

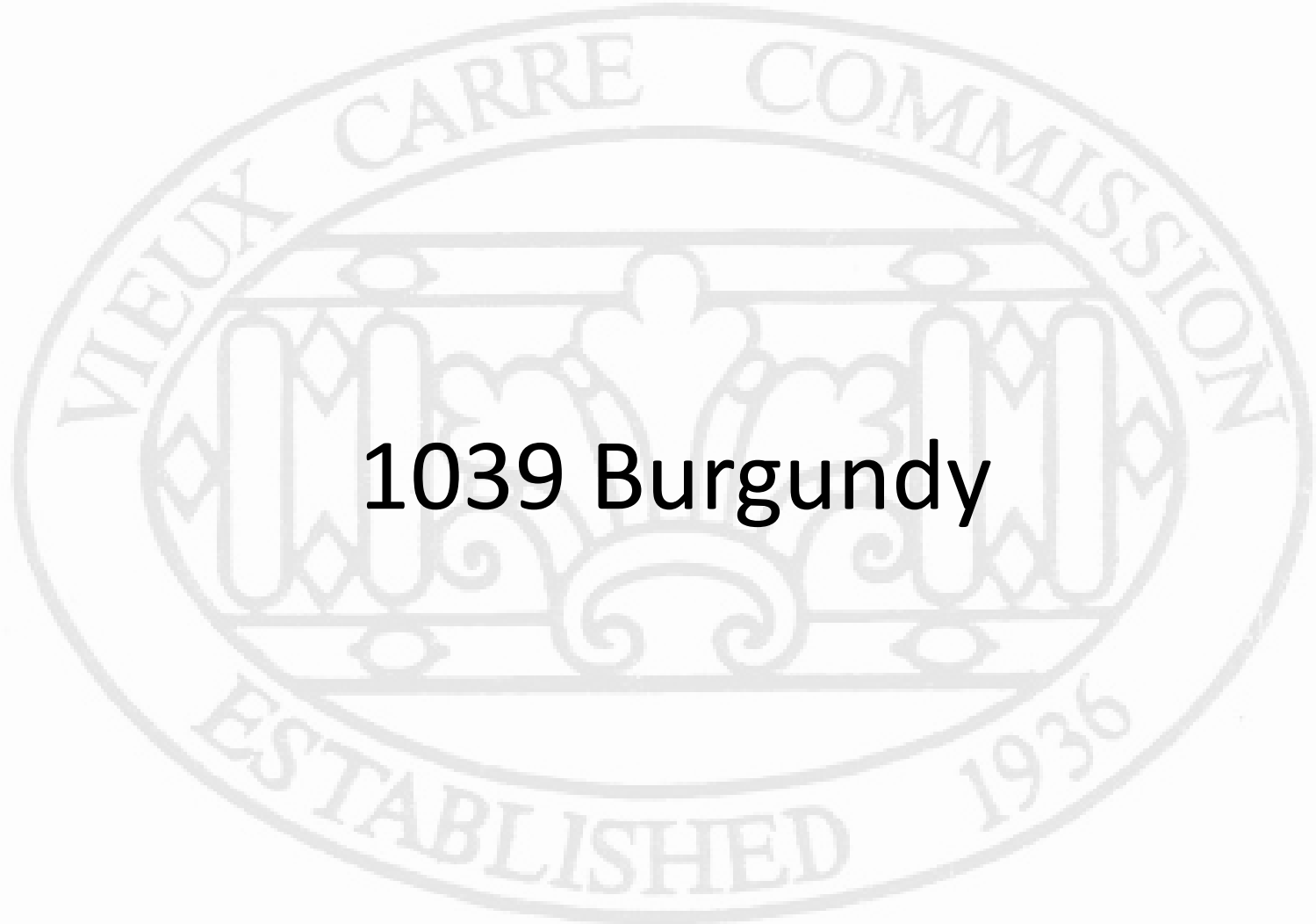


**Vieux Carré  
Commission Meeting**

**Wednesday, August 17, 2022**



**New Business**



**1039 Burgundy**

ADDRESS:	1039 Burgundy Street	APPLICANT:	John C Williams
OWNER:	Michael Katzenstein	SQUARE:	105
ZONING:	VCR-1	LOT SIZE:	2945 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	589 sq. ft.
ALLOWED:	3 units	EXISTING:	600 sq. ft.
EXISTING:	3 units	PROPOSED:	No change
PROPOSED:	1 unit		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Green**, of local architectural and/or historic significance.  
Attached service building and Garage: **Orange**, post 1946 construction.

