



# Vieux Carré Commission Architecture Committee Meeting

Tuesday, January 28, 2025



# Old Business



**617 Dauphine**

ADDRESS: 617 Dauphine  
 OWNER: Grissom & Thompson LLP APPLICANT: Lyz Perez  
 et. Al.  
 ZONING: VCR-1 SQUARE: 89  
 USE: Residential LOT SIZE: 7,895 sq. ft.

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:**

Rating--green, of local architectural/historical importance. This simple Creole style 2-story masonry building, which is divided by a center passageway entrance, most likely was constructed by Gurlie and Guillot, who acquired the property in 1813 from architects Latour and Laclotte. The balcony railing is a recent replacement.

**Architecture Committee Meeting of** **01/28/2025**

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**DESCRIPTION OF APPLICATION:** 01/28/2025  
**Permit # 24-04876-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate balconies including proposed use of synthetic balcony decking and proposed restructuring of a separate balcony, per application & materials received 02/22/2024 & 01/13/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/28/2025

Following the deferral at the 12/10/2024 meeting staff had an opportunity to visit the site with the applicant, contractor, and structural engineer. The applicant has submitted revised plans based off the previous comments of the Architecture Committee and as a result of that on site meeting. Although the agenda mentions the proposed use of synthetic decking, this has been removed from the proposal and the applicant now simply proposes to replace damaged decking with matching wood decking.

**Front of Main Building**

Staff had previously commented on the floodlights and exterior conduits on the front of the main building. The plans have been updated with notes that the second-floor lighting and conduit will be removed, and the first-floor floodlights will be replaced with new can lights centered over each of the ground floor openings. This proposal is consistent with the lighting guidelines and approvable. Staff notes that additional can lights or recessed lights could also be approved at the second-floor level if desired by the applicant or owner.

**Service Ell Balcony**

The applicant is no longer proposing the use of Simpson ties in the repair of damaged outriggers. After meeting with the structural engineer, the applicant is now proposing to simply replace the damaged outriggers in kind and to create a splice with a steel plate on the interior side of the building. The final number of beams to be replaced will be determined after work is underway but is estimated to be approximately four of the existing outriggers.

The railing replacement is now shown as satisfying the 4" rule with the spacing of the balusters and otherwise matches the existing railing design.

**Summary**

In summary, staff finds the proposed work to be conceptually approvable and recommends approval of the application with any final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:** 01/28/2025

**Architecture Committee Meeting of** **12/10/2024**

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**DESCRIPTION OF APPLICATION:** 12/10/2024  
**Permit # 24-04876-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate balconies including proposed use of synthetic balcony decking and proposed restructuring of a separate balcony, per application & materials received 02/22/2024 & 11/19/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

12/10/2024

Proposed work is limited to three different areas of the building.

**Front of Main Building**

On the front of the main building, the plans propose to replace some damaged soffit boards and to repaint, all of which is staff approvable. The plans also propose to paint existing conduit and outlet which were only recently installed without benefit of VCC review or approval. Staff finds the conduit and outlet boxes on the otherwise pristine stucco wall to be distracting. Staff questions the necessity of these outlets and recommends that they be reworked to be much more discrete.

Staff also notes that the light fixtures on this elevation are inconsistent with the recommendations of the Guidelines. Staff encourages the applicant to consider upgrades to the lighting design as part of this scope of work.

**Rear of Main Building**

On the rear of the main building, there is a small balcony at the second-floor level. Staff measured this balcony at about 70 sq. ft. The applicant proposes to replace the decking of this balcony with new composite tongue and groove decking, although the exact product is not noted. Photographs and the drawings show that there is a roof projection over this balcony, therefore offering it some protection from the weather. Staff has recommended limiting the use of composite or synthetic balcony decking to locations that are uncovered and have more direct exposure to the sky above. As such, staff does not find this location consistent with the recommendations of previous reviews for synthetic decking.

Staff also notes that there is a projecting awning attached to the fascia of this balcony, which is inappropriate. Staff recommends the removal of this awning.

**Service Ell Balcony**

The final area of proposed work is on one of the service ell balconies. The applicant proposes to repair or replace several rotten wood elements with some changes noted. The plans show three existing wood outriggers that are rotten and are proposed for replacement. The description of this work is to remove the rotten sections of the beam and install a new wood beams matching the dimensions using Simpson concealed beam hangers. Noting that these are cantilevered elements, staff questions where the cut would be done to remove the rotten section of the outrigger. Staff has concerns that the concealed hangers will offer little structural support if they are used on the exterior side of the masonry wall. These hangers appear to be designed to support vertical loads but not necessarily in a cantilevered condition.

All five existing columns of this balcony are proposed to be completely replaced with new matching columns. The Guidelines encourage partial replacement whenever possible but if the columns are all significantly deteriorated, replacement to match would be acceptable.

The plans also call for the replacement of rotten sections of guardrails on this balcony. The detail for this shows the existing pickets at 6" on center, which creates a gap between the pickets of 5" which does not meet code. If these guardrails are involved in any renovation work, Safety & Permits will require the Guardrails to meet code, that is no gaps greater than 4". Staff recommends that all sections of at least this balcony be replaced to meet code and to achieve continuity.

**Summary**

In summary, staff recommends:

- improvements to the conduits and lighting on the front elevation,
- recommends against the use of synthetic decking at the rear balcony,
- requests clarification on the outrigger work on the service ell balcony, and
- recommends revisions to the balcony guardrails to meet building code.

Staff recommends deferral of the overall application.

**ARCHITECTURAL COMMITTEE ACTION:**

12/10/2024

DRAFT

Ms. Bourgogne read the staff report with Ms. Johnson present on behalf of the application.

Ms. Johnson commented about being brought into the project after the contractor had already started communications and her being asked to consolidate information into a set as a starting point knowing some revisions to come. Ms. Johnson commented on the beam replacement and being unsure of the extent of the current proposal. Ms. Johnson noted she did inform them the conduit would be an issue as well as stating her belief the composite decking was a suggestion by the contractor later noting she doesn't think getting rid of this would be an issue. Ms. Johnson noted the soffits rotten areas would be replaced with the same material and/or repainted where needed. Ms. Johnson noted that regarding the railings they were starting at

the baseline of replacing what is there in-kind so making the railings to code is not an issue either. Mr. Bergeron asked staff about the recommendation regarding front elevation conduits and lighting with Ms. Bourgogne commenting she was unsure due to it being Mr. Albrecht's project but stated she knew he'd been waiting a long time for drawing to come in and knows the fixtures are not approvable. Mr. Fifield noted his belief the whole thing needs to be studied and various lighting aspects to think about. He also noted his concern about the "exploratory" aspect with regards to cantilevered balconies and noting on his belief the committee needs to see what they're actually proposing rather than accepting the Simpson Ties as well as his agreement with staff. Ms. Johnson noted she did tell them they would probably be best to get a structural engineer involved with Mr. Fifield stating he would recommend that. Ms. Bourgogne commented that her belief that Mr. Albrecht was recommending deferral because it was his first time going through the proposal. Ms. Bourgogne asked Ms. Johnson if she knew if there had been a site visit with staff and Ms. Johnson said she did not noting she is now added to the application and very shortly beforehand finding out about today's meeting. Mr. Fifield raised the issue of the guard rails and in the sense of them in terms of detail with Ms. Johnson noting the plan is to replace them with wood. Mr. Fifield noted more survey information could be helpful like which section specifically rotten later commenting it might be useful to arrange a site visit as well so staff can also see what's going on with rear balconies.

