



Vieux Carré Commission Meeting

Wednesday,
December 6, 2017



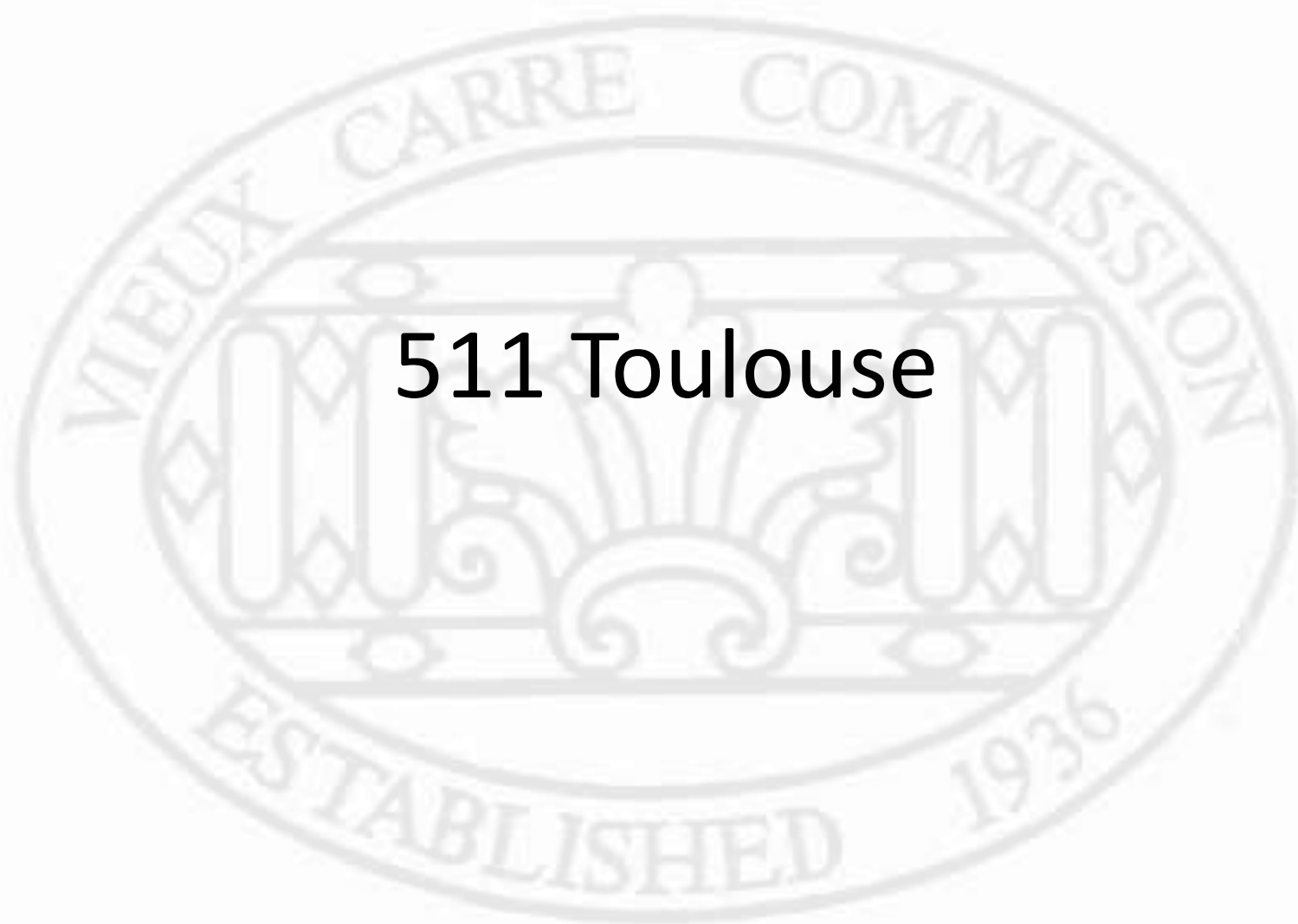
Chairman's Report



Director's Report



New Business



511 Toulouse

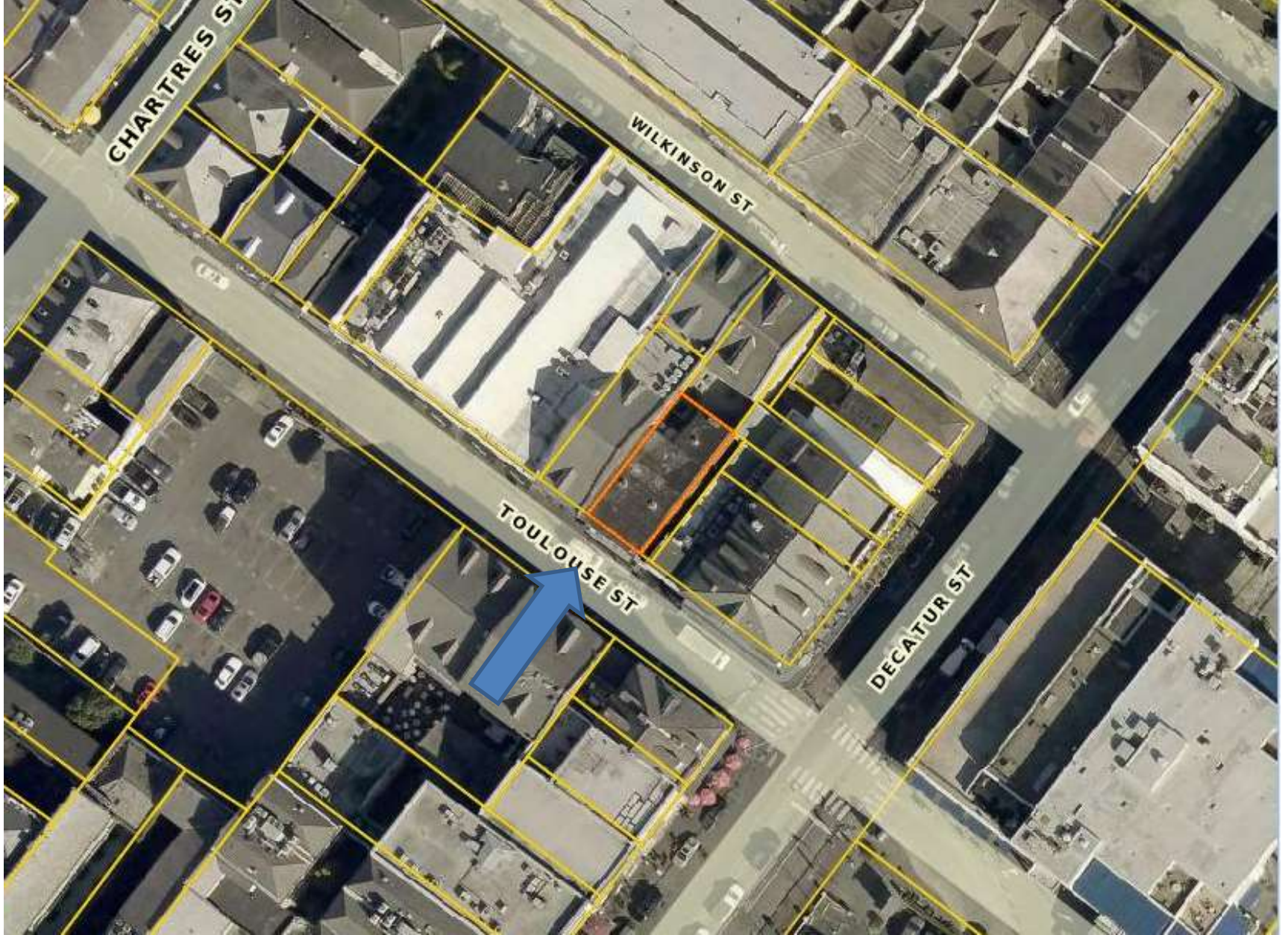


511 Toulouse

Vieux Carré Commission

December 6th, 2017





511 Toulouse

Vieux Carré Commission

December 6th, 2017





511 Toulouse – 1963

Vieux Carré Commission

December 6th, 2017





511 Toulouse – c. 1987-88

Vieux Carré Commission

December 6th, 2017





511 Toulouse

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December 6th, 2017





511 Toulouse

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December 6th, 2017



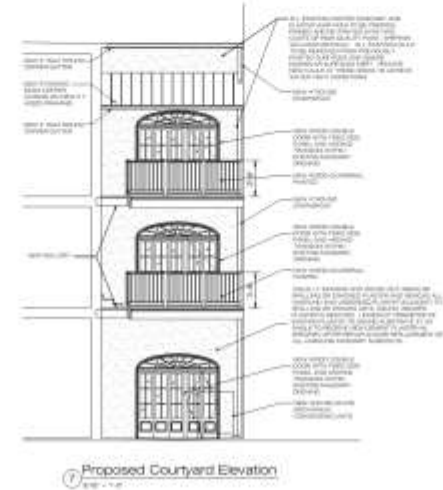
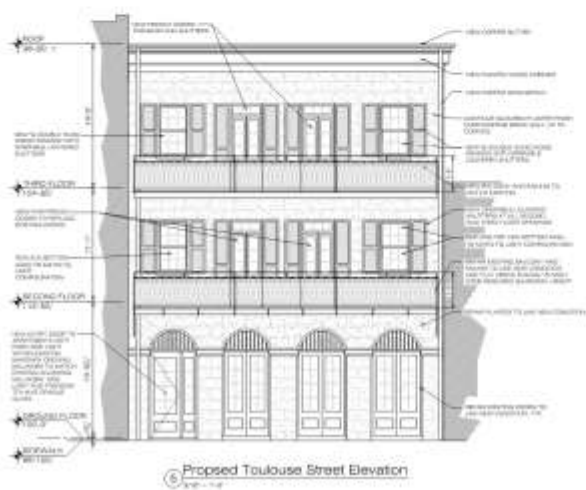
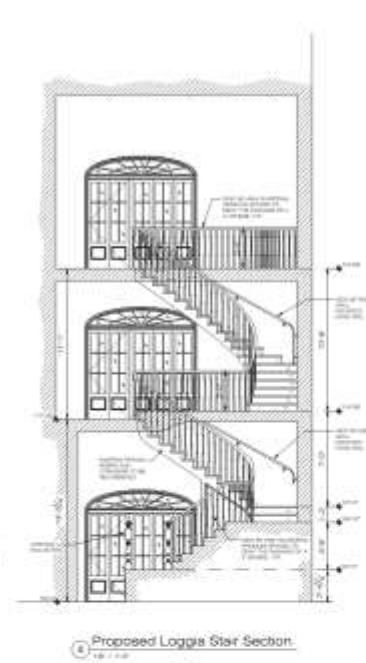


511 Toulouse

Vieux Carré Commission

December 6th, 2017





terrell-futcher architects, llc
1020 north alger street, suite 201
new orleans, louisiana 70112
and area 1320



These plans and specifications have been prepared to be used as a guide for construction. They are not to be used for any other purpose without the knowledge and consent of the architect. The architect shall not be responsible for any errors or omissions.

MULTI-FAMILY RESIDENTIAL
511 TOULOUSE STREET
NEW ORLEANS, LOUISIANA

NO. REVISED	

DESIGNED BY:
DRAWN BY:
DATE:
10 FEBRUARY 2017
2017-02

VCC-1
SHEET 6 OF 10

511 Toulouse

Vieux Carré Commission

December 6th, 2017



Table 10-2: Bulk & Yard Regulations

BULK & YARD REGULATIONS		BULK REGULATIONS		
		VCC-1	VCC-2	VCE
	MINIMUM LOT AREA	SF: 1,500sf/du 2F: 1,000sf/du MF – 3 Units: 800sf/du MF – 4+ Units: 600sf/du Non-Residential: None	SF: 1,500sf/du 2F: 1,000sf/du MF – 3 Units: 800sf/du MF – 4+ Units: 600sf/du Non-Residential: None	SF: 1,500sf/du 2F: 1,000sf/du MF – 3 Units: 800sf/du MF – 4+ Units: 600sf/du Non-Residential: None
A	MAXIMUM BUILDING HEIGHT	50'	50'	50'
	MINIMUM PERMEABLE OPEN SPACE*	None	None	None
	MINIMUM OPEN SPACE RATIO	<i>By Lot Type</i> Corner: .20 Interior: .30	<i>By Lot Type</i> Corner: .20 Interior: .30	<i>By Lot Type</i> Corner: .20 Interior: .30



10.5 PERMITTED RESIDENTIAL CONVERSIONS IN THE VIEUX CARRÉ DISTRICTS

A. In the Vieux Carré Districts, upon approval of the Vieux Carré Commission and the Board of Zoning Adjustments, an existing structure with a floor area ratio that equals or exceeds three (3), may be converted to a multi-family dwelling provided that the minimum lot area is four hundred (400) square feet per dwelling unit.

B. When a proposed conversion scheme provides verification that the exterior building envelope will not be increased, except for minor expansions necessary to allow compliance with applicable building codes, such as exterior stairwells or similar means of access, the following additional standards shall be met:

1. The minimum dwelling unit size is eight-hundred (800) square feet.
2. The minimum lot area is three-hundred forty (340) square feet per dwelling unit.

