

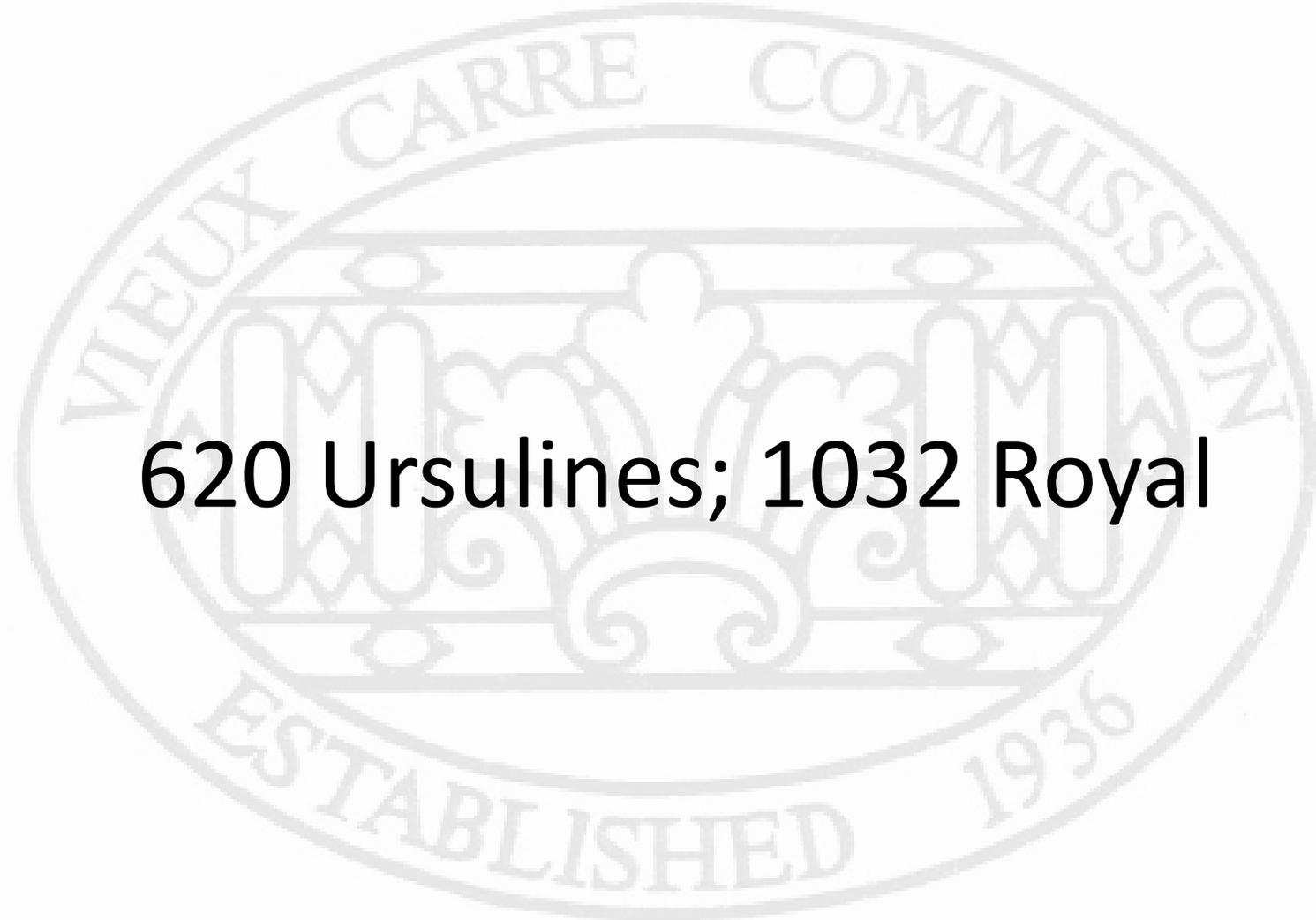


# Vieux Carré Commission Architecture Committee Meeting

Tuesday, February 25, 2025



# Old Business



**620 Ursulines; 1032 Royal**

ADDRESS:	620 Ursulines		
OWNER:	Lone Tree Holdings, LLC	APPLICANT:	Studio West
ZONING:	VCR-2	SQUARE:	49
USE:	Residential	LOT SIZE:	17,135 sq. ft

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Main building and service wing – Blue, of Major Architectural or Historical Importance;  
New rear buildings – Orange, Twentieth Century Construction.

Around 1819 a French-born shipwright named Armand Magnon had architects Gurlie and Guillot design this great square masonry townhouse. This imposing mansion, which was the center of a large domestic complex, had an attic floor and cupola added c. 1840. The building was renovated during the late 1960s, at which time a rear service building was removed and a walled side garden replaced a turn-of-the-century theatre (the old Capri Theatre).

**Architecture Committee Meeting of****02/25/2025****DESCRIPTION OF APPLICATION:**

02/25/2025

**Permit # 24-23644-VCGEN****Lead Staff: Nick Albrecht**

Proposal to create two new openings in courtyard walls to connect the two properties, per application & materials received 08/01/2024 & 01/31/2025, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

02/25/2025

Final proposed plans for a connection between these two properties were submitted to staff on 01/31/2025. During review of these plans, staff noted that they included two openings between the properties. Although the Architecture Committee approved both locations shown on these plans, they were approved at separate meetings with the implication that the later reviewed and approved door opening would replace the previously approved location. Staff confirmed with the applicant that the current proposal is to have both openings between the properties. Staff was hesitant to approve the proposed two openings, as this had never been reviewed or discussed by the Architecture Committee.

The original intention of this application was to create a simple link between the two properties. Staff is concerned that having multiple openings across the property line goes beyond simply linking the properties and rather creates more of a connection between properties that never existed historically. Staff also has concerns about a possible precedent this could set between the two properties if the owner wants to create additional openings or enlarge the openings between the properties at a later date.

If the Architecture Committee does not object to having multiple openings between the properties, staff finds the details of the proposal consistent with the previous approvals. Staff requests commentary from the Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

02/25/2025

**Architecture Committee Meeting of****10/22/2024****DESCRIPTION OF APPLICATION:**

10/22/2024

**Permit # 24-23644-VCGEN****Lead Staff: Nick Albrecht**

Proposal to create new opening in courtyard wall to connect the two properties, per application & materials received 08/01/2024 & 10/09/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

10/22/2024

This application was conceptually approved at the 08/13/2024 meeting but since that time the applicant has developed a new option in need of Committee review. Previously, the Committee approved a new door opening in the rear wall of the 1032 Royal St. courtyard into one of the orange-rated buildings of 620 Ursulines.

This new proposal places the new door opening on the wall perpendicular to the rear wall and in a location behind the service building. The new opening is proposed to have a new pair of French doors installed and is shown with new board and batten shutters. Unlike the previously approved proposal, this opening would be at grade without the need for a landing or stairs.

Staff questions the need for the proposed shutters but otherwise finds this proposal to be an improvement over the previously approved plans. Staff notes that a door in this location would be rather inconspicuous

even from within the 1032 Royal St. courtyard. On the 620 Ursulines side, it would enter orange-rated construction.

Based off of the previously granted conceptual approval and finding this option more discrete than the one previously conceptually approved, staff recommends conceptual approval of this proposal with any details to be finalized at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:**

10/22/2024

Mr. Albrecht read the staff report with Ms. West and Mr. Spurling present on behalf of the application. Ms. West stated that owner had requested shutters but they would be happy to leave it up to the Architecture Committee. Mr. Fifield asked if they had considered a more modern interpretation. Ms. West stated that they had, and they were happy to go either way. Ms. Vogt stated, "perhaps a board and batten gate?" Ms. West stated that the owner wanted transparency. Mr. Fifield stated, "I think we can do this at staff." Mr. Albrecht agreed.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the new opening with the details at the staff level. Ms. Steward seconded the motion, and the motion passed unanimously.

**Architecture Committee Meeting of**

**08/13/2024**

**DESCRIPTION OF APPLICATION:**

08/13/2024

**Permit # 24-23644-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to create new opening in courtyard wall to connect the two properties, per application & materials received 08/01/2024.