There was no public comment.

Mr. Bergeron made the motion to defer to allow applicant to work with staff and others to make revisions to the plans per today's discussion. Ms. Steward seconded the motion and the motion passed unanimously.



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.

**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.

**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.

**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** **01/28/2025**

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**DESCRIPTION OF APPLICATION:** 01/28/2025  
**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:** 01/28/2025

*See Staff Analysis & Recommendation of 01/14/2025.*

**ARCHITECTURAL COMMITTEE ACTION:** 01/28/2025

**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

This item was deferred due to lack of quorum.

**Vieux Carré Commission Meeting of****08/21/2024****DESCRIPTION OF APPLICATION:**  
**Permit # 24-22947-VC GEN**

08/21/2024

**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

### **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.



229 Royal

ADDRESS:	229 Royal St.	APPLICANT:	John Rupley
OWNER:	229 Royal Street, LLC	SQUARE:	65
ZONING:	VCC-2	LOT SIZE:	3,485 sq. ft.
USE:	Vacant		

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

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

This four-story brick with plaster store is part of a ca. 1856 row of five buildings built by Jamison and McIntosh, builders for Romanzo Warwick Montgomery. Originally, the detailing of these Italianate style stores had iron shutters on their upper openings, heavily bracketed cornices, cast iron pilasters and shop doors on the ground floor, casements on the second, double hung sashes on the third and fourth floors, and an iron gallery supported on iron posts (a feature which extended across all five buildings). The first and 2<sup>nd</sup> floors of this particular building were “modernized” most likely circa 1950.

**Architecture Committee Meeting of** **01/28/2025**

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**DESCRIPTION OF APPLICATION:** 01/28/2025  
**Permit # 24-28525-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of a new first floor storefront, per application & materials received 09/18/2024 & 01/13/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/28/2025

This application was conceptually approved at the 10/08/2024 meeting with the motion requiring the application to return to the Architecture Committee for review of the final details. The applicant has submitted section details for the new storefront. The details show new cast iron wrapped masonry columns to match those seen on neighboring buildings. The new doors are set immediately behind these new columns, approximately 1’5” back from the face of the columns. Staff questions the detail of the millwork terminating into wood blocking and trim behind the columns rather than dying into the columns themselves or being flush behind the columns. Staff finds this gap of 1-3/4” atypical. Looking at the existing storefronts at the neighboring buildings, it appears those storefronts are butted flush to the back of the columns with the exception of transom level windows at 231 Royal St. which are set slightly behind the columns. This creates a gap that staff does not find desirable or that should be replicated with the new storefront.

The glazing is noted as being large missile impact glazing. Staff finds this type of glazing to be approvable provided that it is completely clear without any tint or added reflectivity.

No hardware is shown in the plans and staff requests this be included in the final plans prior to permitting. Staff also requests additional detail and section drawings for the cast iron columns.

In summary, staff recommends approval of the proposal provided that the plans be revised to eliminate the setback behind the columns and that additional details are submitted as requested prior to permitting.

**ARCHITECTURAL COMMITTEE ACTION:** 01/28/2025

**Architecture Committee Meeting of** **10/08/2024**

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**DESCRIPTION OF APPLICATION:** 10/08/2024  
**Permit # 24-28525-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of a new first floor storefront, per application & materials received 09/18/2024.

**STAFF ANALYSIS & RECOMMENDATION:** 10/08/2024

The VCC has reviewed several proposals for this property in recent years that have included the construction of a new gallery while retaining the Art Deco elements of the first and second floors. These proposals have been consistently denied as they were viewed as sort of a hybrid approach to restoring the façade. Now a new applicant has filed a new application that has abandoned the previously proposed gallery but instead proposes to re-work the ground floor storefront.

The applicant proposes to completely demolish the existing ground floor storefront and to install a new three bay storefront similar to others seen in the row of matching buildings. The work would include the

installation of two new iron pilasters, three sets of new French doors, and matching transom windows above. The existing second floor Art Deco treatment would remain.

Staff would prefer a proposal to restore both the first and second floors of this building but finds the concept of this new ground floor storefront potentially approvable. Staff finds the arrangement of three matching French doors somewhat atypical and suggests there could be some variation between the openings with a shop window or residential entrance.

Some additional modifications may be needed to the details of the millwork. For example, the plans show “new wood casework” that essentially shrinks the opening for the doors and transom. At similar openings, there are side panels to make a narrower opening for the door, but the transom window extends to nearly the full width of the opening. Staff recommends the applicant look at the details of similar buildings to help steer the design of this millwork.

Staff finds the proposed work largely conceptually approvable but as this proposal would still leave a disconnect between the first and second floors, staff requests commentary from the Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**  
DRAFT