VARIANCE REQUEST

In accordance with the provisions of Article 4, Section 4.6 of the Comprehensive Zoning Ordinance, this application for variance(s) is being made to the Board of Zoning Adjustments for a waiver of the following requirements, more specifically described as follows:

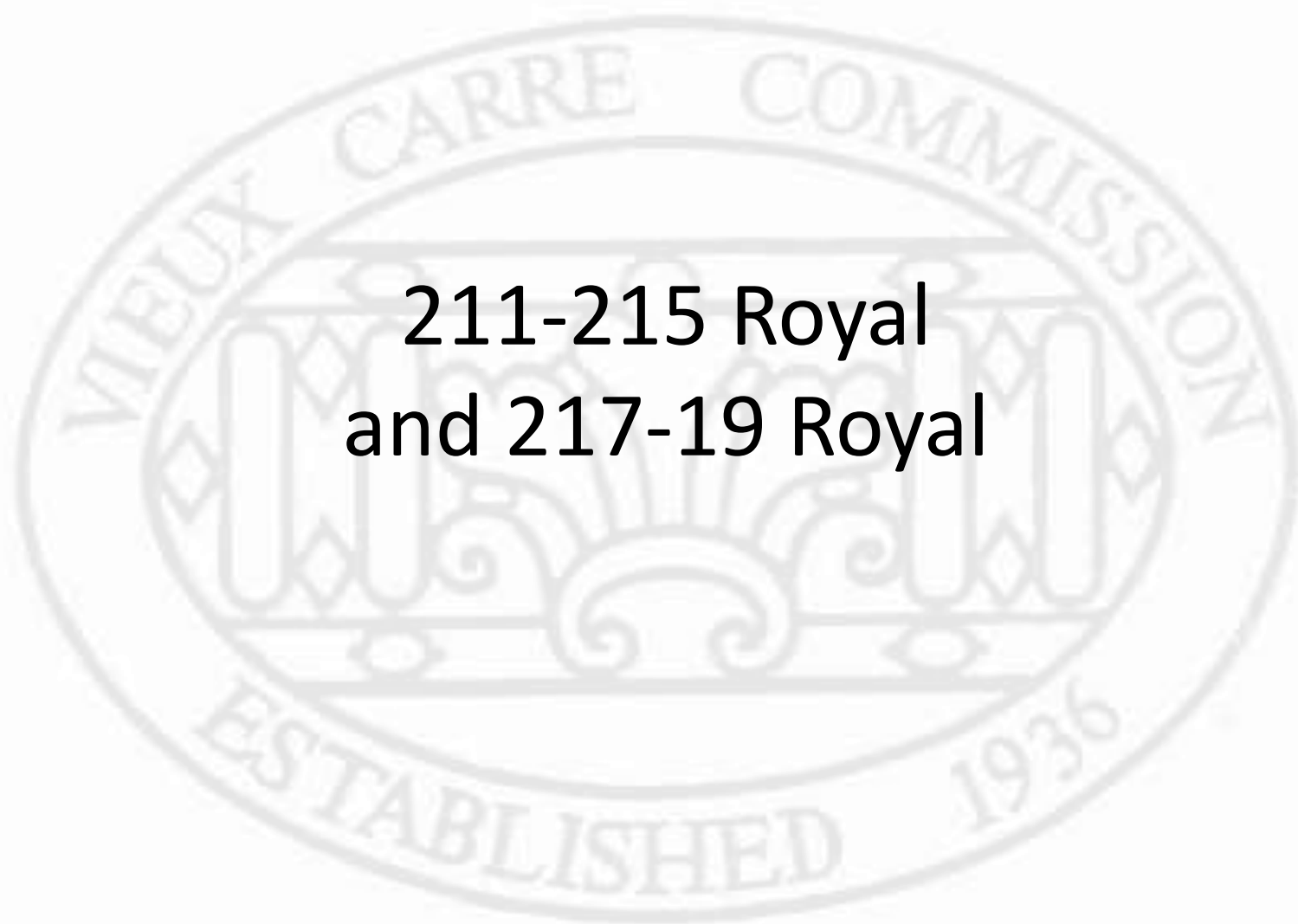
ARTICLE & SECTION	REQUIRED	PROVIDED	WAIVER AMOUNT
TABLE 10.5	600 S.F./D.U.	517.5 S.F./D.U.	82.5 S.F./D.U.

511 Toulouse

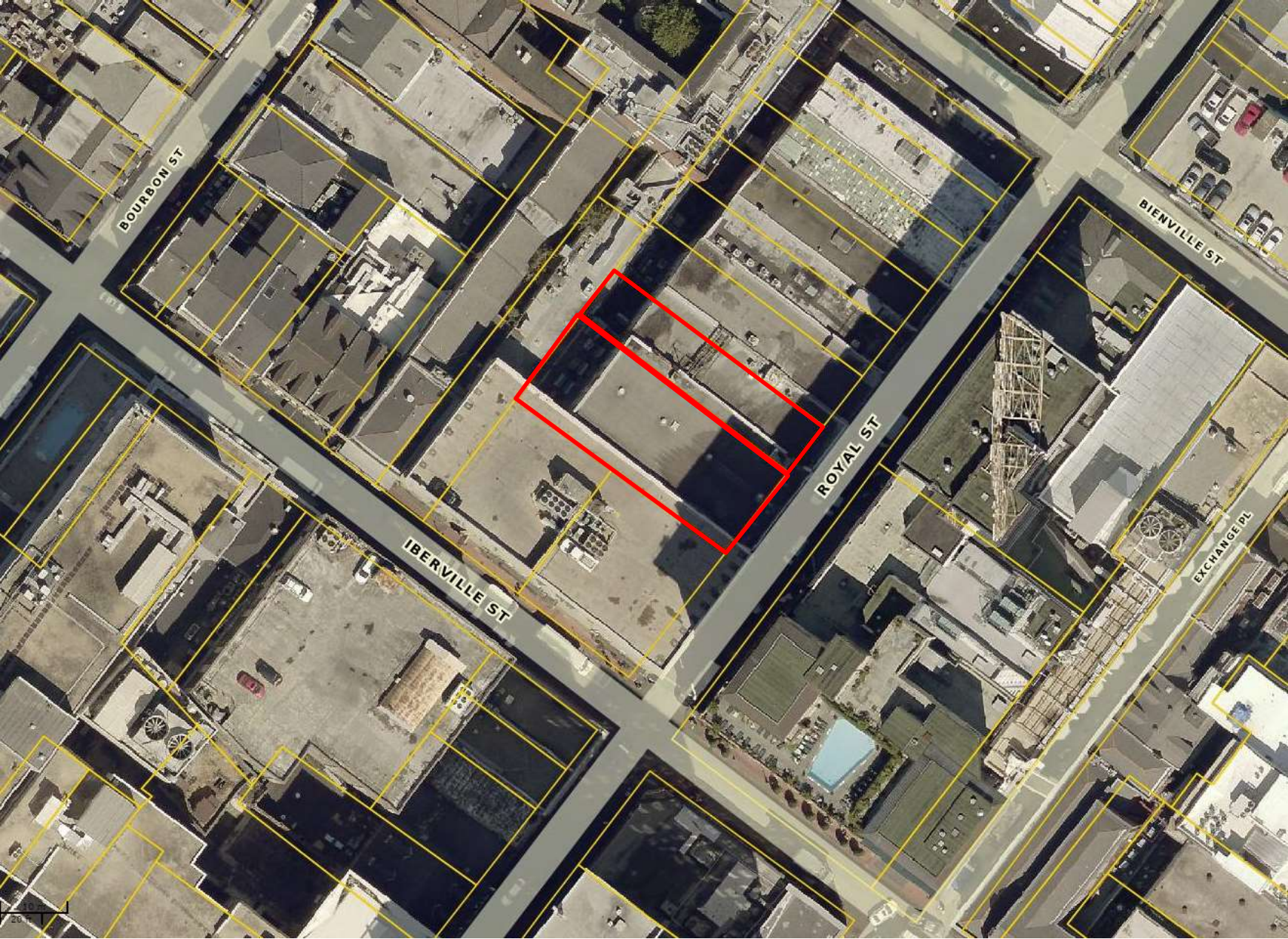
Vieux Carré Commission

December 6th, 2017





**211-215 Royal
and 217-19 Royal**



211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





211-15 & 217-19 Royal

Vieux Carré Commission

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211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





071830, ROYAL ST. LOOKING TOWARD CANAL, NEW ORLEANS, LA.

111000 - STRAUBER/SHAW/1000

211-15 & 217-19 Royal – January 1908

Vieux Carré Commission

December 6th, 2017





211-15 & 217-19 Royal – 1961

Vieux Carré Commission

December 6th, 2017



AUCTION SALES.

BY STROUDBACK & LATTER.

AUCTION SALES.

BY STROUDBACK & LATTER.

AUCTION SALES.

BY STROUDBACK & LATTER.

BY STROUDBACK & LATTER
 Civil District Court, Division B, No. 69244—
Succession of James McCracken.
 On the eve of the opening of the Panama Canal
 this *fine property* will be

Sold at Auction

McCracken Building

211-213-215 Royal St., Bet. Iberville & Bienville
 Opposite Entrance Hotel Monteleone.

49 feet 4 inches front by 128 feet 5 inches 4 lines
 deep; adapted as *single or double stores, Euro-
 pean hotel, moving pictures, restaurant, tavern or
 cabaret.* By *Stroudback & Latter, Auctioneers,*
 office, 326 Baronne Street.

Tuesday, March 31, 1914
 at 12 O'Clock M., at the Real Estate
 Exchange, 311 Baronne Street

The *heavy and substantially built four-story*
 brick building, stucco front, designed for five
 stories, was erected by the late P. R. Middle-
 miss, *premier master builder of New Orleans.*
 Lower floor supports are eight heavy iron *Co-
 rinthian columns.* High ceilings, three floors
 finished, electric motor and elevator, gas and
 electric lights, sewerage and new water. Depth
 of building 113 feet. Flag-paved yard and steel
 shed in rear. Automatic fire alarm wiring and
 fixtures not included in this sale, being property
 of National Automatic Fire Alarm Company.

Terms—One-third or more cash, balance one
 and two (or three) years, 6 per cent interest, pay-
 able annually. All usual security clauses. Pur-
 chaser to assume taxes of 1914. 10 per cent cash
 at time of sale. Act of sale before J. D. Dresner,
 notary public, at purchaser's expense.

W. S. PARKERSON,
 Attorney

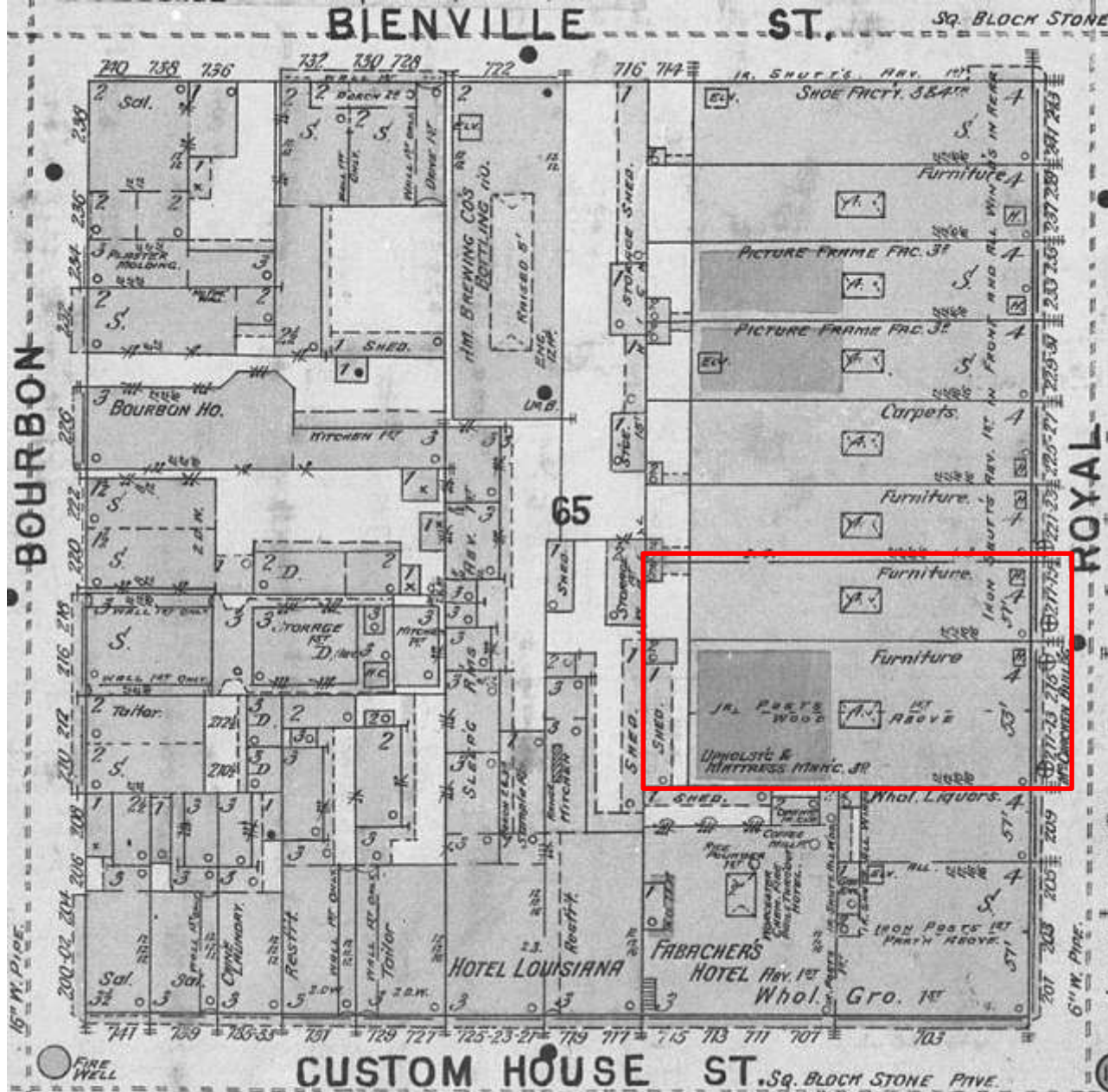
mh15 22 29 81

211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





211-15 & 217-19 Royal – 1896

Vieux Carré Commission

December 6th, 2017





211-15 & 217-19 Royal

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211-15 & 217-19 Royal

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211-15 & 217-19 Royal

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211-15 & 217-19 Royal

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211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





12 15 2016

211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





211-15 & 217-19 Royal

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211-15 & 217-19 Royal

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211-15 & 217-19 Royal

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211-15 & 217-19 Royal

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12 15 2016

December 6th, 2017





211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





12 15 2016

211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





211-15 & 217-19 Royal

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211-15 & 217-19 Royal

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Neighboring parking garage currently 70' above grade

