

# Vieux Carré Commission Architecture Committee Meeting

Tuesday, January 14, 2025



# Old Business



533 Royal

ADDRESS: 533 Royal & Others  
 OWNER: Kemper & Leila Williams      APPLICANT: Margitta Rogers  
                  Foundation  
 ZONING: VCC-2                                      SQUARE: 62  
 USE: Cultural Facility                              LOT SIZE: TBD

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

**533 Royal St.**

Rating: **Blue**, of Major Architectural or Historical importance.

One of the few buildings to escape the fire of 1794, this building was constructed in 1792 for Jean Francois Merieult by Jacob Copperwaite, a builder from New Jersey. Its boldly molded cornice, plain plastered pilasters, and wrought iron balcony railing with geometric motifs are typical of the late 18th century in New Orleans. Its ground floor was modernized c. 1835 with the addition of granite pilasters.  
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**714-716 Toulouse St.**

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

Early photographs and the Sanborn Maps from 1876 and 1896 indicate that this 2-story brick building, now a part of the Historic New Orleans Collection, was constructed in the late 19th c. on the site of an earlier, narrow 2-bay, 2-story Creole style brick structure.  
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**718 Toulouse St.**

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

2-story brick galleried townhouse, which, unusual for the French Quarter, is situated at the rear of the lot. This late c. 1889 Italianate building was constructed for John P. Trapolin and acquired in 1938 by Gen. and Mrs. L. Kemper Williams.  
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**720-724 Toulouse St.**

Rating: **Blue**, or of major architectural and/or historical significance

This circa 1790 Spanish Colonial 2 ½ -story masonry porte-cochere house was restored as part of the Historic New Orleans Collection, removing later additions and modifications, according to an archival drawing.

**Architecture Committee Meeting of** **01/14/2025**

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**DESCRIPTION OF APPLICATION:** 01/14/2025  
**Permit # 24-22947-VCGEN** **Lead Staff: Nick Albrecht**

Review of design development drawings of conceptually approved proposal to renovate buildings including a courtyard enclosure and a new rear building, per application & materials received 07/18/2024 & 12/24/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/14/2025

This application was last before the Committee at the 07/23/2024 meeting where the overall project received conceptual approval. The project also received conceptual approval from the Commission at the 08/21/2024 meeting. The applicant has further developed the overall project with staff primarily focusing on the developing details of the courtyard enclosure and the new construction.

Minor changes have occurred with proposed millwork in the carriageways, but staff does not find any of these changes to be a significant departure from the conceptually approved plans.

**Courtyard Enclosure**

The applicant is proposing a new system to support the glass that will enclose the small courtyard located behind the building at 714 Toulouse and labeled as “Courtyard B”. This new system is actually more transparent than the previously proposed as less structure is needed. The only notable change is the glazing clip that connects the glass to the steel framework. The glass roof would have a slight pitch to drain water into a new gutter, which is shown draining to a new roof drain.

The applicant is proposing to slightly increase the wall that this gutter would be attached to in order to achieve the pitch needed for the roof and provide adequate clearance for the “bridge” element within the

enclosed courtyard space. The amount this wall will be increased is marked as verify in field and is estimated in the drawing at about 2'. The exact construction of this wall is also unknown. The wall likely dates to the ca. 1981 construction of the linking structure and is either a solid masonry wall or a wood frame wall that has been clad in masonry on both sides.

Additional detailing of the bridge itself is still needed with staff noting that the applicant has agreed to allow for continued VCC jurisdiction within this courtyard once it is enclosed and becomes new interior space.

### **New Construction**

The proposed new construction is located behind the main building of 722 Toulouse in the rear of "Courtyard D." The demolition of the existing structure and massing of the new construction were both conceptually approved by the Committee and Commission in 2024. The applicant has returned with additional detailing of the new construction. The first floor of the new construction is shown as primarily clear glazing, with two large metal panels that interrupt the glazing. The upper portion of the building is clad in custom-made terra-cotta panels, each measuring 24" wide by 60" tall. These terra cotta panels feature vertical fluting and function as a rain screen for the new building. The use of terra cotta was inspired by the existing terra cotta roof seen on the main building at the opposite end of this courtyard. The applicant has stated that the terra cotta is available in a range of colors and the final proposed color has yet to be selected. The proposal will be for one terra cotta color to be used throughout the wall rather than any kind of blend of colors.

Staff finds the proposed use of this terra cotta material interesting as, although it may not be a typical material for wall construction, staff feels it may be compatible with the Guidelines regarding materials for new construction which state that, "*materials for new construction should be similar to those predominantly found on surrounding buildings. However, materials need not be identical to examples found in the Vieux Carré if they are complementary.*" (VCC DG: 14-10)

The use of terra cotta is not an atypical material in general in the Vieux Carré and staff is intrigued how this material may age and patina over time. Staff feels that this terra cotta cladding will somewhat "soften" the appearance of the new construction in the historic courtyard.

The use of clear glass at the ground floor is not atypical for new construction and the proposed new construction as a whole clearly reads as a contemporary interjection into this space.

### **Summary**

In summary, staff feels confident with how this project continues to develop and recommends conceptual approval of the overall project with the applicant to return for final review of construction documents or if there any major changes to the proposal prior to a final review.

**ARCHITECTURAL COMMITTEE ACTION:** 01/14/2025

**Vieux Carré Commission Meeting of** **08/21/2024**

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**DESCRIPTION OF APPLICATION:** 08/21/2024  
**Permit # 24-22947-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate buildings including making new connections between properties, proposed demolition and new construction, and a proposed courtyard enclosure, per application & materials received 07/18/2024.

**STAFF ANALYSIS & RECOMMENDATION:** 08/21/2024

This project includes the blue-rated building at 533 Royal St., the green-rated buildings at 714-716 Toulouse and 718 Toulouse, and the blue-rated building at 720 Toulouse. The overall goal of the proposal is to create a new museum type campus which will be open to the public. Staff has encouraged the applicant to apply for a re-subdivision both to ease the review process of the multiple properties as well as simplify code requirements that would otherwise exist with openings and equipment crossing property lines.

Although there are many different components to this overall project, staff has identified three aspects of the proposal in need of more comprehensive Commission level review.

### **714 Toulouse Courtyard Enclosure**

The first item in need of Commission review occurs behind the building at 714 Toulouse where there is a small courtyard measuring approximately 14' by 26'. The space functions more as a small light well than a traditional courtyard and currently features a ca. 1981 structure that links 714 Toulouse with 533 Royal St. The applicant proposes to demolish much of this structure, leaving only an open ADA compliant ramp between the two buildings.

The larger intervention proposed for this space is the complete enclosure of the space with a glazed roof system. This would convert the existing courtyard to interior conditioned space. The Guidelines state that, *“the VCC requires maintaining openness to the sky in a courtyard”* and *“the VCC does not allow installing a permanent courtyard covering or enclosure.”* (VCC DG: 10-3) Despite this direction from the Guidelines, there are a few notes for the Commission to consider regarding this proposal.

Although the details have not been worked out, the applicant shows the covering as almost completely glass and the applicant has discussed with staff the desire to maintain that sense of openness to the sky as opposed to proposing to install a more opaque covering. Additionally, although this would become interior space and therefore out of VCC jurisdiction, the applicant has discussed a willingness to complete whatever legal process would be necessary to maintain this space under VCC jurisdiction. Staff notes that besides the reworking of the early 1980s structure and the creation of a new door opening, the remaining walls, windows, and doors in the courtyard are to remain and be restored.

The rationale for the proposed covering of this space is tied to the overall plan of providing accessibility to the entire “campus”. **The Architecture Committee did not object to the proposed courtyard enclosure in this instance.**

### **718 Toulouse Courtyard Connection**

Moving to the courtyard of the 718 Toulouse building, the applicant proposes to create a new wall opening in the wall of 714 Toulouse to connect that building to the 718 Toulouse courtyard. Staff notes that this connection is through a simple punched opening in the wall and that the actual separation between interior and exterior space occurs within the mass of 714 Toulouse. A more modern glass and metal system is proposed here to create that separation.

The Guidelines generally discourage this kind of new door opening, but staff notes this location is not particularly prominent or visible except from within the courtyard itself. There are precedents in other courtyards for similar interventions. Recessing the door system into the building mass of 714 Toulouse also helps to minimize the visibility and impact on the courtyard space.

### **722 Toulouse Demolition and Reconstruction**

One of the largest elements of the proposal is the proposed demolition of an existing mid-20<sup>th</sup> century, unrated one-story structure at the rear of the 722 Toulouse Courtyard and the construction of a new three-story building in an enlarged footprint. The function of this building would be to provide event space on the ground floor and to house all the mechanical equipment for the entire campus on the second and third floors. This would include a fire pump, electrical equipment, a generator, and a mechanical chiller. Staff notes that utilizing this location as a central point for the entire complex would be dependent on a re-subdivision or series of cross easements.

The building itself is still very early in the design process and will be returning to the Architecture Committee for design development and eventually would return to the Commission if found to be conceptually approvable. The applicant is currently seeking approval for the demolition of the existing structure as well as the massing of the new construction as proposed.

In regard to new secondary buildings and structures, the Guidelines note that they should be, *“subordinate to and visually compatible with the primary building without compromising its historic character.”* (VCC DG: 14-19) The Guidelines continue that, *“the VCC recommends designing a new secondary building or structure to complement the period and style of the principal building and other buildings on the site – this includes using similar form, materials, color, and simplified detailing.”* (VCC DG: 14-19)

**Staff as well as the Architecture Committee found both the proposed demolition and massing to be conceptually approvable.**

### **Summary**

Although there are several items being proposed here that are not recommended by the Guidelines, staff notes that there is also a great deal of work proposed to restore the various buildings in this complex which are all inline with the Guidelines. Additionally, staff appreciates that the proposed work is to allow these buildings to better operate as an educational and cultural facility open to the public compared to a more intense commercial use or a private residential use. Staff is generally in favor of the overall proposal and the Architecture Committee granted the overall project as well as the massing of the new construction, conceptual approval at the 07/23/2024 meeting. Staff notes that the project will need to

return to the Commission as more details of the new construction are reviewed by the Architecture Committee, including the proposed building fenestration and materials. Staff recommends approval of the proposal with the application to return to the Architecture Committee for design development.

