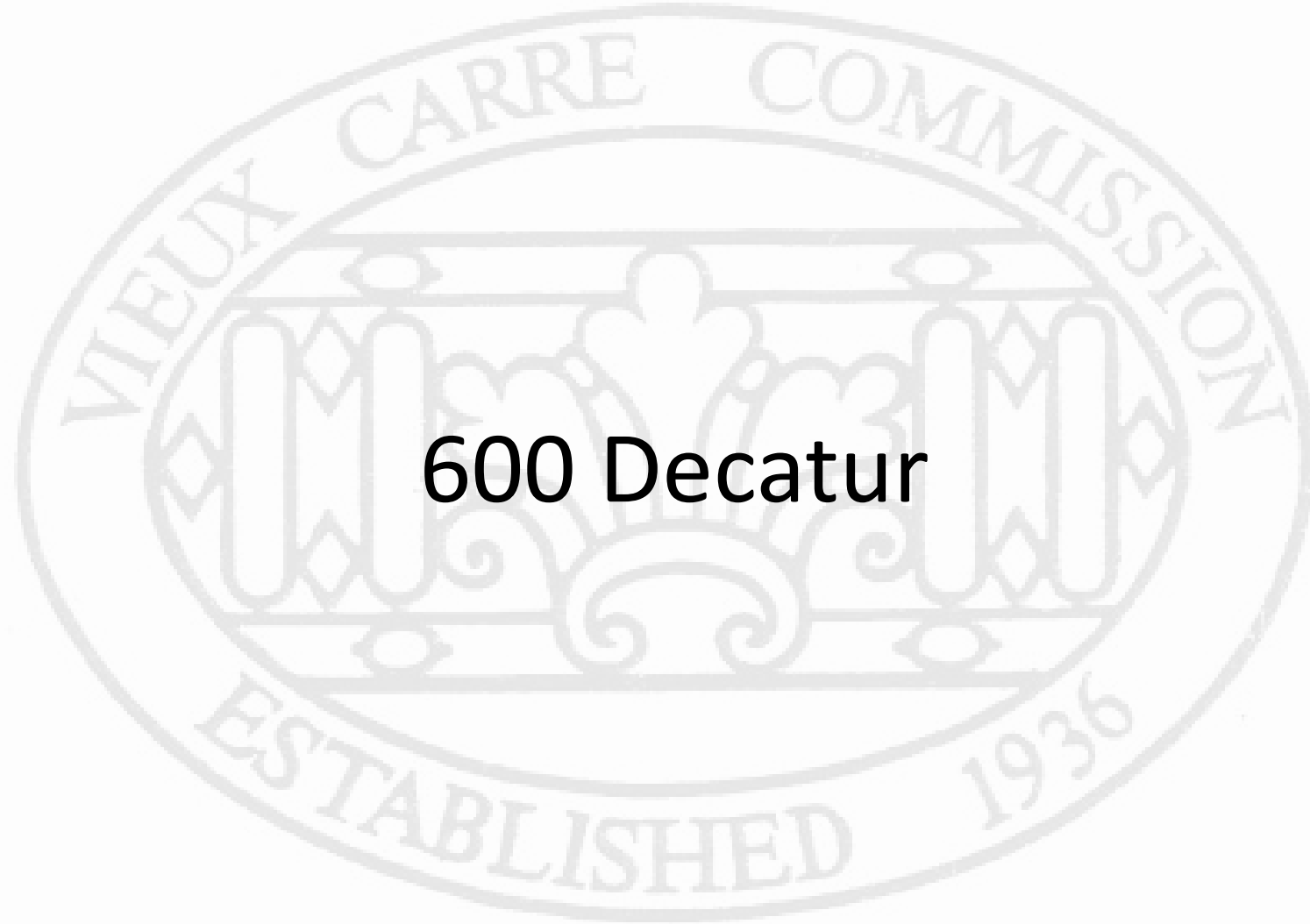
**STAFF ANALYSIS & RECOMMENDATION:** **09/24/2024**

[Staff notes that the contract calls for a 32kW generator while notes elsewhere throughout the submittal, including the submitted manufacturer’s spec sheet from Kohler, reference a 38kW generator.]