**STAFF ANALYSIS & RECOMMENDATION:**

08/13/2024

The owner of this property is in the process of purchasing one of the abutting properties at 1032 Royal St. As the two properties would share a portion of property line, the applicant is proposing to create a link between the two properties. This would occur at the rear property line of 1032 Royal St. where it abuts a portion of the blue-rated service wing of 620 Ursulines as well as a portion of orange-rated construction.

The applicant proposes two different options to create this link. The first option would create a new opening in the back of the blue-rated service wing and feature a pair of doors with sidelights and a fanlight above. This millwork matches existing millwork on the courtyard side of the service ell and the new opening would be aligned with one of these existing openings. Although staff appreciates this alignment and matching the existing millwork, staff is hesitant to create the new opening in the blue-rated portion of the building and is concerned about creating a false sense of history with the new opening.

The second option would locate the new opening in part of the orange-rated construction and would feature new steps and landing on the Royal St. property leading to a new pair of simple French doors on the rear wall of the orange-rated building of 620 Ursulines. This opening would also align with an existing opening and match the millwork in that opening, albeit part of the orange-rated construction.

Staff finds option 2 more appealing as it does not affect the highly rated portion of the building and it overall seems less heavy handed. There is an existing tree in the courtyard of the 1032 Royal St. property that may be affected by the construction. The impact of the tree may be lessened by rotating the landing 90 degrees.

In discussion with the applicant, the applicant stated that the overall plan would not be to re-subdivide the properties into one large property so a BBSA waiver is being sought and has been applied for to allow for this opening across a property line.

Although openings across property lines are somewhat atypical and not encouraged, staff finds this one potentially approvable, particularly if it is located in the orange-rated construction seen in Option 2. Staff recommends conceptual approval of the proposed option 2 with final details to be worked out at the staff level and contingent on the BBSA approval.

**ARCHITECTURAL COMMITTEE ACTION:**

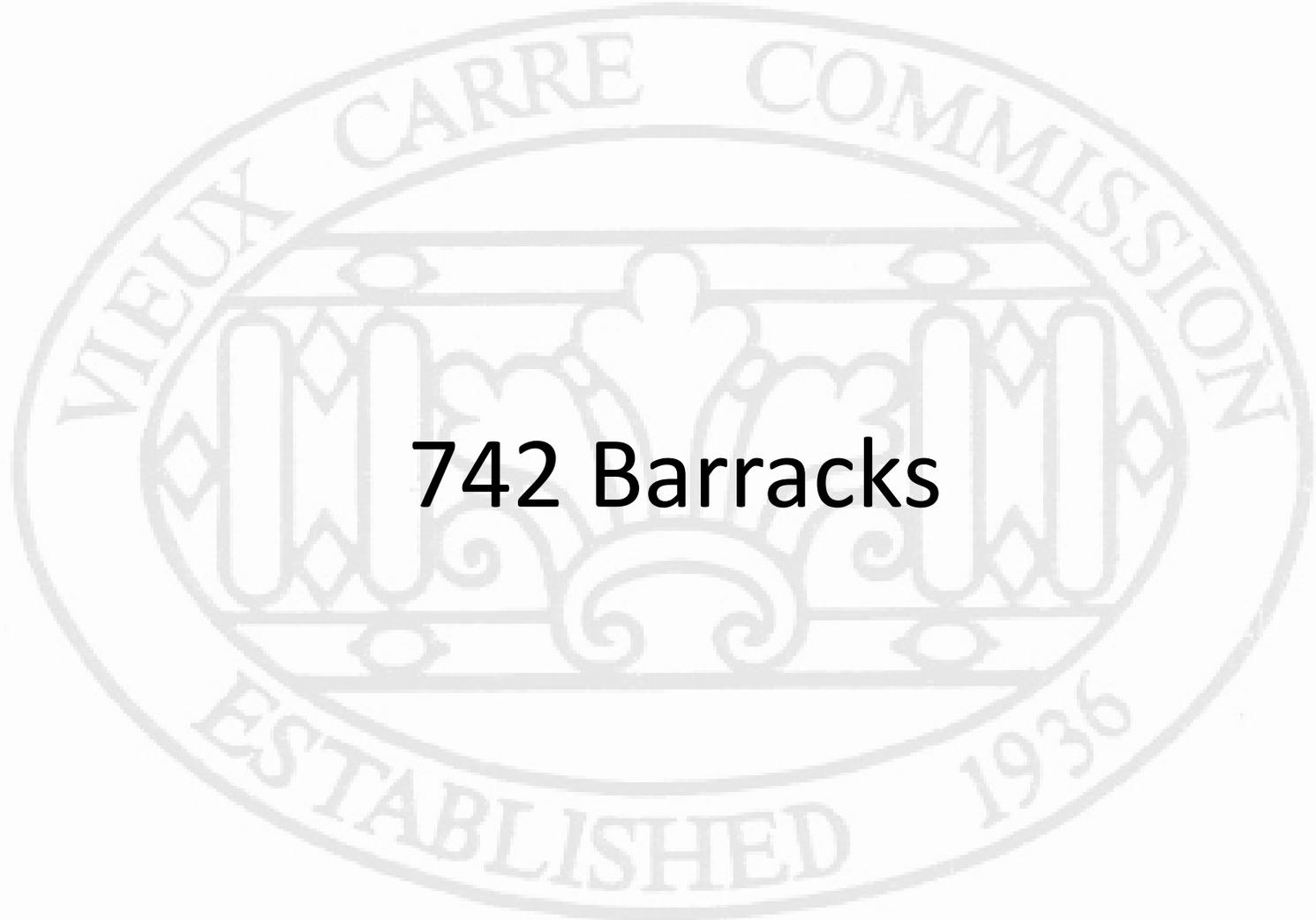
08/13/2024

Mr. Albrecht read the staff report with Ms. West present on behalf of the application. Ms. West stated that their concern on option 2 was the tree in the courtyard and that they client would prefer option one. There was no public comment.

Ms. Steward made the motion for the conceptual approval of option 2 with the details to be worked out at the staff level. Mr. Bergeron seconded the motion and the motion passed unanimously.



# New Business



**742 Barracks**

ADDRESS:	742 Barracks	APPLICANT:	Loretta Harmon
OWNER:	Michael Skinner	SQUARE:	54
ZONING:	VCR-1	LOT SIZE:	1,701 sq. ft.
USE:	Residential		

### ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Main building:** Green, or of local architectural and/or historical importance.  
**Rear shed:** Brown, or of no architectural and/or historical significance

Simply detailed 2-story, 3-bay frame house with brackets and a wooden balcony balustrade.

#### Architecture Committee Meeting of

**02/25/2025**

#### DESCRIPTION OF APPLICATION:

02/25/2025

Permit # 24-22947-VCGEN

**Lead Staff: Nick Albrecht**

Proposal to demolish existing garage structure and to construct new garage structure in the same footprint, per application & materials received 01/30/2025.

#### STAFF ANALYSIS & RECOMMENDATION:

02/25/2025

The existing garage structure proposed for demolition is on the Bourbon St. side of the property with direct street access from Bourbon St. The applicant proposes to completely demolish this brown-rated structure and to construct a new garage in the same footprint. Staff suspects that some elements of this structure date to the ca. 1900 construction of the main building. The 1908 Sanborn shows the main building with an open-air rear structure in the current location of the garage. By the 1940 Sanborn, the garage is shown as fully enclosed. Still, this structure is brown-rated and eligible for demolition as per the Guidelines.

The proposed new construction would occupy the same footprint as the existing structure but is proposed to be taller than the existing. The existing garage is shown as being approximately 9'8" tall, while the proposed new garage is shown at 12' tall. Two existing HVAC condensers are shown as being contained within the existing garage and being relocated to the roof of the new construction, which will add slightly more height to the structure. The location of the proposed rooftop HVAC units and the small proposed parapet of the new construction should make the units minimally visible.

The Gov. Nicholls side of the proposed new garage is shown with folding aluminum doors which, if fully opened, would create an 18' wide opening between the courtyard and the structure and would really allow the structure to act as an extension of the courtyard. Staff finds an opening of this width to be atypical and notes a series of doors may be more appropriate. Still, given this is new construction, a large opening may be approvable.

