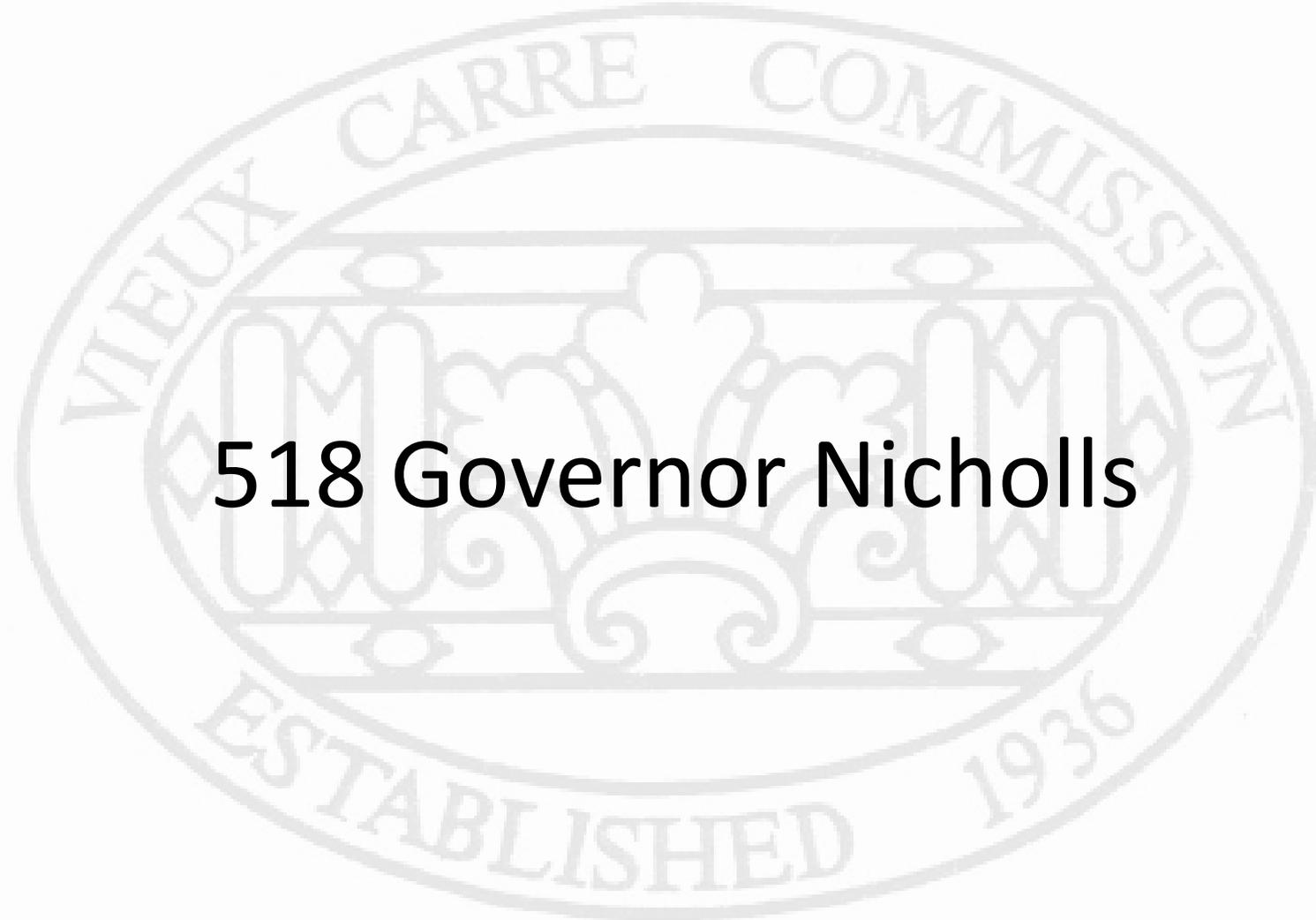


Vieux Carré Commission Architecture Committee Meeting

Tuesday, March 25, 2025



Old Business



518 Governor Nicholls

ADDRESS: 518-520 Governor Nicholls
 OWNER: 801 Patterson Owner LLC APPLICANT: Heather Cooper
 ZONING: VCR-2 SQUARE: 19
 USE: Residential LOT SIZE: 2,176 sq. ft.

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 **03/25/2025**
DESCRIPTION OF APPLICATION: 03/25/2025
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 & 03/20/2025.

STAFF ANALYSIS & RECOMMENDATION: 03/25/2025

Following the conceptual approval of the revised mechanical plan at the 03/11/2025 Architecture Committee meeting, staff was contacted by the property owner who expressed some different hopes for the mechanical arrangement. Staff met with the owner on site and discussed some alternatives. The applicant has submitted revised materials reflecting those changes.

Some of staff’s concerns with previous proposals included installing units within the carriageway itself, mounting units to the rear wall of the main building, and the runs for the associated lines for the equipment. This latest proposal attempts to minimize those concerns.

At the 03/11 meeting, the Committee approved a proposal to add a second wall mounted unit into the first-floor stairwell space, adjacent to an existing unit. The applicant now proposes adding two units to this space for a total of three. As this area is minimally visible, staff has no objection to the increase from two to three units.

At the very rear of this side of the courtyard, two units are proposed for installation. These units would be installed on low racks independent of the building or courtyard wall. Staff finds this aspect of the proposal consistent with Guidelines and approvable.

On the roof of the service ell, immediately behind the rear wall of the main building, the applicant now proposes to install one condensing unit. Staff finds this location minimally visible and therefore potentially approvable. No safety features are shown associated with this rooftop unit and staff will seek confirmation from the Mechanical Department that a unit could be installed in this location without safety features prior to any permit issuance. If additional safety features or permanent access elements are required, those would likely need to return to the Architecture Committee for additional review.

Staff recommends conceptual approval of the proposal provided that the proposal satisfies mechanical code.

ARCHITECTURAL COMMITTEE ACTION: 03/25/2025

Architecture Committee Meeting of **03/11/2025**
DESCRIPTION OF APPLICATION: 03/11/2025
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 & 02/18/2025.