10/08/2024

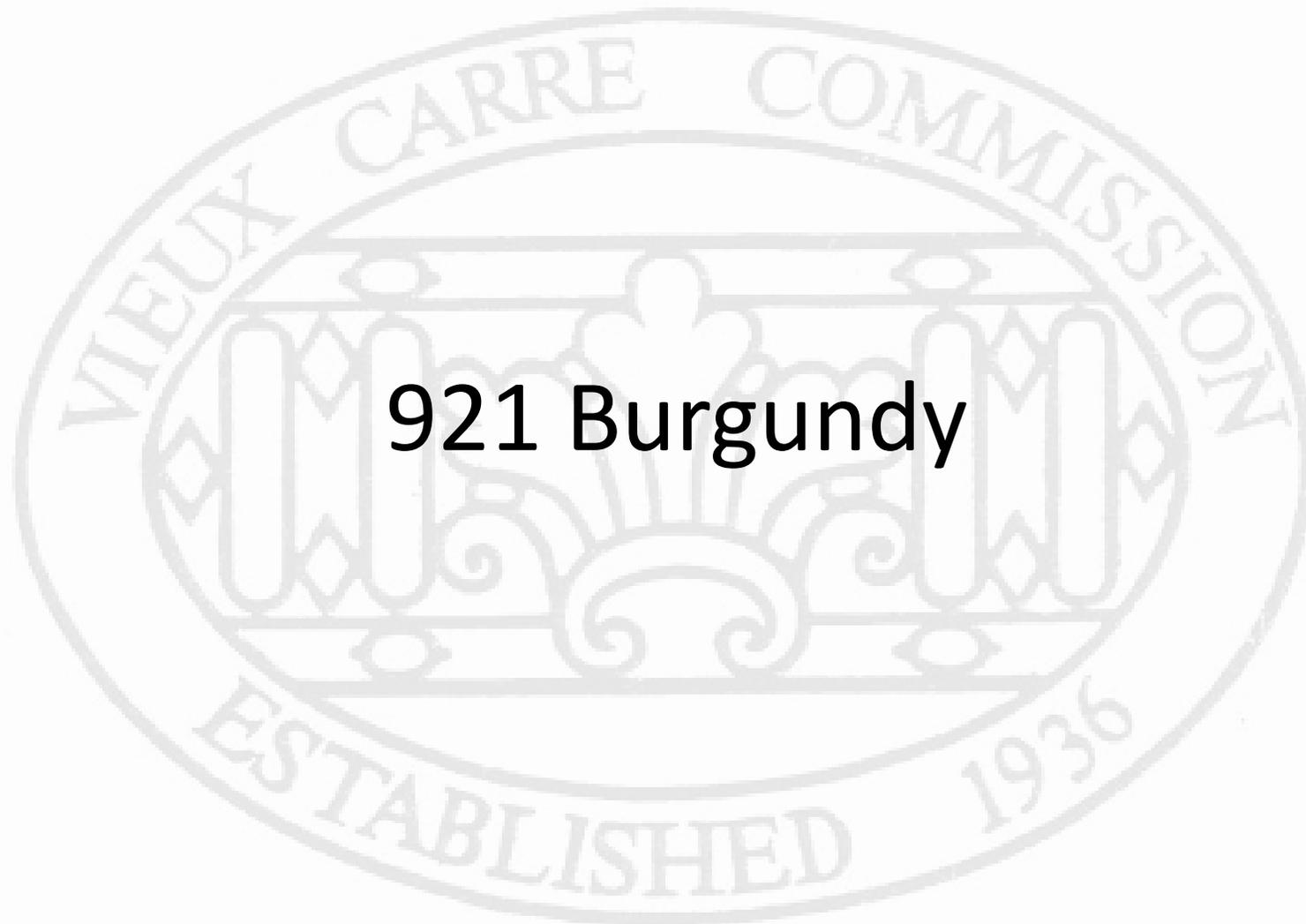
Mr. Albrecht read the staff report with Mr. Rupley present on behalf of the application. Mr. Rupley stated that he was there representing a potential buyer for the building, and they wanted to get it open asap. Mr. Fifield asked Mr. Rupley how/ where he would have the columns made. Mr. Rupley stated, “we will just go to an ironsmith.” Mr. Fifield stated “so... no plan.” Mr. Block went on to say that he believed this to be a more conceptual applicant, but he did think Mr. Fifield’s question was valid. Mr. Fifield stated that the big question was if the ARC should allow the first floor to return to a more original representation while the top drifted. Mr. Bergeron asked if the prospective buyer just needed info? Mr. Block stated that if this was to be allowed, the details must be accurate with correct historic materials.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the proposal to restore the first floor with details at staff. Mr. Fifield asked for the motion to be amended to state, “details to return to ARC.” Mr. Bergeron agreed with the amended motion. Ms. Steward seconded the amended motion, and the motion passed unanimously.



**New Business**



921 Burgundy

ADDRESS:	921-25 Burgundy	APPLICANT:	Paradise Pools
OWNER:	Cheryl Lynn Kirby	SQUARE:	104
ZONING:	VCR-1	LOT SIZE:	4223.5 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	1267 sq. ft.
ALLOWED:	4 units	EXISTING:	2373 sq. ft.
EXISTING:	1 unit	PROPOSED:	2000 sq. ft.
PROPOSED:	2 units		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

An early (c. 1810), brick-between-posts Creole cottage, with the addition of late Victorian cornice lintels over the façade openings. [N.B: As with 901-907 Burgundy, the bricks-between-posts construction has been left exposed, but in this instance it has been painted over.]

**Architecture Committee Meeting of** **01/28/2025**

**DESCRIPTION OF APPLICATION:** 01/28/2025  
**Permit #24-35876-VCGEN** **Lead Staff: Renee Bourgogne**

Proposal to install new in-ground swimming pool, per application & materials received 11/26/2024 & 01/06/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/28/2025

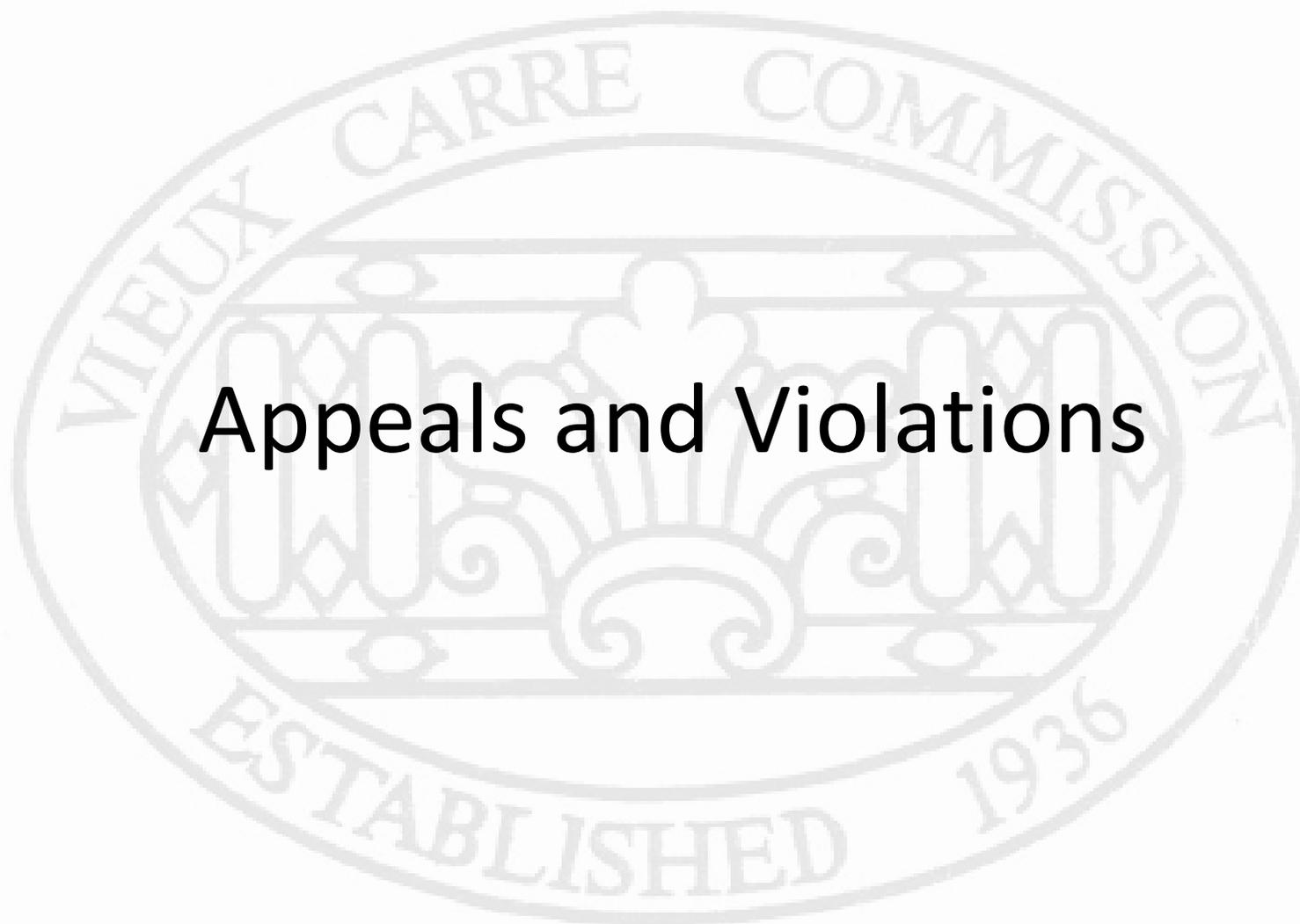
The initial application for courtyard resurfacing and drainage was heard and approved by the ARC in June 2024. The applicant at that time stated that the pool would be handled under a separate application. The new applicant, Paradise pools, is here today with the necessary documentation for the proposed pool.

