

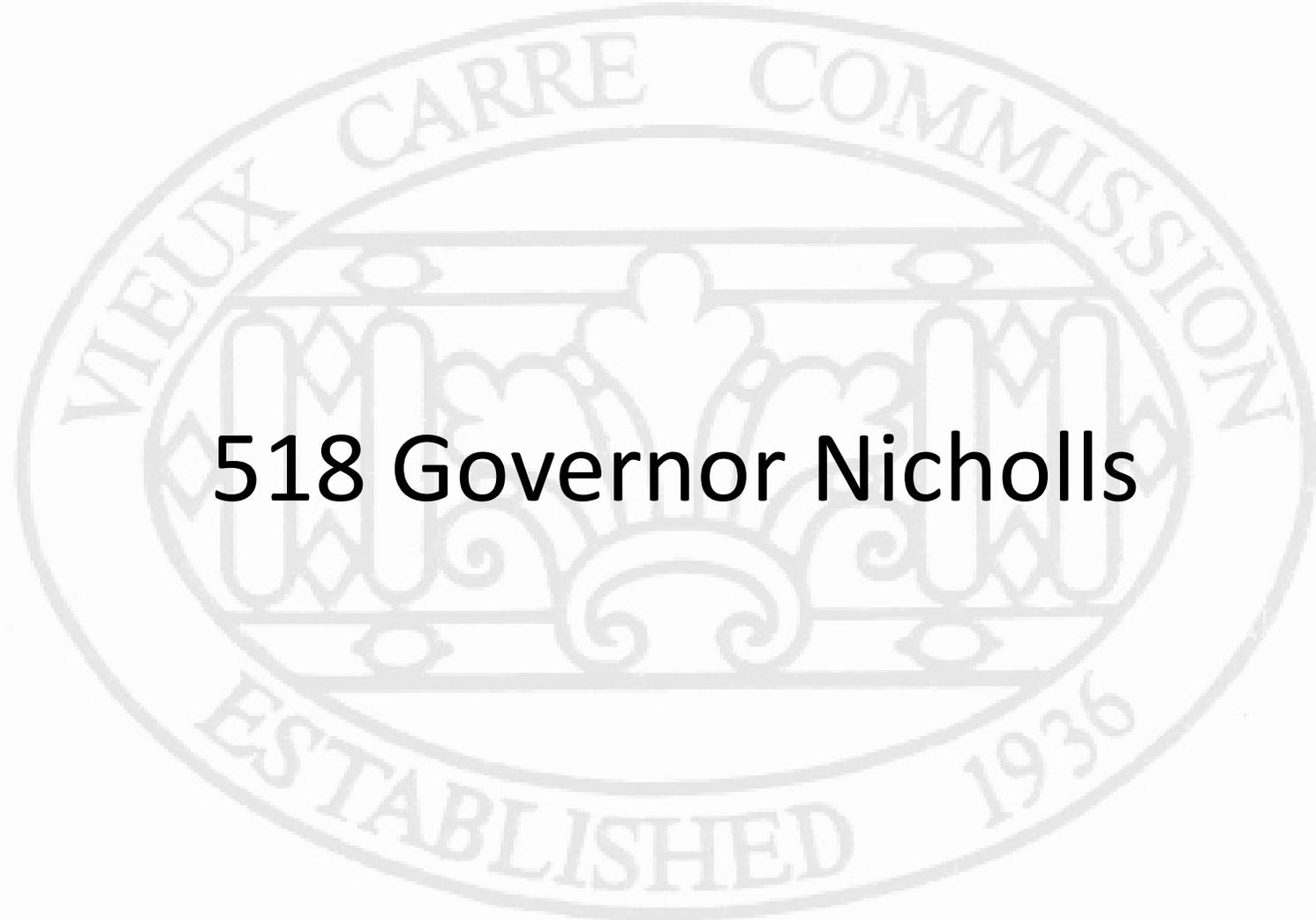


Vieux Carré Commission Architecture Committee Meeting

Tuesday, February 11, 2025



Old Business



518 Governor Nicholls

ADDRESS:	518-520 Governor Nicholls		APPLICANT:	Heather Cooper
OWNER:	801 Patterson Owner LLC		SQUARE:	19
ZONING:	VCR-2		LOT SIZE:	2,176 sq. ft.
USE:	Residential		OPEN SPACE-	
DENSITY-			REQUIRED:	652 sq. ft.
ALLOWED:	2 Units		EXISTING:	236 sq. ft.
EXISTING:	5 Units		PROPOSED:	No Change
PROPOSED:	No Change			