STAFF ANALYSIS & RECOMMENDATION: 03/11/2025

At the 02/11/2025 meeting the Committee conceptually approved a mechanical arrangement that was

discussed during the meeting to locate all the equipment for both this property and the neighboring 524 Gov. Nicholls to the rear of the shared courtyard. The idea was the equipment would be stacked on a rack and screened from the rest of the courtyard. In formally implementing this plan and reviewing it with their mechanical contractor, the applicant found that one existing condensing unit in the loggia space would need to be retained, and one other condensing unit would need to be installed adjacent to this unit.

Staff finds it unfortunate that not all equipment could be consolidated to a single location, however, this location in the loggia space is very discrete and only visible from within the space itself. In addition to being in a discrete location, staff does not find the work needed to install a unit in this location to be overly invasive and could be reversed in the future.

There is also a question regarding the refrigerant lines for the courtyard mounted equipment. The applicant is proposing to run several of these lines along the underside of the courtyard facing balcony and into the loggia space where they will either enter the building or travel upward. There is a note about constructing a furdawn to minimize visual exposure of the lines, but this detail has not been fully developed. Staff requests additional information on this aspect of the proposal to ensure the impact of the lines and furdawn would be acceptable. Staff would not want to see the entire underside of the balcony become enclosed to accommodate the lines, for example.

Although the location of the loggia mechanical units does detract from the historic open stairway, staff finds the proposal consistent with the requirements of the Guidelines in terms of visibility. Staff requests commentary from the Committee regarding the proposed mechanical equipment and refringent lines.

ARCHITECTURAL COMMITTEE ACTION: 03/11/2025
DRAFT

Mr. Albrecht read the staff report with Ms. Cooper present on behalf of the application. There was no public comment.

Mr. Bergeron made the motion to conceptually approve the proposal with the applicant to provide clarifying information on line sets and routing with all details to be worked out at the staff level. Ms. Steward seconded the motion, and the motion passed unanimously.

<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
DRAFT

This matter was heard in conjunction with the next agenda item 524 Governor Nicholls. Mr.

Albrecht read the staff report with Ms. Cooper present on behalf of the application. Ms. Cooper stated that DSP was ok with the mechanical crossing property lines, but the owner was open to whatever the VCC wanted. Mr. Albrecht stated, but they are independent lots of record. Mr. Fifield asked if they could discuss both together. Mr. Albrecht stated yes. At this point the Committee reviewed recently submitted drawings. Ms. Cooper stated that they would prefer option 2. She went on to say that they wanted to get it all out of the courtyard and put it in the stairwell, but the engineer told them it would be too hot, so they decided to switch it and move it all to the courtyard. For clarification Mr. Fifield asked, “so all stacked at rear with a screen?” Ms. Cooper stated yes. Mr. Bergeron asked if they would be ok with this solution. Ms. Cooper stated yes. Mr. Bergeron asked if they were planning to repave and perhaps, they could bury the lines. Ms. Cooper state that this was not part of the proposal at this time, but this might be a good option.

There was no public comment.

Mr. Bergeron made the motion to defer today’s proposal but to give conceptual approval to the mechanical consolidation at the rear discussed today with all details at the stall level. Ms. Steward seconded the motion, and the motion passed unanimously.

Architecture Committee Meeting of	10/24/2023
<u>DESCRIPTION OF APPLICATION:</u>	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.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	10/24/2023
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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.

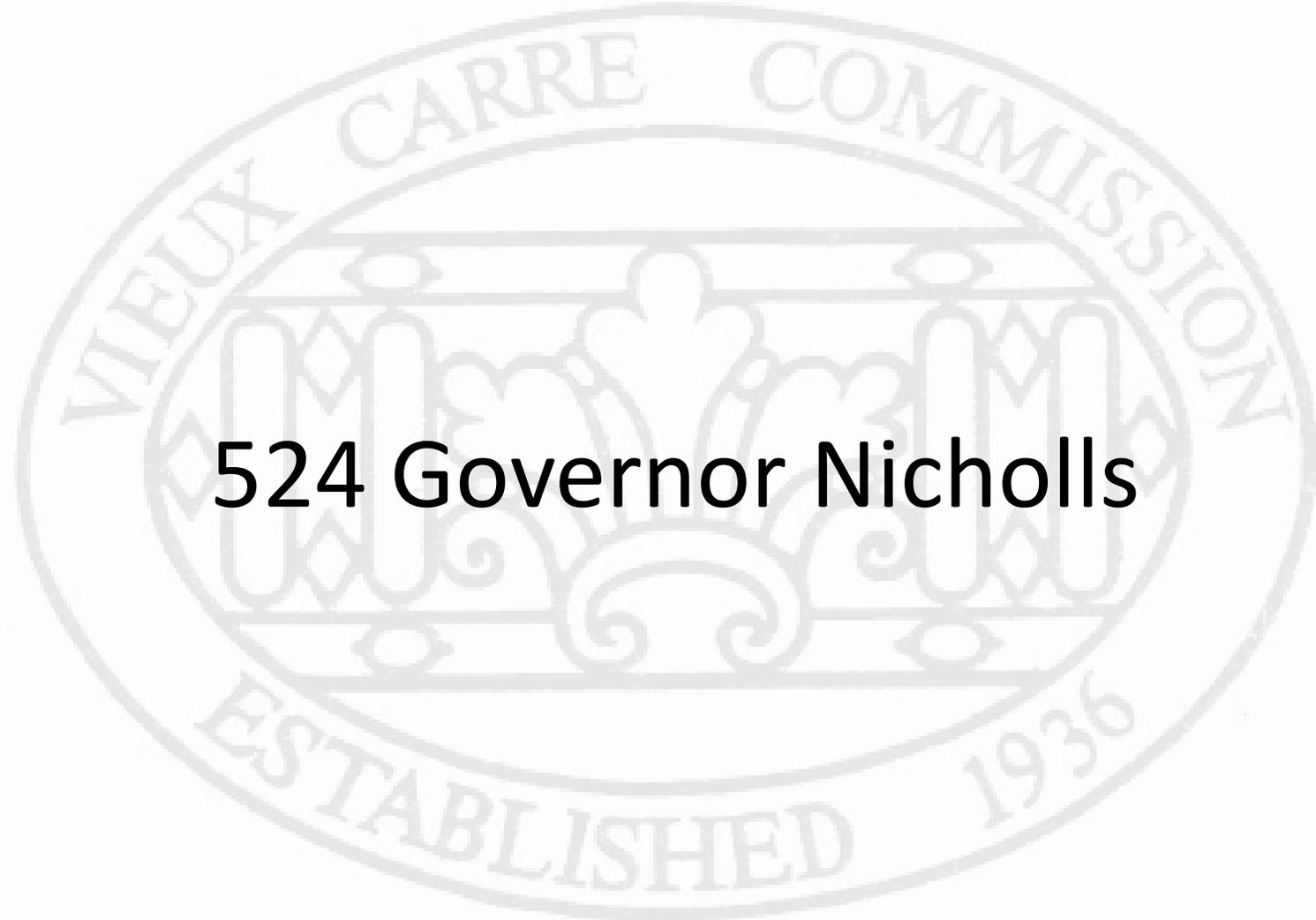
ARCHITECTURAL COMMITTEE ACTION:

10/24/2023

Mr. Albrecht read the staff report with Mr. Patten present on behalf of the application. Ms. Bourgogne 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
 OWNER: 801 Patterson Owner LLC APPLICANT: Heather Cooper
 ZONING: VCR-2 SQUARE: 19
 USE: Residential LOT SIZE: 2,583 sq. ft.

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 **03/25/2025**
DESCRIPTION OF APPLICATION: 03/25/2025
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 & 03/20/2025.

STAFF ANALYSIS & RECOMMENDATION: 03/25/2025

Similar to the 518 Gov. Nicholls application, staff had an opportunity to visit the site and discuss some alternative locations for mechanical equipment. For this property, the Architecture Committee previously approved the installation of one wall mounted unit in the stairwell at the first-floor level. The applicant now proposes two wall-mounted units in this location. Staff has no objections to the addition of a second unit in this location. The plans show the refrigerant lines for one of these units exiting out of the carriageway and traveling up the courtyard side of the rear wall before entering the second-floor level. Staff recommends running this line with an alternative route.

At the inside corner where the service ell meets the rear of the main building, two units are proposed in a stacked arrangement. Staff discussed on site that the preference for these units would be for them to be on a self-supported rack independent of the building. The lines for these units are shown running vertically on the rear wall of the main building to the third and fourth floor levels. There is an existing downspout in this location from the service ell gutter and staff questions if this is a situation where adding a second faux downspout to cover the refrigerant lines would be successful.

Just like on the 518 side, two condensers are shown at the back of the courtyard to be installed on low racks independent of the wall. Staff finds these units to be approvable.

Staff notes that no rooftop units are proposed on this property.

Staff recommends conceptual approval of the proposal and requests commentary from the Committee regarding the line sets on the rear wall of the main building.

ARCHITECTURAL COMMITTEE ACTION: 03/25/2025

Architecture Committee Meeting of **03/11/2025**
DESCRIPTION OF APPLICATION: 03/11/2025
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 & 02/18/2025.

STAFF ANALYSIS & RECOMMENDATION: 03/11/2025

Similar to at 518 Gov. Nicholls, the applicant found that the mechanical equipment could not all be consolidated to a single courtyard location. On this property, the applicant is proposing to install a single condensing unit in the open stairway adjacent to the carriageway. This location is similar to the one

proposed for 518 Gov. Nicholls and it would very likely only be visible from within the stairways space itself. Staff does not believe there would be any visibility of this unit from the street or from within the courtyard. Like at 518 Gov. Nicholls, staff finds the addition of equipment in this secondary location unfortunate, but ultimately in keeping with the requirements of the Guidelines in terms of visibility.

The same concern regarding the running of refrigerant lines is also present on this property. Staff requests additional information on this aspect of the proposal to ensure the impact of the lines and furdown would be acceptable.

Staff requests commentary from the Committee regarding the proposed mechanical equipment and refringent lines.

ARCHITECTURAL COMMITTEE ACTION: 03/11/2025
DRAFT

Mr. Albrecht read the staff report with Ms. Cooper present on behalf of the application. There was no public comment.

Mr. Bergeron made the motion to conceptually approve the proposal with the applicant to provide clarifying information on line sets and routing with all details to be worked out at the staff level. Ms. Steward seconded the motion, and the motion passed unanimously.

<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

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
DRAFT

This matter was heard in conjunction with the previous agenda item 524 Governor Nicholls. Mr. Albrecht read the staff report with Ms. Cooper present on behalf of the application.

There was no public comment.

Mr. Bergeron made the motion to defer today’s proposal but to give conceptual approval to the mechanical consolidation at the rear discussed today with all details at the stall level. Ms. Steward seconded the motion, and the motion passed unanimously.

<u>Architecture Committee Meeting of</u>	10/24/2023
<u>DESCRIPTION OF APPLICATION:</u>	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.