The pool will be located in the middle of the courtyard where there is currently an existing fountain. The pool itself is to be octagonal in shape, the same shape as the existing fountain, and will be 9’-6” x 9’-6”. Staff is unsure of the depth. The deck will have 1/8”-1/4” slope away from the pool to the existing yard grade. Staff has no objection to the pool shape or design.

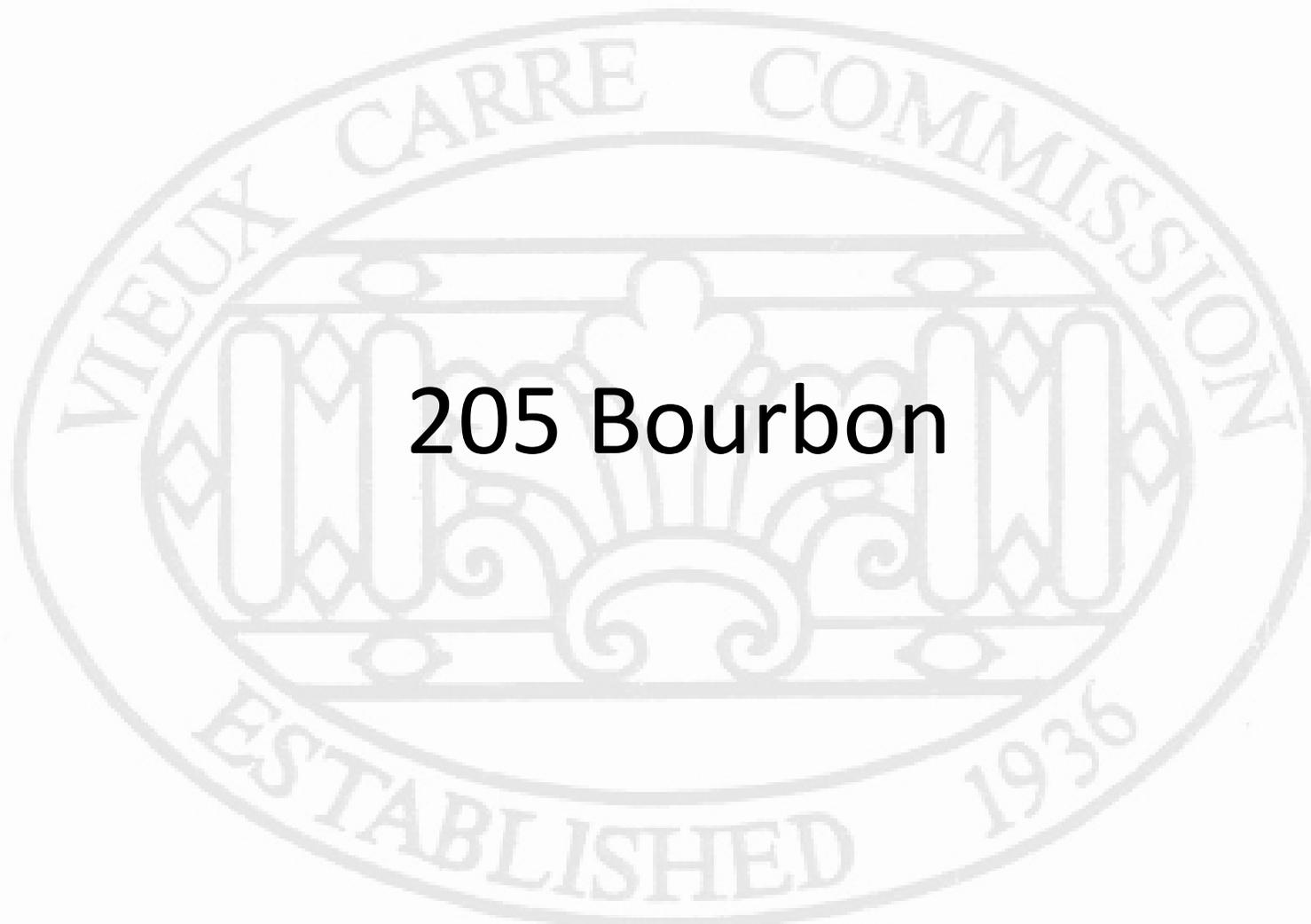
The applicant has also proposed new tile, in-pool lights, pool filter and heater. In addition to the pool elements, the applicant has also proposed a new cherub and frog statue to replace the existing two cherub and fish statue, to be located on the pool deck facing the main house. In theory staff has no objection to any of these items but will require an updated site plan with the equipment called out and dimensioned as there are numerous code requirements for both the pool filter and heater. Furthermore, lights are to be white in color. The VCC does not allow colored pools lights

Staff requests a cross section of the proposed pool and a new site plan with the pool equipment clearly shown and the dimensions clearly called out as well as confirmation from Safety and Permits on code compliance for the new equipment prior to permitting. Staff finds the proposed work to be **conceptually approvable**.