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Green , of Local Architectural or Historic Importance

This is one in a row of three c. 1836-38, 3½ story masonry buildings with attached two-story masonry service wings. The facades of these Transitional style buildings, which perhaps were constructed by Claude Gurlie, who owned the property between 1836-38, present a symmetrical arrangement of arched openings on the ground floor and square-headed openings with French doors leading onto balconies on the upper floors. This building contains an exterior passageway, (arranged back-to-back with that of 516, to create the appearance of a carriageway), that leads to the rear court and semi-attached service wing.

<u>Architecture Committee Meeting of</u>	02/11/2025
<u>DESCRIPTION OF APPLICATION:</u>	02/11/2025
Permit # 23-27608-VCGEN	Lead Staff: Nicholas Albrecht

Proposal to install new exterior mechanical equipment in conjunction with ongoing renovation work, per application & materials received 10/09/2023 & 01/15/2025.

STAFF ANALYSIS & RECOMMENDATION: 02/11/2025

This application was last reviewed at the 10/24/2023 meeting, where it was deferred partly over concerns of the units crossing the property line. The applicant has submitted revised proposals for this property as well as for 524 Gov. Nicholls, also on the agenda.

This proposal continues to locate units on the neighboring 524 Gov. Nicholls property. The revised proposal has eliminated a previously proposed wall mounted unit above the loggia entrance, but it now shows a wall mounted unit on the rear service ell wall.

Staff is concerned about the units crossing the property line, having the units spread throughout the site rather than being consolidated to one or two areas, and having wall mounted units. Staff notes that revised plans were sent yesterday on 02/10 but were not fully reviewed ahead of this meeting. The applicant noted that those plans eliminated units across the property line and installed both of the courtyard units at grade. In the loggia space, four units are proposed to be mounted high on the wall.

Staff prefers the plans only just submitted but is still concerned about the units wall mounted in the loggia. Staff notes a proposal recently approved at another property that consolidated all mechanical equipment to a single screened rack in the back of the courtyard and staff questions if a similar approach may be preferred for these installations and the ones for 524 Gov. Nicholls, which shares the same courtyard.

Staff recommends deferral of the application and recommends that the applicant submit various options for mechanical equipment installation.

ARCHITECTURAL COMMITTEE ACTION: 02/11/2025

Architecture Committee Meeting of**10/24/2023****DESCRIPTION OF APPLICATION:**

10/24/2023

Permit # 23-27608-VCGEN**Lead Staff: Nicholas Albrecht**

Proposal to install new exterior mechanical equipment in conjunction with ongoing renovation work, per application & materials received 10/09/2023.

STAFF ANALYSIS & RECOMMENDATION:

10/24/2023

The Committee reviewed and approved a proposal for mechanical equipment at the neighboring 516 Gov. Nicholls property back in June, 2023. A new application has been filed with the plans primarily addressing the interior work of the renovation of this property. The majority of the exterior work has previously been permitted but these new plans do feature proposed new exterior mechanical equipment in need of Architecture Committee review.

The plans show four new units proposed at the first-floor level of the courtyard. Two units (keyed note 3) are actually shown in the alleyway on the 524 Gov. Nicholls property. Although these properties are used together, they are technically separate properties and staff questions how other departments may view the proposed crossing of property lines. These units are noted as being installed at the highest point within the corridor. Provided there are no complications with other City departments, staff finds the proposed location approvable.

The next unit (keyed note 2) is noted as being installed approximately 8' above grade over the archway opening. This is a similar location as was approved at 516 Gov. Nicholls. As was the case for that property, visibility of this unit is likely limited to within the courtyard itself. Still, staff questions if there may be an alternative location for this unit that would keep it off of the rear elevation of the main building. A location in the alleyway near the first two units (keyed note 3) would be more in keeping with the Guidelines.