The applicant proposes to install a generator in the rear courtyard, behind a wooden shed and adjacent to the parking area, on a steel platform measuring 35” x 74” x 18”. The generator will be set back 3’-0” from each property line. The applicant submitted a residential generator acknowledgement which states that it is set back at least two feet from each lot line, has minimum 18” clear at rear, 5’ minimum overhead, 30” minimum front clearance, is at least 5 feet from any opening, and the exhaust will not be directed towards the house. The submitted materials indicate that the existing Entergy junction box on the front elevation will be retained. New meters and disconnects will replace existing equipment currently installed on the Dauphine-side elevation of the house, obscured by the front gate. Electrical and natural gas conduits will be attached to the Dauphine-side brick wall +/- 8’-0” above grade.

Staff finds the proposed equipment and its impact on the property to be discrete and minimal, and recommends **approval**.

**ARCHITECTURAL COMMITTEE ACTION:** **09/24/2024**



**600 Decatur**

ADDRESS:	600 Decatur St.		
OWNER:	Jackson Brewery Millhouse LLC	APPLICANT:	Steve Olson
ZONING:	VCS	SQUARE:	5 C
USE:	Commercial	LOT SIZE:	29,207 sq. ft.

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

The Jackson Brewery Millhouse was constructed in 1986.

Rating:       Orange - post 1946 construction.

<b>Architecture Committee Meeting of</b>	<b>09/24/2024</b>
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<b><u>DESCRIPTION OF APPLICATION:</u></b> <b>Permit # 24-27937-VCGEN</b>	09/24/2024 <b>Lead Staff: Nick Albrecht</b>
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Proposal to replace and modify existing awnings and decorative light fixtures, per application & materials received 09/10/2024.

<b><u>STAFF ANALYSIS &amp; RECOMMENDATION:</u></b>	09/24/2024
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This application includes replacement of existing retractable awnings located throughout the building, replacement of larger fixed awnings with new awning pergola structures, and replacement of decorative light fixtures.

**Retractable Awnings**

Several of the existing awnings suffered hurricane damage and are in need of replacement. The applicant proposes to replace all the awnings with new retractable awnings. Staff counts twenty-two of this style of awning. Staff questions if some of these awnings are completely new installations as they do not appear in older photographs. This appears to be the case with several of the upper floor awnings. Staff seeks clarification regarding which awnings are new and which are replacements.

The new awnings are not the typical retractable style as they feature a heavier duty frame, however, it appears this style of retractable awning has been used on this building since it was heavily renovated in the late 1980s. The applicant is seeking to install these new awnings as they have an option to feature a wind sensor that would automatically close the awnings if wind speeds exceed a certain value. The wind sensor is very discrete but staff questions if the new awnings would require any electrical service and how this might be accomplished.

The proposed new awnings are shown in a linen finish, which will be more muted compared to the existing bright blue awnings.

**New Awning Structures**

At two locations on the third-floor and two locations on the fourth-floor, the applicant proposes replacing larger fixed awnings with new more pergola style structures with retractable awnings. The history of these larger awnings is unclear. Staff notes that at the Toulouse and river corner of the building, there were several proposals in the late 1990s to install a large awning above this terrace that the VCC denied. As an alternative to an awning, the VCC eventually approved the construction of a second terrace structure above the first one. It seems the larger upper floor awnings also date to around this time as they are seen in photographs from 2000.

These awnings are proposed to be removed and the new pergola style structures installed in approximately the same locations. The applicant notes that part of the inspiration for this change is because the existing awnings cannot hold up to high winds and the proposed new awning structures would also be able to feature an automatic closer tied to a wind gauge.