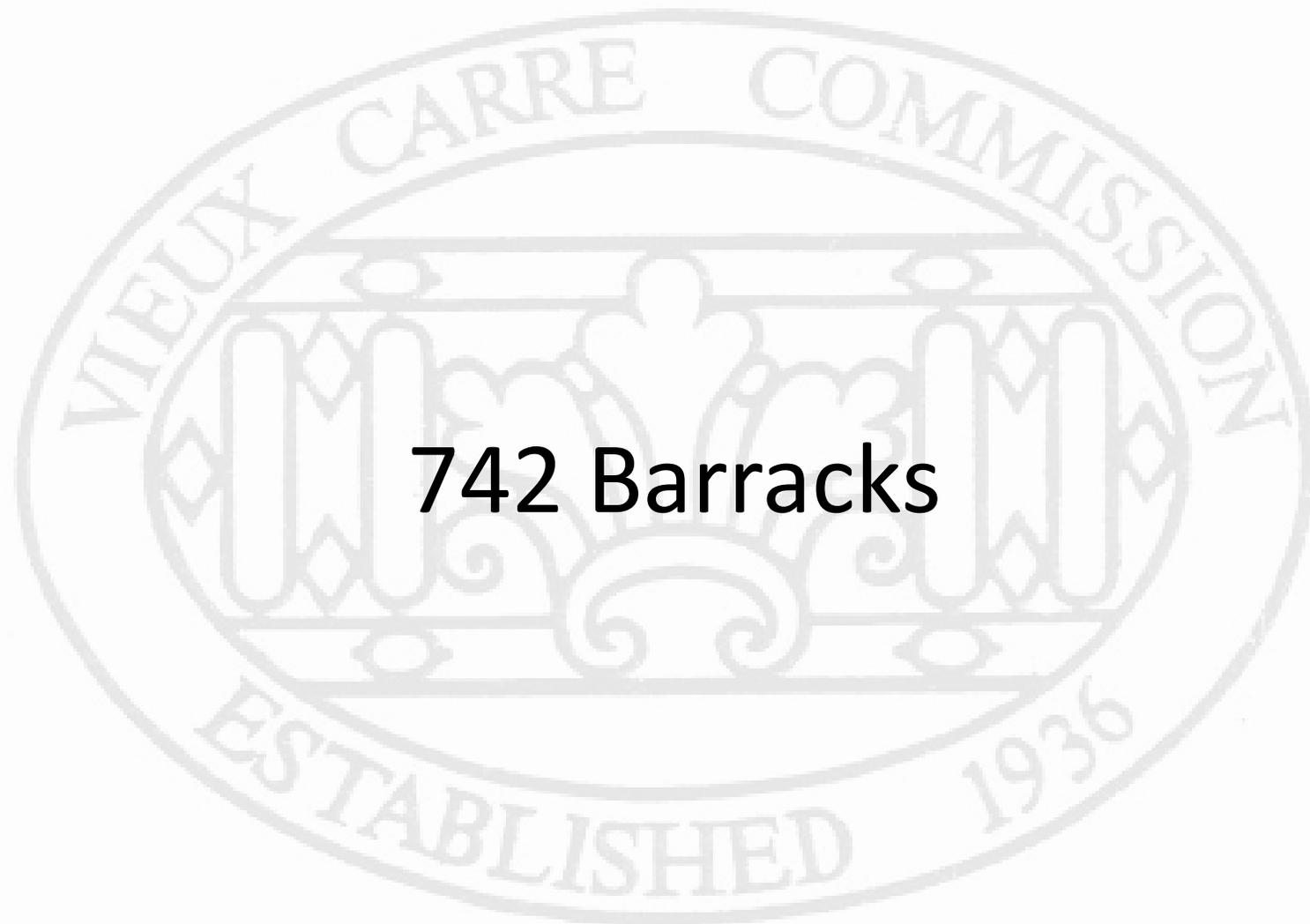
ARCHITECTURAL COMMITTEE ACTION:

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.



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 **03/25/2025**

DESCRIPTION OF APPLICATION: 03/25/2025
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 & 03/14/2025, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/25/2025

This application was conceptually approved by the Architecture Committee at the 02/25/2025 meeting, with all details to return to the Architecture Committee. The applicant has submitted revised drawings that address some of the concerns noted in the 02/25 meeting.

ARCHITECTURAL COMMITTEE ACTION: 03/25/2025

This application was conceptually approved at the 02/25 Architecture Committee meeting with the requirement that all details return to the Committee for additional review. The applicant has submitted revised drawings that feature some minor changes.

On the Bourbon St. elevation, the only change noted by staff was the addition of an 8" x 16" metal flood vent near the bottom of the new garage door. Staff continues to request additional information on this new garage door and questions if some kind of flood venting could be incorporated into the design of the door itself, rather than as an added element.

The Committee had previously commented on the overall proportions of this primary elevation of the garage structure, but no changes have been made regarding this component. Staff questions if something like a stucco band may help to break up the tall blank wall portion of the building above the door.

On the Barracks St. elevation facing the back of the main house, the proposed sliding doors have been inset into the wall a distance of about 2-1/2" as recommended during the last meeting. Staff notes that a flood vent has also been added to this elevation in a wall section adjacent to the door. The addition of this wall vent results in the doors on this elevation no longer being centered on the wall. The side with the wall vent is now approximately 1' wider than the opposite side. Again, staff questions if this vent could be better incorporated into the doors themselves rather than this more significant change or if a flood vent on this elevation is even necessary.

Staff notes that the Royal St. elevation is still shown as exposed CMU blocks. Staff believes this elevation would be fully visible from the neighboring courtyard at 740 Barracks and recommends that it also be stuccoed.

Staff recommends deferral of this phase of the application to allow the applicant time to make minor changes as noted in the report.

ARCHITECTURAL COMMITTEE ACTION: 03/25/2025

Architecture Committee Meeting of**02/25/2025****DESCRIPTION OF APPLICATION:**
Permit # 24-22947-VCGEN

02/25/2025

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:
DRAFT

02/25/2025

Mr. Albrecht read the staff report with Ms. Harmon and Mr. Skinner present on behalf of the application. Ms. Harmon stated that they increased the height to hide the HVAC and they were within the allowable height requirement per zoning. She went on to say that they decided on CMU as it would be fire rated but that they would be happy to stucco it.

There was no public comment.