**VIEUX CARRÉ COMMISSION ACTION:**  
DRAFT

08/21/2024

Mr. Albrecht read the staff report with Ms. Rogers, Mr. Trapolin and Mr. Hammer present on behalf of the application.

Mr. Trapolin stated that they were looking for conceptual approval in order to keep moving the design along. Mr. Weaver asked about storm water management in the courtyard where the new construction was to take place. Mr. Trapolin stated that they were going to be pulling up all the existing pavers to make the area more permeable. Mr. Weaver asked about mechanical penetrations from the new construction to the Williams residence. Ms. Rogers stated that there were currently penetrations there but the idea was that the new building would be taller so it would hide the penetrations. Mr. Bergeron asked what the age of building was slated for demo. Mr. Block stated, 1950s. Mr. Trapolin went on to say that it was then altered in the 60s and 70s. Ms. Rogers reiterated that the courtyard structures had changed over time. Public comment: Erin Holmes, VCPORA, support the project.

Mr. Weaver made the motion for the conceptual approval of the application with further review with the ARC. Ms. Shilstone seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of**

**07/23/2024**

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**DESCRIPTION OF APPLICATION:**  
Permit # 24-22947-VCGEN

07/23/2024

**Lead Staff: Nick Albrecht**

Proposal to renovate buildings including making new connections between the properties, proposed new construction, and a proposed courtyard enclosure, per application & materials received 07/18/2024.

**STAFF ANALYSIS & RECOMMENDATION:**

07/23/2024

This project includes the blue-rated building at 533 Royal St., the green-rated buildings at 714-716 Toulouse and 718 Toulouse, and the blue-rated building at 720 Toulouse. Staff has encouraged the applicant to apply for a re-subdivision both to ease the review process of the multiple properties as well as simplify code requirements that would otherwise exist with openings and equipment crossing property lines.

The Architecture Committee had an opportunity to view the preliminary proposal for this project at the 06/25/2024 meeting, although no formal staff report was presented. Staff has identified seven aspects of the proposal in need of more comprehensive Architectural Committee review. Staff appreciates the materials submitted by the applicant that help to highlight these different components. There are many aspects of the proposal involving the modification or removal of elements which are from previous modifications that might appear to be more historic than they actually are. Staff has requested that the applicant devise a graphic system to assist staff and the Committee to more readily discern the difference.

**Royal St. Façade**

On the ground floor of the Royal St. elevation of 533 Royal St., the applicant proposes to rework the existing millwork. The granite columns would remain untouched but the millwork between them would be modified. Currently, there are wood pilasters set within the granite pilasters on either side of the four ground floor doors. The applicant proposes to eliminate these wood pilasters in order to install wider paired doors with lites.

The applicant provided two photographs from the 1930s that appear to show single lite doors in these openings similar to what is being proposed. By the time a photograph dated July 1939 was taken, it appears that millwork matching the current millwork had been installed. It is unclear to staff if this late 1930s millwork was an attempt to match the c. 1835 millwork that would have been installed when this building was “modernized” in that year or if the late 1930s millwork was simply the architect taking liberty with the design at that time. Either way, it is clear from the photographs that the current millwork dates to the late 1930s while the proposed is similar to that seen earlier in the 1930s.

The Guidelines generally discourage this type of door modification but given the documentation available, staff finds this aspect of the proposal potentially approvable.

**533 Royal Carriageway**

Within the carriageway for this building the applicant proposes some changes to the existing openings and layout. In the first opening on the left when entering the carriageway, the applicant proposes to

replace existing French doors with a new solid glass door in the existing frame. The existing shutters and transom would remain. This change is in order to provide accessible access through this opening. In similar instances of making French doors accessible or for egress, the VCC has approved either fusing the leaves of the French door into a single door or a more modern intervention, as is proposed here.

As this is an existing opening with existing French doors and the shutters and transom are proposed to remain, staff questions if the approach of fusing the French doors into a single leaf may be the better approach in this instance.

At the second opening along this wall of the carriageway, the existing shutters are shown as remaining but a new elevator installed behind these shutters. A portion of the opening would be infilled around the new elevator door. It is not clear in the proposal what material would be used to infill the opening.

At the third opening on this wall, the applicant proposes to remove the existing French doors, leaving the doorway open. Staff recommends retaining the doors in place and securing them open if possible rather than completely removing the doors.

The existing stairs in this carriageway are proposed to be brought forward 11” in order to improve conditions at the second-floor stair landing. The stairs would otherwise be unchanged.

At the back of the carriageway, the applicant proposes a new door opening. The height of this opening is noted as being aligned with others along this wall. A new all glass door is shown in this new opening. As this is a new opening, staff finds the use of a modern door preferred in this instance. Staff also notes that this location is not particularly prominent.

On the opposite side of the carriageway, the work is limited to removing some non-historic doors that currently serve storage and equipment space. The majority of these openings would be infilled with matching materials with one being retained as a door. The new door is noted as having salvaged shutters and a transom with a new all glass door. Staff again questions this mix of old and new and suggests that the opening be treated completely one way or the other.

#### **714 Toulouse Courtyard Enclosure**

Behind the building at 714 Toulouse there is a small courtyard measuring approximately 14’ by 26’. The space currently features a ca. 1981 structure that links 714 Toulouse with 533 Royal St. The applicant proposes to demolish much of this structure, leaving only an open ADA compliant ramp between the two buildings.

The larger intervention proposed for this space is the complete enclosure of the space with a glazed roof system. This would convert the existing courtyard to interior conditioned space. The Guidelines specifically state that, “*the VCC requires maintaining openness to the sky in a courtyard*” and “*the VCC does not allow installing a permanent courtyard covering or enclosure.*” (VCC DG: 10-3) Despite this clear direction from the Guidelines, there are a few notes for the Committee to consider regarding this proposal.

Although the details have not been worked out, the applicant shows the covering as almost completely glass and the applicant has discussed with staff the desire to maintain that sense of openness to the sky as opposed to proposing to install a more opaque covering. Additionally, although this would become interior space and therefore out of VCC jurisdiction, the applicant has discussed a willingness to complete whatever legal process would be necessary to maintain this space under VCC jurisdiction. Staff notes that besides the reworking of the early 1980s structure, no work is proposed to any of the walls or openings adjacent to this courtyard.

The rationale for the proposed covering of this space is tied to the overall plan of providing accessibility to the entire “campus”. Staff requests commentary from the applicant to help the Committee better understand the broader picture of the proposal.

#### **718 Toulouse Courtyard Connection**

Moving to the courtyard of the 718 Toulouse building, the applicant proposes to create a new wall opening in the wall of 714 Toulouse to connect that building to the 718 Toulouse courtyard. Staff notes that this connection is through a simple punched opening in the wall and that the actual separation between interior and exterior space occurs within the mass of 714 Toulouse. A more modern glass and metal system is proposed here to create that separation.

The Guidelines generally discourage this kind of new door opening, but staff notes this location is not particularly prominent or visible except from within the courtyard itself. There are precedents in other courtyards for similar interventions.

#### **722 Toulouse Carriageway**

In the carriageway of 722 Toulouse, another new opening is proposed to provide a direct link from the

courtyard of 718 Toulouse, through an existing opening into the carriageway, and through the proposed new opening into the main building of 722 Toulouse. The millwork for this opening has not been fully detailed but it appears to match the two existing openings in this wall. In plan, the door for this opening is shown as a single leaf and staff again recommends consistency between typical and more modern elements at openings. For example, if this opening is to receive typical wood shutters, the door behind those shutters should also be of traditional design. Alternatively, if a more modern door is desired, the shutters should be omitted from this opening.

### **722 Toulouse Demolition and Reconstruction**

One of the largest elements of the proposal is the proposed demolition of an existing unrated one-story structure at the rear of the 722 Toulouse Courtyard and the construction of a new three-story building in an enlarged footprint. The function of this building would be to provide event space on the ground floor and to house all the mechanical equipment for the entire campus on the second and third floors. This would include a fire pump, electrical equipment, a generator, and a mechanical chiller. Staff notes that utilizing this location as a central point for the entire complex would be dependent on a re-subdivision or cross easements.

The building itself is shown as being very open and transparent at the ground floor and completely flat and opaque at the upper floors. The material for the walls of the new construction has not been proposed at this time and the applicant notes that there are several different existing materials adjacent to this courtyard including exposed brick, painted brick, and stucco. There has been a design intent to sort of mirror the rear of 722 Toulouse on the opposite side of the courtyard.

In regard to new secondary buildings and structures, the Guidelines note that they should be, “*subordinate to and visually compatible with the primary building without compromising its historic character.*” (VCC DG: 14-19) The Guidelines continue that, “*the VCC recommends designing a new secondary building or structure to complement the period and style of the principal building and other buildings on the site – this includes using similar form, materials, color, and simplified detailing.*” (VCC DG: 14-19)

Although staff appreciates the overall concept of the proposed new construction, staff questions if the upper levels of the building being completely flat with no detailing is aligned with the recommendations of the Guidelines to utilize simplified detailing.