Staff finds the proposed new structures an improvement over the existing awnings but has some hesitations about the possible perception of increasing the mass of the building with the new pergola awning structures. Staff is also concerned that tenants of the building may be tempted to add “temporary” side walls to the structures to protect from sun or rain and further increase the perceived mass. Given the unique characteristics of this building the application of the Guidelines can be limited but the Guidelines do recommend “*minimizing the amount of large-scale and mounted outdoor furnishings on a site.*” (VCC DG: 10-9)

**Decorative Light Fixtures**

The final aspect of the proposal is the replacement of approximately 30 exterior light fixtures with new Bevolo lantern style fixtures. The fixtures would remain electric, and the fixtures would be consistent throughout the upper floors of the building. The existing fixtures appear to be a mix of styles and the applicant notes that several were damaged in Hurricane Ida and all were subsequently removed to accommodate permitted painting of the building.

Staff has no objections to the proposed replacement of the decorative fixtures with new matching fixtures but questions the selection of a Bevolo copper lantern style fixture. Given that this is not a historic building and that several elements of the design of this building were taken from the adjacent Jax Brewery building, staff

questions if a more industrial style light fixture would be more appropriate. Alternatively, a discrete fixture that provided adequate light without drawing much attention to itself may also be approvable.

**Summary**

Staff has no objections to the concept of replacing the awnings and light fixtures with new modified designs but requests commentary from the Architecture Committee regarding the details of those elements.

**ARCHITECTURAL COMMITTEE ACTION:**

09/24/2024



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# Appeals and Violations

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1020 Orleans

ADDRESS:1020 Orleans Ave.

OWNER:Starla Turnbo

ZONING:VCR-1

USE:Residential

APPLICANT:Starla Turnbo

SQUARE:101

LOT SIZE:2,098 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

A c. 1880, late Victorian, Italianate double shotgun cottage.

Architecture Committee Meeting of	09/24/2024
DESCRIPTION OF APPLICATION:	09/24/2024
Permit # 24-09985-VCGEN	Lead Staff: Nick Albrecht
Violation Case #24-00925-VCCNOP	Inspector: Marguerite Roberts

Proposal to retain outdoor countertop and sink installed without benefit of VCC review or approval, per application & materials received 08/27/2024.

STAFF ANALYSIS & RECOMMENDATION:	09/24/2024
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See Staff Analysis & Recommendation of 09/10/2024.

ARCHITECTURAL COMMITTEE ACTION:	09/24/2024
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Architecture Committee Meeting of	09/10/2024
DESCRIPTION OF APPLICATION:	09/10/2024
Permit # 24-09985-VCGEN	Lead Staff: Nick Albrecht
Violation Case #24-00925-VCCNOP	Inspector: Marguerite Roberts

Proposal to retain outdoor countertop and sink installed without benefit of VCC review or approval, per application & materials received 08/27/2024.

STAFF ANALYSIS & RECOMMENDATION:	09/10/2024
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Staff cited some violations at this property including the construction of this outdoor counter and sink on the rear elevation of the main building. The base of the countertop is constructed from brick masonry that is notably open at the building wall. The sink appears to be fully plumbed with a functioning drain.

This type of construction is considered “outdoor furnishing” by the Guidelines which mentions, “Food and beverage storage, preparation equipment and service areas” and “Furnishings that require piping including a water supply and/or drainage.” (VCC DG: 10-9) The Guidelines continue noting that, “the VCC considers the potential visual and physical impact of a proposed furnishing on a property, as well as its surroundings, and might require relocation of the proposed furnishing or appropriate screening.”

Staff notes that the proposed furnishing is likely only visible from the two immediately adjacent properties and only when looking over the fence. If this was a review prior to construction, staff would note a great preference to locate this furnishing some distance away from the historic building to limit the impact of the furnishing and the associated water on the building. As this is an application for retention, staff does appreciate that the back and front of this feature is open allowing for increased airflow and regular inspection.

As the Guidelines are somewhat vague on these types of features, noting only that the visual and physical impact of the furnishings on the property will be considered, staff request commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:	09/10/2024
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The applicant requested a deferral prior to the meeting due to the incoming hurricane. There was no public comment. Mr. Bergeron made the motion to defer the item at the applicant’s request. Ms. Steward seconded the motion and the motion passed unanimously.