The last unit at this level (keyed note 1) is shown at grade near the end of the service ell. Staff finds this location consistent with the recommendations of the Guidelines and approvable.

At the second-floor level, one additional unit is proposed and is shown installed on the balcony at the end of the service ell. The installation of mechanical equipment on balconies and galleries is always discouraged and very rarely approved. Notably, photographs show an existing condensing unit in this location. Staff did a search of VCCs digital records and found no evidence of approval for this unit. Staff suggests that a wall mounted unit on the courtyard wall below the balcony may be a preferred location.

The associated lines for each of these units appear to feature relatively short runs. The plans note that the routing can be modified to within the length limitations. Staff requests that final plans be submitted that include final locations for refrigerant lines and that exterior exposed lines be kept to a minimum.

With the exception of the unit proposed on the balcony and possibly the one on the rear of the main building, staff finds the proposed exterior mechanical equipment consistent with the Guidelines. The equipment will be minimally visible except from within the property itself. Staff seeks clarification over the possible complication of having the units cross the property line and commentary from the Committee regarding the proposed balcony and rear wall mounted equipment.

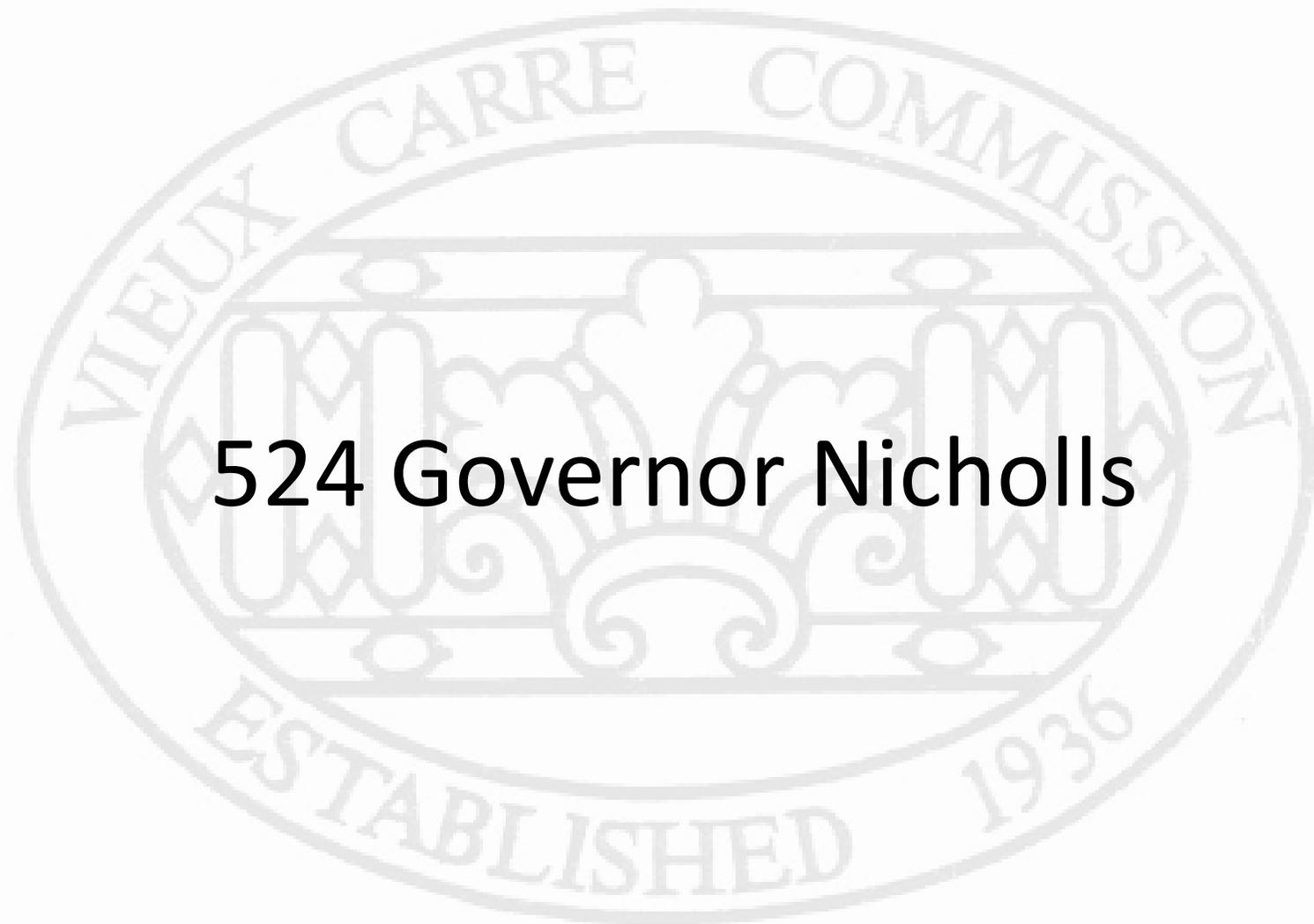
ARCHITECTURAL COMMITTEE ACTION:

10/24/2023

Mr. Albrecht read the staff report with Mr. Patten present on behalf of the application. Ms. Bourgoigne noted that the VCC staff was dealing with a similar issue at another property and noted that the equipment cannot cross the property line. Mr. Patten stated that they could look at moving the condenser into the alleyway. Mr. Bergeron stated that he was surprised the staff was supporting the location in the alleyway.

There was no public comment.

Mr. Bergeron moved to defer the proposal to allow the applicant time to revise the proposal based on the discussion during the meeting. Mr. Fifield seconded the motion, which passed unanimously.



524 Governor Nicholls

ADDRESS:	524 Governor Nicholls	APPLICANT:	Heather Cooper
OWNER:	801 Patterson Owner LLC	SQUARE:	19
ZONING:	VCR-2	LOT SIZE:	2,583 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	775 sq. ft.
ALLOWED:	4 Units	EXISTING:	250 sq. ft.
EXISTING:	5 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Green , of Local Architectural or Historic Importance

This is one in a row of three c. 1836-38, 3½ story masonry buildings with attached two-story masonry service wings. The facades of these Transitional style buildings, which perhaps were constructed by Claude Gurlie, who owned the property between 1836-38, present a symmetrical arrangement of arched openings on the ground floor and square-headed openings with French doors leading onto balconies on the upper floors. This building contains an exterior passageway, (arranged back-to-back with that of 516, to create the appearance of a carriageway), that leads to the rear court and semi-attached service wing.

Architecture Committee Meeting of	02/11/2025
<u>DESCRIPTION OF APPLICATION:</u>	02/11/2025
Permit # 23-27608-VCGEN	Lead Staff: Nicholas Albrecht

Proposal to install new exterior mechanical equipment in conjunction with ongoing renovation work, per application & materials received 10/09/2023 & 01/15/2025.

STAFF ANALYSIS & RECOMMENDATION: 02/11/2025

As noted with the previous application, this proposal was also last reviewed at the 10/24/2023 meeting and was deferred due to concerns over the amount of equipment proposed between the two applications.

The original revised proposal for today’s meeting showed three units at grade along the service ell, one wall mounted unit on the service ell, and a wall mounted unit above the loggia stairs. This would all be in addition to the two units in the carriageway that would service 518 Gov. Nicholls.

Additional revised plans for this property were also submitted just yesterday which eliminated the two units from the carriageway, shows four units along the service ell all at grade, and still proposed the wall mounted unit above the loggia stairs.

As with 518 Gov. Nicholls, staff questions if consolidating all the equipment for the two properties at the rear of the courtyard may be more successful than spreading the units out as seen in the two proposals. Staff recommends deferral of the application.

ARCHITECTURAL COMMITTEE ACTION: 02/11/2025

Architecture Committee Meeting of**10/24/2023****DESCRIPTION OF APPLICATION:**

10/24/2023

Permit # 23-27608-VCGEN**Lead Staff: Nicholas Albrecht**

Proposal to install new exterior mechanical equipment in conjunction with ongoing renovation work, per application & materials received 10/09/2023.

STAFF ANALYSIS & RECOMMENDATION:

10/24/2023

This application is very similar to the one just reviewed for the neighboring 518 Gov. Nicholls property. The plans show four new units proposed on the first floor in the courtyard. Two of the units (keyed note 2) are above the carriageway and are noted as being installed approximately 8' above grade. Similar to at 518 Gov. Nicholls, staff questions if an alternative location may be available for these units to keep them off of the wall of main building. There appears to be additional room at grade near the next unit, keyed note 6.