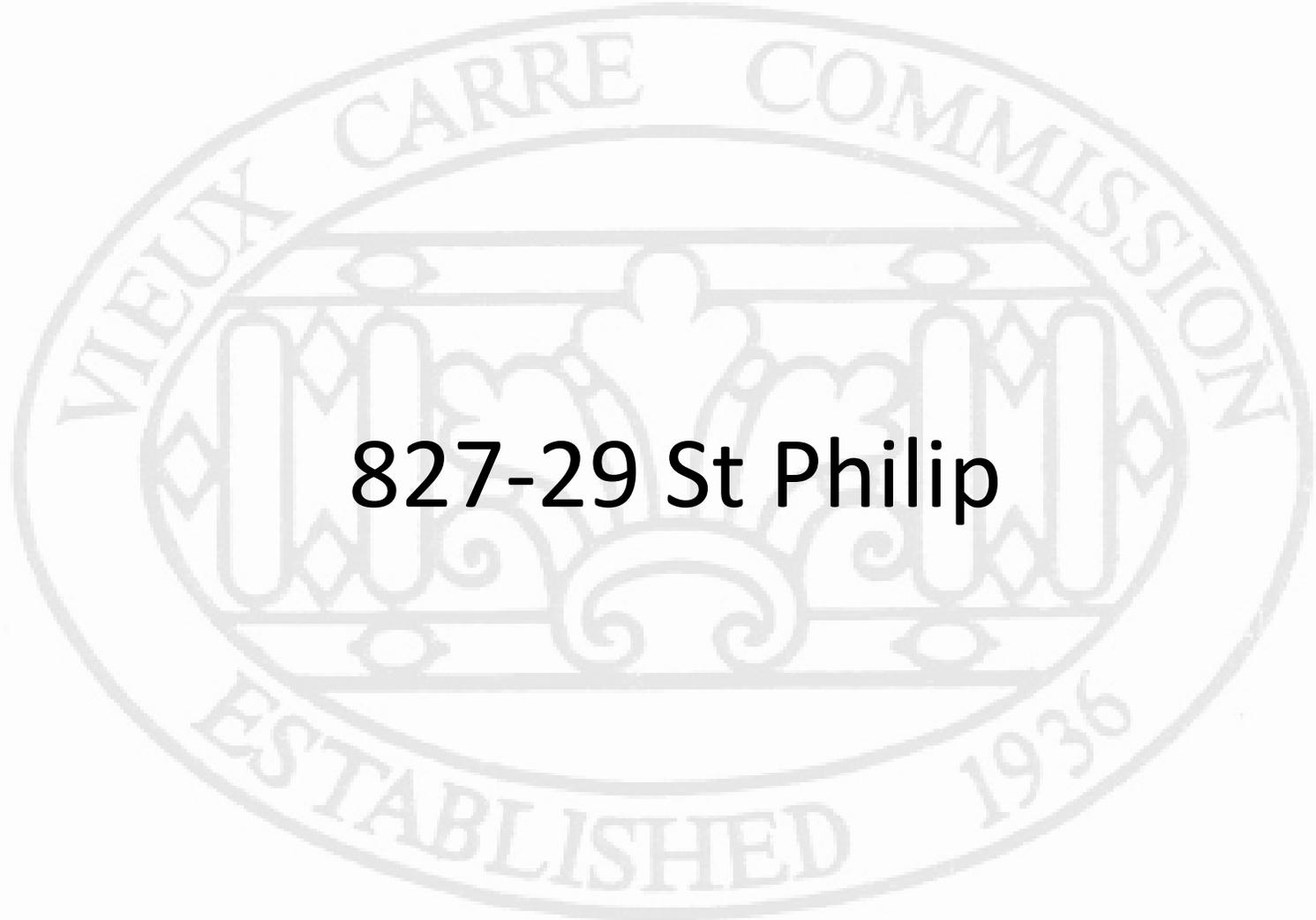
Ms. Steward stated the front elevation proportions were off. Mr. Fifield agreed and stated that the large piece at the top was disproportionate. Mr. Block asked why the garage door was not centered. Ms. Harmon stated that there was a knee wall inside so the door had to be offset. Mr. Bergon stated that he was ok with the demo. Mr. Fifield stated that he liked the idea of the parapet hiding the HVAC, but that

the Bourbon Street façade needed to be more proportional. He went on to say that he agreed with the stucco finish. Mr. Bergeron and Ms. Steward also agreed with the stucco finish. Mr. Fifield stated that he liked the courtyard design and that he would not object to an awning. Mr. Block stated that the new doors in the courtyard seemed flat and should be recessed.

Mr. Bergeron made the motion for the conceptual approval of the demolition and new garage with all details to return to the Architecture Committee. Ms. Steward seconded the motion and the motion passed unanimously.



New Business



827-29 St Philip

ADDRESS:	827-29 St. Philip Street	APPLICANT:	Cangelosi, Jr Robert
OWNER:	Gregory A Johnson	SQUARE:	77
ZONING:	VCR-1	LOT SIZE:	2,569.3 sq. ft.
USE:	Vacant		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Rear building: **Unrated**

This building is one in a pair of c. 1821 (or perhaps earlier), 4-bay Creole cottages, which have plastered walls, wide cornice banding, banding outlining the sides of the front façade, and an inverted pitched roofline. The historically adjoined, two detached kitchens were allowed to deteriorate by their owners, the Matassa family, and they subsequently were demolished. [N.B: At the time the VCS chains of title were abstracted, the building sat on two separate lots, 827 St. Philip (Lot 22952) and 829 St. Philip (Lot 22953).]

Architecture Committee Meeting of**03/25/2025****DESCRIPTION OF APPLICATION:**

03/25/2025

Permit #25-04510-VCGEN**Lead Staff: Erin Vogt**

Proposal to renovate both buildings and courtyard, including new millwork, pavers, and foundation vents, per application & materials received 02/12/2025.

STAFF ANALYSIS & RECOMMENDATION:

03/25/2025

The following work is proposed as part of the overall renovation:

- One foundation vent is proposed for the front elevation of the main building, with two new corresponding vents at the back. Staff finds the proposed additional vents **conceptually approvable**, but notes that there is a conflicting hose bib in one of the rear locations. The relocation of the hose bib should be noted on the drawings.
- Currently, one HVAC condenser is located on the rear roof slope of the main building. The applicant proposes to relocate the HVAC to the courtyard, which staff finds **conceptually approvable** per the Guidelines. Staff requests confirmation that the larger unit will be the same equipment currently on the roof. Manufacturer's spec sheets will be required for the smaller unit. Drawings should indicate how condensate lines will run, and platform and screening details are needed.
- The concrete paving that previously existed in the alley and courtyard was demolished under a previous permit, and new flagstone pavers are shown in the site plan. Staff finds this upgrade in materials **conceptually approvable** but will need a section showing that the pavers are permeable. Dimensions and sections should likewise be provided for the new planters located at the property lines
- Staff finds the proposed fountain in the middle of the courtyard to be **conceptually approvable**, but sections and an elevation must be provided.
- The doors and windows at the rear, unrated structure will be retained, with the frames to be replaced. The applicant stated in an email that the shutters will also be retained, but the schedule of openings calls for their replacement. Staff requests clarification, as the existing shutters are highly atypical.
- Staff notes that inappropriate floodlights are present at the rear of the main building. Any new lighting, including planter lights, must be indicated on the plans and spec sheets will be needed for approval prior to purchase and installation.
- The applicant proposes to modify the existing metal gates with expanded mesh, raising the bottom to allow for full operability. The expanded mesh is unfortunately prescribed but staff has no issue with modifications for functionality. However, if the applicant wished to install a board and batten gate instead, that would be more appropriate for the style, age, and rating of this building.