### **726 Toulouse Courtyard Connection**

The final item in need of Architecture Committee review occurs in the courtyard of the 726 Toulouse building. Here the applicant proposes to convert an existing window of 722 Toulouse into a new door opening and to eliminate an existing ramp. Again, staff notes that the Guidelines discourage converting windows to doors and vice versa, particularly in more prominent locations, but this is another less prominent location for this type of conversion. It does not appear that the proposal includes any details on the proposed millwork in this opening and the perspective view appears to only show closed shutters.

Staff does not object to the removal of the existing ramp in this courtyard as this is a fairly recent addition to the courtyard.

### **Summary**

Although there are several items being proposed here that are discouraged or against Guidelines, staff notes that there is also a great deal of work proposed to restore the various buildings in this complex which is all inline with the Guidelines. Additionally, staff appreciates that the proposed work is to allow these buildings to better operate as an educational and cultural facility open to the public compared to a more intense commercial use or private residential use. Staff is generally in favor of the overall proposal but requests commentary or recommends revisions on the following items:

- The preference of millwork details at modified or new openings
- The 714 Toulouse courtyard enclosure
- The 722 Toulouse new construction, particularly the treatment of the upper levels

### **ARCHITECTURAL COMMITTEE ACTION:**

07/23/2024

Mr. Albrecht read the proposal with Ms. Rogers and Mr. Trapolin present. Mr. Trapolin noted that one of the goals of the project was to connect the campus without the need to go through the Williams Residence. Mr. Trapolin continued that he believe the Royal St. façade was a Richard Koch intervention and noted that parts of the campus haven't been able to be made open to the public. Ms. Rogers noted that the Royal St. façade is unwelcome to visitors with solid doors. Ms. Rogers also informed staff that they had begun the process of re-subdivision.

Mr. Trapolin noted that the elevator in the carriageway is existing and only used by staff. He continued that they were proposing a glass door in the carriageway for the visual connection and contemporary nature during the day. He stated this was preferred compared to fusing the French doors together and that

the shutters would be closed when the museum was closed.

Ms. Steward commented that she likes the glass doors with the shutters. Mr. Bergeron stated that this seemed like a pretty great project and that he was glad the Committee had an opportunity to view the informal presentation at the previous meeting.

There was no public comment.

Mr. Bergeron made the motion to conceptually approve the proposal and the massing for the new construction. Ms. Steward seconded the motion and the motion passed unanimously.



740 Royal

ADDRESS: 738-42 Royal & 638 St Ann  
 OWNER: St Ann/Royal LLC & J & R APPLICANT: Myles Martin  
 Rental Properties LLC  
 ZONING: VCC-2 SQUARE: 46  
 USE: Commercial/Residential LOT SIZE: 3,645 sq. ft.

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: Blue: Of Major Architectural or Historical Importance.

In the late 1830s, the wardens of St. Louis Cathedral constructed a row of five, 3-story red brick buildings on Royal St. between Pere Antoine Alley and St. Ann Street. 738 & 742 Royal Street are two of these five buildings. Each structure originally had arched ground floor openings, square-headed upper openings, and attached 3-story service ells, which faced small courtyards.

**Architecture Committee Meeting of** **01/14/2025**

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**DESCRIPTION OF APPLICATION:** 01/14/2025  
**Permit # 24-30117-VCGEN** **Lead Staff: Nick Albrecht**  
**Inspector: Marguerite Roberts**

Proposal to modify previously approved plans including proposed modifications to the mechanical platform and installation of additional mechanical equipment, per application & materials received 10/02/2024 & 12/30/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/14/2025

This application was deferred at the 11/26/2024 meeting to allow staff and the applicant to conduct additional research on any height above grade requirements for this equipment. After that meeting, staff and the applicant confirmed that there is not a height above grade requirement that needs to be met. With that, the applicant now proposes to lower half of the existing rack by approximately 18" and to install a second level of mechanical rack above this lowered portion only. The second level would be at about 5' above grade with four additional pieces of mechanical equipment. These upper mechanical units would reach a height of 7-1/2' above grade. The screening fence is proposed to be increased to a height of 8', down from the previously proposed 9' height. As a reminder, the mechanical equipment was originally approved to rise to a height of approximately 4' with a screen just over 5' tall.

Staff appreciates the applicant's efforts in compressing this rack and equipment compared to the previous proposal and in continuing to house all equipment for the property in this single courtyard location that is not visible from any other properties. Staff finds this revised proposal fairly consistent with the Guidelines which recommend "*minimizing the visibility and quantity of mounted equipment on a parcel, minimizing equipment noise bleed-over to a neighboring property,*" and that do not allow "*installing visually obtrusive mounted equipment.*" (VCC DG: 10-11) Although there has been an increase in height and amount of equipment, staff does not find the current proposal to be categorically different from the one previously approved.

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

**ARCHITECTURAL COMMITTEE ACTION:** 01/14/2025

**Architecture Committee Meeting of** **11/26/2024**

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**DESCRIPTION OF APPLICATION:** 11/26/2024  
**Permit # 24-30117-VCGEN** **Lead Staff: Nick Albrecht**  
**Inspector: Marguerite Roberts**

Proposal to modify previously approved plans including proposed modifications to the mechanical platform and installation of additional mechanical equipment, per application & materials received 10/02/2024 & 11/11/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/26/2024

During an inspection of in progress permitted work at this property, staff found that the approved

mechanical rack had been constructed much taller than shown in the approved plans. The approved plans showed the rack rising 18” above grade while the as built and now proposed for retention rack is at 36” above grade. The applicant indicated that the equipment was required to be 3’ above the BFE so they built the rack to be 3’ above the curb. Staff reached out to a representative from Safety & Permits regarding this requirement and did not hear back as of the writing of this report. If this is now the requirement for all equipment, staff is concerned of the potential impact this may have on proposed new equipment at other properties.

In addition to the proposed retention of the taller rack, the applicant is proposing to add a second level to the rack to house four additional AC condensers. The second level is shown at 6’-6-1/2” above the courtyard paving with the units themselves topping out at 9’. The equipment was originally approved to be screened by a horizontal board fence measuring just over 5’ tall. The applicant now proposes to increase the height of this screening to 9’ tall. Staff notes that there is no visibility into this courtyard and staff finds the proposed ground mounted units preferred compared to any new rooftop mechanical racks. Still, staff has some concerns about the growing height of this mechanical cluster. Currently the screen for mechanical equipment is shown in detail at 8-1/2’ from the back courtyard wall. The units are shown as being 9” apart. Staff questions if it might be preferred to extend the rack forward approximately two to three feet and installing the proposed additional four units on the same level as the existing platform rather than increasing the height of the rack and associated screening.

Staff requests commentary from the Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

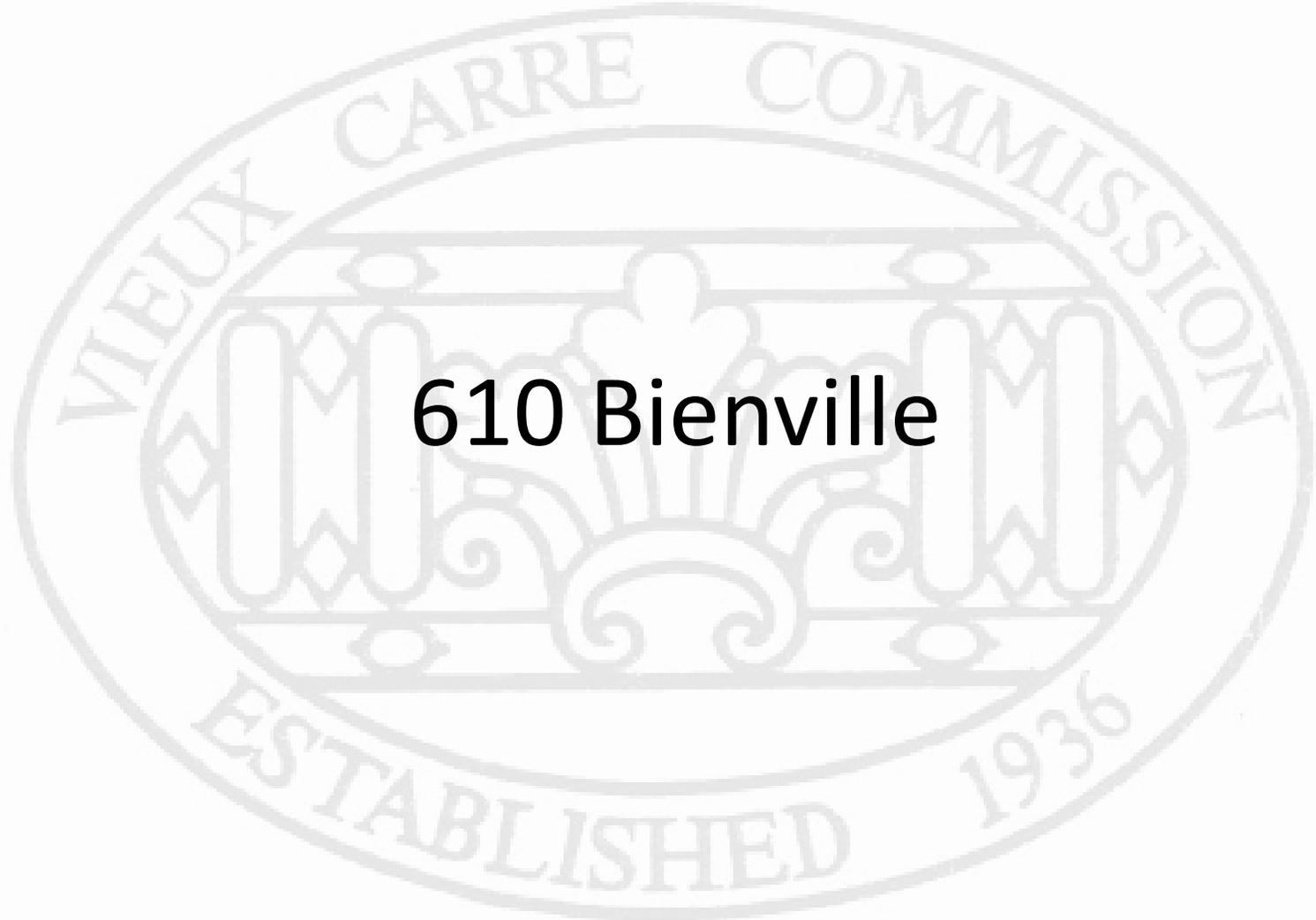
11/26/2024

Mr. Albrecht read the staff report with Mr. Martin present on behalf of the application. Mr. Martin noted that a secondary permit was applied for while under construction because the owner wanted to install more modern air conditioning in the front apartments. Mr. Martin continued that they were seeing if it would be possible to lower the units back to 18” above grade and they were looking through past communication from the Building Department to determine when they had requested increased height. Mr. Martin expressed a willingness to defer the matter to collect more information as needed.