Material wise, the existing structure appears to be constructed from wood and sheet metal, while the proposed is concrete block finished with stucco. The Guidelines recommend that new secondary buildings and structures be designed "*to complement the period and style of the principal building and other buildings on the site – This includes using similar form, materials, colors, and simplified detailing.*" (VCCDG: 14-19) Given that the main building here is wood frame with typical turn of the century wood detailing, staff questions if the new structure shouldn't follow that direction more closely in terms of materials and simplified detailing.

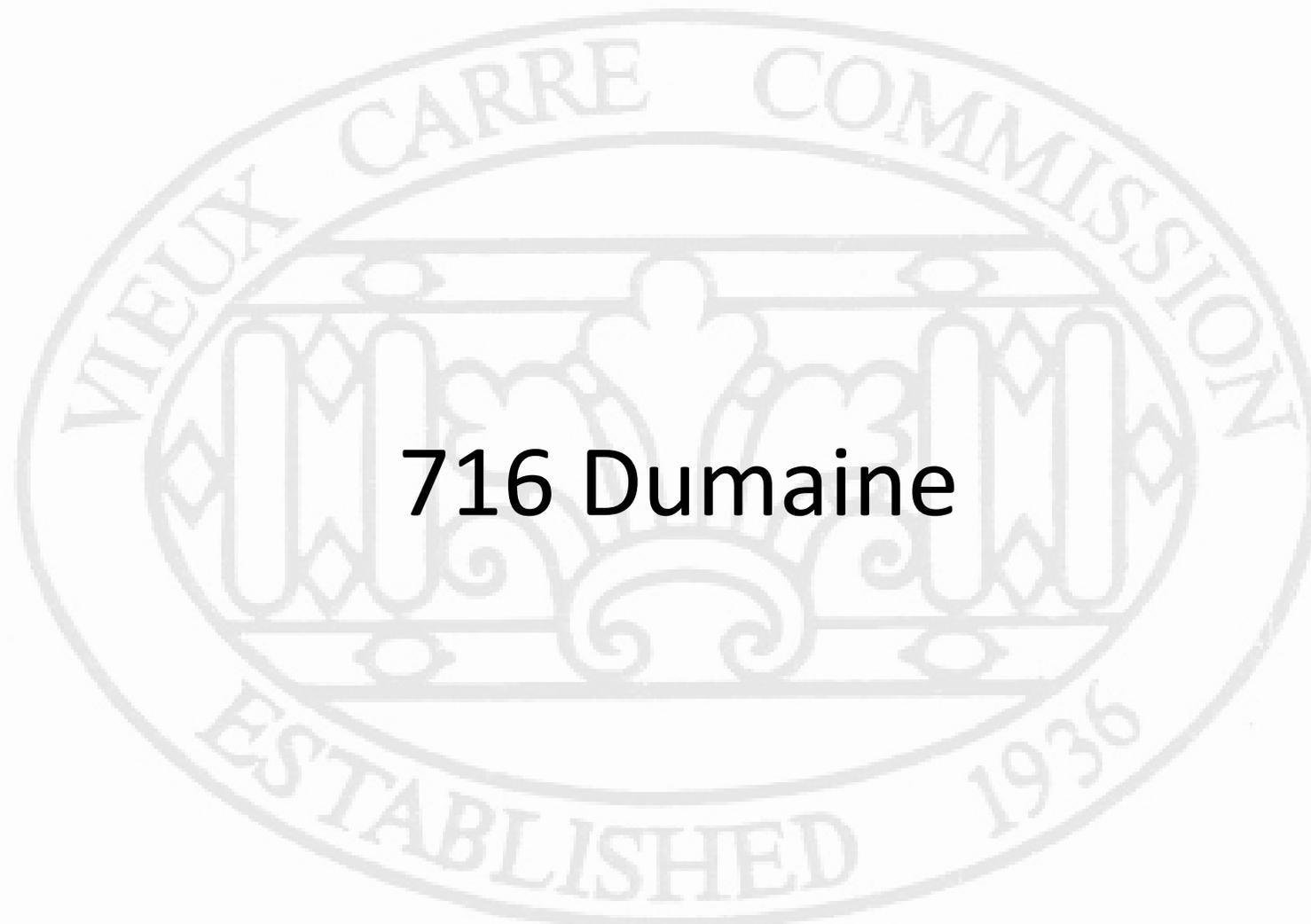
The proposed new garage door is noted as being a overhead wood door with 4" wide beaded boards. Staff requests additional details regarding any new garage door as the detailing of modern garage doors is difficult to fit into traditional architecture.

Staff also notes that the Royal St. elevation of the structure is shown with exposed CMU blocks without the stucco finish. Staff seeks clarification if this wall would be constructed against existing material which would hide the exposed CMU or if the CMU would be exposed to the neighboring property, in which case it should be properly stuccoed, if the use of CMU is ultimately approved.

Conceptually, staff finds the proposal to demolish the existing brown-rated structure and to construct a new building in the same footprint to be approvable per the Guidelines. However, staff requests commentary from the Committee regarding some of the aspects of the proposed new construction including the use of CMU and stucco, the large opening to the courtyard, and the increased height of the structure.

#### ARCHITECTURAL COMMITTEE ACTION:

02/25/2025



**716 Dumaine**

ADDRESS:	716 Dumaine		
OWNER:	VP NOLA Properties LLC	APPLICANT:	TurnKey Renovators LLC
ZONING:	VCC-1	SQUARE:	58
USE:	Residential	LOT SIZE:	4,064

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

Main building C. 1880 frame double shotgun cottage and an earlier (c. 1835) detached two-story brick kitchen.

Rating: **Main Building and Detached Kitchen - Green**, of local architectural and/or historical significance.

#### **Architecture Committee Meeting of**

**02/25/2025**

#### **DESCRIPTION OF APPLICATION:** **Permit # 25-03275-VCGEN**

02/25/2025

**Lead Staff: Nick Albrecht**

Proposal to demolish existing metal gate and to install new Hardieboard gate, per application & materials received 02/04/2025 & 02/18/2025, respectively.

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

02/25/2025

Although originally proposed to use Hardie type materials for the new gate, the applicant revised the proposal to construct the proposed new gate from wood. The existing metal gate is located to protect the alleyway between this building and the neighboring building at 724 Dumaine. 716 Dumaine features a front porch, while 724 Dumaine is built right to the front property line and because of this arrangement, the existing gate features a section returning back the front wall of 716 Dumaine. The applicant essentially proposes to replace this existing ironwork with new wood construction including a section of wall on the porch returning to the house.

Staff found that the existing ironwork dates to 1973. Staff also found a photograph dated 1899 which shows a wood gate similar, although significantly shorter than what is proposed. Given that the existing ironwork is not historic and there is a precedent for a wood gate in this location, staff finds the concept of the proposal potentially approvable. However, staff is concerned regarding the proposed detailing of the proposed new gate, as well as the proposed height.

The fixed section of the gate is shown being constructed with 2x4 framing, clad in OSB plywood, and then finished with a beadboard material. Staff finds this layering of material would result in an overly thick element on the porch. If approved, staff recommends much lighter detailing, such as solid beaded boards within a solid wood frame. The height as proposed at over 11' is not necessarily atypical, however, it is staff's understanding that Safety & Permits will not approve the use of wood construction over 7' at the property line or attaching to a neighboring building. Safety & Permits requires the use of non-combustible materials at heights above 7'.