**ARCHITECTURAL COMMITTEE ACTION:** 01/28/2025



# Appeals and Violations



205 Bourbon

ADDRESS:	205 Bourbon St.	APPLICANT:	Jeffrey Domangue, Sr.
OWNER:	Maitre Holdings, LLC	SQUARE:	68
ZONING:	VCE	LOT SIZE:	2,280 sq. ft.
USE:	Restaurant		

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Green - of Local Architectural or Historic Importance.

This is a 3 1/2 story masonry townhouse constructed c. 1830 for Antoine Maurin. Its detailing is similar to its complementary building (201-03 Bourbon), including granite lintels and paneling beneath the upper-floor openings. It still has balconies at the upper levels and a late 19th/early 20th c. cornice.

**Architecture Committee Meeting of****01/28/2025****DESCRIPTION OF APPLICATION:**

01/28/2025

**Permit # 24-26315-VCGEN****Lead Staff: Nick Albrecht****Violation Case #24-06997-VCCNOP****Inspector: Marguerite Roberts**

Proposal to retain two mini-split condensing units and mechanical platform installed on rear roof without benefit of VCC review or approval, per application & materials received 08/26/2024 & 01/13/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

01/28/2025

Staff identified the installation of two new split unit condensers on the rear of the main building back in June of last year. A violation letter was sent regarding these units and an application was submitted proposing to retain them. The current applicant was not the contractor who installed these units and staff questioned some of the details of the installation, particularly regarding mechanical codes. The applicant stated that he spoke with a mechanical inspector, who staff believes must have been a third-party inspector and not someone from Safety & Permits. That inspector described the need for a mechanical platform, which the applicant went ahead and installed, also without first obtaining permits from either the VCC or Safety & Permits.

When this building was first renovated for restaurant use back in 2011, the VCC approved the relocation of HVAC equipment from the courtyard to the third-floor balcony of the service ell. It is unclear if this new roof mounted equipment is a replacement of that equipment or supplementary.

Photographs of the now built platform and equipment show that there are a total of three units on this roof with two mini split condensing units and a more traditional unit. The two mini split units are partially visible from a certain vantage point from Iberville St. The units are also likely visible from the upper floors of the hotel in the 100 block of Bourbon St., but staff does not believe there would be visibility from any other buildings.

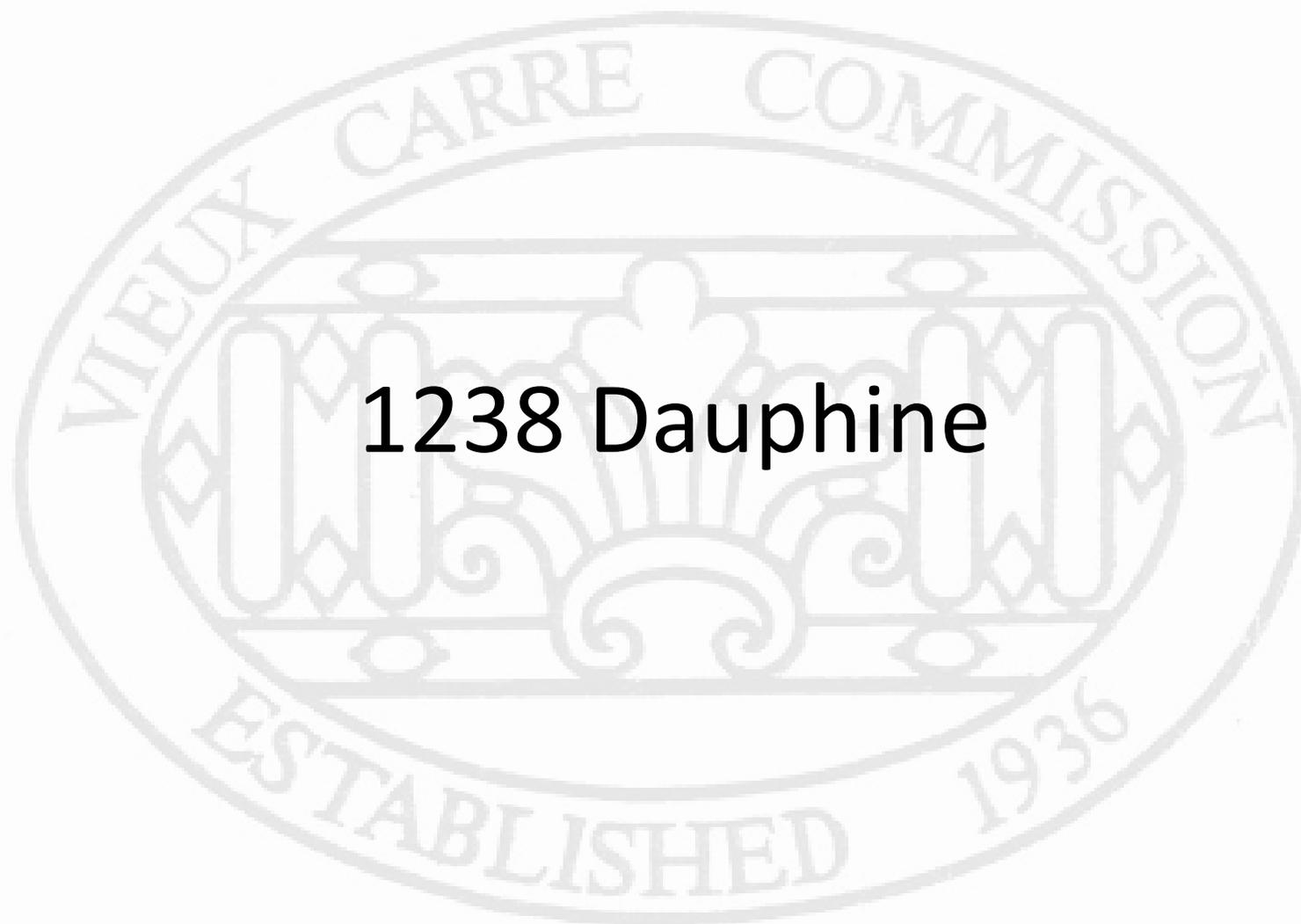
The Guidelines note that, “*the installation of rooftop mechanical equipment is not permitted where it will be visibly obtrusive.*” (VCC DG: 04-11)

In addition to the installation of the mechanical units and platform, staff believes that a downspout was modified to accommodate one of the units. It appears this downspout may now be at least partially draining onto the neighboring roof of 201 Bourbon St. If the mechanical equipment is approved for retention, this downspout would need to be rerouted to drain onto the roof of 205 Bourbon St. An unpermitted satellite dish is also present with similar visibility as these units.