Ms. Steward noted her interest in hearing what the Building Department has to say with Mr. Block questioning whether this change was made as directed by the Building Department or as a contractor measuring from finished floor instead of from grade, saying he hasn’t heard anything about changes to these requirements. Mr. Fifield noted that if it is a change in policy this needs to be known as well as his belief deferral is needed.

There was no public comment.

Mr. Bergeron made the motion to defer to allow the applicant time to work with Safety and Permits and staff to gather the requisite information. Ms. Steward seconded the motion, and the motion passed unanimously.



**610 Bienville**

ADDRESS: 610-24 Bienville St  
 OWNER: NEW HOTEL  
 MONTELEONE  
 ZONING: VCC-2  
 USE: Commercial  
 APPLICANT: Richard Choate  
 SQUARE: 36  
 LOT SIZE: Irregular

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

610 Bienville:

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

3-story masonry commercial building of the townhouse configuration with detailing in the Italianate style. Sanborn's Map of 1876 shows a 4-story building on the site, indicating that the existing building is either a c. 1880 building or a remodeling of an earlier building.

**Architecture Committee Meeting of** **1/14/2025**

**DESCRIPTION OF APPLICATION:**

**1/14/2025**

**Permit #24-33213-VCGEN**

**Lead Staff: Bryan Block**

Proposal to renovate building including modifying the ground floor entrance door, per application & materials received 11/01/2024 & 12/19/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

**1/14/2025**

When last reviewed on 11/26/2024, both Mr. Fifield and Ms. Steward commented on the asymmetry of the central entrance/entry door being odd. Ms. Steward noted she would like to see other options trying to make it more symmetrical. The Committee conceptually approved other work proposed with the exception of the front door and associated millwork with that item to return to the committee and all other details to be worked out at staff level.

The revised proposal removes the asymmetrical entry door and side lite condition providing two French doors with 12 lites above two wood panels similar in proportion to the millwork of the adjacent storefront windows. Staff recommends conceptual approval with shop drawings to be provided and reviewed at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:**

**1/14/2025**

**Architecture Committee Meeting of**

**11/26/2024**

**DESCRIPTION OF APPLICATION:**

**11/26/2024**

**Permit #24-33213-VCGEN**

**Lead Staff: Bryan Block**

Proposal to renovate building including the installation of new rooftop HVAC equipment, per application & materials received 11/01/2024 & 11/19/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

**11/26/2024**

When last reviewed on 11/28/2023, the Committee conceptually approved conversion of the 610 Bienville gallery back to a balcony, which was its original condition. The current proposal is the same design and materiality as the previous approval with the following modifications:

- New 3/4" x 2-1/2" solid steel bars will be mounted vertically at the three central locations between the decorative cast iron panels in lieu of the wrought iron kickbacks previously indicated.
- Solid wood cove trim and fascia will be utilized in lieu of the composite material previously indicated. The depth of the fascia has been increased from 7-3/4" to 9-1/4".
- New 3/4"x6" @ 36" o.c. steel bars will replace the existing 1/4"x4" existing iron outriggers previously indicated to remain.
- These modifications are an improvement over the previously approved.

This proposal also includes replacement of existing windows and millwork at the front façade ground floor. Although the proposed removal of paint on the transom, as well as the anachronistic plate glass windows and wood panels below are a vast improvement, the current set of drawings does not provide enough detailed information of muntin sizes, head, jamb and sill profiles, etc. for approval. However, staff does feel comfortable enough with what has been provided to recommend conceptual approval of this portion of the submittal.

There is an “Elevation at Storefront” drawing on Sheet A302 which staff cannot locate on the floor plans. Please advise.

A new HAC unit is called out to be installed on the flat roof of the one story outbuilding in the rear courtyard space to be screened by 2x8 cedar boards. Additional information is required regarding the mechanical equipment including decibel levels when in operation. There is little to no visibility of this space from other properties.

All other aspects of the proposal can be reviewed and approved at the staff level. As such staff recommends conceptual approval as outlined above with details to be approved by staff.

**ARCHITECTURAL COMMITTEE ACTION:**

**11/26/2024**

Mr. Block read the staff report with Mr. Choate present on behalf of the application. Mr. Choate noted the drawing staff commented about not being able to find is an interior area. Both Mr. Fifield and Ms. Steward commented on the asymmetry of the central entrance/entry door being odd. Mr. Choate said the asymmetry of the door was a decision related to ADA accessibility. Ms. Steward noted she would like to see other options and trying to make it symmetrical/more symmetrical. Mr. Bergeron commented if the doors currently in place don’t have any historic standing and Mr. Block noted he wasn’t sure about the doors but the rest of the openings have been heavily modified. Mr. Fifield briefly commented on asking for clarification from Mr. Choate about iron bars being called for and Mr. Choate confirmed they are solid bars. Mr. Bergeron asked for clarification regarding the deck support purlins with Mr. Choate noting they are to be removed due to damage/modification over time and replaced with new members.

There was no public comment.

Mr. Bergeron made the motion to conceptually approve proposed work with the exception of the front door/front door millwork with that item to return to the committee and all other details to be worked out at staff level. Ms. Steward seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of**

**02/27/2024**

**DESCRIPTION OF APPLICATION:**  
**Permit #23-31515-VCGEN**

02/27/2024  
**Lead Staff: Erin Vogt**

Proposal to address violations and renovate exterior of seven buildings fronting on Bienville, Iberville, and Exchange Place, all associated with the Hotel Monteleone, per application & materials received 11/14/2023 & 02/13/2024, respectively. **[Notice of Violation sent 08/23/2023]**

**STAFF ANALYSIS & RECOMMENDATION:**

02/27/2024

When last reviewed on 11/28/2023, the Committee conceptually approved conversion of the 610 Bienville gallery back to a balcony, which was its original condition. The Committee requested revised drawings and an engineer’s report for the front wall in order to ensure that it could handle a cantilevered load once the gallery posts are removed. Mr. H. Stephan Bernick, P.E., provided a report that states that the wall is in above average condition, based on their observations. Some minor cracking was seen in the exterior stucco finish, and “possible bowing in extra-wythe pilasters between the first and second floors. This bowing was noted at all the pilasters, and at adjacent properties – it is possible the bow was part of the original construction. It is our opinion that the wall is structurally sound, and no repairs are required at this time.”

The new gallery details show the current outriggers replaced with new ¾” x 6” steel bars. These are substantially thicker and deeper than current conditions, and staff is unsure if this might affect the depth of the fascia. The stringers will be equally spaced, approximately 14” apart o.c. with Aeratis decking

conceptually approved for use at the last hearing.

The balcony rail will be modified to increase the height to 42” overall, with bars added above and below. New cast iron panels will be installed to match the existing pattern, as the existing conditions are heavily deteriorated. Staff notes that the vertical members are shown as ¾” x 2-1/2” steel fins; their attachment to the outriggers below is not indicated.

Staff seeks the guidance of the Committee regarding the proposed structural alterations and balcony rail modification.

Miscellaneous items requiring review:

- Shutters were removed from both elevations of 612 Bienville. The applicant is proposing to restore them on the front façade only. Staff finds the removal of the shutters at cross purposes with the owner’s concerns regarding security in the alley, and recommends that the Committee **deny** the appeal to retain their removal and require restoration of the shutters on the Exchange Place façade as well.
- The applicant proposes to treat wood doors at the various buildings with Bora-Care, which is described in the manufacturer’s spec sheet as “a highly effective, long-lasting termiticide, insecticide and fungicide concentrate that can be used against active subterranean termite infestations and other wood destroying organisms in existing construction. Bora-Care penetrates wood components and may be used on all cellulosic materials including wood, plywood, [...] etc. It may also be applied to concrete block, metals, PVC plumbing, [etc.] to keep termites out of a structure’s potential entry points, preventing wood damage.” Staff is unsure how it would be applied, but notes that an NPS brief from 1993 identifies it as a safe material for use. Staff recommends **approval**.

*National Park Service*

*Conserve O Gram 7/3*

*The Borate Preservatives*

A recent advancement in wood preservatives in the United States is the use of borates which have been used in Europe, Australia, and New Zealand since the 1940s. Borate is a generic term for compounds containing the elements boron and oxygen. Boron does not occur alone naturally, but as calcium and sodium borate ores. Borates offer effective protection against wood boring beetles, subterranean and dry wood termites, and brown and white decay fungi. At this time, borate preservatives appear to be the safest and most effective protection treatment available when applied properly.