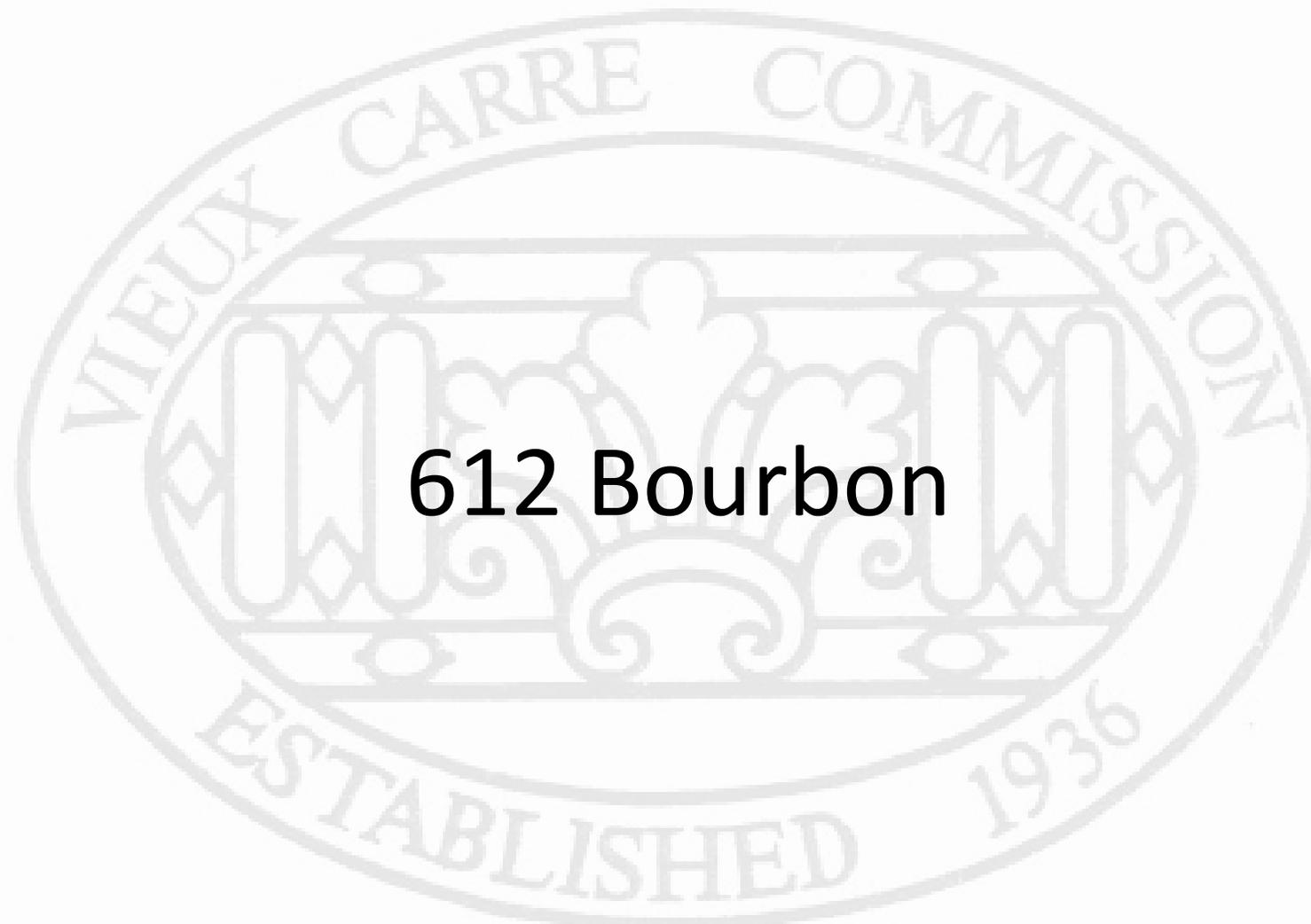
The application includes the proposal to install a second gate near the rear of the alleyway. The second gate is noted as an iron privacy door at 7' in height. A 7' tall metal gate in this location may be approvable but it would need to be the metal pickets only, without any kind of metal backing.

Staff recommends deferral of the application to allow the applicant to:

- Revise the detailing of the proposed front gate
- Confirm with Safety & Permits the allowable height of a wood gate in this location
- Provide additional detailing of the second gate, including eliminating any solid backings from the proposal.

#### **ARCHITECTURAL COMMITTEE ACTION:**

02/25/2025



# 612 Bourbon

ADDRESS:	612-16 Bourbon Street		
OWNER:	Karno 613 Royal Real Estate LL	APPLICANT:	Gary Krasnow
ZONING:	VCE	SQUARE:	61
USE:	Commercial	LOT SIZE:	4570 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

Although a 1789 building contract for a Creole cottage on this site is recorded, this one-story typical masonry double Creole cottage with abat-vent most likely dates from the early 1800s (c. 1812).

**Architecture Committee Meeting of** **02/25/2025**

**DESCRIPTION OF APPLICATION:** 02/25/2025  
**Permit #25-03754-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install new mechanical equipment, including hood vent, modify millwork, and demolish chimney, per application & materials received 02/05/2025.

**STAFF ANALYSIS & RECOMMENDATION:** 02/25/2025

Work appears to be limited to the main building and rear infill addition at 612 Bourbon, and primarily consists of mechanical work for the restaurant. A new kitchen supply fan and exhaust vent are proposed on the flat roof of the infill, which will be screened by a new rail installed on the courtyard side. A 6'-9" x 8'-8" platform supporting a VRF unit is also proposed on the rear roof slope of the Green rated cottage, adjacent to the dormer. Steps from the lower flat roof are required to access the platform. Structural drawings have been provided which show interior reinforcement in both buildings under the new equipment. The flat roof is accessed through an inappropriate door in the existing dormer, which is not original. No work is proposed at this dormer, and it appears to have been in this condition for some significant time.

Staff is concerned that the hood vent may be too close to the property line to be found approvable by the Mechanical Division of Safety and Permits, as vent setbacks have been inconsistently enforced. It may also be visible down the alley from the public right of way, so screening may be needed. Additionally, two gas water heaters are proposed to be mounted to the side wall of the cottage down this alley. Manufacturer's spec sheets must be submitted for the water heaters, and more information about the locations and size of the gas lines should also be provided.

The applicant proposes to demolish an anachronistic chimney at the St. Peter and Royal corner of the cottage. Staff has no objection and finds this approvable, as it is clearly not a historic roof feature.

The proposal also includes replacement millwork, with the French doors closest to Bourbon on the St. Peter elevation noted to be fixed in place. Staff requests that the applicant provide more information about this aspect of the proposal, as the Guidelines highly discourage this type of modification. If the Committee finds it approvable, the millwork must be functional so future modifications could restore operability.

Flashing details for the roof penetrations must be provided for review at staff level prior to permit. Shop drawings will be needed for final approval of all new millwork prior to fabrication and installation. Spec sheets for all mechanical equipment are also needed for review of size and sound data. Staff recommends minor revisions to the flat roof rail/screening, but is happy to handle that with the applicant at staff level. Staff also suggests that the applicant take the opportunity to replace the inappropriate and worn torch down flat roof with TPO before the new equipment is installed.

Staff recommends **conceptual approval**, with revisions as noted above, and all mechanical specs to be reviewed and approved at staff level, provided that they are within the typical size and noise output range for similar equipment.

**ARCHITECTURAL COMMITTEE ACTION:** 02/25/2025



**1025 St Louis**

ADDRESS:	1025 St. Louis Street		
OWNER:	1025 St Louis LLC	APPLICANT:	Sam Staub
ZONING:	VCC-2	SQUARE:	99
USE:	Residential	LOT SIZE:	6080 sq. ft. (irreg.)

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This circa 1842 2 1/2 story masonry detached house, which ranks as one of the quarter's finest examples of the Greek Revival style, is currently being renovated. As part of the ambitious renovation, an unrated garage has been demolished, and the historic side yard reopened. Additionally, the Vieux Carré Commission has approved the extension of the cast iron balcony to the ground level on the side elevation and the addition of a new masonry porch with wood decking and masonry steps and three elongated windows along this porch.

**NOTE: 2/21/96. Information obtained recently from the Friends of the Cabildo's database of building contracts corrects the above description. The house was actually built in 1847 for 1847 form commission merchant Pierre Poutz, who owned the property from 1847 until 1860. The contract is preserved in the notarial archives, conveyance book 130/27, February 6, 1847.**

**Architecture Committee Meeting of** 02/25/2025

**DESCRIPTION OF APPLICATION:** 02/25/2025  
**Permit # 25-03996-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to repair or replace windows including minor modifications to existing design, per application & materials received 02/07/2025.