Staff finds the overall proposal to be **conceptually approvable**, with additional drawings and revisions to be completed as noted above and discussed with the Committee.

ARCHITECTURAL COMMITTEE ACTION:

03/25/2025



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

03/25/2025

DESCRIPTION OF APPLICATION:

03/25/2025

Permit # 25-08694-VCGEN

Lead Staff: Nick Albrecht

Proposal to modify millwork on the ground floor of the service ell, per application & materials received 03/19/2025.

STAFF ANALYSIS & RECOMMENDATION:

03/25/2025

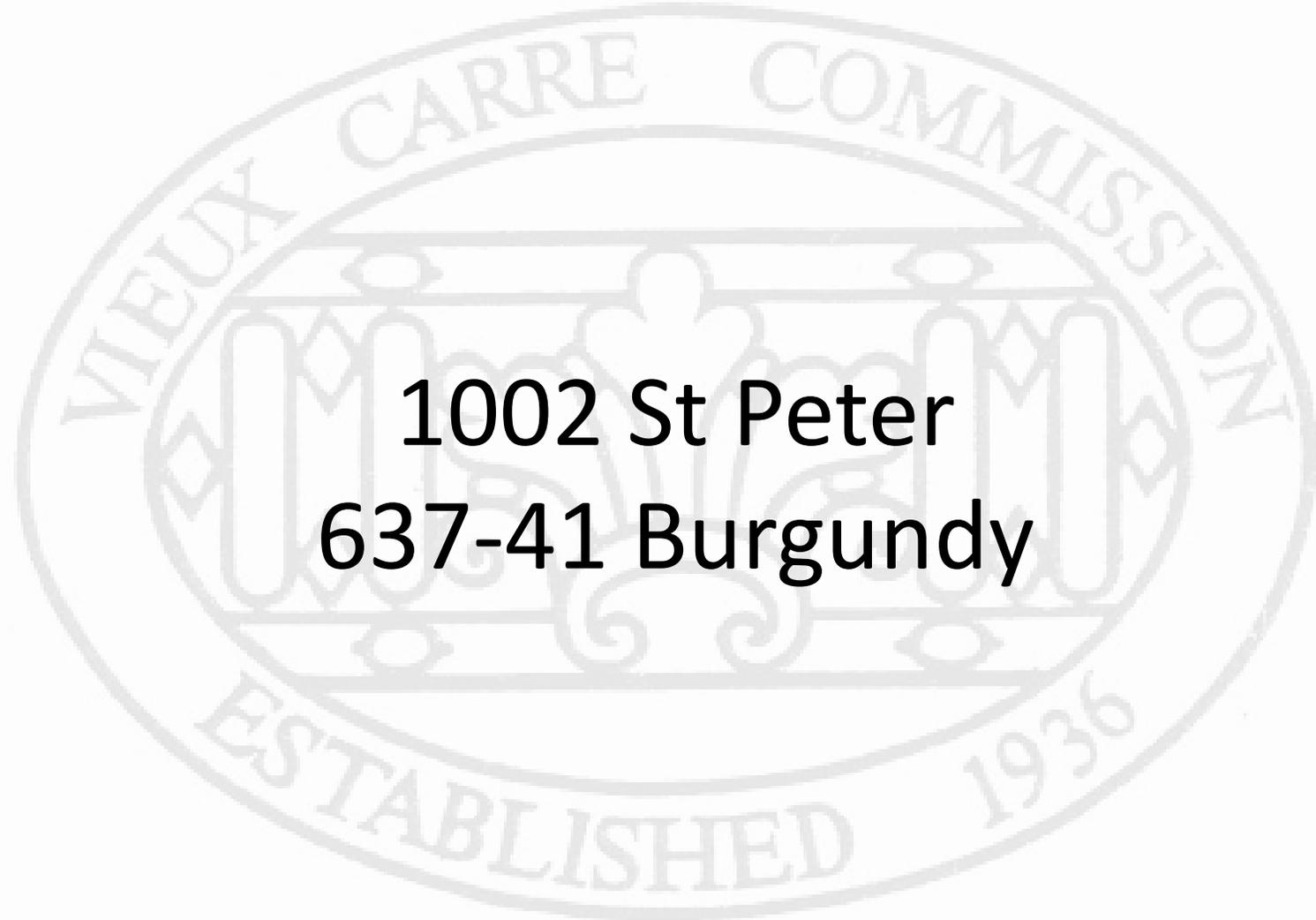
The applicant proposes changes to previously approved plans related to two ground floor openings of the blue-rated service ell. Currently these openings feature typical French doors under a three lite transom window. The previously approved plans included the addition of new board and batten shutters to these openings. The applicant now proposes to demolish the French doors and transom windows and adding single leaf board and batten shutters to act as doors. No other millwork would be in the opening besides the shutter doors. Previously submitted interior floor plans show that one of these openings would be used for a restroom and one would be used for an ice machine and liquor storage. Previously submitted plans also included the conversion of the existing window adjacent to these openings to a door to access a second bathroom.

Staff does not find the proposed removal of millwork to be appropriate. The Guidelines state that, “*the VCC requires retaining a serviceable original wood door, transom, and sidelights unless irreversibly deteriorated*” and “*the VCC does not allow installing an inappropriate door type, i. e. a single door in a former double-door location, increasing a door size, or altering the shape to allow for a larger entrance unless it is the only alternative to meet accessibility requirements.*” (VCC DG: 07-13)

Staff recommends denial of the current proposal.

ARCHITECTURAL COMMITTEE ACTION:

03/25/2025



**1002 St Peter
637-41 Burgundy**

ADDRESS: 637-641 Burgundy, 1002 St.
 Peter
 OWNER: Burgundy St Associates LLC APPLICANT: Eric Sharp
 ZONING: VCR-1 SQUARE: 100
 USE: Residential LOT SIZE: 2,708 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Rating: Main building: Green, or of local architectural and/or historical importance.
Addition to rear of main building: Brown, or of no importance.

This is a c. 1848 six bay triple Creole cottage with hipped roof and wide overhang. The historic detached kitchen has been demolished.