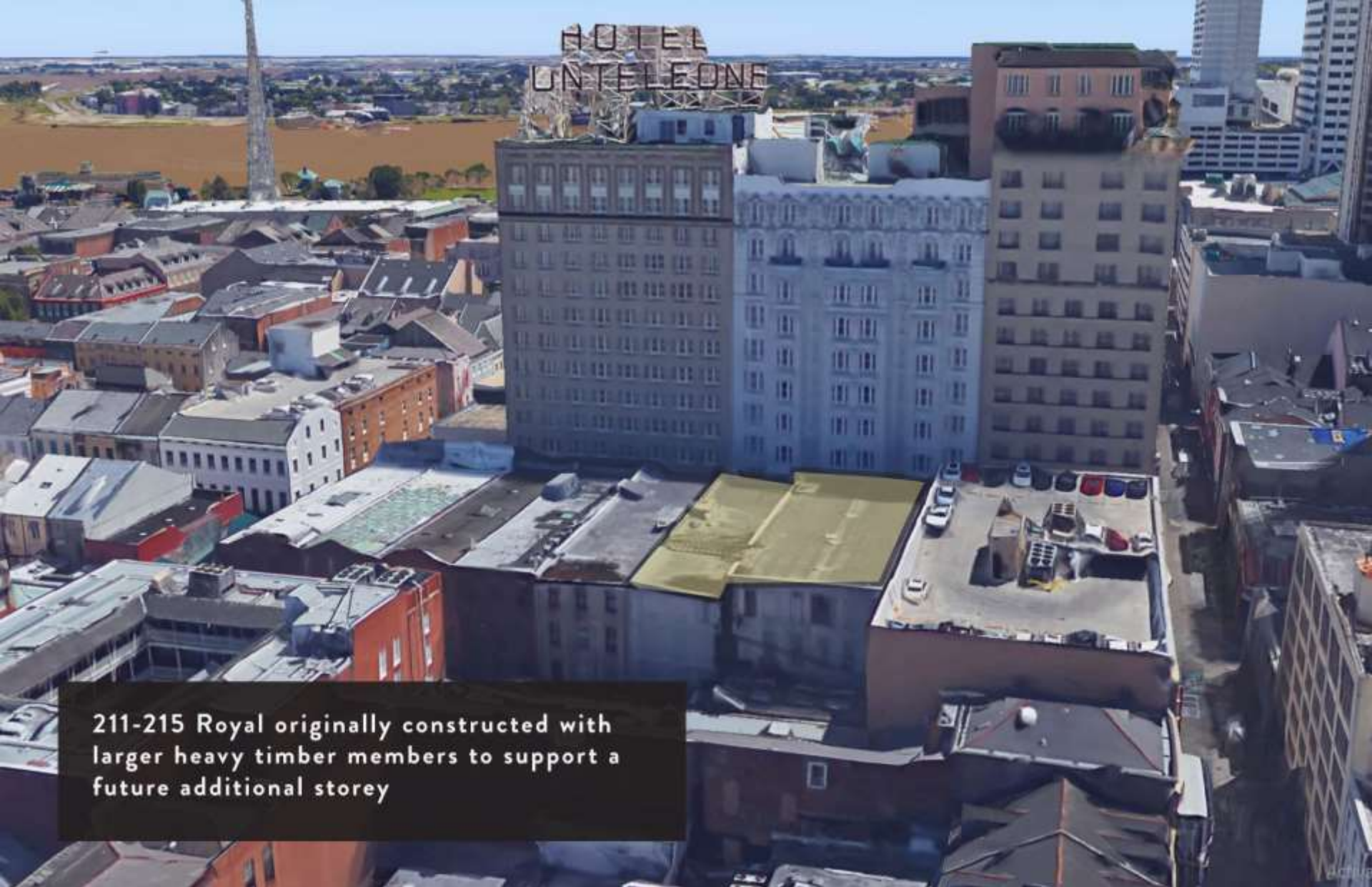
Hotel Monteleone varies ~180 to 220' including penthouse additions

211-15 & 217-19 Royal

Vieux Carré Commission

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211-215 Royal originally constructed with larger heavy timber members to support a future additional storey

211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





VARIANCE REQUEST

15' additional height above the highest point of 211-215 Royal, existing at 58' above grade

211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017



PROJECT HISTORY

- Furniture Row
Gilded Age of Fine Furnishings
- 1845 217-221 Royal Street Built
- 1860 211-215 Royal Street Built
- 1885 211-215 Royal Street Fire
- 1886+ 211-215 Royal Street Rebuilt
- 1908 217-221 Royal Street Fire
217-221 Rebuilt
- 1914 211-215 Royal Auctioned
- 1912+ Hurwitz Mintz 217-219 Royal
- 1938 'Modern' Storefront Facade
- 1952 211-215 sold to Hurwitz Mintz

211-15 & 217-19 Royal

Vieux Carré Commission

AUCTION SALES.
BY STROUDBACK & LATTER.

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BY STROUDBACK & LATTER

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chaser to assume taxes of 1914, 10 per cent cash
at time of sale. Act of sale before J. D. Dresner,
notary public, at purchaser's expense.

W. S. PARKERSON,
Attorney



December 6th, 2017

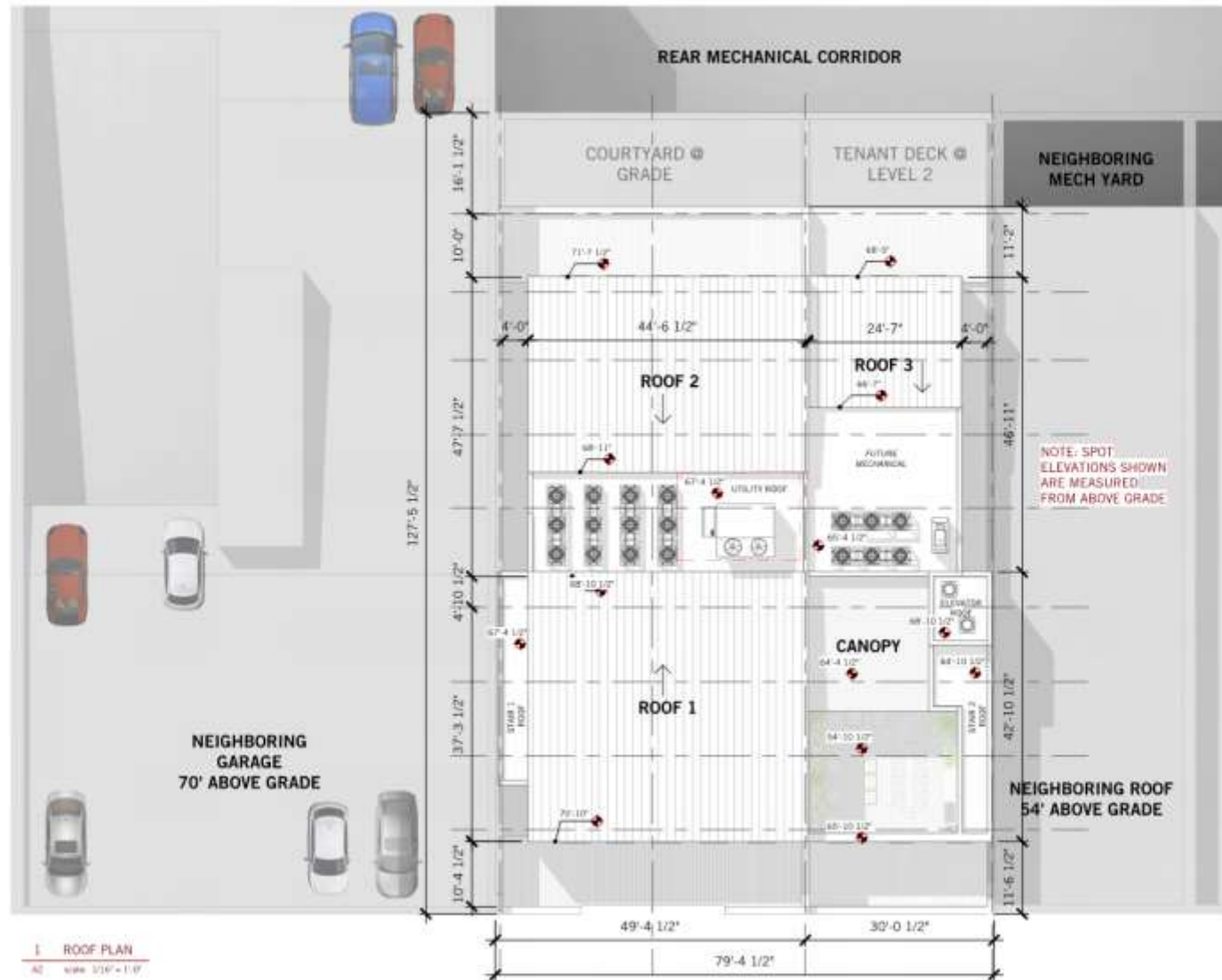


211-15 & 217-19 Royal

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211-15 & 217-19 Royal

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December 6th, 2017





1 Royal St Elevation Diagram
 AAJ scale: 3/32" = 1'-0"

STUDIO WTA

211-15 & 217-19 Royal

Vieux Carré Commission

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1 Royal St Elevation Enlarged
 A6.2 scale: 1/8" = 1'-0"



211-15 & 217-19 Royal

Vieux Carré Commission

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1 Back Elevation Diagram

44.2 scale: 3/32" = 1'-0"