Staff requests commentary from the Committee regarding the proposed retention and the amount of visibility. As a possible alternative, now that there is a platform in place, staff questions if the wall mounted unit closest to Iberville St. could be relocated to the platform, where it would likely be much less visible from the street.

**ARCHITECTURAL COMMITTEE ACTION:**

01/28/2025



**1238 Dauphine**

ADDRESS: 1238 Dauphine Street  
 OWNER: Earl Gerard Schmit APPLICANT: Prometheus Development Inc  
 ZONING: VCR-1 SQUARE: 79  
 USE: Residential LOT SIZE: 2076 sq. ft. (approx.)

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This Creole cottage type structure was constructed c. 1869. It has five bays including a central recessed entrance, round-headed openings in the Italianate style and Eastlake type ornamentation over the front windows.

**Architecture Committee Meeting of** **01/28/2025**

**DESCRIPTION OF APPLICATION:** 01/28/2025  
**Permit #24-27984-VCGEN** **Lead Staff: Erin Vogt**

Appeal to retain rooftop mounted HVAC equipment, per application & materials received 09/11/2024 & 10/14/2024. [Notices of Violation sent 02/17/2010, 08/01/2014, 07/19/2017, 12/17/2020]

**STAFF ANALYSIS & RECOMMENDATION:** 01/28/2025

The applicant is seeking approval to retain three condensers installed on the rear roof of the main building, which have been cited consistently since 2010. The units and their platform are discretely located, only visible from the courtyard of this property. However, they are nearly at the eave of the rear roof slope, and the platform has no rail. The applicant’s appeal states that:

As shown on the attached photographs, there is a metal bracket between the rear dormer window and the HVAC units which is used by our contractor to construct a temporary deck/scaffolding platform when servicing and performing maintenance the HVAC units. Specifically, when service is required on the HVAC units, our contractor lays down a temporary wood decking and attaches an OSHA-compliant temporary railing on the metal bracket in order to have safe and secure access to the mechanical platform (without having to put weight on the roof slate) and to have a place for tools and equipment while working on the mechanical platform. In other words, our contractor has ingress and egress to the temporary deck/scaffolding platform through the rear dormer window in order to service the units without having to walk on, or place tools and equipment on, the roof slates. Furthermore, as stated in the letter from our contractor T-Mac Construction previously submitted herein, whenever T-Mac Construction performs maintenance/servicing of the HVAC on the subject HVAC units, they construct this temporary scaffolding platform with OSHA-compliant handrails and connect it to the free space on the mechanical platform, providing ample room for technicians to service the condensing units and to support their tools and equipment in a safe and secure manner. As soon as the maintenance/servicing is complete, the temporary wood decking and handrail is removed from the metal bracket.

Staff is unsure if this satisfies the requirements of the Mechanical Division of Safety and Permits, since the lack of a permanent rail and maintenance platform seems to be a deviation from mechanical code. Relocating the equipment to grade would be preferable and encouraged per the Design Guidelines. However, if the Mechanical Division did find retention approvable as long as maintenance is performed as outlined above, staff could support temporary retention of the condensers for the lifespan of the current units, particularly since these units have been in place for some time .

**Roof Mounted Equipment**

Roof mounted equipment including mechanical equipment, generators, vents, television and mobile telecommunication equipment are all examples of modern inventions and roof penetrations that can adversely affect the silhouette and historic integrity of a building. Although it is understood that some roof penetrations are required, for example for a plumbing vent, the property owner is encouraged to limit the amount of rooftop equipment and number of penetrations in order to minimize the overall appearance of clutter.

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. The installation of a satellite dish, mobile telecommunication equipment or similar equipment is not allowed where it is visible from any other property. (For additional information regarding air conditioner compressors and generators, refer to *Mounted Equipment, Guidelines for Site Elements & Courtyards*, page 10-11.)

<b>Skylight; Roof Hatch; Roof Monitor; Cupola; Weather Vane; Lightning Rod; Roof Mounted Equipment &amp; Solar Collector Review</b>	
Install a new visually unobtrusive air conditioner compressor unit or generator <b>1 2</b> Commission <b>3</b> Architectural Committee	
Install a new skylight, roof hatch, roof monitor, cupola, a lightning rod or weather vane, other mounted equipment, or a solar collector <b>1 2 3</b> Commission	

**MOUNTED EQUIPMENT**

Some types of equipment require mounting to the ground, a building or a wall. Common types of mounted equipment include air conditioner condensers, generators, solar collectors, trash dumpsters, satellite dishes, antennae and mobile telecommunication equipment. All are examples of modern technology and devices that can affect the historic integrity of a site and its surroundings.

The property owner is required to minimize the size and quantity of mounted equipment, as well as locate it to minimize visibility in or on a courtyard, yard, balcony, gallery or porch. In addition, the VCC might require the installation of solid or shrub screening to diminish visibility. (Refer to *Walls, Fences & Gates*, page 10-4 and *Small Structures, Sheds & Enclosures*, page 10-10.)