The first floor of this 2-story masonry corner commercial building, which has millwork in the Greek Revival style, evidently dates from the mid-19th c. Its second floor, however, was added c. 1880-90. The attached service ell does not appear on any Sanborn maps and is not seen in a 1964 photo.

**Vieux Carré Commission Meeting of** **08/17/2022**

**DESCRIPTION OF APPLICATION:** 08/17/2022  
**Permit #22-15634-VCGEN** **Lead Staff: Erin Vogt**

Proposal to construct addition on roof of orange rated garage, modify garage doors, enclose courtyard arcade, and install roof deck, per application & materials received 05/24/2022 & 07/26/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 08/17/2022

The applicant is proposing significant exterior modifications to convert the building to a single-family residence. Much of this work is still under conceptual review at the Committee level and will require further Commission consideration at a later date. However, the project is at a crossroads and a Commission determination is requested for two components of the proposal before the overall design is developed further: a rooftop addition on the orange rated garage, and an adjoining roof deck.

The Committee has recommended conceptual approval of a rooftop addition and is forwarding a negative recommendation for the roof deck. The Committee has recommended certain revisions based on the roof deck being eliminated. However, if the Commission allows the roof deck to remain in the proposal, this will affect the recommendations of staff and Committee in future.

The Design Guidelines on Rooftop Additions lists criteria for the consideration of both rooftop structures and rooftop decks:

**ROOFTOP ADDITIONS**

**THE VCC REQUIRES:**

- Compliance with the Comprehensive Zoning Ordinance (CZO) – A rooftop addition shall not require a variance for height limit or floor area ratios
- Review of all exterior items located on a roof surface including paving, railings and built-in furnishings

**THE VCC DOES NOT RECOMMEND:**

- A rooftop addition on a Green, Pink or Yellow rated building
- A rooftop addition on a building of less than three full stories in height

**THE VCC DOES *NOT* ALLOW:**

- A rooftop addition on a Purple or Blue rated building
- A rooftop addition on a building originally constructed as a residential building
- A rooftop addition on a roof with a pitch greater than 3-inches vertically in 12-inches horizontally and an existing parapet less than 18-inches in height – Except at a camelback shotgun
- A roof addition greater than one story and/or 12'-0" in height or with a roof form other than a flat or low-sloped roof – Excluding an elevator override

The proposed work meets the criteria for building rating (orange), original use (commercial garage), roof pitch (flat), and height. The Design Guidelines do not recommend a rooftop addition on a building of less than three full stories in height.

The proposed structure is the same height and roof pitch as the adjacent orange rated service ell and measures approximately 300 sq. ft. The parapet will remain to separate the service ell and addition, and the applicant has agreed to push the Ursulines-side wall back slightly, so it will read as a separate addition rather than an extension of the service ell. Since the majority of the conditions for rooftop additions are met, and since this addition is small and discreet and not inappropriate for a single-family home, staff has no objection based on the missed criteria for a building less than three full stories in height. The Committee found the addition **conceptually approvable**, with final design of the Ursulines-side millwork to be revised per the Commission's decision regarding the roof deck.

The roof deck is set back 4'-0" from the front parapet, 4'-6" from Burgundy, and 3'-0" from the neighboring center hall Creole cottage gable. It is shown with a glass rail, and measures 11'-2" x 14'. While it has been reduced in size from previous proposals and should not be visible from the street, staff notes that these exterior spaces are often equipped with furniture, umbrellas, etc. and rarely appear as clean and sterile as depicted by the applicant. It will also have a substantial impact on the viewshed, which is under VCC purview. Since this is an exterior, activated, elevated space, staff is greatly concerned about missing the criteria for a building less than three full stories in height, particularly considering its location in the VCR-1 overlay district. Given the potential impact on the *tout ensemble*, which could continue well into future years after the current ownership no longer possesses the building, staff did not find the roof deck sufficiently compatible with the Design Guidelines, and the Architecture Committee has forwarded a **negative recommendation**.