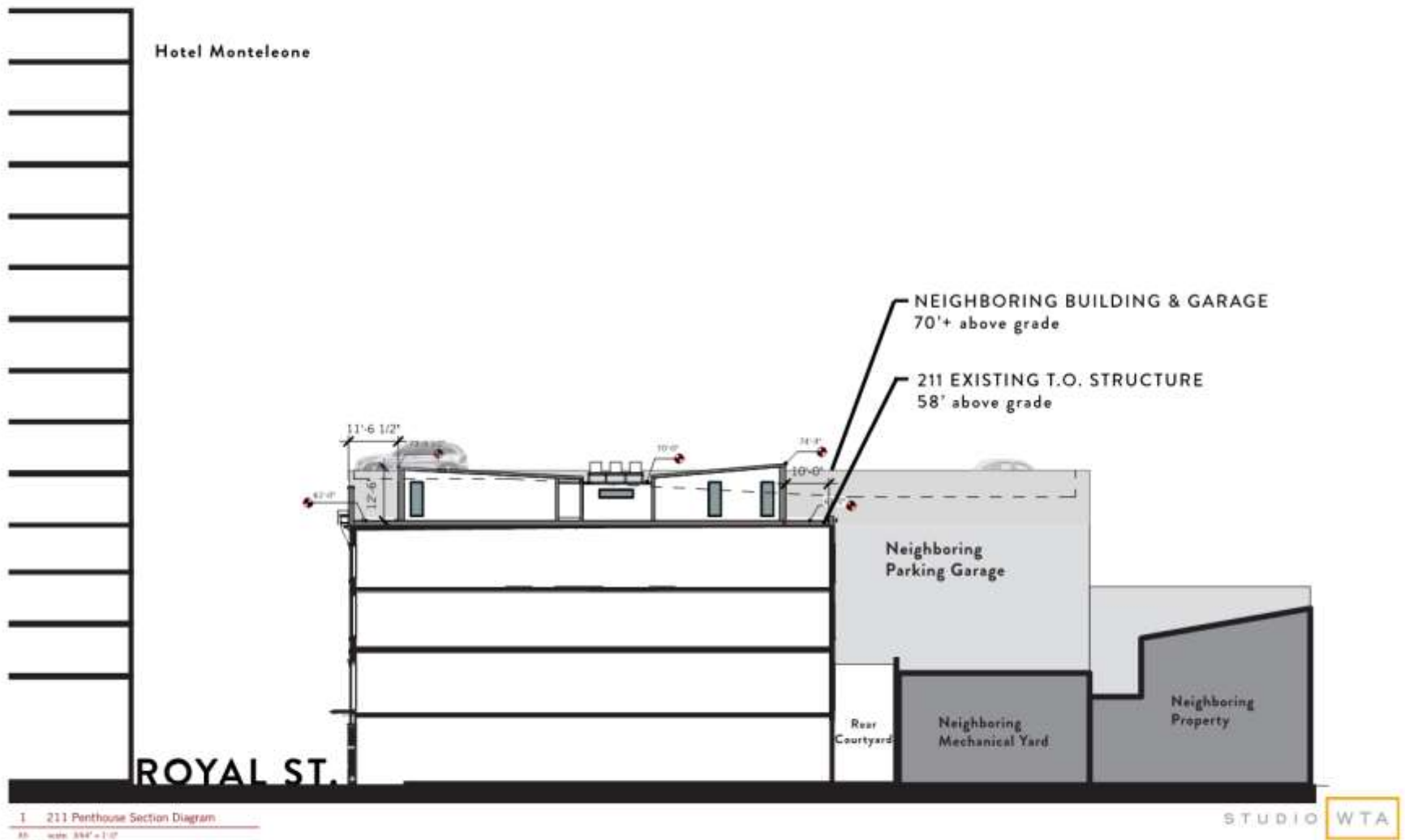
STUDIO WTA

211-15 & 217-19 Royal

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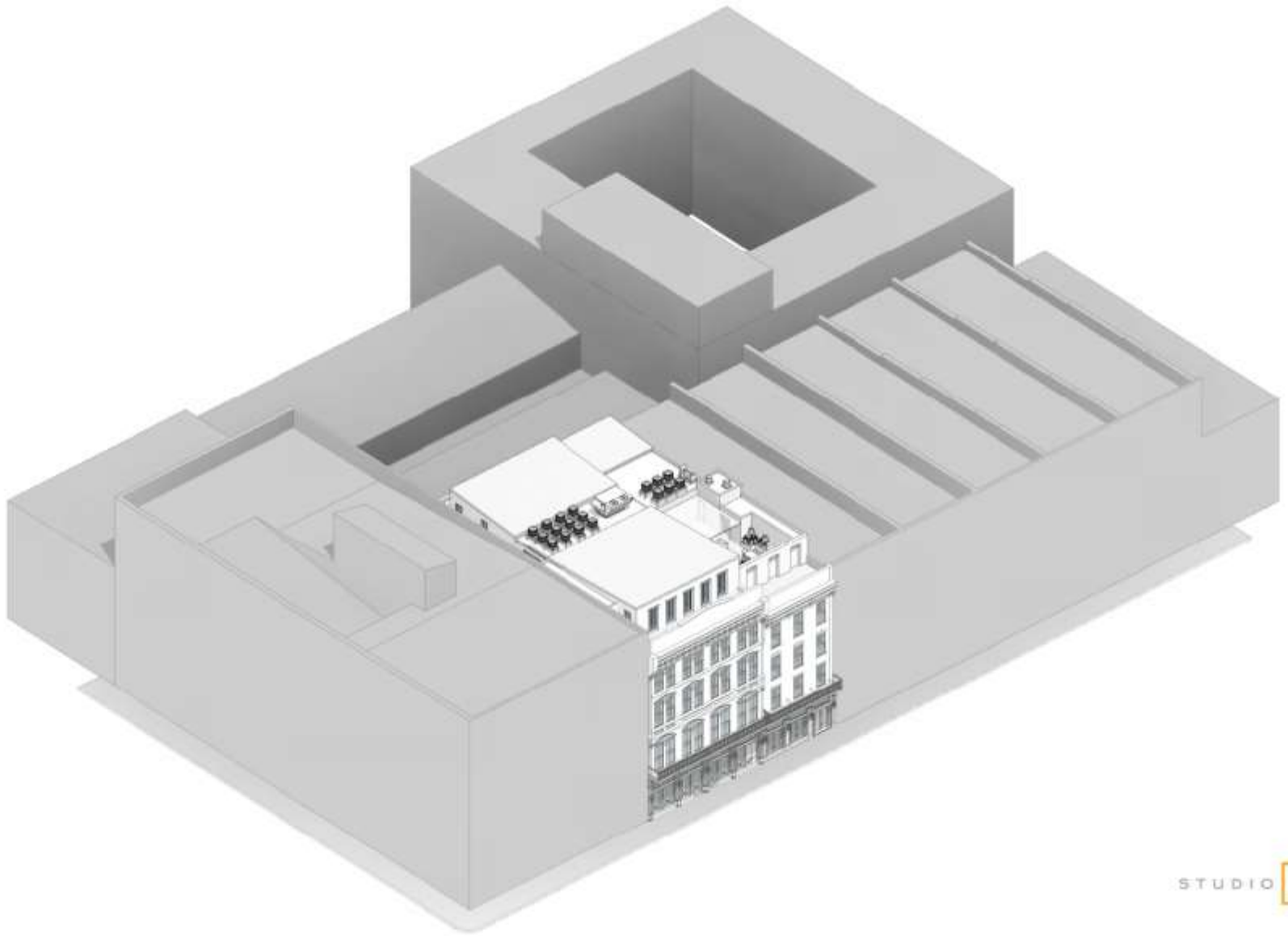


211-15 & 217-19 Royal

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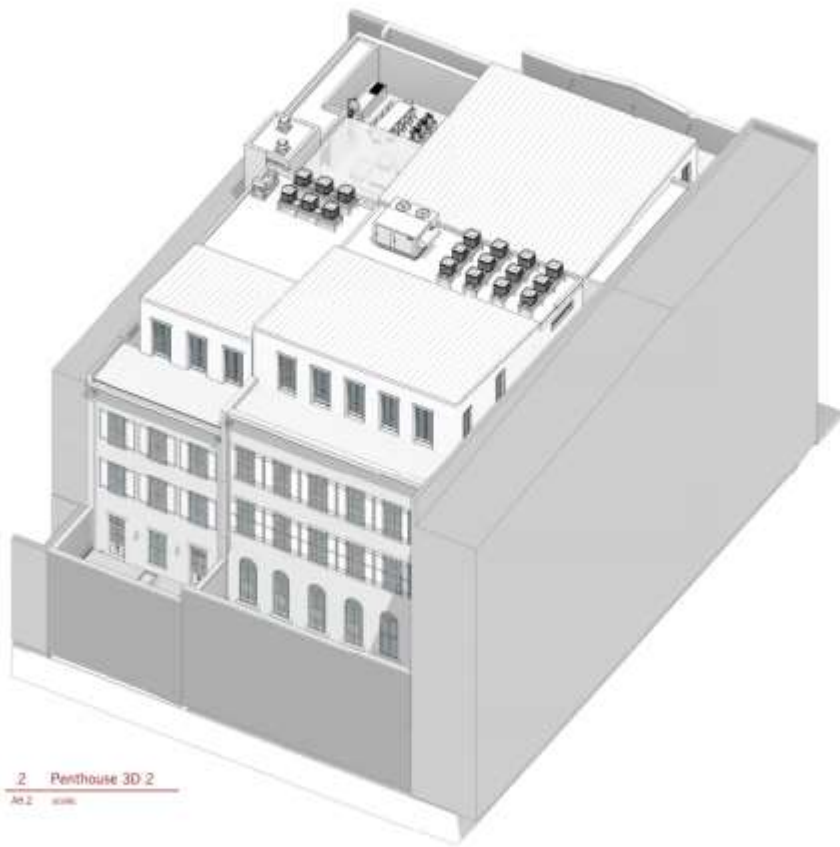
STUDIO WTA

211-15 & 217-19 Royal

Vieux Carré Commission

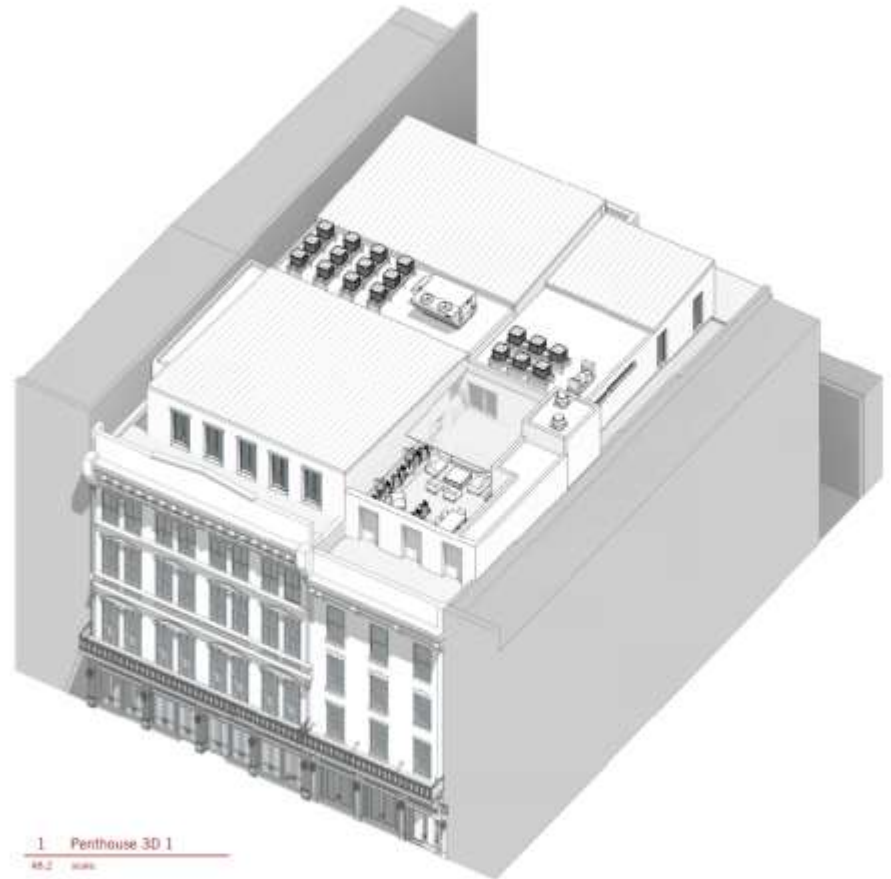
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2 Penthouse 3D 2

Arch 2 scale



1 Penthouse 3D 1

Arch 2 scale

STUDIO WTA

211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





STUDIO WTA

211-15 & 217-19 Royal

Vieux Carré Commission

December 6th, 2017





211-15 & 217-19 Royal

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211-15 & 217-19 Royal

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211-15 & 217-19 Royal

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1017 & 1021-23 St Philip

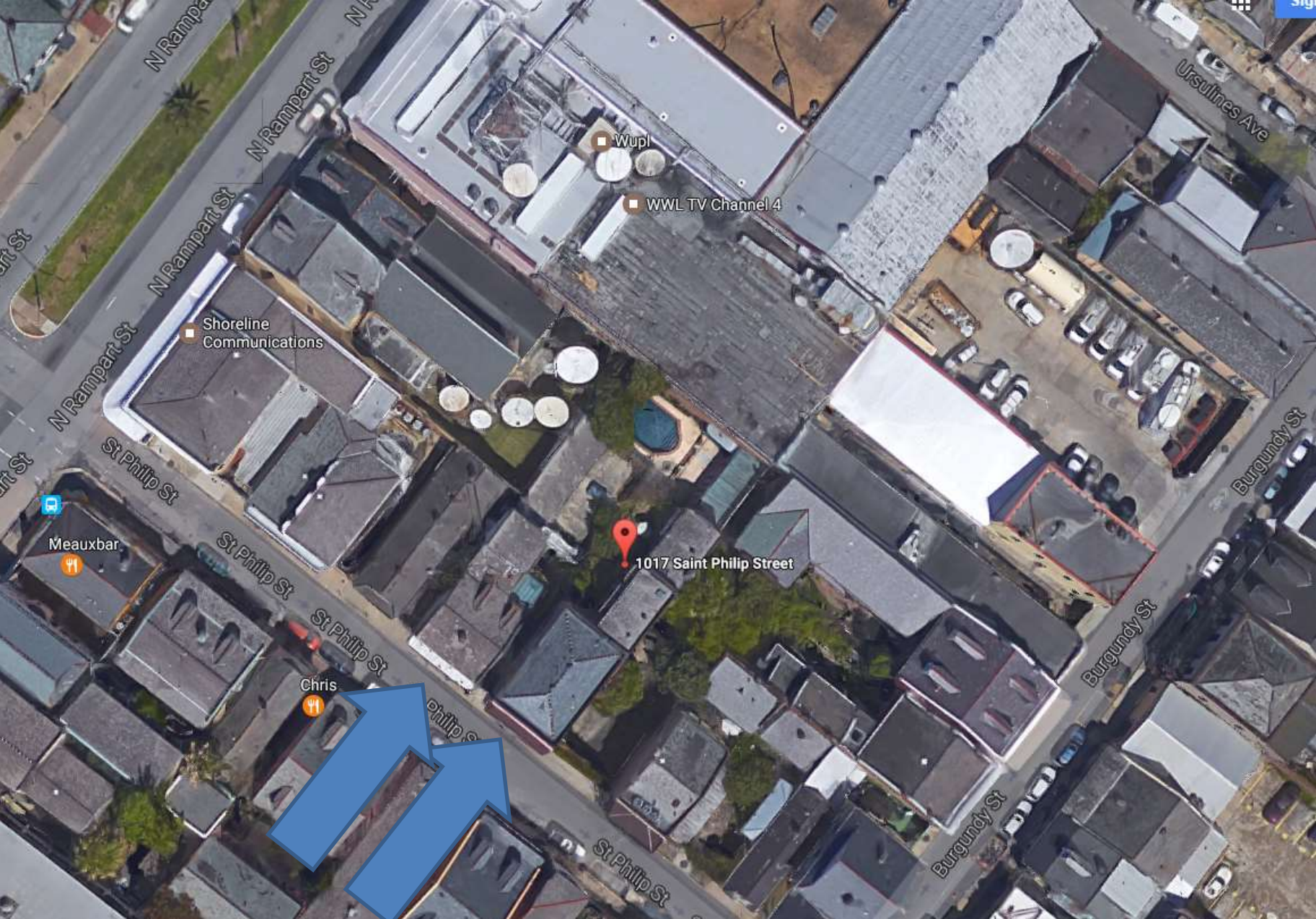




1017 & 1023 St Philip
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1017 & 1023 St Philip
Vieux Carré Commission

December 6th, 2017





1017 & 1023 St Philip
Vieux Carré Commission

December 6th, 2017



HILLIP

NO TREES IN R/W

ST.

31.96'

32'

100.75'

28'

63.96'

22.A.

23.A.