In the corner of the rear wall of the main building and the service ell, an existing condensing unit is noted as being removed and a new unit (keyed note 6) installed at grade. The fourth unit (keyed note 1) is noted as being at grade and is shown at the end of the service ell. Staff finds these two proposed units at grade are approvable.

The lines for the various new units are shown running down the carriageway and running under the service ell balcony, respectively. The plans note that the lines can be modified as long as they are within the limitations of the equipment.

At the second-floor level, one additional unit is proposed and is shown installed on the balcony at the end of the service ell. Similar to 518 Gov. Nicholls, a unit in this location would be highly atypical. Staff does not believe there is currently any mechanical equipment on this balcony.

The associated lines at this property appear to be longer with one set traveling some distance down the alleyway and one set running most of the length of the service ell balcony. Again, staff requests final details on these lines and encourages them to be internalized or otherwise installed as discreetly as possible.

With the exception of the units proposed on the rear wall of the main building and on the balcony, staff finds the proposed exterior mechanical equipment consistent with the Guidelines. The equipment will be minimally visible except from within the property itself. Staff requests commentary from the Committee regarding the proposed wall and balcony mounted equipment and overall proposal.

ARCHITECTURAL COMMITTEE ACTION:

10/24/2023

Mr. Albrecht read the staff report with Mr. Patten present on behalf of the application. Mr. Fifield stated that there was possibly some other technology that may be a better solution, noting that this proposal combined with the previous one was getting a little out of control. Mr. Patten stated that they were open to removing the unit from the balcony and that the line sets would be internal in fur downs. Mr. Fifield stated that he would like to see the visual impact in elevation. Mr. Bergeron continued that a building elevation showing details with a preference for units on the ground and screened.

There was no public comment.

Mr. Bergeron moved to defer the application to allow the applicant time to revise. Mr. Fifield seconded the motion, which passed unanimously.



912 Royal

ADDRESS: 910-912 Royal

OWNER: Pochard, LLC, et al.

ZONING: VCC-1

USE: Residential/Commercial

APPLICANT: Robert Cangelosi, Jr.

SQUARE: 48

LOT SIZE: 9,340.59 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: main building (including side addition) - **Blue**, of Major Architectural or Historical Importance; carriage house – **Green**, of Local Architectural or Historical Importance.

This building, the last in the row of the three famed Greek Revival townhouses erected c. 1838 for Mrs. Christian Miltenberger by Rice and Tribbets, builders, was remodeled in the late 1850s or early 1860s, reputedly by the talented architect Henry Howard. At this time, the bold octagonal wing was added and the detached carriage house and stable perhaps added. In the late 19th c. this row was the home of Alice Heine, who later became the princess of Monaco.

Architecture Committee Meeting of

02/11/2025

DESCRIPTION OF APPLICATION:

02/11/2025

Permit # 24-12046-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate courtyard space include regrading to eliminate entrance steps at rear building, per application & materials received 04/29/2024 & 01/24/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION:

02/11/2025

Work at this property has been on going for some time, with permits first issued related to this renovation in July 2024. A revised proposal has been submitted specifically regarding the courtyard space. The revised plans make minor changes to previously approved new planters, including slightly enlarging the first planter behind the gate and increasing the depth of the planters along the property line to provide room for additional soil. The planters remain setback from the neighboring building with an air gap.

The VCC previously approved the installation of a cast iron arbor to be located between planters near the property line with 916 Royal St. The applicant is proposing to change this simple arbor to a more decorative and more substantial cast iron gate in the same location. As this element does not attach or affect any building elements and is fairly easily removable, staff has no objections to the revised design of this element.