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**227-33 N Peters**

ADDRESS:227-233 N. Peters

OWNER:Rice Building LLC

APPLICANT:Lawrence Lupin

ZONING:VCE-1

SQUARE:6

USE:Commercial

LOT SIZE:3919.77 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Green**, of local architectural or historical importance

This four-story, red brick, granite post and lintel warehouse is a remnant of a row of c. 1834 Greek Revival warehouses.

Architecture Committee Meeting of

09/24/2024

DESCRIPTION OF APPLICATION:

09/24/2024

Permit #24-27957-VCGEN

Lead Staff: Erin Vogt

Proposal to perform repairs to address demolition by neglect issues at front façade, per application & materials received 09/10/2024. [Notice of Violation sent 06/17/2022]

STAFF ANALYSIS & RECOMMENDATION:

09/24/2024

The Committee last reviewed this property on 05/09/2023, after non-structural mortar injection repairs were proposed to address the separation occurring at the structural cast iron pilasters. The Committee questioned analysis that the cast iron was superficial, and noted that many of the buildings in the square appeared to have major movement involving their pilasters and granite headers. The Committee moved to defer the proposal to allow for further investigation of the issues and for the applicant to propose a structural solution, with the Committee strongly suggesting that work be undertaken urgently. Since the contractor at that time was not structural, but a waterproofer, the application was abandoned.

A new applicant has submitted a revised structural report and proposal, as follows. The structural report, provided by Pace Group, LLC, states:

PACE Group LLC and the undersigned professional engineer visited 227 N. Peters on or about June 18, 2024. We observed the exterior columns and the interior front of the building at the first floor. We understand there are initial concerns of visible leans of the columns, cracks in the lobby first floor slab, and cracks in the façade headers.

Here is a summary of our observations and recommendations:

- 1) We observed potential deterioration of the brick masonry within the southernmost exterior first floor column. The columns are a 3-sided cast iron column, based on our experience of these structures in the French Quarter. We recommend that the interior face of each first floor column be removed to expose the condition of each column as it relates to the brick masonry. Our initial suspicion is that exposure of the brick masonry to the elements including water intrusion may have deteriorated the brick masonry within the columns. (Photograph 1, 2)
- 2) We do not suspect at this time that any foundation issues, or associated life safety issues exist in general.
- 3) We observed the first floor slab and determined the existing slab cracks are aged, stable, and are of no structural concerns. Further, we did not find any evidence of the slab adversely affecting the foundation systems nor the columns at the façade. (Photograph 3)
- 4) Once the interior facing of each column is open and able to be observed, we will observe and document the condition of each column and determine a structural remedy or repair scope of work if warranted. We will also determine if deterioration of the masonry, if observed, is leading to the visible "bulge" of some of the cast iron columns near the lower portions of the columns. (Photograph 4)
- 5) A visible separation between the northern most column on the first floor at the perimeter and the adjacent property was observed, which we suspect is leading to water intrusion and potential deterioration of brick masonry. (Photograph 5)
- 6) We observed a vertical crack above one of the first floor perimeter columns in the façade treatment, potentially due to water intrusion from gaps in the architectural façade elements directly above. (Photograph 6)

At the time of our observations on site, we determined there was no evidence of any life safety issues, and we recommend proceeding with the localized removal of the interior facing at each first floor perimeter column so we can determine an appropriate structural repair and stabilization if warranted.

On the exterior of the building, the applicant proposes to repair existing exterior trim, caulk and paint cracks and gaps in the cast iron façade, fill the gaps at the cast iron and exterior stucco with VCC approved stucco mix on metal lathe, and paint to match existing. Staff notes that metal lathe should not be needed for adherence to historic masonry, but seeks the guidance of the Committee regarding the scope of the proposed repairs.

ARCHITECTURAL COMMITTEE ACTION:

09/24/2024