**STAFF ANALYSIS & RECOMMENDATION:** 02/25/2025

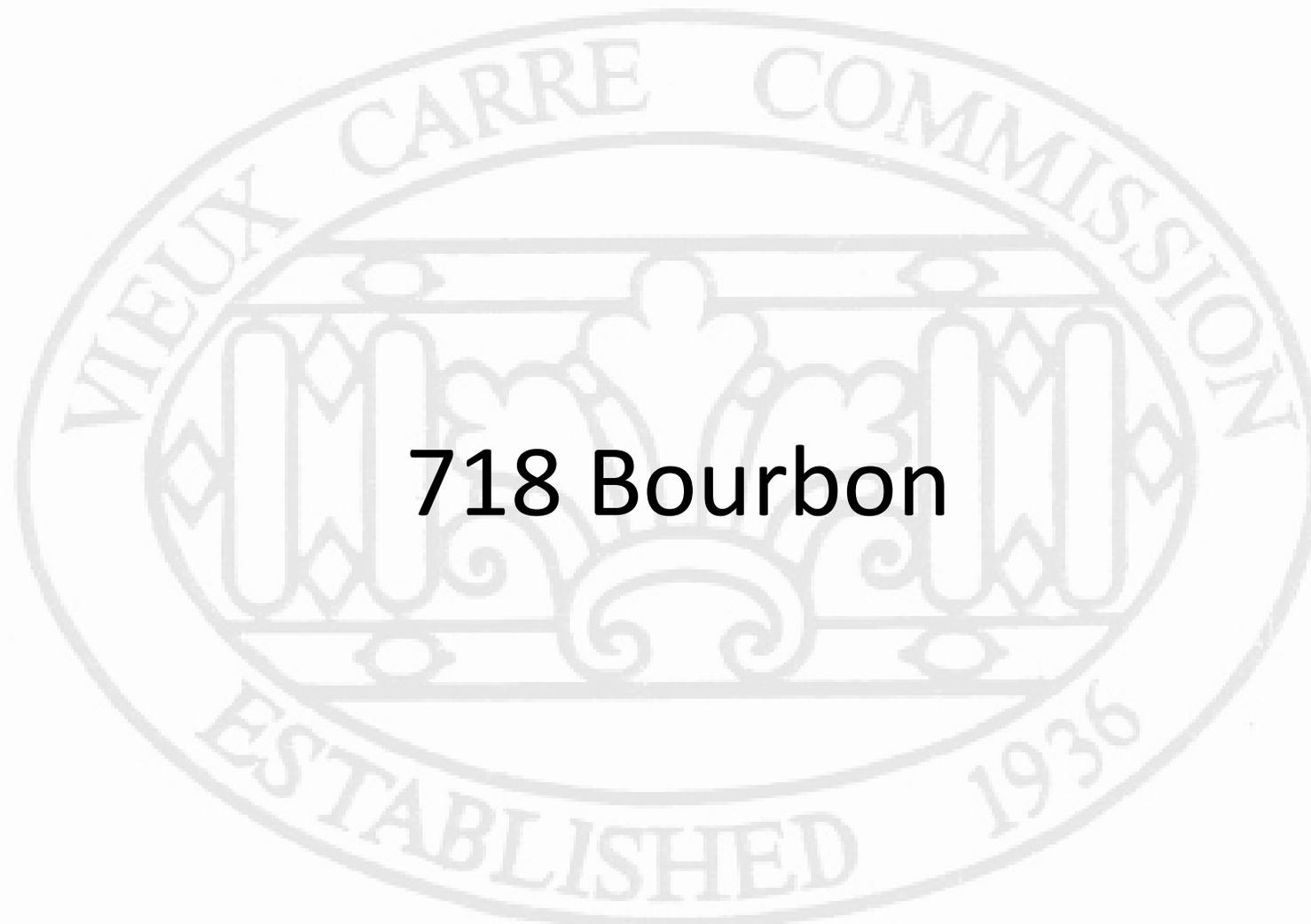
The applicant proposes work to a total of 32 windows on the main building with the majority (25) of the windows being repaired to match existing. Four windows on the second floor and three windows on the third floor are proposed to have minor modifications. At the second floor, the three openings at the front elevation and one of the opening on the side are noted as having been previously modified with the bottom sash of the once triple hung windows removed with a panel or bulkhead installed in its place. This work was seemingly done without VCC review or approval by a previous owner. The applicant proposes to remove these panels and to install a new sash to restore these windows to be fully functioning triple hung windows.

There is documentation both in submitted 1993 HABS drawings and references in VCC reports of these openings being previously triple hung windows. Given the documentation, staff has no objections to restoring these openings to triple hung windows.

The final openings proposed for modification are located at the third floor of the side elevation. These units are noted as having been previously modified to either atypical doors or double hung windows but are also well documented as being previously triple hung windows. Again, given the documentation, staff finds the proposed restoration of triple hung windows in these locations to be approvable.

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

**ARCHITECTURAL COMMITTEE ACTION:** 02/25/2025



# 718 Bourbon

ADDRESS:	718-20 Bourbon	APPLICANT:	John C Williams
OWNER:	Inkwell Group LLC	SQUARE:	60
ZONING:	VCE	LOT SIZE:	2268 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	453.6 sq. ft. (20% corner lot)
ALLOWED:	2 units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	Unknown
PROPOSED:	No change		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

One of two c. 1810 Creole style 2-story masonry buildings, this corner building and attached service wing was modified in the late 19th century.

**Architecture Committee Meeting of** **02/25/2025**

**DESCRIPTION OF APPLICATION:** 02/25/2025  
**Permit #25-04041-VCGEN** **Lead Staff: Erin Vogt**

Proposal to reconstruct portion of roof and dormer damaged by fire, per application & materials received 02/07/2025.

**STAFF ANALYSIS & RECOMMENDATION:** 02/25/2025

This application primarily addresses structural repairs at the roof and Orleans-side dormer, which were heavily damaged by fire in November 2024. The applicant has stated that violations and mechanical work throughout the site will be handled in a Phase 2 application.

Structural repairs in the roof include the installation of sistered rafters and joists throughout the attic, with three joists on the Orleans side to be replaced entirely. The engineering plans also call for dormer wall studs to be sistered/replaced as needed. Staff notes that dormer framing is typically installed on the flat, so any sistering that occurs must not increase the thickness of the dormer walls, otherwise millwork reveals and window size will be adversely effected. Likewise, a note calls for sistering rafters “on the outside of dormer to maintain inside width of dormer.” No corresponding detail is provided to show where this would be added, so it is unclear if this is intended to take place on the exterior of the building or in the attic, but staff notes that absolutely no exterior change in appearance to the dormer would be approvable.

The Orleans-side roof slope will have its underlayment and slate shingles replaced as needed. Additionally, the valley gutter in the main building appears to have been modified at some point, so that instead of draining through scuppers in the parapet or bypassing the gallery roof via downspouts, a built up TPO spans from the dormer apron to the top of the parapet. It is unclear how any of this is flashed (except for a detail provided at the dormer), so those details must be submitted for additional review. Even if this is an existing condition, it may be that the fire has provided an opportunity to correct the modifications to the drainage at the main building.

Regarding the dormer, millwork details largely appear to match the existing conditions. Some millwork profiles should be checked, and as noted above, any sistering of new members must not have a domino effect on the exterior. Staff notes that there is currently a catwalk from the Orleans-side dormer to the dormer of an adjacent building. This is a highly atypical condition that is not addressed in the drawing set. Staff notes that it is no longer prescribed following the fire, and that it would not be considered a code-compliant means of egress for either property.

Overall, staff recommends **conceptual approval** of the work, with revisions and additional details to be submitted as noted above.

**ARCHITECTURAL COMMITTEE ACTION:** 02/25/2025



**818 Royal**

ADDRESS:	818 Royal Street	APPLICANT:	Steve Thompson
OWNER:	818 Royal LLC	SQUARE:	47
ZONING:	VCC-1	LOT SIZE:	4,699 sq. ft.
USE:	Commercial		

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

Main building: Yellow - contributing to the character of the street scene

This c. 1910 raised frame bungalow replaced an early cottage on the site that was the property of architect-surveyor, Joseph Pilie.

### **Architecture Committee Meeting of**

**02/25/2025**

### **DESCRIPTION OF APPLICATION:** **Permit # 25-04868-VCGEN**

02/25/2025

**Lead Staff: Nick Albrecht**

Proposal to replace existing synthetic slate roofing with new natural slate and standing seam metal roofing, per application & materials 02/15/2025.

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

02/25/2025

The applicant is proposing to replace the damaged existing roofing with primarily natural slate roofing, which is staff approvable. One section of the roof, immediately above the front porch, is of too low a slope to allow for the installation of natural slate. The applicant is proposing to install new standing seam roofing in this location on account of the lower slope.