#1023/25

#1017

100.75'

128.75'

NOTICE:

THIS SUBDIVISION MUST BE RECORDED WITH THE OFFICE OF THE REGISTRAR

BY

1017 & 1023 St Philip

Vieux Carré Commission

December 6th, 2017





1017 St. Philip – c. 1963

Vieux Carré Commission

December 6th, 2017





1017 St Philip

Vieux Carré Commission

December 6th, 2017





1017 & 1023 St Philip
Vieux Carré Commission

December 6th, 2017





1023 St Philip

Vieux Carré Commission

December 6th, 2017





1017 & 1023 St Philip
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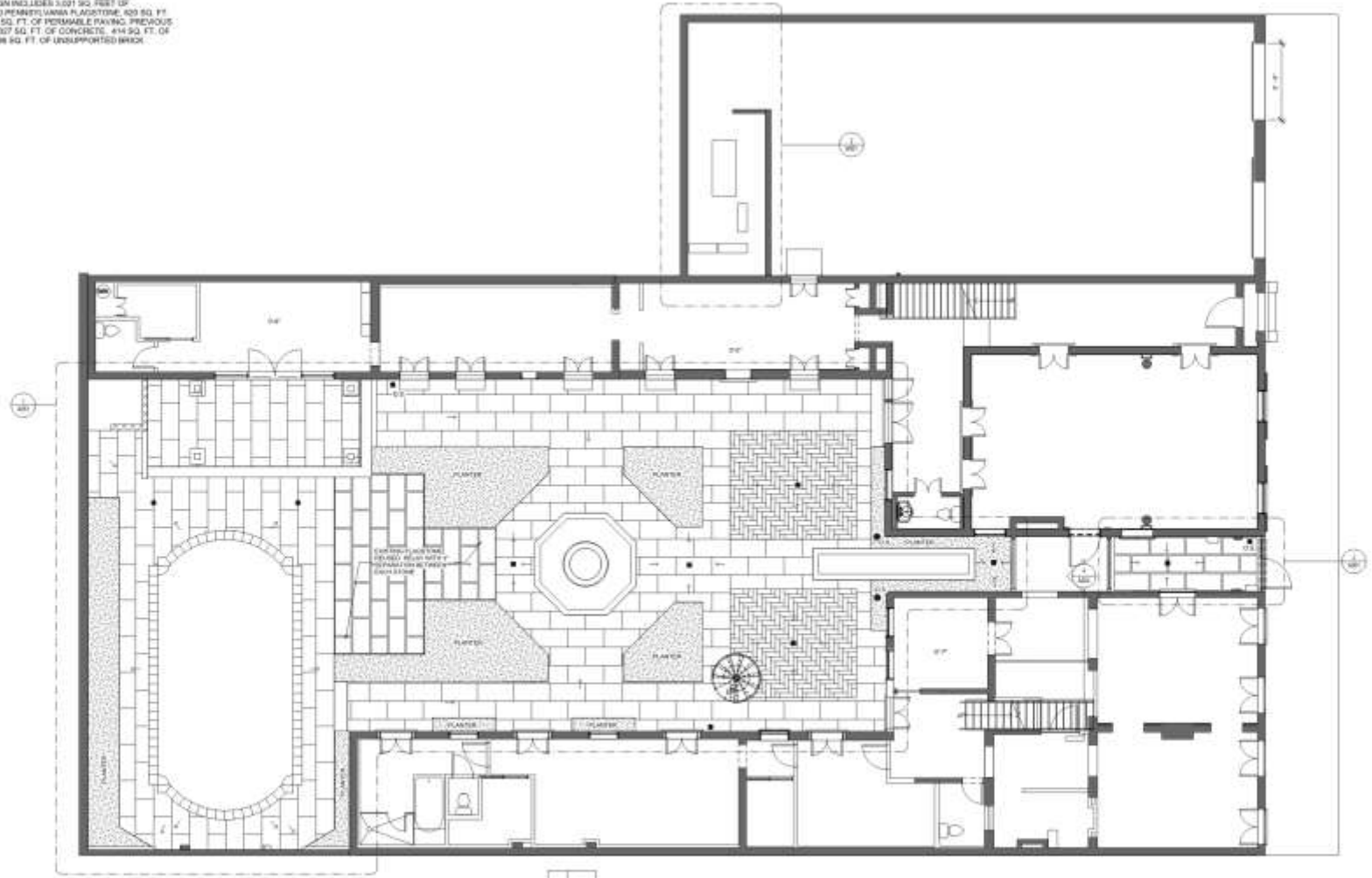
1017 & 1023 St Philip
Vieux Carré Commission

December 6th, 2017




GENERAL NOTES

1. NEW SITE PLAN DESIGN INCLUDES 3,021 SQ. FEET OF CONCRETE SUPPORTED PENNSYLVANIA FLAGSTONE, 420 SQ. FT. OF PLANTERS, AND 242 SQ. FT. OF PERMEABLE PAVING. PREVIOUS SITE PLAN INCLUDED 3,027 SQ. FT. OF CONCRETE, 414 SQ. FT. OF PLANTING AREA, AND 388 SQ. FT. OF UNSUPPORTED BRICK PAVING.



① SITE PLANNER
3/10/17

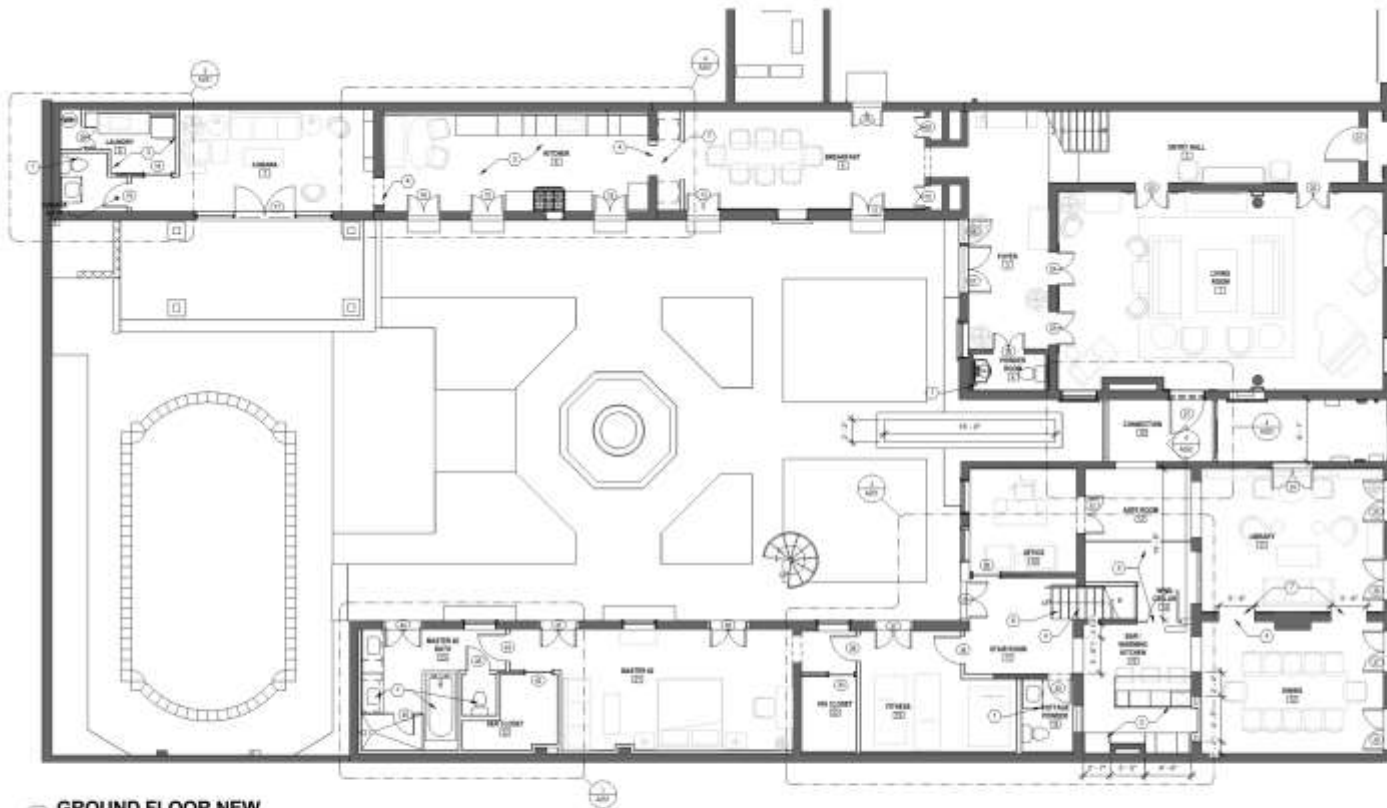
-  CONCRETE SUPPORTED FLAGSTONE: 3,021 SQ. FT.
-  FLAGSTONE NOT CONCRETE SUPPORTED: 488 SQ. FT.
-  PLANTERS: 420 SQ. FT.

 100 CANAL ST. SUITE 610 New Orleans, Louisiana 70112	PROJECT TITLE	DATE TISS
	1017-23 ST. PHILIP	SITE PLAN
	DATE	SHEET
	11.0.2017	A050

1017 & 1023 St Philip
Vieux Carré Commission

December 6th, 2017





CONSTRUCTION NOTES:

- ① INSTALL NEW PLUMBING FIXTURES
- ② INSTALL NEW MILLWORK AND KITCHEN APPLIANCES
- ③ NEW RE-CONFIGURED LAUNDRY ROOM. RE-ROUTE DRYER VENT PER CODE. CONNECT TO EXISTING VENT COIL.
- ④ INSTALL NEW BRICK HEADER PER DETAIL 2001
- ⑤ INSTALL NEW WINE CELLAR GLAZING
- ⑥ RECONFIGURE BOTTOM HALF OF STAIR AS INDICATED PER CODE
- ⑦ FRAME OPERATOR PER DISCUSSION
- ⑧ CHANGE SIBING OF DOOR
- ⑨ REMOVE EXISTING DOOR. INSTALL NEW WINDOW TO MATCH SUB EXIST STANDARDS. FILL LOWER WALL WITH MASONRY.

1 GROUND FLOOR NEW

1/8" = 1'-0"



2 BRICK HEADER DETAIL

1/8" = 1'-0"

- ① NEW GLASS PARTITION
- ② NEW 4" 1/2" PARTITION
- ③ NEW 4" PARTITION W/ GYP BD. ONE SIDE
- ④ EXISTING PARTITION
- ⑤ NEW 2" PARTITION W/ GYP. BD. ONE SIDE
- ⑥ NEW 8" 1/2" PARTITION
- ⑦ NEW INTERIOR WINE CELLAR STORAGE

<p>KFK CONSTRUCTION</p> <p>100 CANAL ST. SUITE 412 New Orleans, Louisiana 70112</p>	<p>PROJECT #</p> <p>1017-23 ST. PHILIP</p>	<p>SHEET #</p> <p>1ST FLOOR - NEW</p>
		<p>DATE</p> <p>11.6.2017</p>





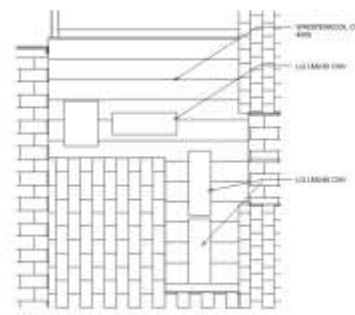
EXISTING COTTAGE NEAR



EXISTING COTTAGE NEAR



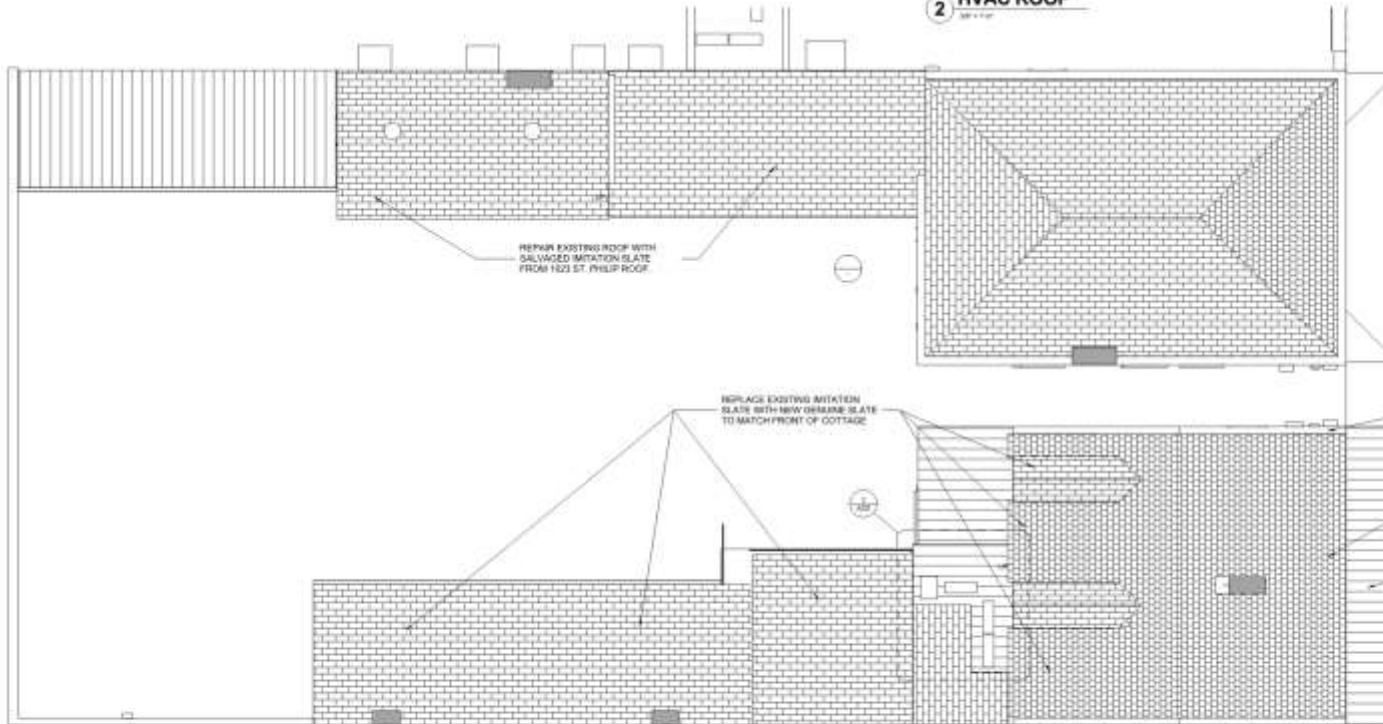
EXISTING ROOFTOP UNITS FROM COTTAGE



GENERAL NOTES

1. THE GENERAL SCOPE OF THE ROOF REPAIR INCLUDES THE INSTALLATION OF NEW 12" X 18" NATURAL SLATE WITH COPPER FLASHING AND COPPER FLASHINGS ON 1023 ST. PHILIP ST. SALVAGE AS MUCH IMITATION SLATE AS POSSIBLE TO USE FOR REPAIRS ON THE 1017 ST. PHILIP BUILDING. PROTECT AND RE-INSTALL EXISTING RISSE TILES. REPLACE WITH NEW RISSE TILES TO MATCH IF REQUIRED. REPLACE SHEATHING AND ICE AND WATER SHIELD AS REQUIRED DURING INSTALLATION.