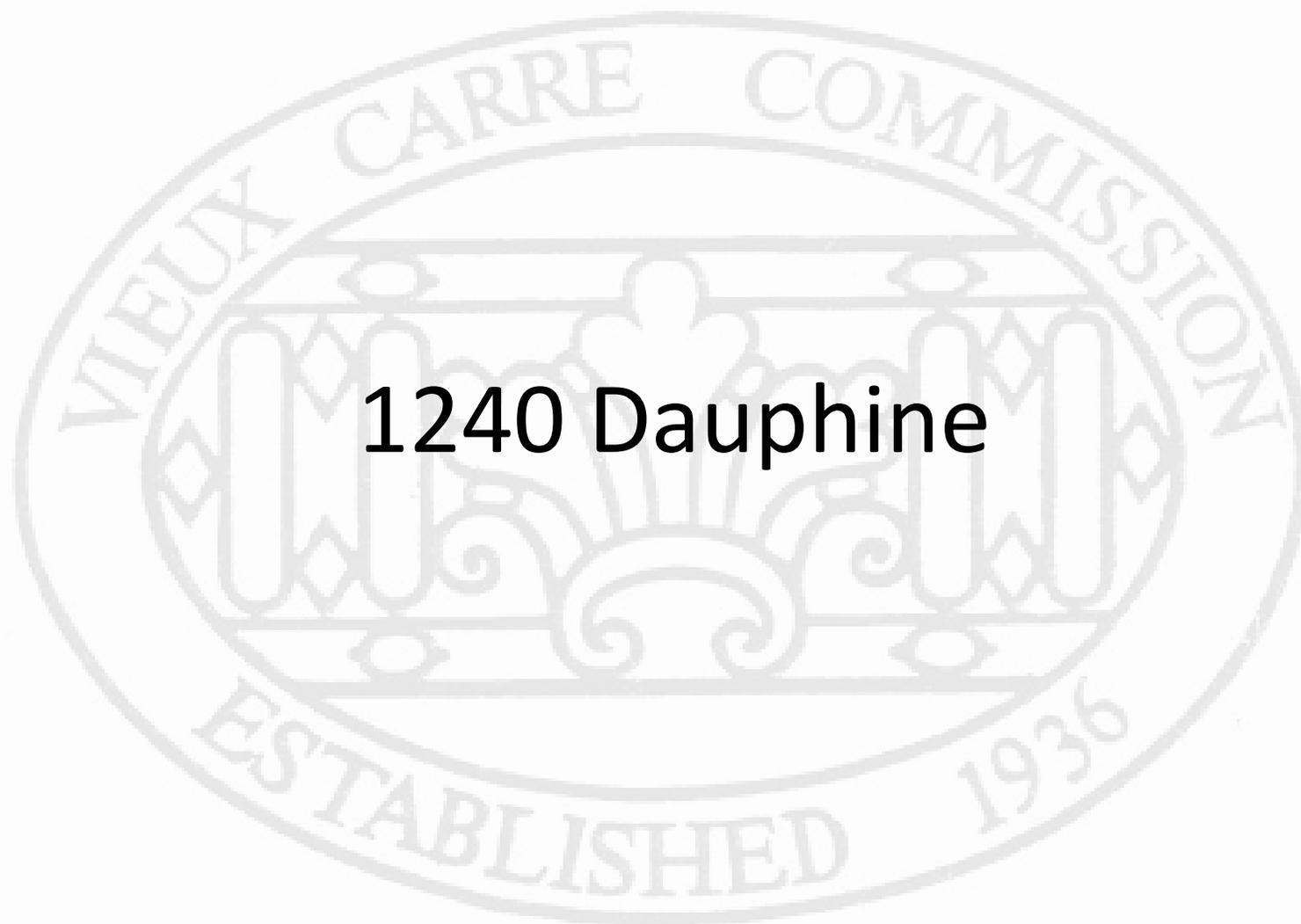
To minimize potential flood damage, the VCC recommends that all equipment be located above the ground and that all electrical connections include surge protection. Furthermore, equipment should be located in a manner that allows for required maintenance and minimizes the noise associated with its operation from being audible at a neighboring property.

**(VCC DG: 10-11)**

Staff recommends **deferral** of the appeal, with the applicant to provide an official ruling from the Mechanical Division regarding whether or not retention may be considered. If a statement is provided stating that code requirements are satisfied, staff notes that the Guidelines require approval from the full Commission, not just the Architecture Committee.

**ARCHITECTURAL COMMITTEE ACTION:**

01/28/2025



**1240 Dauphine**

ADDRESS:	1240 Dauphine St	APPLICANT:	Prometheus Development Inc
OWNER:	American Health Care Systems Inc		
ZONING:	VCR-1	SQUARE:	79
USE:	Unknown	LOT SIZE:	1634 sq. ft. (approx.)

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Corner building: **Yellow**, contributes to the character of the District  
Attached garage: **Brown**, detrimental, or of no architectural and/or historic significance

20th century one-story brick building at the corner and an attached garage structure on Barracks St.

**Architecture Committee Meeting of** **01/28/2025**

**DESCRIPTION OF APPLICATION:** 01/28/2025  
**Permit #24-27986-VC GEN** **Lead Staff: Erin Vogt**

Appeal to retain unpermitted HVAC equipment, roof modifications, plumbing, and door crossing the property line to 1238 Dauphine, per application & materials received 09/11/2024. [**Notices of Violation sent 02/18/2010, 11/03/2011, 08/01/2014, 07/19/2017, & 12/17/2020**]

**STAFF ANALYSIS & RECOMMENDATION:** 01/28/2025

The applicant is seeking retention for the following long-standing violations, as follows:

**HVAC:**

Two condensers are present on the yellow rated flat roof. They are older models that appear to have been in place for some time, and are not visually obtrusive, although they are visible from the right of way further down Barracks. The roof plan provided by the applicant indicates that they are located 60” from the edge of the roof, but they visually appear closer than that in photographs. Staff recommends **conceptual approval** of their retention, with the proviso that the unit closest to Dauphine be relocated further from the parapet to prevent any visibility from the right of way. Staff notes that retention of rooftop mounted equipment on a Yellow rated building requires full Commission approval.

Staff notes that satellite imagery indicates that the rooftop is still being utilized as a roof deck by occupants. Since there is no actual decking present and direct contact with the roof (from foot traffic and furniture) can cause substantial damage to roof membranes and invites water intrusion, no occupation of the roof should be taking place.

**Roof:**

The eaves of the Brown rated roof were modified when the joists were sistered without permit. Staff does not object to this method of reinforcing the roof for the sake of the gutter attachment, but finds the work was sloppily performed. Staff recommends **conceptual approval** of the retention, with the proviso that areas in poor condition be corrected as needed.