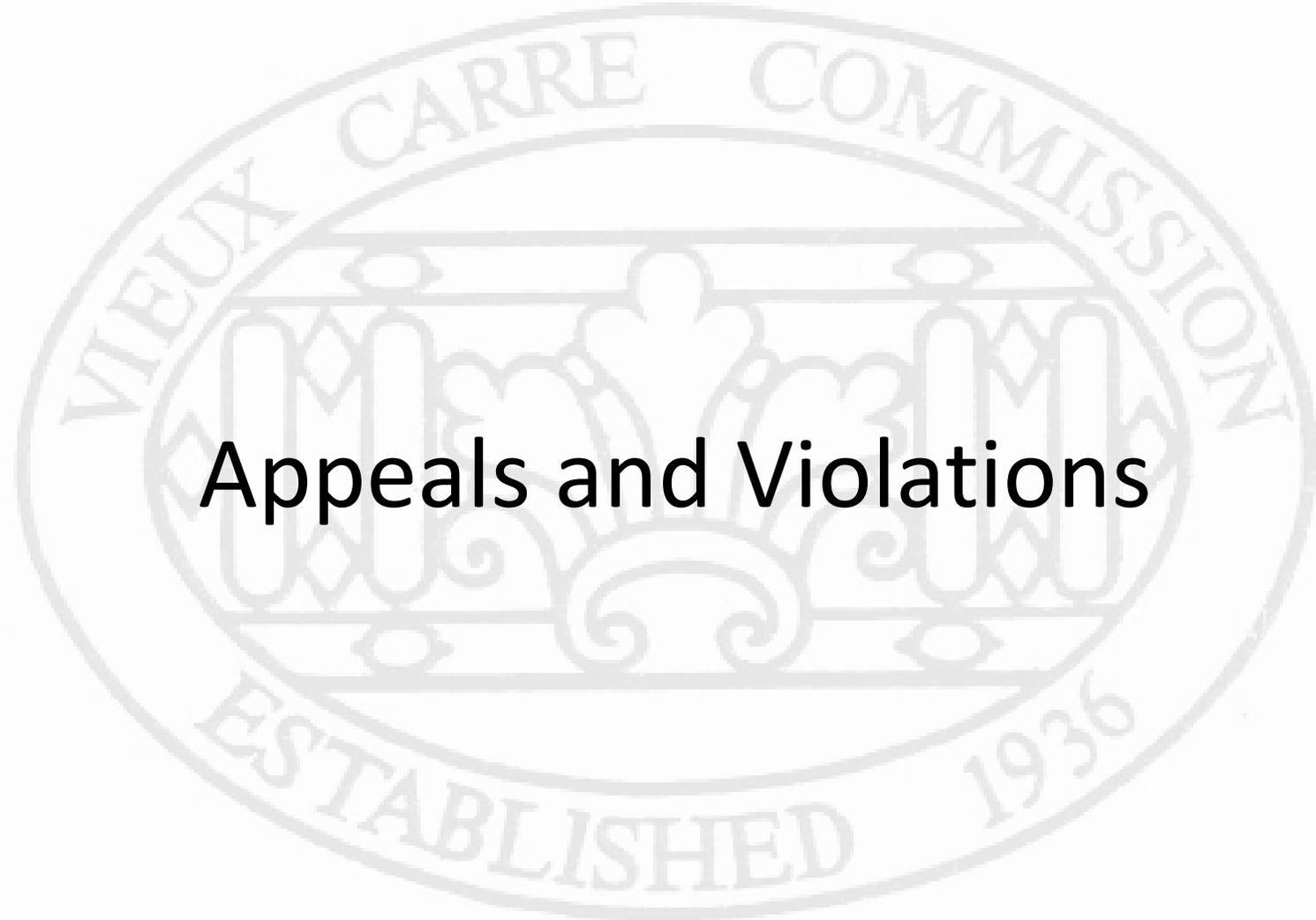
The existing roofing was approved for installation in 2006 to replace asbestos roofing. Staff is uncertain how long the asbestos roofing was in place prior to being replaced. The applicant noted that the proposal for natural slate roofing was driven by requirements from the SHPO regarding tax credits, with SHPO requiring the use of natural slate. Staff has requested additional information regarding this requirement.

It is not atypical to have a slate roof on a building and having an attached gallery or covered balcony featuring metal roofing. This situation is slightly different as the roof of the porch is integral to the main roof. If approved, care needs to be taken to prevent any galvanic reactions between mixed metals of the flashing used for the slate and the metal roof. Staff suggests a possible alternative may be to use a contemporary slate system of matching color slate on the low-pitched roof section as these systems advertise being suitable for pitches less than 4/12.

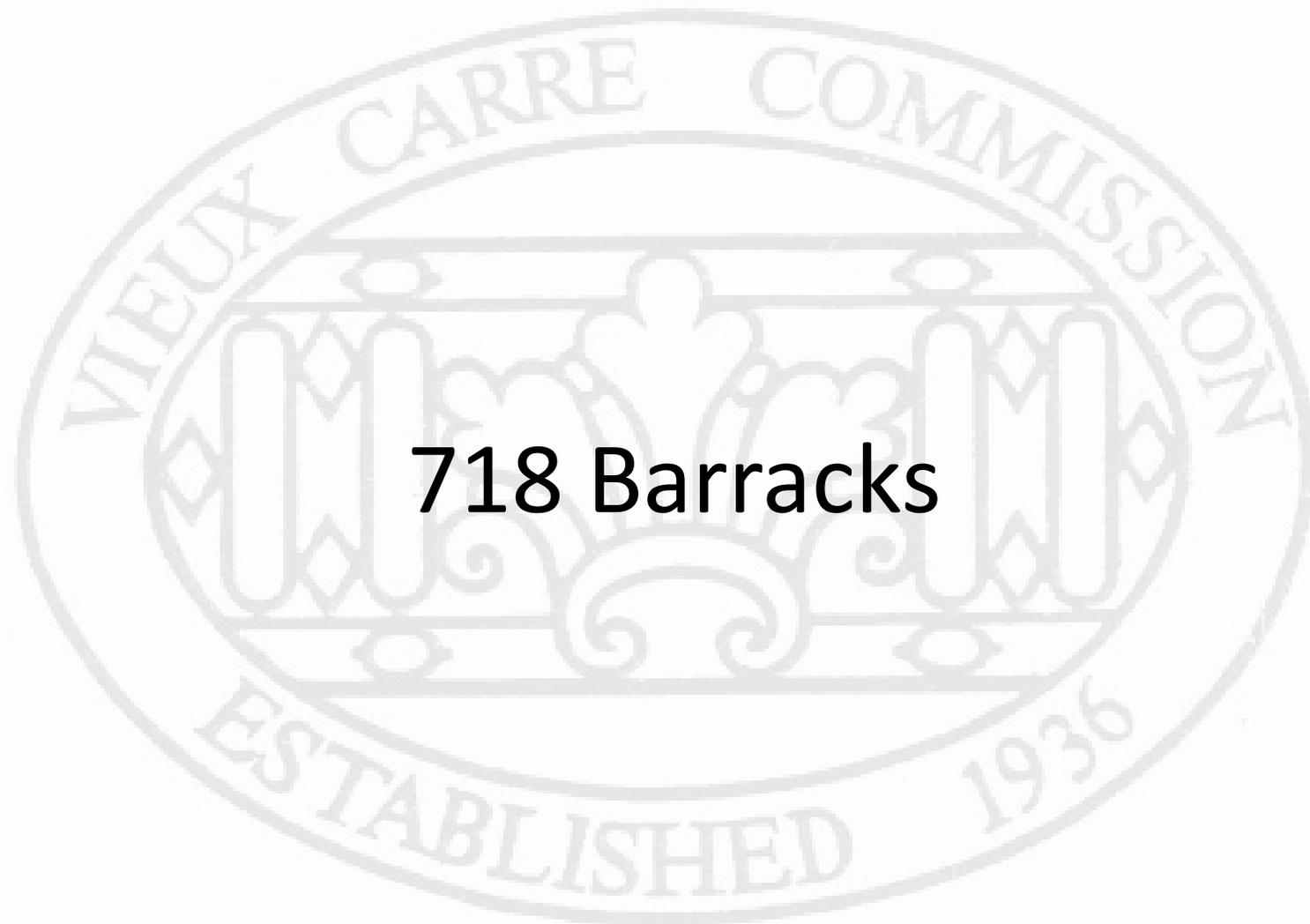
If the metal roofing is approved over the low sloped section, staff does not believe that it will be very visible from the street. Staff requests commentary from the Committee regarding the proposal.