The final change proposed under this revised set is to regrade the entire courtyard space to gradually rise from what is marked as 0 elevation at the entrance gate up to nearly 19" at the entrances to the rear building in order to provide accessibility to the rear building without other ramps or lifts. In regard to accessibility, the Guidelines state that, "*Although the most appropriate means of providing accessibility will vary at each property, some issues to consider include:*

- *Retaining historic entrance stairs and door(s)*
- *Providing an accessible entrance that is respectful when access to the front door is not possible — located close to the principal entrance and designed in a manner that is visually unobtrusive and compatible with a building's style*
- *Complying with all aspects of accessibility requirements, while minimizing alteration of the primary building façade and architectural features*
- *Modifying the sidewalk or walkway elevation a few inches, where possible, to provide an entry at grade and meet all code requirements*
- *Installing a ramp and/or a lift within a building envelope where it is possible to modify an existing door sill to allow entry at grade*
- *Installing a lift in lieu of a ramp where it would be less obtrusive*
- *Selecting a ramp or lift style that is compatible with the building*
- *Installing a railing that is simple and visually unobtrusive*
- *Selecting accessibility hardware and devices that are visually unobtrusive" (VCC DG: 13-8)*

Staff questions if the proposal appropriately follows these Guidelines. Although the Guidelines recommend modifying walkways a few inches to provide an entry at grade, the Guidelines also note the importance of retaining historic entrance steps. In this instance, the grade is proposed to be modified approximately 8", which would eliminate the two risers into the building. This would occur at each of the five entrances into the rear building. Not only would this proposal eliminate the entrance steps, it would also bring the soil level and paving up higher on the building wall, which may not be the best for the masonry building wall.

Staff questions if limiting the modifications to only a single entrance, such as a ramp at one entrance for accessibility, would be preferred to this proposed more extensive modification.

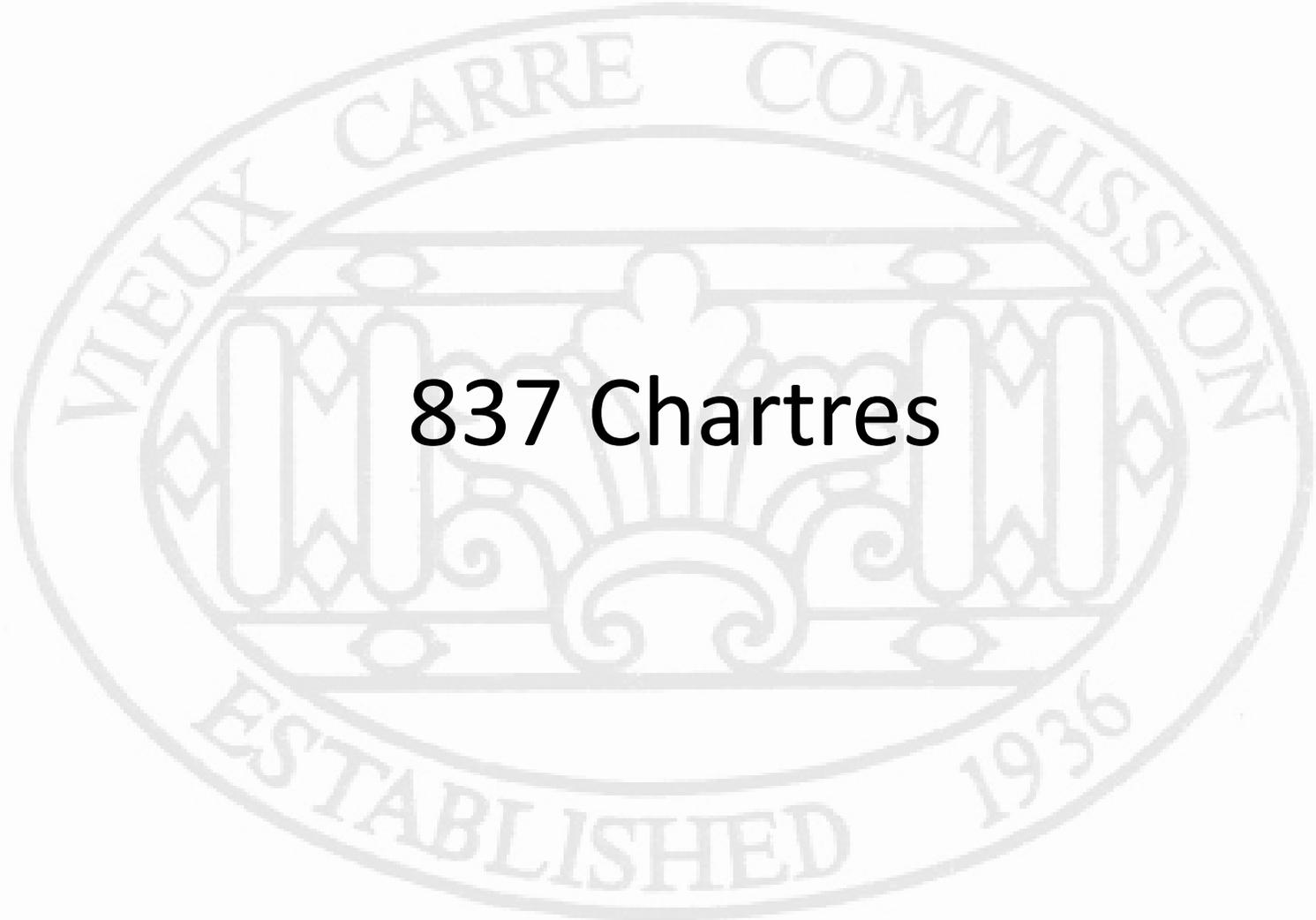
Staff requests commentary from the Committee regarding the proposed modifications to the site grading and rear building.