*Commercial Borate Preservatives*

Bora-Care™ is a product that is effective in penetrating seasoned wood as would be found in historic objects. It is available as a liquid concentrate that must be diluted at least one to one with water. The concentrate consists of sodium borates and ethylene glycol. It can be applied easily with a brush or garden sprayer. Two coats should be applied for complete diffusion through the wood.

- The applicant is appealing to retain large flood lights installed without permit on the Exchange Place elevation. The fixtures measure approximately 17-1/2” x 9” x 14” and have a lumen output of 10,500 lumens. The lights are not approvable per the Design and Lighting Guidelines, but staff does acknowledge that this situation is atypical and the Guidelines do not address this particular condition. Since the fixtures are already in place, staff recommends **deferral** and requests that the applicant provide documentation of the conditions at night so they can be further evaluated for retention.

**ARCHITECTURAL COMMITTEE ACTION:**

02/27/2024

Ms. Vogt read the staff report with Ms. Mears and Mr. Choate present on behalf of the application. Regarding 610, Ms. Mears stated that the railings were in unsafe condition, and they intended to replace them in full, and that they had received an engineer’s report and full engineering drawings. She stated the fascia was deep enough that she did not expect the added depth of outriggers to be an issue. Regarding 612, she stated the owners did not wish to restore the Exchange Place side shutters. For clarification, Mr. Fifield asked if their removal had been a violation; Ms. Vogt responded that yes, they had been removed without permit, but that they were not historic. Ms. Mears asked if the floodlights could be deferred until they could submit nighttime photos.

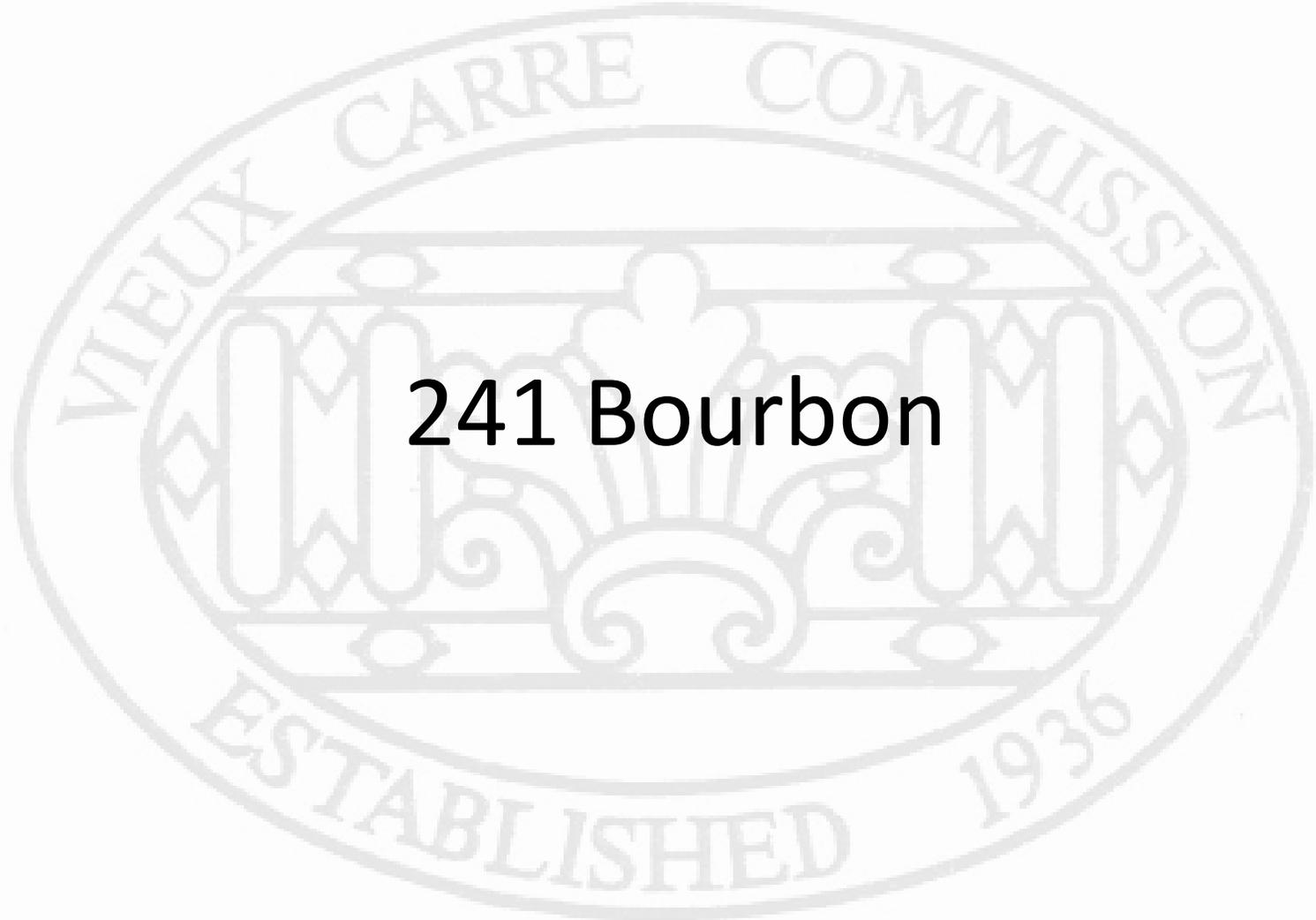
Mr. Bergeron asked if the balcony outriggers would be pocketed; Mr. Choate stated that the new outriggers would follow the same path through the masonry and connect to three joists on the interior. Mr. Bergeron asked the Committee and staff if the gallery had historic standing, noting that the removal of the sistered outriggers would eliminate evidence of its conversion to a gallery. Ms. Vogt stated that the exact age of the gallery conversion was unknown, but noted that restoration of the balcony had been conceptually approved at the previous hearing. She added that the Sanborn maps showed balconies, so the gallery was not 19<sup>th</sup> century. Mr. Bergeron noted he had not been at the previous meeting and did not

want to bring this issue back up if it had already been decided. Mr. Choate stated that the outriggers were being replaced with thicker members as the engineer said it was not safe to retain the existing, modified outriggers.

Mr. Fifield asked why the owners wished to retain the missing shutter condition. Mr. Choate responded that they no longer had the shutters and did not wish to have new ones made. Mr. Bergeron asked if the gallery rail was being replaced totally; Ms. Mears stated that were rusted out but being replaced to match. Ms. Vogt stated the largest deviation was the addition of the vertical fins.

There was no public comment.

Mr. Bergeron moved for **conceptual approval** of the proposed balcony rail replacement and reconstruction of the balcony structure, **approval** of the use of the Borocare, **denial** of the appeal to retain the missing shutters and deferral of the floodlights. Mr. Fifield seconded the motion, which passed unanimously.



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** **01/14/2025**

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**DESCRIPTION OF APPLICATION:** 01/14/2025  
**Permit # 24-33363-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to modify previously approved mechanical plans including the installation of a new hood vent exhaust on the roof of the main building, per application & materials received 11/01/2024 & 11/04/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/14/2025

This application was deferred at the 11/26/2024 Committee meeting with the recommendation that the applicant work on an alternative proposal regarding rooftop mechanical equipment. The applicant has returned with a scaled-down proposal in regard to the rooftop mechanical equipment. The proposed rooftop mechanical rack on the middle service ell building has been eliminated from the proposal. The previously approved mechanical rack on the service ell furthest from Bienville St. is proposed to increase in width by about 1-1/2’ and increase in length by about 4’ compared to the original approval in order to house additional equipment. Staff finds the increase in size of this previously approved rooftop mechanical platform greatly preferred compared to installing a second rooftop mechanical platform as was previously proposed. The modified balcony below this roof currently houses mechanical equipment and two additional units are now proposed here compared to the approved plans. In total, the plans show six pieces of equipment on the rooftop rack and five pieces on the modified courtyard balcony. These two locations are shown as encompassing all of the HVAC equipment for the property.

The other change to the proposed mechanical equipment is the installation of a new hood exhaust vent on the roof of the main building. The location remains consistent with the Guidelines as staff does not believe there would be visibility of this exhaust vent. There was some confusion previously as the particular model vent being shown has the ability to open. After reviewing a more detailed spec sheet staff now understands that the fan would only be open in the occasions of cleaning and maintenance. Otherwise, it would be in the closed position and relatively comparable to other mushroom style vents. Staff questions if this new exhaust would meet mechanical code in terms of accessibility and safety railings or platforms. If additional elements are needed, those would need to return to the Architecture Committee for additional review.

In summary, although enlarging the rooftop mechanical rack is not ideal, staff finds this location consistent with the Guidelines as it would not be visibly obtrusive. Staff also does not find the proposed exhaust vent to be visibly obtrusive but questions if this would meet all mechanical codes. Staff recommends conceptual approval of the proposal with any final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:** 01/14/2025

**Architecture Committee Meeting of****11/26/2024****DESCRIPTION OF APPLICATION:**  
**Permit # 24-33363-VCGEN**11/26/2024  
**Lead Staff: Nick Albrecht**

Proposal to install new mechanical platform on service ell roof and to install new hood vent exhaust on roof of main building, per application & materials received 11/01/2024 & 11/04/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

11/26/2024

A new application was filed specifically for the installation of new HVAC equipment. In reviewing this application, staff found that the proposed work differed significantly compared to the equipment that had been approved as part of the overall renovation permit. Specifically, the proposal contains a new mechanical platform on the service ell roof and a new hood vent exhaust on the roof of the main building.

**Mechanical Platform**

The originally approved plans featured a mechanical platform on one of the three service ell buildings, specifically the one closest to Iberville. The platform measured approximately 8'2" by 17'3" and was shown with five pieces of typically sized equipment. In the revised plans, this platform now measures about 8'8" by 21'4" and is now shown with three larger pieces of equipment. Staff requests additional details regarding these new mechanical units and is concerned if the new units are significantly taller than the previously approved. The new units are shown in the section drawing rising only 3' above the mechanical platform.