### **ARCHITECTURAL COMMITTEE ACTION:**

02/25/2025



# Appeals and Violations



# 718 Barracks

ADDRESS:	718-720 Barracks		
OWNER:	Donald Keller, et. Al.	APPLICANT:	Andrew Williams
ZONING:	VCR-1	SQUARE:	54
USE:	Residential Multifamily	LOT SIZE:	5,058 sq. ft.

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

Rating: Green: Of Local Architectural or Historical Importance.

Although an earlier (1835) house built by Correjolle and Chaigneau stood on this lot, 718-20 Barracks evidently was constructed in 1861. The style of the existing 2 1/2 brick double house with covered cast iron gallery is Greek Revival, with vestiges of the Creole style (rear loggia, etc.). Early photos show that the building originally had ground floor openings that consisted of two side corridors with crossette casings and four additional full-length openings, formerly with late Victorian lintels. Today, however, there are only three ground floor openings and a new porte cochere. The ample courtyard area actually consists of two separate areas, which are separated by a detached service building.

#### **Architecture Committee Meeting of**

**02/25/2025**

#### **DESCRIPTION OF APPLICATION:**

02/25/2025

**Permit # 24-24261-VCGEN**

**Lead Staff: Nick Albrecht**

**Inspector: Marguerite Roberts**

Proposal to retain mini-split condensing unit installed on dormer cheek without benefit of VCC review or approval, per application & materials received 08/13/2024 & 02/10/2025, respectively.

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

02/25/2025

This application was deferred back at the 08/27/2024 Architecture Committee meeting to allow the applicant to gather additional information from the Mechanical Department regarding the previously unpermitted installation of the condensing unit on the roof of this building. The applicant has submitted revised materials that reflect the requirements of the Mechanical Department.

As noted in the previous report, this unit was installed between March 2016 and January 2017 and replaced a through wall AC unit. Staff does not find the location to be particularly visible but does not believe this would be the recommended method of installation or exact location had this proposal been properly reviewed prior to installation.

In order to satisfy mechanical codes, the applicant is proposing to add two wood platforms and an attached anchor for a fall-arrest system to be used instead of safety railings. An inspector from the Mechanical Department confirmed the anchor would be an allowable alternative to rails in this instance. As only the low platforms and fall-arrest anchor are required to satisfy mechanical codes without any railings, the addition of the platforms would not create any issues with visibility of this installation. If approved, care should obviously be taken to ensure that the installation of the platforms do not create any roof leaks.

Again, as staff does not find this installation to be in line with best practices, but it does seem to meet the requirements of the Guidelines in terms of visibility, staff requests commentary from the Committee regarding the proposed retention of the equipment and installation of the service platforms.

#### **ARCHITECTURAL COMMITTEE ACTION:**

02/25/2025

#### **Architecture Committee Meeting of**

**08/27/2024**

#### **DESCRIPTION OF APPLICATION:**

08/27/2024

**Permit # 24-24261-VCGEN**

**Lead Staff: Nick Albrecht**

**Inspector: Marguerite Roberts**

Proposal to retain mini-split condensing unit installed on dormer cheek without benefit of VCC review or approval, per application & materials received 08/13/2024.

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

08/27/2024

Aerial photographs indicate that between March 2016 and January 2017, the mechanical equipment at

one of the rear dormers was removed and a new mini-split condensing unit was installed to the dormer cheek. Previously the dormer featured a window unit installed through the wall under the dormer window. The opposite dormer still features this through wall air-conditioned arrangement.

The new condensing unit was installed on the inside cheek of this dormer. Visibility of this equipment appears to be very limited. Still, staff does not believe this would be the recommended method of installation or exact location had this proposal been properly reviewed prior to installation. Alternatives would be to mount the unit on an independent roof rack or to locate it in the courtyard. Staff notes that this property also features mechanical equipment on the front roof slope, which has been in place since as early as 1975. Still, the Guidelines state that, "*the installation of rooftop mechanical equipment, such as an air conditioner compressor unit... 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)

The proposed installation appears to meet these Guidelines. Staff requests commentary from the Committee regarding the proposed retention.

**ARCHITECTURAL COMMITTEE ACTION:**

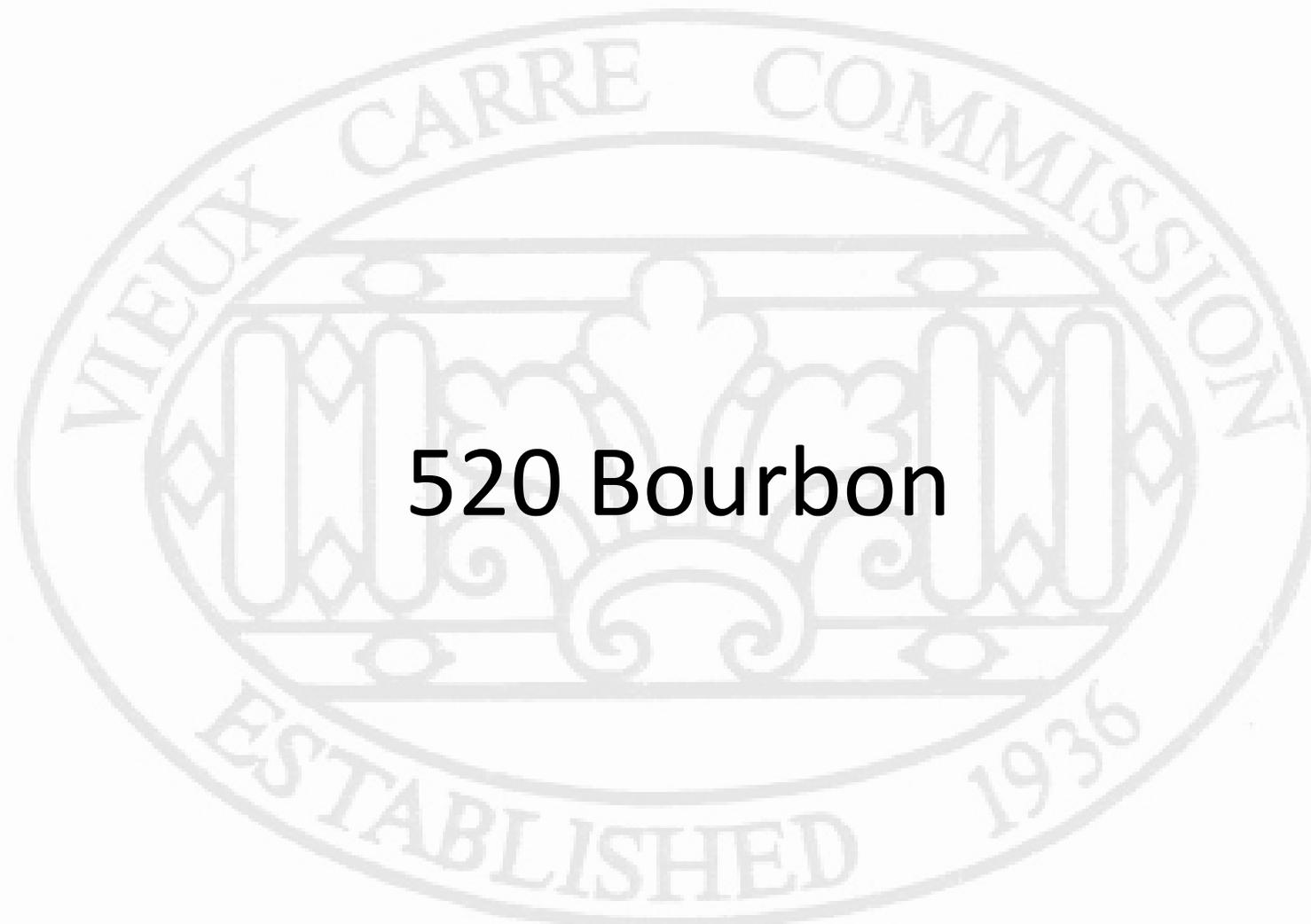
08/27/2024

Mr. Albrecht read the staff report with Mr. Richards present on behalf of the application.