2 HVAC ROOF



1 ROOF



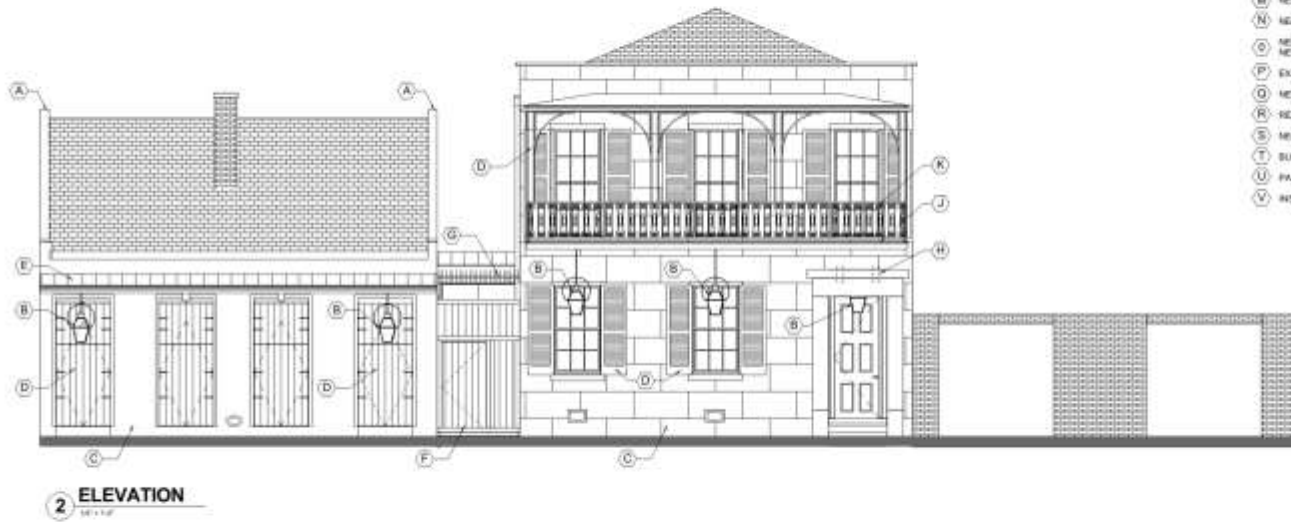
PROJECT NO: 1017-23 ST. PHILIP

SHEET NO: ROOF PLAN	
DATE: 11.6.2017	SCALE: A203



ELEVATION KEYNOTES

- (A) REMOVE EXISTING COPPER PARAPET CAP. INSTALL NEW MORTARED PARAPET WALL.
- (B) NEW BEVELD GAS LANTERN, TYP.
- (C) PAINT EXISTING STUCCO
- (D) PAINT EXISTING SHUTTERS
- (E) REPLACE EXISTING METAL ROOF WITH STRAMING BEAM COPPER ROOF
- (F) NEW WOOD FENCE
- (G) EXISTING HEDGES/BOXES TO REMAIN
- (H) INSTALL NEW RECESSED LIGHT FIXTURES ABOVE DOORWAY.
- (J) REPLACE EXISTING DAMAGED BALCONY BOARDS AS REQUIRED. SAND AND PAINT.
- (K) PAINT IRON RAILING
- (L) NEW PAINTED STEEL CIRCULAR STAIR
- (M) NEW STEEL RAILING
- (N) NEW MECHANICAL EQUIPMENT
- (O) NEW WOODEN AND GLASS DOOR TO MATCH EXISTING IN NEWLY FRAMED OPENING
- (P) EXISTING HEADER TO REMAIN
- (Q) NEW WOODEN WINDOW TO MATCH EXISTING
- (R) RESTORE STUCCO TO MATCH ADJACENT
- (S) NEW RAISED BUBBLING FOUNTAIN
- (T) BUILDING CONNECTOR
- (U) PAINT EXISTING BRICK
- (V) INSTALL EXISTING VCC APPROVED ELECTRIC LIGHTS



PROJECT NO:
1017-23 ST. PHILIP

SHEET NO:
EXTERIOR ELEVATIONS
DATE:
11.8.2017
REVISION:
A301

1017 & 1023 St Philip
Vieux Carré Commission

December 6th, 2017

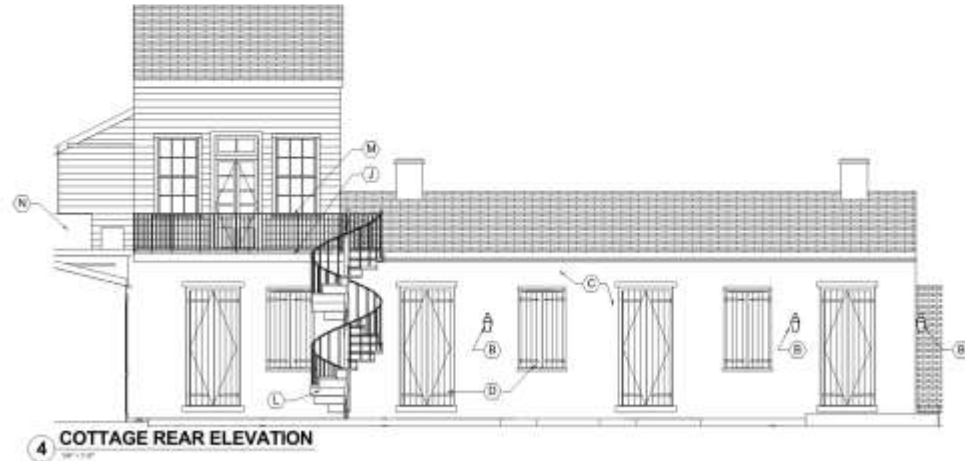


ELEVATION KEYNOTES

- (A) REMOVE EXISTING CORNER PARAPET CAP. INSTALL NEW MORTARED PARAPET WALL.
- (B) NEW REVELO GAS LANTERN, TYP.
- (C) PAINT EXISTING STUCCO
- (D) PAINT EXISTING SHUTTERS
- (E) REPLACE EXISTING METAL ROOF WITH STANDING SEAM COPPER ROOF
- (F) NEW WOOD FENCE
- (G) EXISTING HEDGEHOG TO REMAIN
- (H) INSTALL NEW RECESSED LIGHT FIXTURES ABOVE DOORWAY.
- (J) REPLACE EXISTING DAMAGED BALCONY RAILINGS AS REQUIRED. SAND AND PAINT.
- (K) PAINT IRON RAILING
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- (S) NEW RAISED BUBBLING FOUNTAIN
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- (U) PAINT EXISTING BRICK
- (V) INSTALL EXISTING VCC APPROVED ELECTRIC LIGHTS



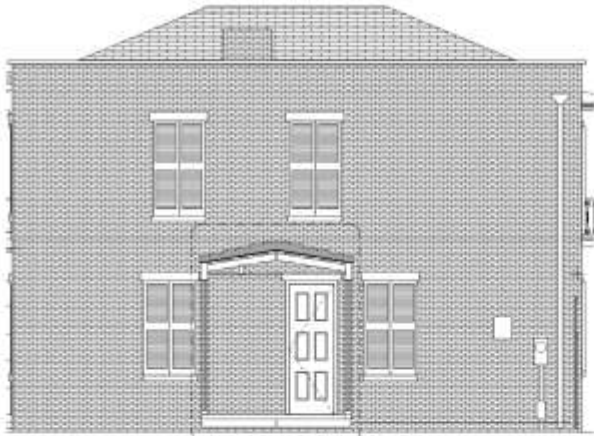
1 CREOLE COTTAGE REAR ELEVATION
1 OF 142



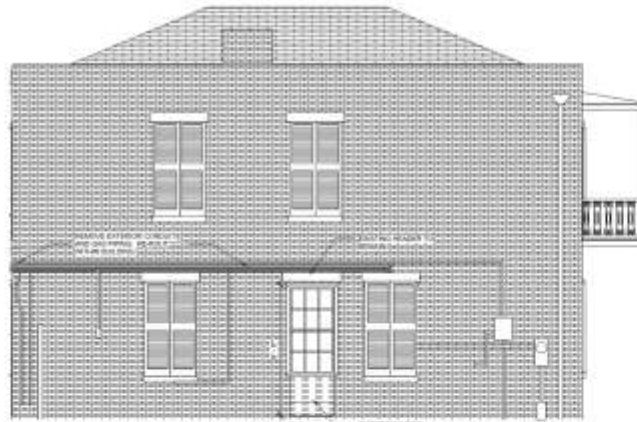
4 COTTAGE REAR ELEVATION
1 OF 142

 101 CANAL ST. SUITE 210 NEW ORLEANS, LOUISIANA 70112	PROJECT:	DATE:
	1017-23 ST. PHILIP	11.6.2017
SHEET TITLE: EXTERIOR ELEVATIONS		SHEET NO.: A302





3 TOWNHOUSE CONNECTION DETAIL-VCC
10'-1 1/2"



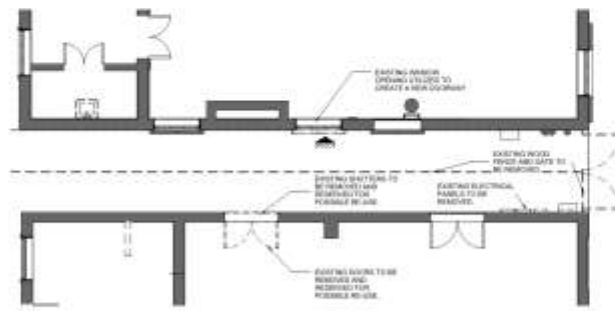
5 TOWNHOUSE DEMO ELEVATION
10'-1 1/2"



WINDOW TO BE REMOVED



4 COTTAGE CONNECTION SIDE
10'-1 1/2"



1 GROUND FLOOR CONNECTION EXISTING
10'-1 1/2"



2 GROUND FLOOR CONNECTION NEW
10'-1 1/2"



WINDOW TO BE REMOVED



PROJECT TITLE
1017-23 ST. PHILIP

SHEET TITLE
CONNECTION
DATE
11.6.2017
VCC4



The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a decorative design, including a central figure and ornate scrollwork. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