Architecture Committee Meeting of 03/25/2025

DESCRIPTION OF APPLICATION: 03/25/2025
Permit # 25-05179-VCGEN **Lead Staff: Nick Albrecht**

Proposal to replace unpermitted keypad gate hardware with new electronic hardware, per application and materials received 02/18/2025.

STAFF ANALYSIS & RECOMMENDATION: 03/25/2025

See Staff Analysis & Recommendation of 03/11/2025.

ARCHITECTURAL COMMITTEE ACTION: 03/25/2025

Architecture Committee Meeting of 03/11/2025

DESCRIPTION OF APPLICATION: 03/11/2025
Permit # 25-05179-VCGEN **Lead Staff: Nick Albrecht**

Proposal to replace unpermitted keypad gate hardware with new electronic hardware, per application and materials received 02/18/2025.

STAFF ANALYSIS & RECOMMENDATION: 03/11/2025

The gate is located on the St. Peter side of the property to access the courtyard space. The proposed new hardware features a sliding cover that hides the keypad numbers when not in use. Staff finds this style greatly preferred over the existing hardware with visible keypad. Staff notes that the cover will need to remain intact and should be closed when not in use.

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

ARCHITECTURAL COMMITTEE ACTION: 03/11/2025

There was no one present on behalf of the application.

Mr. Bergeron made the motion to defer the proposal. Ms. Steward seconded the motion, and the motion passed unanimously.



1025 St Louis

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

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 **03/25/2025**

DESCRIPTION OF APPLICATION: 03/25/2025
Permit # 25-06583-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct new in-ground swimming pool in the side yard, per application & materials received 03/01/2025.

STAFF ANALYSIS & RECOMMENDATION: 03/25/2025

The applicant proposes to construct a new 10' wide by 20' long swimming pool in the existing side yard. The closest edge of the pool to the property line is shown at 3'. The pool would be located approximately 52' back from the street and located behind an existing planting bed. Staff notes that for many years prior to ca. 1990, this side yard was filled with an inappropriate ca. 1925 garage.

Regarding new swimming pools, the Guidelines state that water *“features often represent a significant alteration to a courtyard or yard and must be carefully designed to be sensitive to the historic character of a space. The VCC requires a pool or hot tub to be an in-ground installation with the curb flush with the adjacent ground level”* and *“a simple, geometric form for the pool or hot tub such as a rectangle or oval.”* (VCC DG:10-11)

The proposed pool is shown as a simple rectangle with depths varying from 3-1/2' to 4-1/2'. The submittal notes the coping will be a double course of brick. At the end of the pool closest to the property line an 18" tall wall is proposed to be made of brick and topped with granite slabs.

The submittal notes the use of a LED colored pool light. Typically, the VCC has required all pool or spa lights to only feature solid white lighting. The equipment for the pool would be located behind an existing wall that surrounds this portion of the courtyard. A wood property line fence is set behind this masonry wall forming an equipment alley. Provided that the equipment in this location would have adequate clearances to meet code, staff finds this location for equipment consistent with Guidelines and approvable. A new gas line would be run from the street to the equipment and the applicant has proved a sketch indicating that this line would be run underground.

In summary, staff finds the proposed pool and equipment consistent with the Guidelines in terms of size, shape, location, detailing, and impact on historic building fabric. Staff requests some additional details including a section drawing of the pool but recommends conceptual approval with the application to be forwarded to the Commission for final approval.

ARCHITECTURAL COMMITTEE ACTION: 03/25/2025



Appeals and Violations



1016 St Louis

ADDRESS:	1016 St. Louis	APPLICANT:	Kurt Werling
OWNER:	Mercier Realty	SQUARE:	98
ZONING:	VCC-2	LOT SIZE:	7,000 sq. ft.
USE:	Vacant		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:

Rating: **Blue**, of major architectural/historical importance.

A fine complex of a 2½ story hard brick townhouse with an attached service ell and a stable building constructed in 1831 by builder Daniel Twogood for the notary A. Mazureau. The detailing of this building, done by the same builder as Julia Row, is in the Federal style. On the Burgundy St. side, there was a pilastered carriageway entrance leading back to the rear of the yard, today being partially filled in.

Architecture Committee Meeting of

03/25/2025

DESCRIPTION OF APPLICATION:

03/25/2025

Permit # 25-07471-VCGEN

Lead Staff: Nick Albrecht

Violation Case #23-03554-VCCNOP

Inspector: Marguerite Roberts

Proposal to renovate property and correct violations, per application & materials received 03/11/2025.

STAFF ANALYSIS & RECOMMENDATION:

03/25/2025

Proposed renovations of this property date back to 2015-2017 when a similar proposal came before the Architecture Committee and Commission at several meetings. A permit for renovation work was ultimately issued in 2019 and work began on the buildings. The work unfortunately stalled prior to completion and given the amount of time that has elapsed since the work was approved by the Committee, the application requires Architecture Committee review.

The proposed plans are very similar to the ones approved in 2019 with some elements, such as the roof that has been installed, removed for clarity. Staff notes that previous references to a sprinkler system, mechanical equipment, and exterior lighting have all been removed from the scope of work. As staff does not believe any of this work has been completed, these elements would need to return to the Architecture Committee if they are proposed in the future.

From previous reports, staff notes that the majority of this work will be to repair/replace materials to match existing. No use is currently proposed for the property. There are a few minor items that require additional review and approval.

Main Building

The proposal for the main building includes repairing/replacing/returning louvered shutters to every window of this building. All other work for the main building is repair/replacement to match existing and approvable such as repair and paint to existing shutters, cornice, guardrail, balcony decking, etc. Staff notes that unfortunately in the time since these plans were first developed and approved, the large entablature above the primary entrance door has gone missing. If this element is not in the possession of the owner, additional detail drawings of this element would be needed in order to properly replicate the previously existing element.

Connector

Between the main building and the service wing there is a small, frame, connecting element. A small new staircase is proposed to be constructed at the second floor to accommodate the change in floor heights between the main building and the service wing. At the St. Louis side of the service wing, adjacent to these new stairs, an existing opening is proposed to be infilled with masonry to match the adjacent walls. As this opening is very likely a later modification, the Architectural Committee found the infilling of this opening approvable.