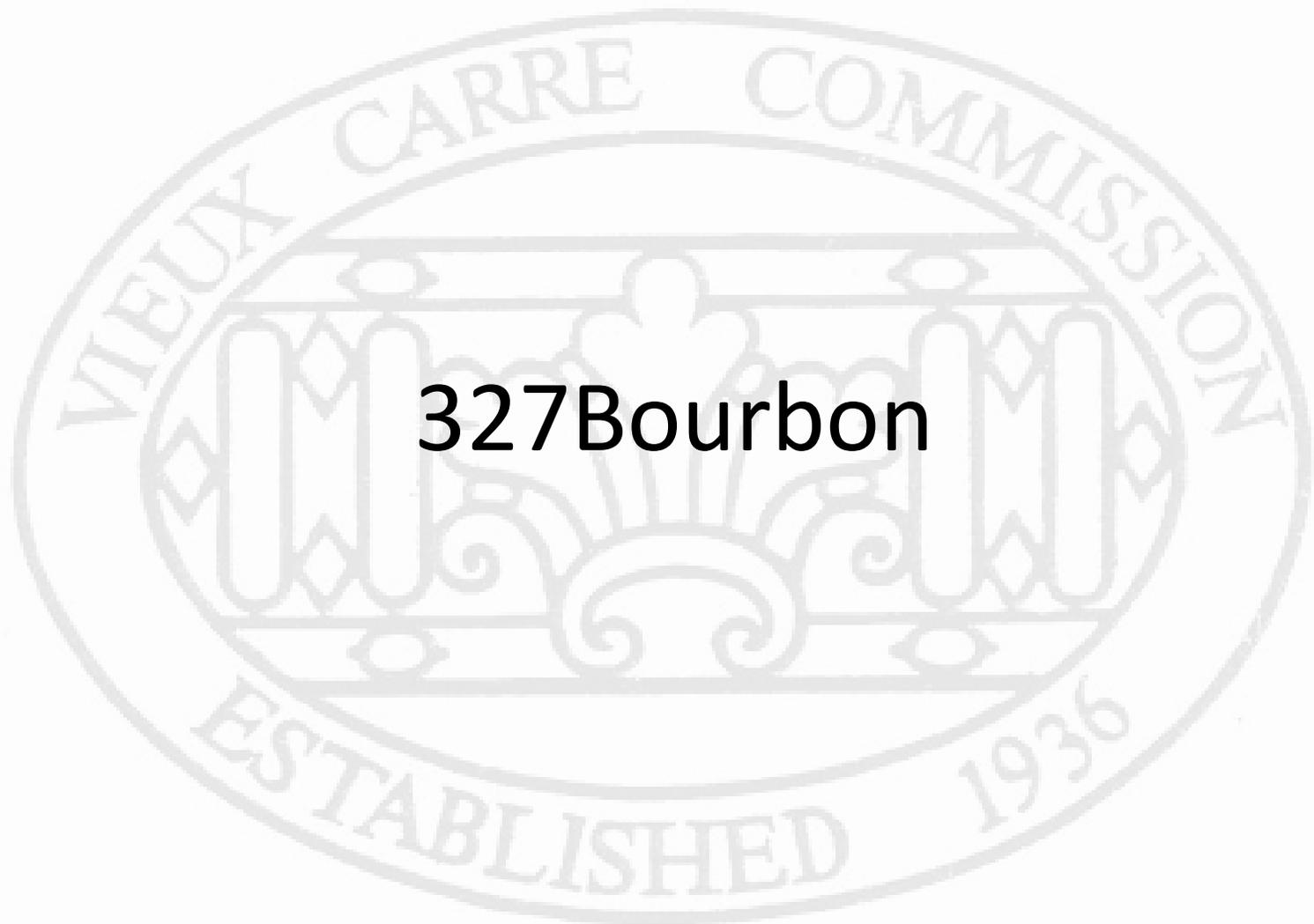
**Door:**

On **07/03/2019**, staff observed that a doorway had been installed at the rear, Gov. Nicholls elevation of the Brown rated portion of the building to access the rear courtyard of 1238 Dauphine from the garage. The millwork installed in the doorway is a board and batten double shutter on Clark’s tip hinges. Noting that the building is Brown rated, staff does not find the millwork or opening to be inappropriate or overtly detrimental, but notes that it does cross the property line. While these properties are owned by the same individual, their legal ownership is separate, as 1240 is owned through an LLC. Staff has reached out to the Zoning Administrator to inquire if their department has any issues with crossing the property line in this manner, but no response has been received. It is likely that a cross easement is needed before retention can be approved.

**PVC:**

PVC plumbing was observed during an inspection on **4/02/2019**. While the gutters and downspouts appear to be painted metal, a scupper at the Brown rated building appears to be PVC. Staff seeks the guidance of the Committee regarding whether this small exterior usage of PVC can be retained, since it appears to be largely shielded from UV exposure.

**ARCHITECTURAL COMMITTEE ACTION:** 01/28/2025



327 Bourbon

ADDRESS:	327 Bourbon	APPLICANT:	Myles Martin
OWNER:	327 Bourbon Street, LLC	SQUARE:	69
ZONING:	VCE	LOT SIZE:	5,472 sq. ft.
USE:	Vacant		

### **ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Blue - of Major Architectural or Historical Importance.

This c. 1835 Greek Revival townhouse is noted for its historical associations as the home of Judah P. Benjamin, as well as for its elegantly detailed features such as the carriageway entrance, main entrance, and "bow and arrow" wrought ironwork. The components of the original complex (house, kitchen, stable) remain intact. The mansard roof is a late 19th century addition.

### **Architecture Committee Meeting of**

**01/28/2025**

### **DESCRIPTION OF APPLICATION:** **Permit # 24-38522-VCGEN**

01/28/2025

**Lead Staff: Nick Albrecht**

**Inspector: Marguerite Roberts**

Proposal to retain items completed in deviation of approved plans including synthetic cornice and fiber cement board siding, per application & materials received 12/29/2024.

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

01/28/2025

During a recent inspection of ongoing work, staff discovered two major deviations from the approved plans.

#### **Cornice**

The approved plans for the renovation of this property called for the existing pressed tin cornice to be salvaged and reinstalled on the building. The cornice itself was a major topic of discussion at several meetings first when it began to fail in 2019 and later during the proposed renovation of this property in 2022. The proposal and indication was always that the original cornice would be repaired and reinstalled.

During a recent inspection of the property, staff photographed the cornice being installed and clearly being a replacement. Staff met with the applicant and contractor at the property who explained that the new cornice was made from reinforced fiberglass. The VCC in general requires repairs to existing materials in-kind or replacement to match existing, including partial replacements. The Guidelines state that, "*the VCC requires replacing in-kind to the greatest extent possible – when repair is not possible – reproducing the original feature exactly, matching the material, size, scale, detailing, profile, texture, and finish utilizing similar techniques.*" Additionally, "*the VCC requires using compatible materials and techniques – when replacement in kind is not possible – to convey an appearance similar to the original features in design, color, texture, finish, and visual quality to the historic elements.*" (VCC DG: 01-12)

Staff is troubled by this major change in material and notes that the original portion of the cornice along the alley side was in place and generally intact as recently as 11/27/2024. Staff appreciates the likely complex process that would have been necessary to repair and restore the original cornice but doing a wholesale replacement of the cornice with a material change without consulting with the VCC is unfortunate.

The new cornice is not a singular piece but is made up of many different components with the details applied to the underlying fiberglass. Staff notes the many joints and screw holes involved in the installation of the fiberglass cornice and although they have been mostly caulked and filled at this point, staff is concerned how these joints and plugs will hold up overtime. It is likely that cracks will develop and given the difficulty with access, this element will not be easy to maintain. Staff is also concerned how the fiberglass itself will weather in our harsh climate. Staff does not find this alternative material to be appropriate.

#### **Rear Addition**

The second major change in deviation of the approved plans occurs at the reconstructed rear addition to the building. The approved plans called for the building to be clad in wood lap siding which matches the previously existing material on this portion of the building. Staff found that cement board siding had been installed rather than wood siding. Cement board siding has been approved in extremely limited circumstances, generally when maintenance access to a wall is virtually non-existent. As these walls are readily accessible from the open courtyard, this is not a similar case to those rare instances when cement board siding has been approved. As such, staff does not find the retention of this material to be appropriate.

#### **Summary**

In summary, staff does not find these changes in materials to be appropriate and recommends denial of the application.

**ARCHITECTURAL COMMITTEE ACTION:**

01/28/2025