There was no public comment.

Ms. Bourgogne stated that this had not yet been approved by mechanical.

Mr. Bergeron made the motion to defer the application to allow time for the applicant to get more information from the mechanical department. Mr. Fifield seconded the motion and the motion passed unanimously.



**520 Bourbon**

ADDRESS: 520 Bourbon Street  
 OWNER: Anglade 500 Properties, APPLICANT: Loretta Harmon  
 LLC  
 ZONING: VCE SQUARE: 62  
 USE: Commercial LOT SIZE: 9062 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building (522): Blue, of major architectural and/or historic significance.  
Courtyard enclosure (520): Not Rated.

Despite years of neglect and direct injury, the exquisite detailing of this Renaissance Revival house, known as the "Rouzan House", remains striking. James Gallier Sr. possibly was the architect of this fine granite front townhouse, the detailing of which includes a pilastered entrance, pedimented window heads on the second floor front facade, wrought iron full length balcony on the second floor, basket balconies on the third floor, and a belvedere.

The carriageway and courtyard of this property were illegally covered in the 1970s and became a legal non-conforming use. The structure as it stands now was constructed without permits, and multiple STOP WORK ORDERS remain in place.

**Architecture Committee Meeting of** **02/25/2025**

**DESCRIPTION OF APPLICATION:**  
**Permit #25-03691-VCGEN**  
**Violation Case # 23-09264-VCCNOP**

02/25/2025  
**Lead Staff: Erin Vogt**  
**Inspector: Noah Epstein**

Proposal to modify millwork and relocate light fixtures at courtyard enclosed without permit, per application & materials received 02/07/2025. [STOP WORK ORDERS posted 09/30/2015 & 04/25/2016, Notices of Violation sent 05/02/2016, 11/29/2016, 02/27/2019, 11/01/2019, 07/07/2021, & 12/28/2023]

**STAFF ANALYSIS & RECOMMENDATION:** **02/25/2025**

This application is limited to the enclosed courtyard and carriageway, which has recently been addressed as 520 Bourbon by the Department of Safety and Permits. The courtyard space has a complex history of work without permit, some of which may or may not be prescribed. However, significant work was undertaken without permit in 2015, leading to the issuance of Stop Work Orders by the VCC and DSP, which have never been lifted. Work without permit has continued over the years, with multiple violation cases being brought for the installation of doors at the carriageway, impermissible enclosing of the courtyard, a roof enclosure installed at the rear courtyard, impermissible light fixtures, unpermitted HVAC equipment installation, PVC plumbing, and a sign installed without permit.

This address was determined by Zoning to be a legal non-conforming business with no open space. The VCC has continued to issue violations and pursue fines since 2015 for work undertaken without permit and contrary to the Design Guidelines, so the work related to SWOs remains unpermitted.

The applicant is proposing to modify some of the unpermitted work, as follows:

- The existing unpermitted carriageway doors and jambs will be removed, with double-hinged board and batten doors to be installed with a new wood frame. The frame will include a transom with steel bars in a steel frame, backed with plywood.
- The unpermitted sign spanning the carriageway pilasters is shown as removed. Staff assumes that some manner of new signage would be installed but no replacement is proposed.
- Inappropriate flood lights will be removed, and unpermitted gas lanterns will be relocated to a higher position on the pilasters. Staff is concerned that the gas lanterns alone may not provide an adequate light level on the sidewalk.

Staff notes that this elevation shows the roof over the courtyard as totally obscured by the new millwork. It will still be visible between the pilaster and the Blue rated building at 522. While this proposal does not nearly address all the active violations at this property, staff appreciates that the applicant has submitted a permit application to at least address some much-needed visual improvements. Revisions are needed to make the millwork more appropriate, and signage must be considered, but staff does not find this minor work to be objectionable when considered independently. However, the gravity of the other violations remains significant, and it remains unclear if any of the work undertaken without permit is safe for occupancy or code compliant. Multiple other City departments and agencies will need to make determinations regarding its status, not just VCC.

Staff seeks the guidance of the Committee regarding the appropriateness of the proposed work, and whether it may be permitted and undertaken while other violations remain open, and the adjudication process continues.

**ARCHITECTURAL COMMITTEE ACTION:**

02/25/2025

ADDRESS: 522 Bourbon  
 OWNER: Anglade 500 Properties, LLC  
 ZONING: VCE  
 USE: commercial/nightclub

APPLICANT: Rodney Ratliff  
 SQUARE: 62  
 LOT SIZE: 9062 sq.ft.

DENSITY: ALLOWED: 15 UNITS  
 EXISTING: unknown  
 PROPOSED: no change

OPEN SPACE: REQUIRED: 2718 sq.ft.  
 EXISTING: none  
 PROPOSED: no change

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Blue: of Major Architectural or Historical Importance.

Despite years of neglect and direct injury, the exquisite detailing of this Renaissance Revival house, known as the "Rouzan House", remains striking. James Gallier Sr. possibly was the architect of this fine granite front townhouse, the detailing of which includes a pilastered entrance, pedimented window heads on the second floor front facade, wrought iron full length balcony on the second floor, basket balconies on the third floor, and a belvedere.

**DETAILED DESCRIPTION OF APPLICATION:** 10/27/15

Proposal to install sheetrock and ceramic tile on courtyard walls and paving, per application received 10/21/15. [STOP WORK ORDER issued 09/30/15; removed & reissued 10/07/15]

**STAFF ANALYSIS AND RECOMMENDATION:** 10/27/15

This application is for work not on the building at 522 Bourbon, but rather in the courtyard on the St. Louis Street side. The courtyard space has been used for separate businesses over the years but without a separate address or known electric meter. The tent covering of the front section of courtyard has been in place since c. 1970. It is unknown when a toilet room, walls and a plywood ceiling were added to the tent to make it appear as an interior space. However, that work was done without any known permit or VCC approval, likely by a previous tenant.

The current tenants are tied to the current application. They applied to and received a permit from the Dept. of Safety & Permits for "Nonstructural renovations, paint, sheetrock, flooring. No exterior work to be done," on 09/25/15. Safety & Permits was unaware that the structure for which they issued a permit was legally a non-conforming, covered exterior space. In addition to the work done under the Safety & Permits permit, a new HVAC system was also installed without review or permit.

Staff recommends **denial** of the application on the basis that sheetrock and ceramic tile are inappropriate materials and finishes for the courtyard and exterior walls within the patio area. The complete covering and enclosure of courtyards go against the principles found in the VCC Design Guidelines.

**ARCHITECTURAL COMMITTEE ACTION:** 10/27/15

Ms. Bourgogne gave the staff presentation with Mr. Sergio Cabrera and Mr. Rodney Ratliff present on behalf of the application.

Mr. Hesdorffer stated that there were numerous stop work orders on placed on the property. Mr. Ratliff stated that as far as they knew, they had a permit. They started work and immediately were slapped with a stop work order. He went on to say that the tent had been up for forty-five years, and the new tenant just wanted to open his business.

Mr. Hesdorffer explained to the committee that the courtyard in which the tent and now structure was built is actually separate from 522 Bourbon. Mr. Fifield asked if this was a change of use. Mr. Hesdorffer stated that it was not a change of use because it has been numerous businesses over the years.

Mr. Musso stated that the materials approved and found in the VCC guidelines for courtyards are very specific and that the use of tile and gypsum board in a courtyard were unacceptable. Mr. Hesdorffer stated that Safety and Permits issued a Stop Work Order as well and that they had erroneously issued the initial permit.

Mr. Musso made a motion for the Stop Work Order to remain in place and that the matter should be **deferred**. He stated that the applicant should make a new application with the appropriate material for an exterior space. He instructed the applicant to consult the guidelines. Mr. Fifield seconded that motion and the motion passed unanimously.

**VCC Violation Case 19-01401-VCCNOP****02/27/2019**

- Impermissible doors installed at the courtyard entrance
- Impermissible enclosing of the courtyard
- Roof enclosure installed in at least the rear courtyard without approval
- Impermissible light fixtures installed
- HVAC installed without approval
- Impermissible exterior PVC plumbing installed
- Damaged deteriorated light fixtures installed
- Courtyard business sign installed without approval