Service Wing

The proposed work for the service wing is again primarily repair/replacement work to match existing. Board and batten shutters are proposed for all window and door openings except for the two doors of the former privy where louver over panel shutters are proposed.

New stairs are proposed to serve the second-floor balcony. The proposed new stairs for the balcony of the service wing are located at the Conti end of the service wing with a switchback. Staff notes that the 1896 Sanborn map appears to show a staircase in a very similar location and arrangement to what is being proposed.

Carriage Building

The most significant changes are proposed for the blue-rated carriage building. The two archways on the St.

Louis elevation are proposed to be enclosed to create new interior space, the staircase in this area demolished, and a new staircase constructed against the Rampart side property wall.

This proposed new stair is a single run located against the Rampart side property wall. Staff notes previously the stairs for this building have been located on the interior of the building (although still open to weather) and there is no evidence that an exterior stair ever existed for this building. The proposal to add an exterior stair is in conjunction with the proposal to demolish the existing stair and enclose the carriage space converting it to interior occupiable space.

In regards to infilling the archways, the guidelines state that, “*The VCC recommends adapting functionally obsolete building for new use such as converting a service building into additional living space or a shed into a laundry facility.*” The VCC has previously approved enclosing of loggia archways with various treatments to create additional interior space from areas open to outside air. As this former carriage building meets these requirements, the enclosure of the archways to create additional interior space may be found approvable.

During previous reviews, the Architectural Committee ultimately approved infilling the archways with a series of three French doors under a transom bar. Staff still finds this treatment to be successful compared to alternatives such as a very modern approach.

Misc.

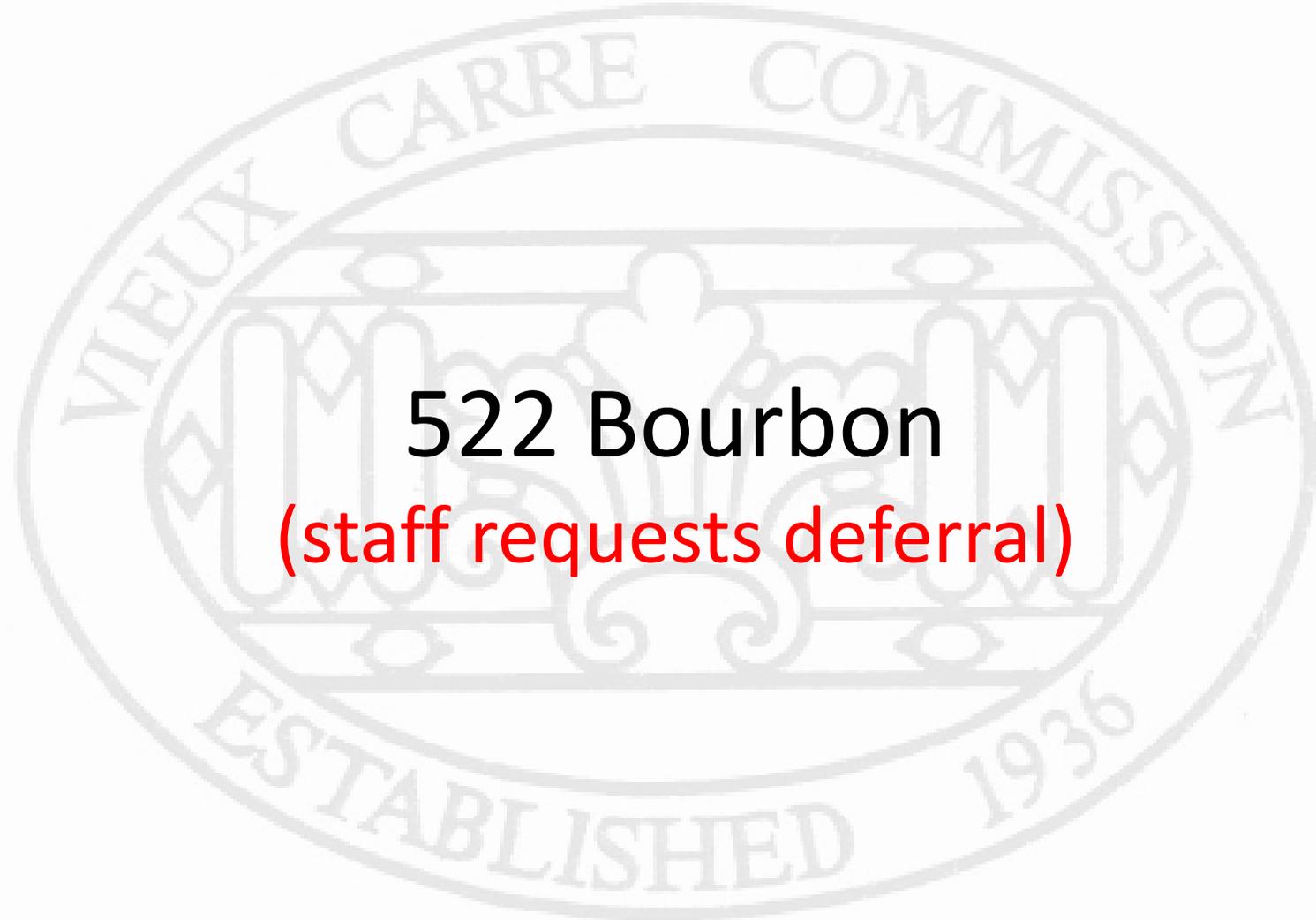
On sheets A104 and A105, which show the service ell building, there are notes for one opening on each floor to receive shutters but no other millwork. However, in elevation on sheet A301, these openings appear to have typical French doors. Staff had previously made a note in the 2019 approved plans about needing to review these openings separately. Similarly, on sheets A106 and A107, which show the first and second floors of the rearmost building, there are also notes for one opening on each floor to receive shutters but no doors. Staff questions the proposal to not include typical millwork in these openings.

Summary

Staff is encouraged by this renewed push to fully weatherproof and secure the buildings of this important property and hopes that this work will bring the property one step closer to being occupied again. Although some additional details or clarifications may be needed, staff recommends conceptual approval of the proposal with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

03/25/2025



522 Bourbon
(staff requests deferral)