ARCHITECTURAL COMMITTEE ACTION:

02/11/2025



New Business



837 Chartres

ADDRESS:	837 Chartres St.	APPLICANT:	Robert Cangelosi, Jr.
OWNER:	837 Charters LLC	SQUARE:	47
ZONING:	VCC-1	LOT SIZE:	1,495 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

837 Chartres is one of three identical 2-story houses and kitchens built for Dusuau Delacroix in the 1820s. The cast iron galleries extending over the sidewalks are a later addition, and are of different design on each house.

Architecture Committee Meeting of **02/11/2025**

DESCRIPTION OF APPLICATION: 02/11/2025
Permit # 25-00697-VCGEN **Lead Staff: Nick Albrecht**

Proposal to add a new handrail to courtyard stairs, per application & materials received 01/08/2025.

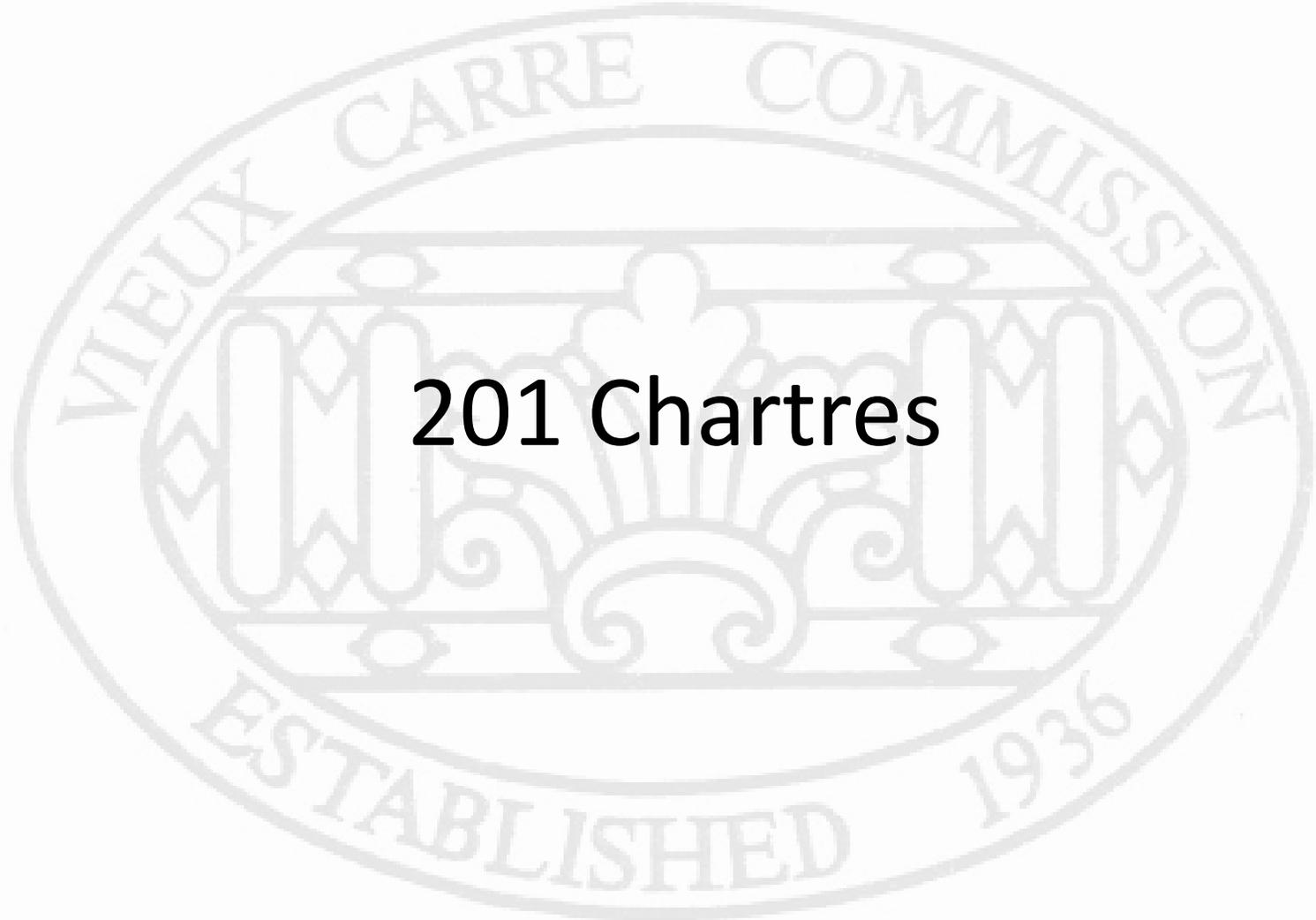
STAFF ANALYSIS & RECOMMENDATION: 02/11/2025

The application includes staff approvable replacement to match existing paneled shutters. The second aspect of the proposal is the installation of a new handrail at existing courtyard steps, which requires Architecture Committee approval. Regarding these types of safety rails, the Guidelines recommend “installing a railing that is simple and visually unobtrusive.” (VCC DG: 13-8)

The proposed railing is shown in conjunction with an existing wood railing. The wood railing starts at about the third step, while the proposed new metal rail would extend beyond the first step. The rail features 1-1/2” posts mounted to the steps and inside the existing wood posts where they meet. The rail itself is show as being 1-1/4” in diameter. Overall, the railing is of a very simple and utilitarian design, but staff questions the railing extending past the bottom step and into the courtyard space. If not required by code, staff questions if this element could be reduced or eliminated.