Appeals and Violations



939 Iberville

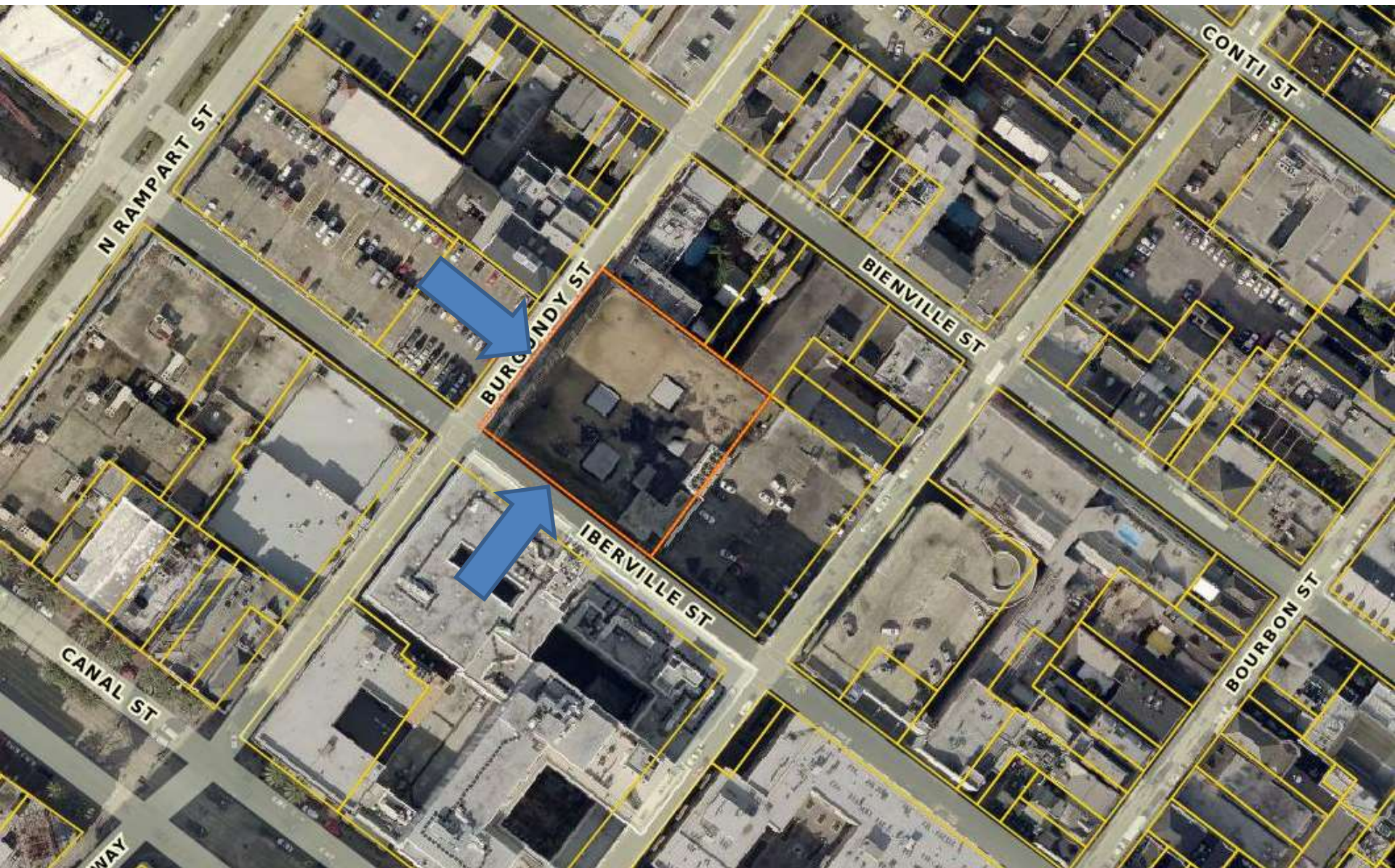


939 Iberville

Vieux Carré Commission

December 6, 2017





939 Iberville

Vieux Carré Commission

December 6, 2017





939 Iberville-1920s or 30s

Vieux Carré Commission

December 6, 2017





939 Iberville- ca. 1955

Vieux Carré Commission

December 6, 2017





939 Iberville-1964

Vieux Carré Commission

December 6, 2017





939 Iberville

Vieux Carré Commission

December 6, 2017





939 Iberville

Vieux Carré Commission

08 03 2017

December 6, 2017





939 Iberville

Vieux Carré Commission

December 6, 2017





939 Iberville – Approved Awning Locations – Burgundy Elevation





939 Iberville – Proposed Awning Locations – Burgundy Elevation

Vieux Carré Commission

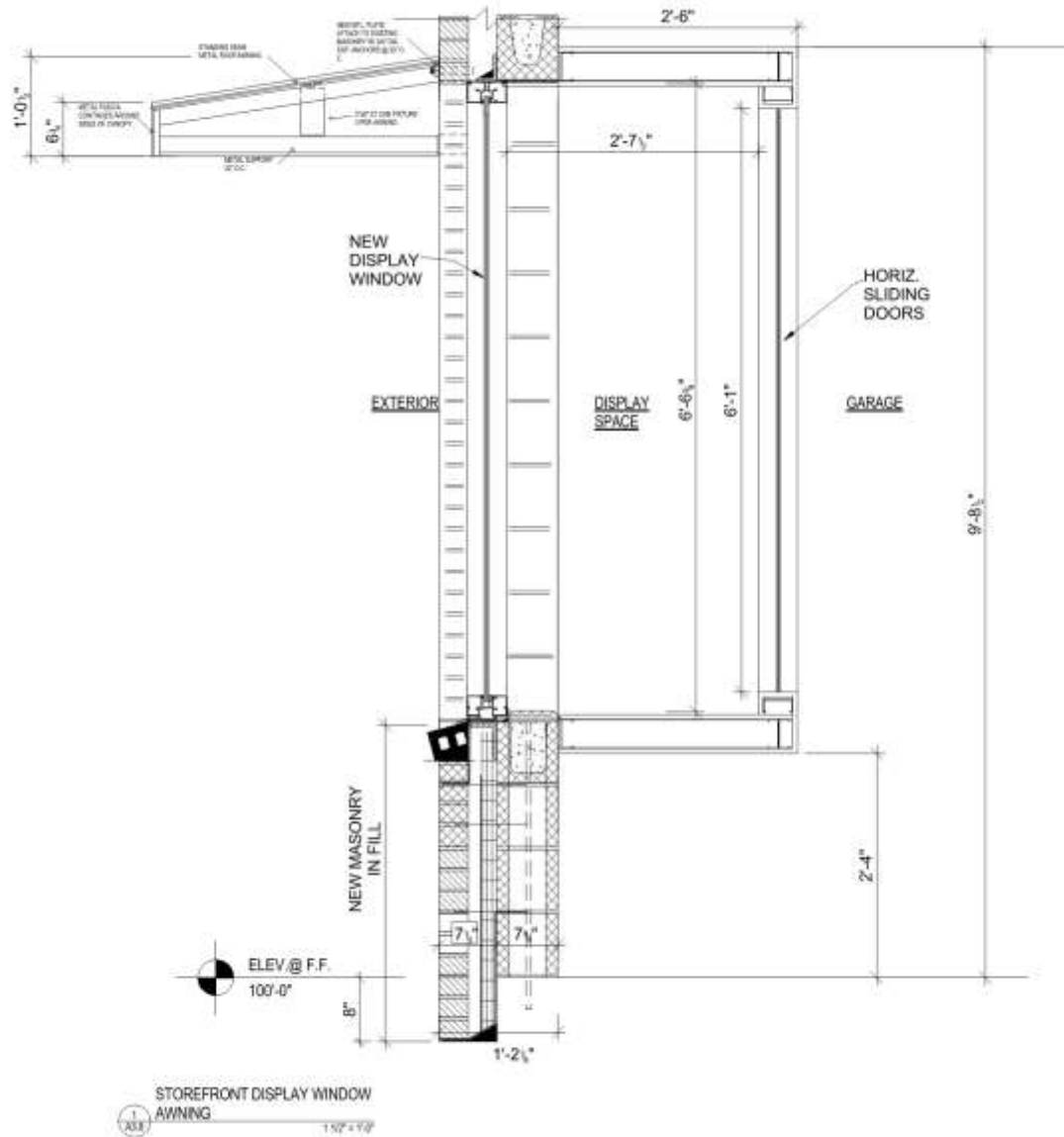
December 6, 2017





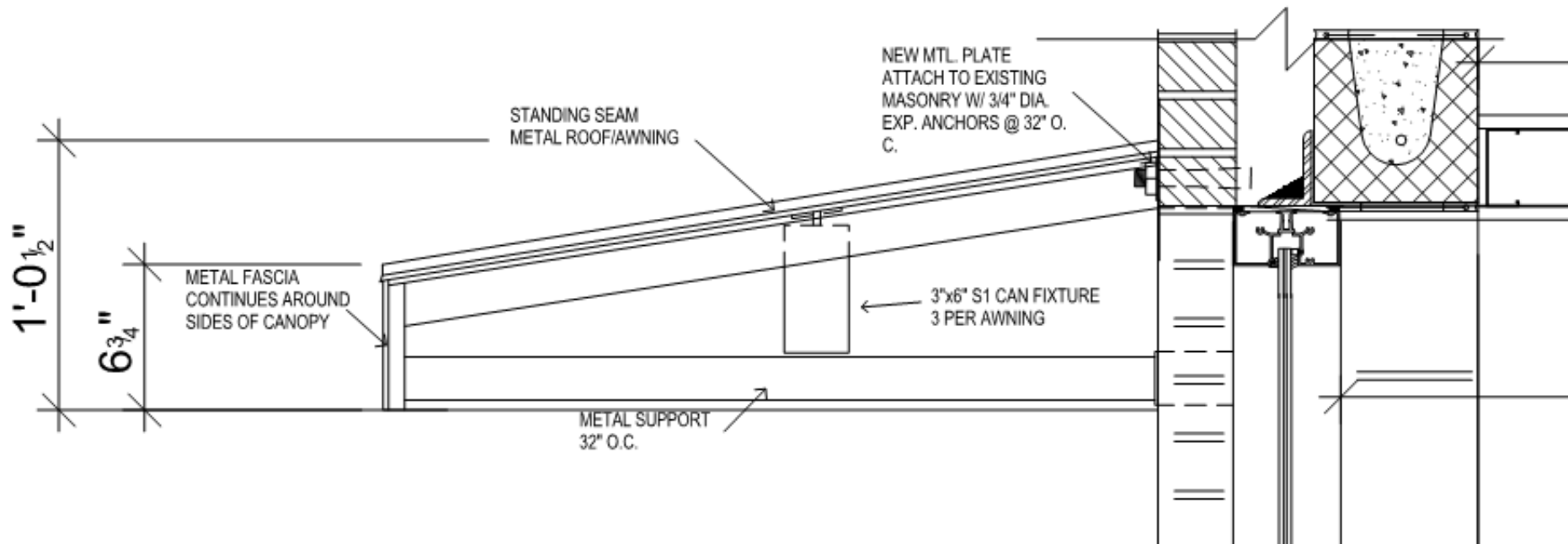
939 Iberville -Approved Awning Locations – Iberville Elevation (No Change)