The proposed new mechanical platform on the center service ell measures 21'8" by 10'3", covering the vast majority of this roof. Five additional pieces of mechanical equipment are shown on this platform, as well as the previously approved in-line vent hood exhaust. Staff is concerned that all three of these previously unchanged service ell roofs would be significantly modified if this new platform were approved. The Architecture Committee has previously approved modifications to the other two service ell roofs with the installation of the elevator penthouse and the original mechanical platform.

Staff notes that previously there was mechanical equipment in the courtyard, or more properly on the roof of the courtyard infill between these service ell buildings and also on the roof of the courtyard infill adjacent to Bienville. Staff recommends lowering the proposed mechanical equipment into the mass of the building as it was previously.

**Hood Exhaust**

A second hood is now proposed to provide an exhaust system for an oyster bar now proposed in the main building space. This exhaust is shown rising up from the area of the oyster bar and penetrating the roof near the dividing wall between the separate roofs of the historically separate buildings. There are some questions regarding the final equipment proposed for the roof, with the applicant noting that the symbol on the drawings may not be representative of the actual proposed hood. The proposed location appears to be consistent with the Guidelines which state that, "*restaurant vents and exhausts should be installed within the building envelope in a location where they are not visible from the public right of way, an occupied courtyard, or a neighboring property.*" (VCC DG: 04-8)

Additional details will be needed on the final equipment proposed for this exhaust but the concept appears to be consistent with the Guidelines. Staff notes that the main kitchen exhaust is permitted to utilize an inline fan and that a similar inline fan would be preferred for this exhaust as well.

**Summary**

Staff has concerns with the proposed new mechanical plan including both the enlarged equipment proposed for the permitted mechanical rack and the proposed new mechanical platform on the middle service ell roof. Staff recommends that alternative locations for this equipment be explored that would reduce the impact on the historic building. The proposed new hood exhaust appears to be conceptually approvable but final details are needed and staff recommends exploring the use of an inline hood exhaust.

Staff recommends deferral of the application.

**ARCHITECTURAL COMMITTEE ACTION:**

11/26/2024

Mr. Albrecht read the staff report with Ms. Laxton and Mr. Williams present on behalf of the application. Mr. Fifield asked why units are not being installed on the roof of the unrated infill noting that if thinking about preservation issues, his preference would have been to have them on an infill piece of unrated construction rather than on the roof of a blue rated building. Mr. Fifield asked what would be the actual structure on the service ell roof. Ms. Laxton replied that it would be a standard mechanical roof rack. Mr. Williams commented that they could make the roof rack smaller.

Mr. Fifield asked how the placement conforms to the guidelines with staff commenting they talk about visibility

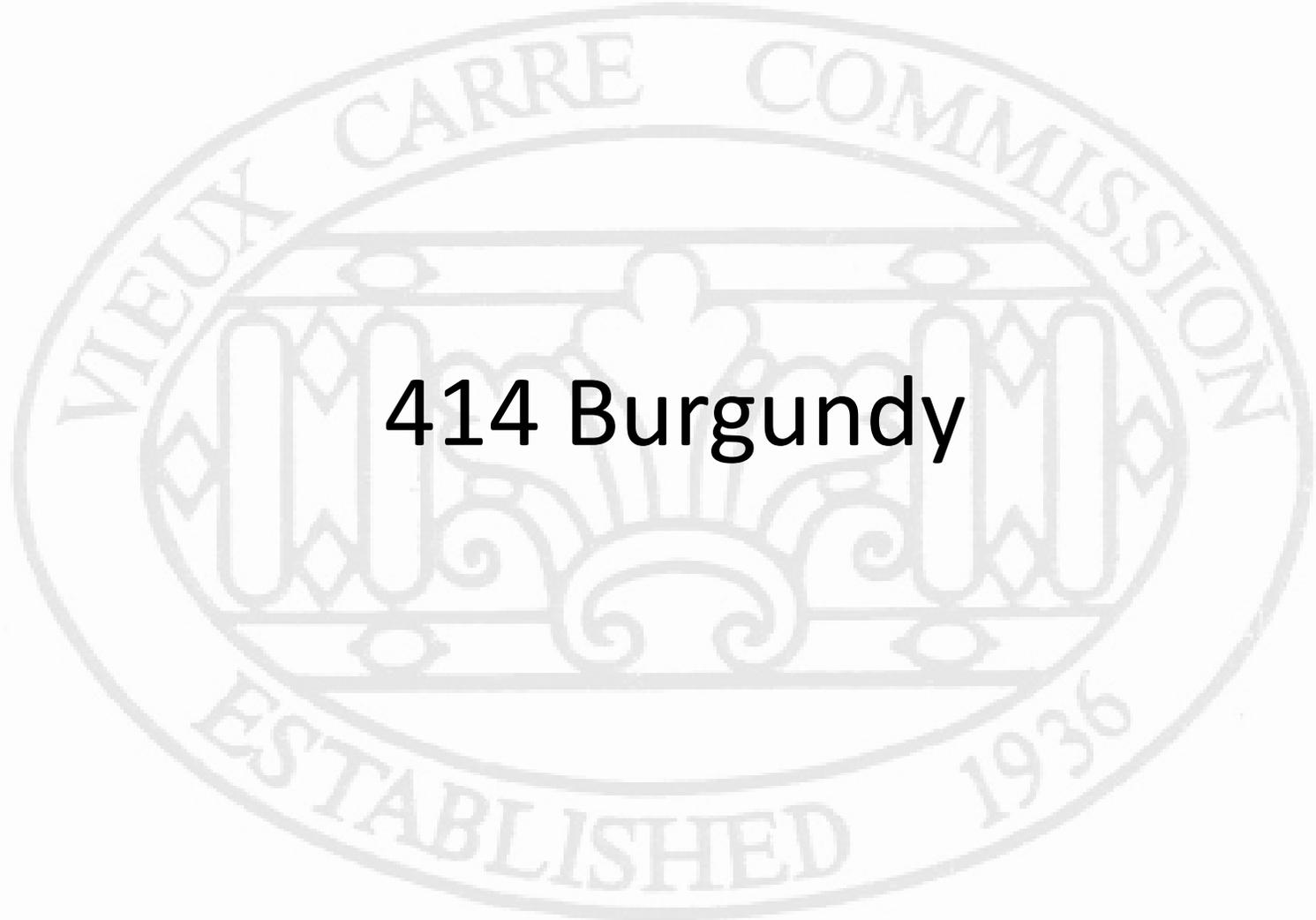
from the public right of way and from other properties as well as the rating of the building. Specifically, the Guidelines note equipment should be “visually unobtrusive.” Mr. Fifield raised the question of how the units would be supported with Mr. Block asking if there had been a structural investigation of the roof itself showing that it can carry the amount of weight. Mr. Williams confirming there had been. Mr. Bergeron asked staff if courtyard infill is existing with staff saying it is and asking if the opening configurations as seen on “slide 170” are all existing with staff replying yes. Mr. Bergeron noted Mr. Fifield’s strong feelings about the mechanical and staff recommending deferral because he “thinks they also have their reservations” stating he doesn’t see any reason to not follow their recommendation.

There was no public comment.

Mr. Bergeron made the motion to defer to allow the applicant to work with staff on alternative proposal per today’s discussion. Ms. Steward seconded the motion and the motion passed unanimously.



# New Business



414 Burgundy

ADDRESS:	414 Burgundy		
OWNER:	Kevin Davis	APPLICANT:	Lynnette Gordon
	Enterprises, Inc.		
ZONING:	VCR-1	SQUARE:	91
USE:	Residential	LOT SIZE:	3483 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating:	Main Building:	Green
	Service Wing:	Green

This address features a 3½-story hard brick, gable-ended townhouse with semi-attached two-story service wing. It was constructed between 1843 and 1859, and from 1873 to 1886 housed a German-American school.

**Architecture Committee Meeting of****01/14/2025****DESCRIPTION OF APPLICATION:**  
**Permit # 24-31897-VCGEN**

01/14/2025

**Lead Staff: Nick Albrecht**

Proposal to renovate building including making structural repairs and installing helical ties, per application & materials received 10/17/2024 & 12/05/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

01/14/2025

This application was initially submitted requesting repairs to broken windows and shutters, but the scope of work was dramatically expanded following the submittal of architectural drawings and a structural assessment report in early December. Much of the proposed work remains minor repair/replacement to match existing and generally staff approvable, but certain elements related to structural repairs are in need of Architecture Committee approval.

**Repair/Replace Lintel**

Repair note 17 on A-2 calls for the repair or replacement of the lintel above the center opening on the second floor of the Burgundy elevation. It is unclear what factors will be considered whether the lintel is repaired or fully replaced. The crack appears to be significant in the lintel, however, staff notes that a 1975 photograph appears to show this same crack. Given the amount of time elapsed without additional cracking or visible problems with the masonry, staff would be comfortable with a repair of this element, if deemed to be a viable option.

**Outriggers**

Repair note 22 calls for the replacement of “all metal outriggers that have deteriorated.” Staff requests additional information regarding the number of outriggers expected to be in need of replacement and confirmation that any replacement would be to match the existing dimensions.

**Ties**

The Conti side elevation seen on A-4 calls for the removal of the existing stucco and repair of the bowing brick wall with the installation of helical ties and stitching ties. The work is called for to be verified in field but is shown with the installation of four horizontal ties and sixteen ties perpendicular to the wall, affecting an area approximately 13-1/2’ wide by 4’ tall. The VCC has generally been opposed to the use of helical ties drilled into the masonry, as is being proposed here. Staff questions if this wall could be stabilized with more typical metal tie-backs or if a more extensive repair might be warranted.