Staff finds this proposed railing consistent with the recommendations of the Guidelines and notes that this courtyard location is not readily visible. Staff recommends conceptual approval of the proposal with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION: 02/11/2025



201 Chartres

ADDRESS:	201 Chartres St.	APPLICANT:	David Wayne Burlett
OWNER:	Blue Capital Property Managem LLC		
ZONING:	VCC-2	SQUARE:	36
USE:	Commercial	LOT SIZE:	2293.5 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

This address features an 1850 4-story masonry commercial building, which has a scored plaster facade and a heavily denticulated cornice. An 1887 photograph documents that the building had a wraparound cast iron gallery at the second and third levels.

Architecture Committee Meeting of **02/11/2025**

DESCRIPTION OF APPLICATION: 02/11/2025
Permit # 24-38569-VC GEN **Lead Staff: Nick Albrecht**

Proposal to install new outdoor condensing units for walk-in coolers, per application & materials received 01/02/2025 & 02/06/2025.

STAFF ANALYSIS & RECOMMENDATION: 02/11/2025

An application was filed to install new interior walk-in coolers for this restaurant that pair with two new outdoor condensing units. The new condensers are proposed to be installed in the courtyard where the VCC previously approved the installation of HVAC condensers along with the change of use for this property to restaurant use.

The applicant proposes to install a new mechanical rack to lift the previously approved AC condensers and to install the smaller condensers for the walk-in coolers at grade under the rack. Staff appreciates this proposed technique as it will not increase the mechanical equipment footprint and noting that the small courtyard is surrounded by walls approximately 20’ tall, there will be no notable change in visibility of the equipment.

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

ARCHITECTURAL COMMITTEE ACTION: 02/11/2025