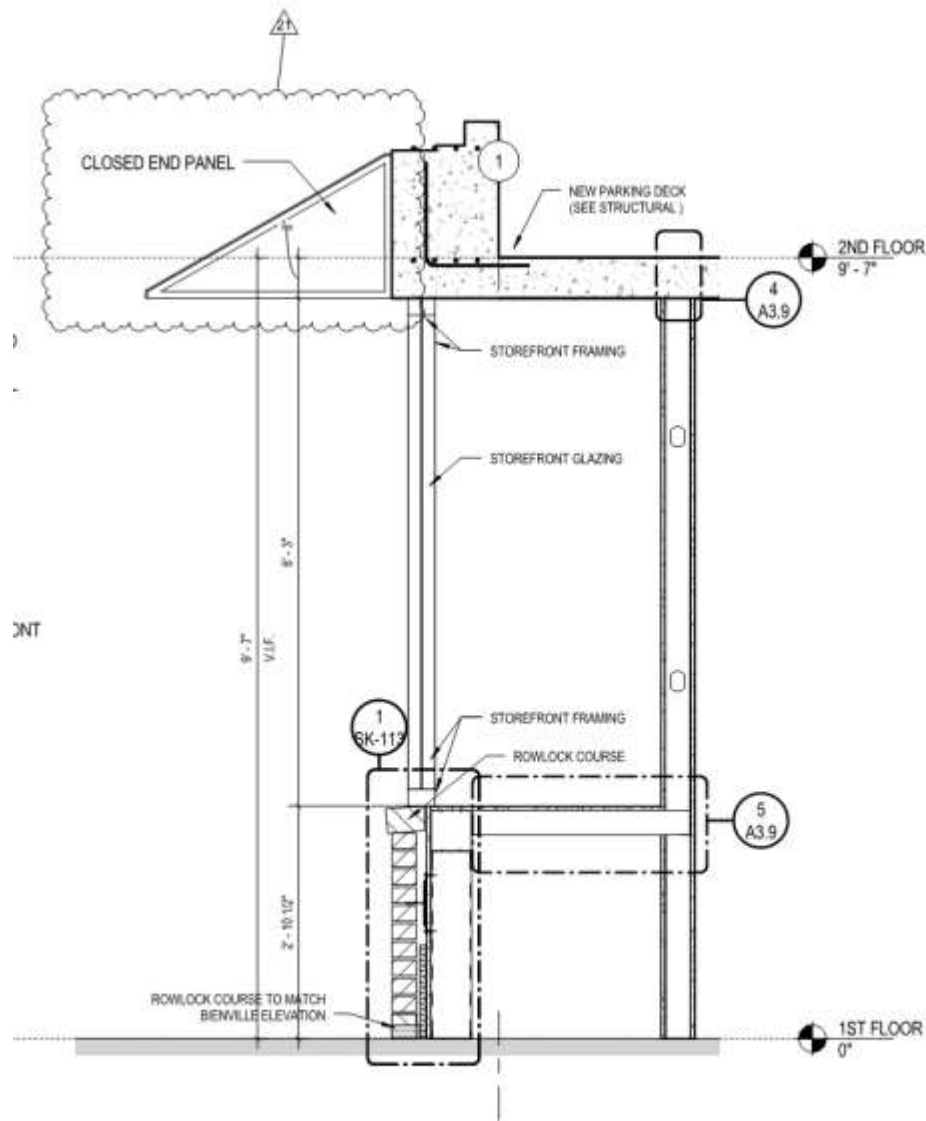
939 Iberville – Approved Awning Detail





939 Iberville – Approved Awning Detail

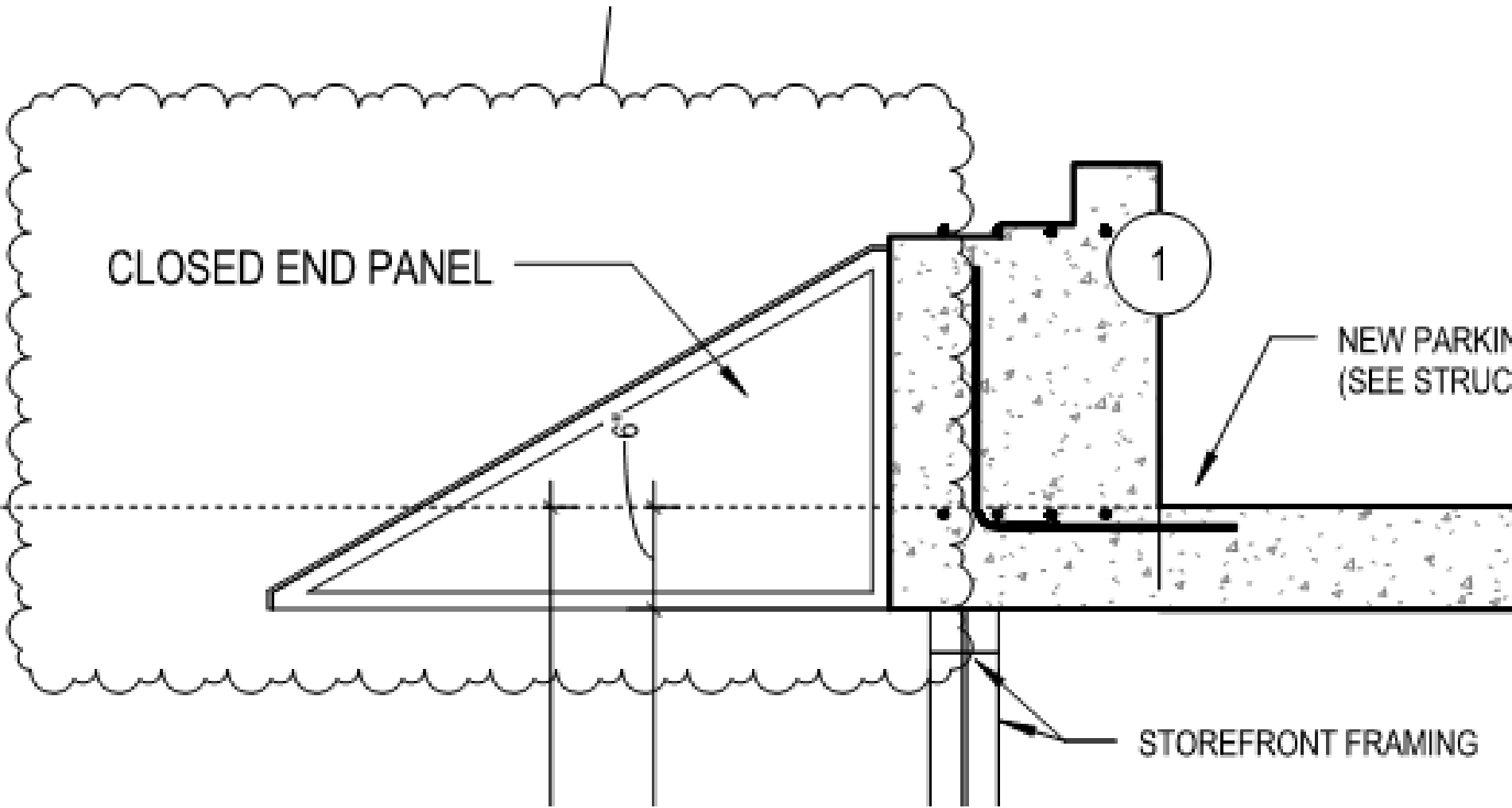




3 TYP. WINDOW GALLERY SECTION
 A3.9 3/4" = 1'-0"

939 Iberville – Proposed Revised Awning Detail





CLOSED END PANEL

1

NEW PARKING
(SEE STRUC

STOREFRONT FRAMING





939 Iberville

Vieux Carré Commission

December 6, 2017





939 Iberville

Vieux Carré Commission

December 6, 2017





939 Iberville

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939 Iberville

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939 Iberville

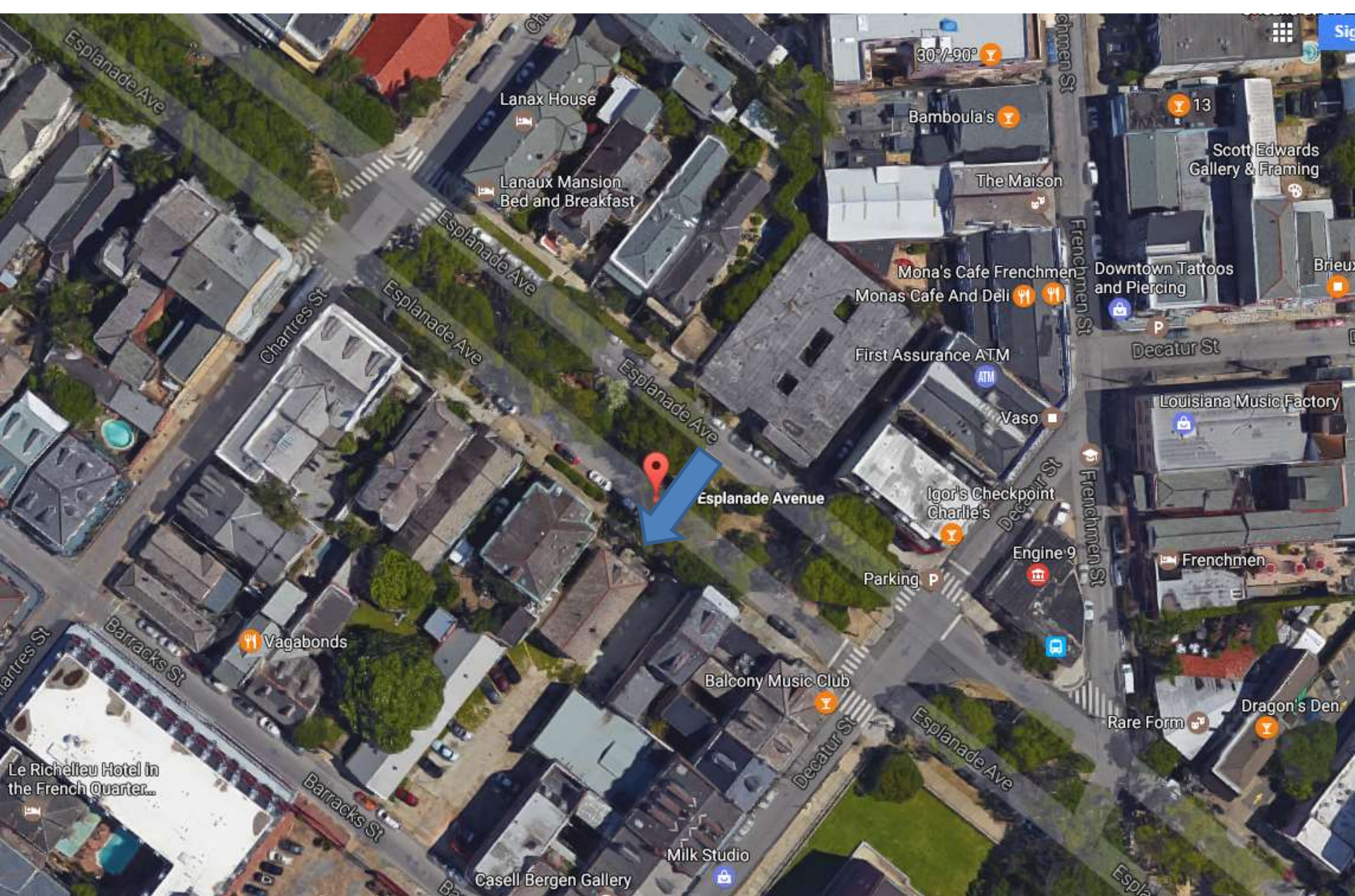
Vieux Carré Commission

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518-22 Esplanade



520 Esplanade

Vieux Carré Commission

December 6, 2017





520 Esplanade – ca. 1950

Vieux Carré Commission

December 6, 2017





520 Esplanade

Vieux Carré Commission

December 6, 2017





520 Esplanade

Vieux Carré Commission

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December 6, 2017





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520 Esplanade

Vieux Carré Commission

December 6, 2017





520 Esplanade
Vieux Carré Commission

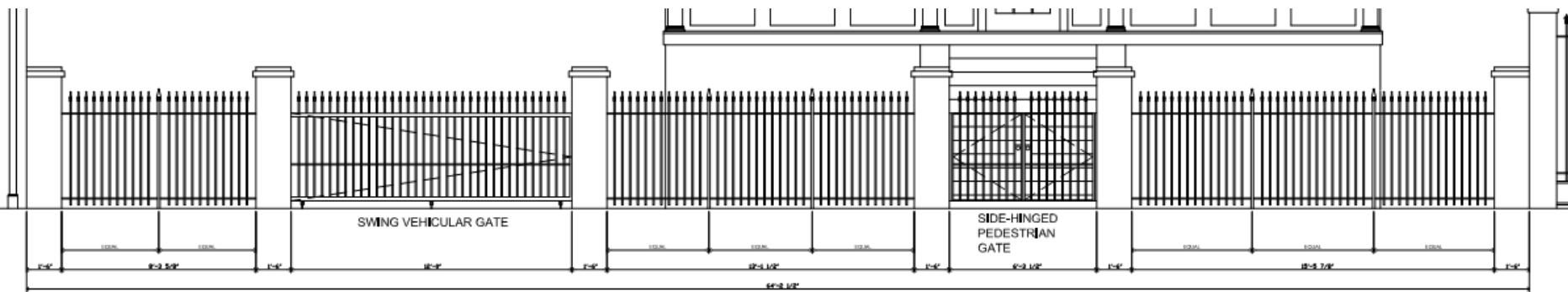
December 6, 2017



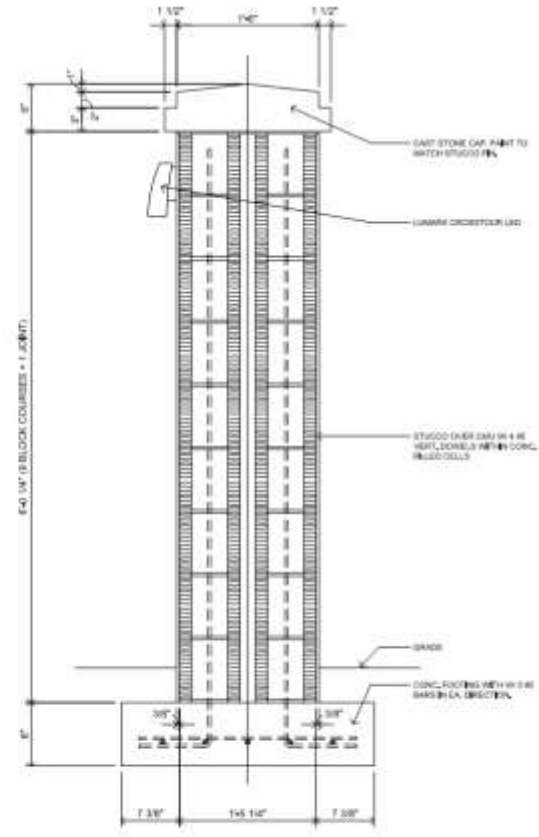
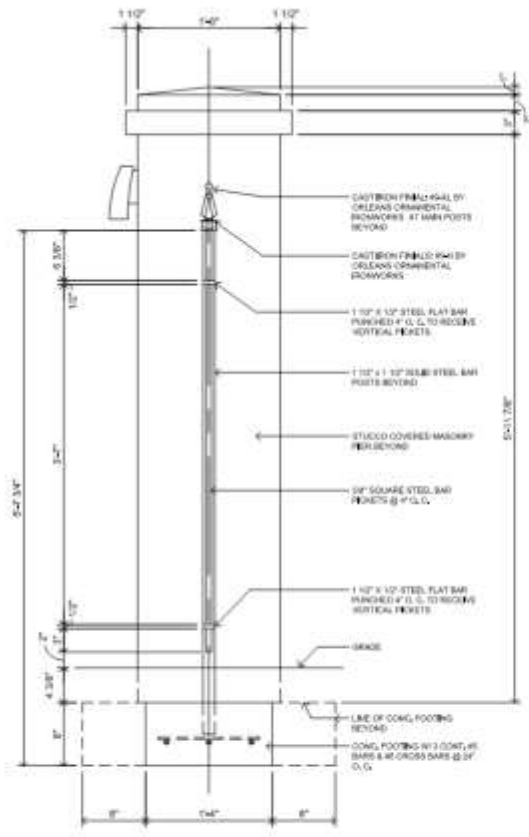


520 Esplanade – fence in ca. 1950 photo





PROPOSED IRON FENCE & GATE:
MAIN VERTICAL POSTS: STUCCO COVERED MASONRY.
PEDESTRIAN GATE POST: 1 1/2" SQ. SOLID STEEL BAR.
TOP, BOTTOM & INTERMEDIATE RAILS: 1/2" X 1 1/2" SOLID STEEL BARS,
 W/ PUNCHED HOLES FOR PICKETS.
PICKETS: 5/8" SQ. SOLID STEEL BARS SPACED 4" O. C.
GATE POST FINIAL: #9-XL BY ORLEANS ORNAMENTAL IRONWORKS.
TYPICAL PICKET FINIAL: #9-H BY ORLEANS ORNAMENTAL IRONWORKS.



03 FENCE DETAILS
A101 1" = 1'-0"





520 Esplanade

Vieux Carré Commission

December 6, 2017





520 Esplanade

Vieux Carré Commission

December 6, 2017



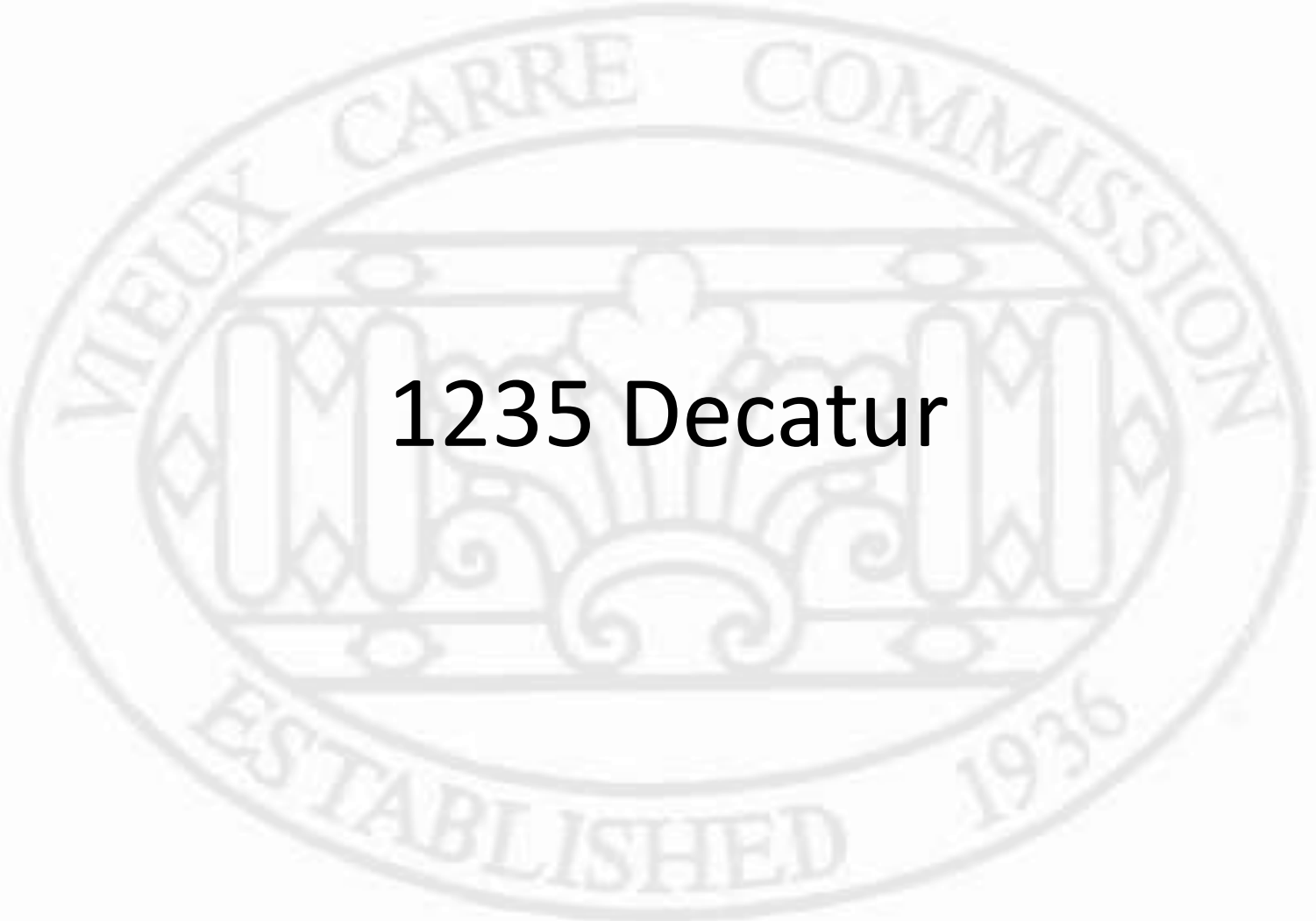


520 Esplanade

Vieux Carré Commission

December 6, 2017





1235 Decatur



1235 Decatur

Vieux Carré Commission

December 6, 2017





1235 Decatur

Vieux Carré Commission

December 6, 2017





1235 Decatur

Vieux Carré Commission

December 6, 2017





1235 Decatur

Vieux Carré Commission

December 6, 2017





1235 Decatur

Vieux Carré Commission

December 6, 2017





1235 Decatur

Vieux Carré Commission

December 6, 2017