**Keypad**

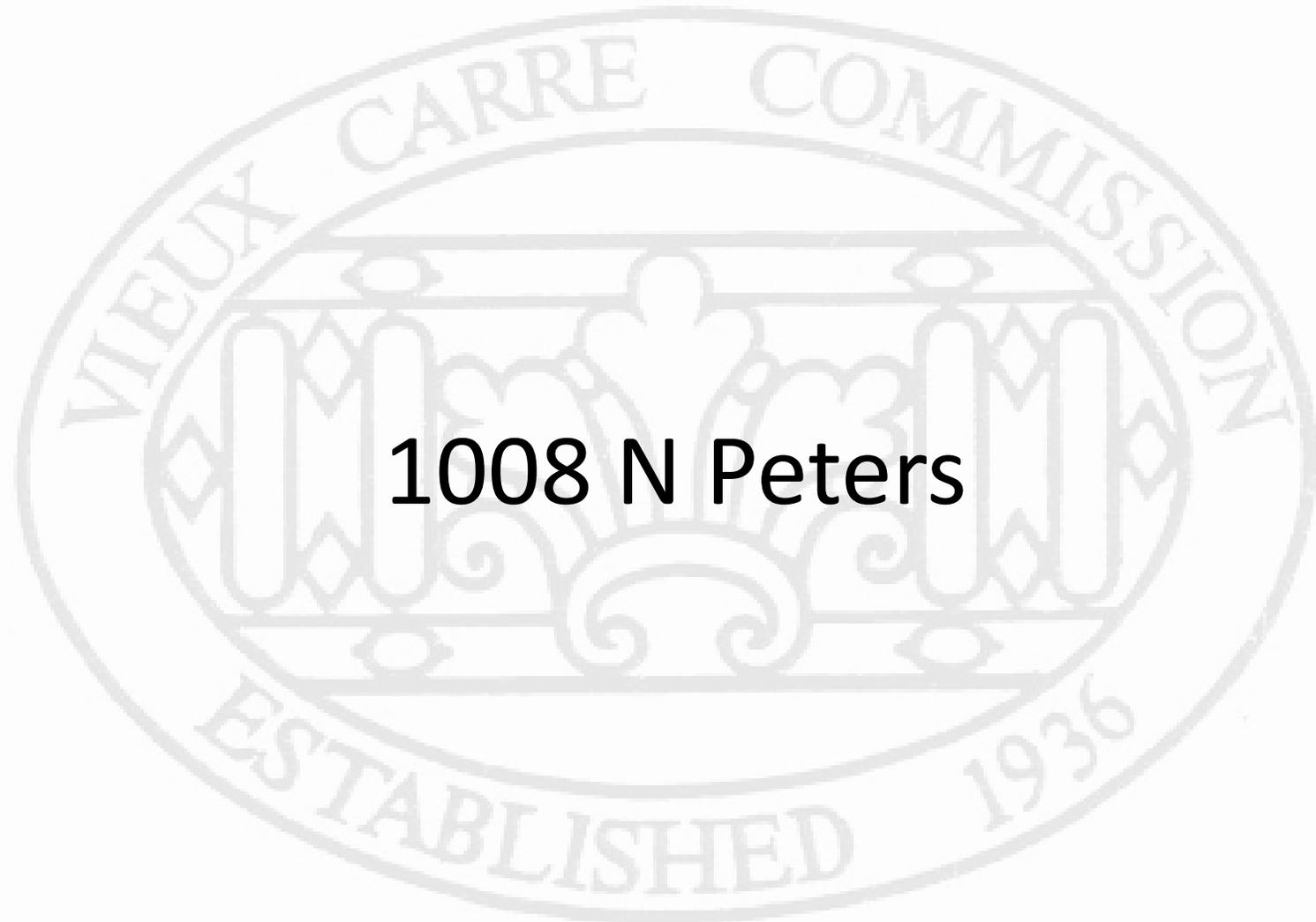
Keynote 29 on A-2 proposes to replace the existing unpermitted keypad door lock with a new keypad with non-visible numbers. Although no specific hardware is proposed, staff finds the concept of such a keypad installation conceptually approvable and notes if such hardware were dark in color that it would be difficult to notice on the dark entry door.

**Summary**

In summary, staff finds the proposed work largely approvable but requests commentary from the Committee and applicant regarding details on the cracked lintel, additional information regarding outrigger replacement, and the use of the proposed helical ties.

**ARCHITECTURAL COMMITTEE ACTION:**

01/14/2025



**1008 N Peters**

ADDRESS:	1008 N. Peters (Fr. Mkt. Prk.)		
OWNER:	French Market Corporation	APPLICANT:	Pete Elphege Decoteau, Sr.
ZONING:	VCP	SQUARE:	Unknown
USE:	Commercial	LOT SIZE:	Unknown

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

An orange-rated townhouse style building built prior to 1975.

Main building – Orange

**Architecture Committee Meeting of****01/14/2025****DESCRIPTION OF APPLICATION:**  
**Permit # 24-36819-VCGEN**

01/14/2025

**Lead Staff: Nick Albrecht**

**FOR RECOMMENDATION ONLY:** Proposal to install new generator in rear alley, per application & materials received 12/06/2024.

**STAFF ANALYSIS & RECOMMENDATION:**

01/14/2025

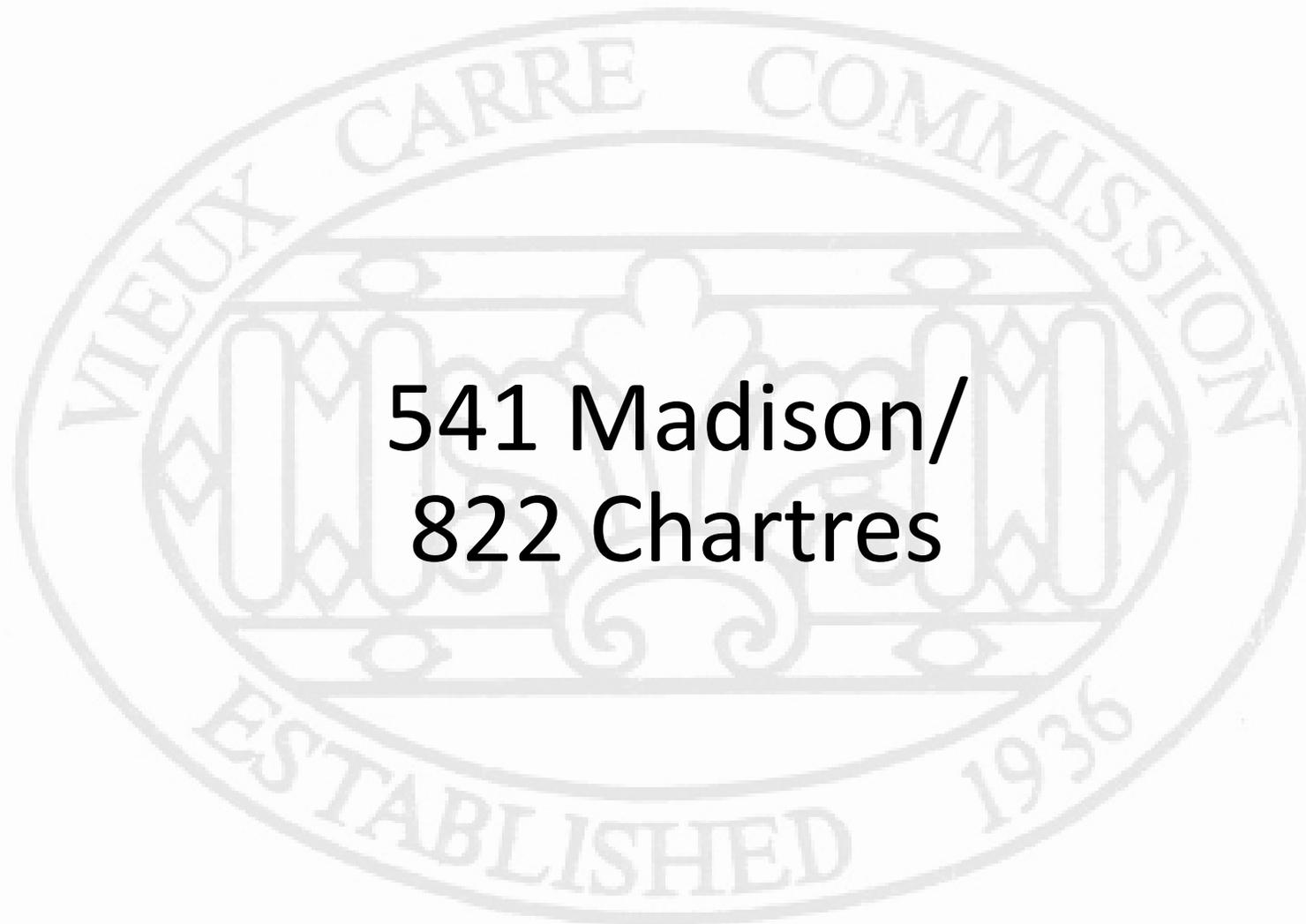
Extensive renovations have been underway at this property for a few years. A new application was submitted recently for the installation of a new generator. The proposed generator is shown located in the rear alley of the building between the building and the nearby floodwall. This area is home to all of the existing mechanical equipment and is well shielded from view.

The generator is noted as being a 125kW model, which is considerably larger than the typical home generators that are usually between 20 and 30kW. The drawings show it measuring about 13-1/2' long by about 3-1/2' wide. Despite this large size, given the location of the proposed generator, staff finds this equipment would be consistent with the recommendations of the Guidelines as it would not be visually obtrusive to anyone and any noise generated by the generator should be directed skyward and towards the river.

Staff recommends a positive recommendation for the work with any final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:**

01/14/2025



541 Madison/  
822 Chartres

ADDRESS:	822 Chartres St.	APPLICANT:	Barry Siegel
OWNER:	Scott Shows	SQUARE:	22
ZONING:	VCC-1	LOT SIZE:	1,500 sq. ft.
USE:	Commercial / Residential	DENSITY-	
DENSITY-		ALLOWED:	1 Unit
ALLOWED:	1 Unit	REQUIRED:	300 sq. ft.
EXISTING:	Unknown	EXISTING:	200 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Plan book drawings document the original appearance of this fine block of six row houses, constructed in 1828 by architects Lemoine and Lambert. The design included a continuous wrought iron balcony on the second floor; ground floor arched openings; and on the upper floors, square-headed openings (French doors and transoms on the second floor; short, double-hung windows on the third). Because it retains much of its original detailing, the subject building is rated of major architectural importance.

Rating: Blue - of major architectural and/or historical importance.

**Architecture Committee Meeting of** 01/14/2025

**DESCRIPTION OF APPLICATION:** 01/14/2025  
**Permit # 24-36960-VCGEN**

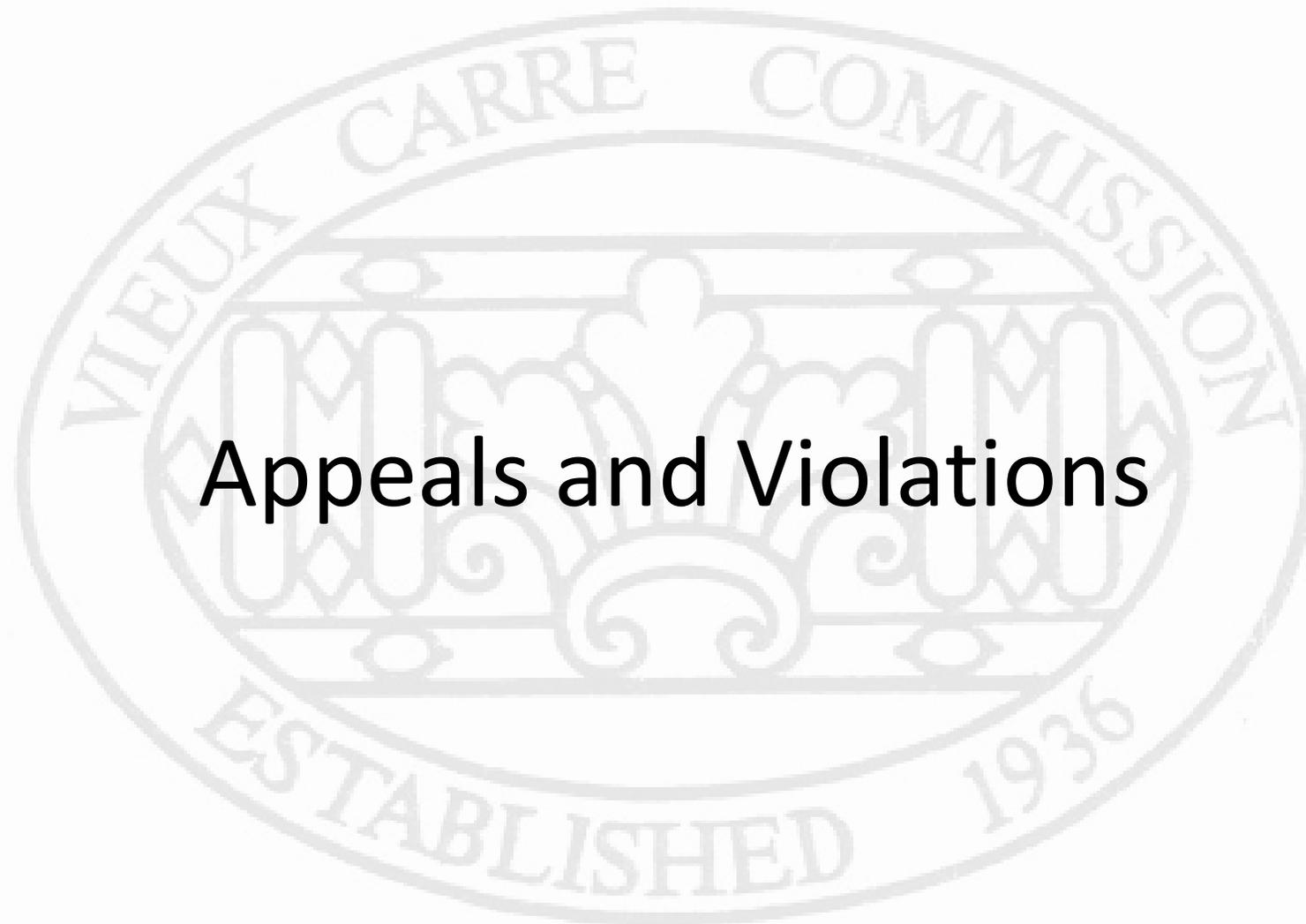
**Lead Staff: Renee Bourgogne**

Proposal to install new Aeratis synthetic decking on the second-floor balcony, per application & materials received 12/09/2024.

**STAFF ANALYSIS & RECOMMENDATION:** 01/14/2025

The applicant proposes to install Aeratis decking on the second-floor wraparound balcony (altered sometime after 1964). Since the building is blue rated, but not covered, the Committee may find this installation approvable. The applicant has stated that he will have to “reposition the three existing purlins but could keep the same number of purlins.” VCC staff seeks the advice of the Committee.

**ARCHITECTURAL COMMITTEE ACTION:** 01/14/2025



# Appeals and Violations



828 Toulouse

ADDRESS: 828-32 Toulouse  
 OWNER: 828 Toulouse Street, LLC      APPLICANT: Daniel Winkert  
 ZONING: VCR-1      SQUARE: 71  
 USE: Hotel      LOT SIZE: 8,322 sq. ft.

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

828 Toulouse - The Olivier House, a sophisticated Greek Revival brick and stucco mansion with fine entrance enframing of marble, richly embellished with rosettes, was designed in 1839 by the French architects J.N.B. and J.I. DePouilly. Interestingly, the entrance evidently was a later addition (1840s). When the building was renovated in the 1960s, the outlines of two large entrances flanking a formal entrance were found. The original building contract and sketch also documented the existence of these Creole style arched openings and a formal entrance with a round bull's eye above it.

**Blue: Of Major Architectural or Historical Importance.**

*Portion of Building:* Main (828 Toulouse) *Material:* Masonry

832 Toulouse - 3-story brick and stucco building, which was constructed in 1965 as an addition to the Olivier House according to the designs of Henry Grimball, architect, on the site of the mansion's side yard.

**Orange**

*Portion of Building:* Main (832 Toulouse) *Material:* Masonry

### **Architecture Committee Meeting of**

**01/14/2025**

### **DESCRIPTION OF APPLICATION:**

01/14/2025

**Permit # 24-35777-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #22-00810-DBNVCC**

**Inspector: Marguerite Roberts**

Proposal to correct or retain various violations including proposal to retain rooftop mechanical equipment installed without benefit of VCC review or approval, per application & materials received 11/25/2024.

### **STAFF ANALYSIS & RECOMMENDATION:**

01/14/2025

The applicant filed an application separately from the ongoing issues with unpermitted balconies at this property with the goal of attaining a permit for staff level repairs. In reviewing this application, staff noted that mechanical equipment included in the proposal was installed without benefit of VCC review or approval and had been included in the notice of violation. The equipment is located in two general locations with eight units on the roof of 828 Toulouse and five units noted as being wall-mounted on the Dauphine side of the 832 Toulouse building.

Looking at aerial photographs, staff was able to approximately date all this equipment. The first units on the roof of the blue-rated 828 Toulouse building date to between February 2014 and January 2015. A second batch of equipment was installed on this roof between January 2018 and February 2019. For the wall mounted units at the orange-rated 832 Toulouse, the first three units appear between June 2012 and January 2013. Additional units were then installed between February 2019 and November 2020. Staff also noted that a new access door was created in this wall during the same timeframe. In addition to not being permitted by the VCC, staff sees no record of any of these installations being permitted or approved by the Mechanical Department of Safety & Permits. As such, any approval from the VCC would also be contingent on the applicant obtaining the necessary permits from the Mechanical Division of Safety & Permits.

The Guidelines for roof mounted equipment state that, “*whenever possible, equipment should be located to be visually unobtrusive, typically on a rear slope of a roof surface or concealed behind a parapet. The installation of rooftop mechanical equipment, such as an air conditioner compressor unit, generator, or similar equipment, is not permitted where it will be visibly obtrusive. Every effort should be made to shield the equipment from view and minimize associated noise.*” (VCC DG: 04-11)

Staff finds this mechanical equipment largely inline with the Guidelines as staff does not believe any of this equipment would be visible from any public right of way and there is likely only very limited visibility from any neighboring properties or even from within this property itself. Still, staff is concerned about the growing number of units that have been added through the years and questions both how was mechanical equipment setup prior to these installations and if there is a comprehensive mechanical plan for the entire property. In other words, will there be any requests for additional units in the future and how will those be handled?

Regarding the new access door that was created on the second floor of the Dauphine elevation of 832 Toulouse, given that this is an orange-rated building and this is not a prominent location, staff finds the retention of this door opening approvable.

Staff requests commentary from the Committee regarding the proposed retention and notes that the installation on the roof of the blue-rated building would require Commission level approval.

**ARCHITECTURAL COMMITTEE ACTION:**

01/14/2025