**VIEUX CARRÉ COMMISSION ACTION:**

08/17/2022

**Architecture Committee Meeting of****08/09/2022****DESCRIPTION OF APPLICATION:**  
**Permit #22-15634-VCGEN**

08/09/2022

**Lead Staff: Erin Vogt**

Proposal to construct addition on roof of orange rated garage, modify garage doors, enclose courtyard arcade, and install roof deck, per application & materials received 05/24/2022 & 07/26/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

08/09/2022

The applicant has revised the drawings as follows:

**Main building:**

On the rear elevation, two openings are again proposed. The existing door with fan light would be replaced with French doors to match those on the Ursulines elevation of the main building. The applicant stated: "Since these doors would match the same doors around the wall's corner (except for having a wood bottom panel and not glass) that they would not detract from the history of the building." They are drawn with six lites and single panels and have articulated lintels, but no photos of the millwork that provides the basis for this design have been provided for review. Unfortunately, the shutters are typically closed and VCC staff has no unobscured photos of the doors. If they have glass bottom panels as the applicant seems to suggest, it is likely that they were installed at some point after the building was converted from commercial to residential use, and are not historic. The overall height and width are also not specified. It is unclear if any investigation of the existing conditions or brick scarring led to this revision.

**Service ell:**

The arched openings at the existing arcade have been eliminated, and openings identical to those now proposed at the main building are shown. The applicant stated that this decision was made so the openings would be more cohesive, since the arched headers at the garage are also being eliminated. Staff notes that the proposed doors are taller than the existing fan lights. Proportionally, this would be atypical for a service ell.

**Rooftop addition:**

The parapet of the garage is shown raised by 5 brick courses, giving it a total overall height of approximately 12'-1".

The drawings are inconsistent regarding whether or not the parapet at the end of the service ell would remain, and the Ursulines-side wall has a short, inset jog before it comes back into the same plane as the service ell. Staff's recommendation was that the parapet remain, and that the entire wall of the addition be set back a foot or two, so the entire added mass reads as another addition on top of the garage, rather than an extrusion of the second-floor service ell. The millwork on this elevation is in need of further study, as the sidelites and French doors are not complimentary and should be set further back within the jamb. They are noted as wood clad, and reference "model and manufacturer;" staff notes that all millwork must be solid wood, with single glazing, true divided lites, and appropriate millwork profiles. The Design Guidelines state that prefabricated windows and doors are rarely appropriate for the district.

Staff notes that the addition walls are noted as masonry, but the section showing the millwork is not drawn as such, with the head, jamb and sill set within the thickness of the wall. This should also show the header for the new wall assembly, and include a section at the roof. Additionally, gutters are shown in section but no new downspouts have been identified.

**Rooftop deck:**

The deck has been set back 4'-0" from the front parapet, 4'-6" from Burgundy, and 3'-0" from the neighboring center hall Creole cottage gable. It is shown with a glass rail, and measures 11'-2" x 14'. Staff appreciates the reduction in size but maintains that a rooftop deck is inappropriate for this building, per the Design Guidelines.

**Garage doors:**

The garage doors are unchanged and no site plan with sidewalk has been provided.

Staff recommends **deferral**, with revisions as noted above and as discussed with the Committee.

**ARCHITECTURAL COMMITTEE ACTION:**

08/09/2022

Ms. Vogt read the staff report with Mr. Capella and Mr. Williams present on behalf of the application. Mr. Capella stated that the parapet height and note about wood clad windows were drafting errors. Mr.

Williams stated that the parapet would be maintained at the service ell and that they had decided not to maintain the arcade arches but to square them off, as all other openings had square headers. He agreed that the existing millwork at the rear of the main building was not historic and that they wanted to add another opening that would be more appropriate, matching other doors in that room that were on the Ursulines elevation. Mr. Capella stated that this made the service ell more cohesive. He added that the other openings were glass all the way down and that adding the wood panel would make them stronger. Mr. Capella also stated that he would revise the doors and sidelites on the service ell depending on whether or not the roof deck was approved. Mr. Williams argued that the roof deck was not contrary to the Design Guidelines, as it was a lower rated, newer building. He added that the building would go from three units to single family. Mr. Capella stated that they were fine with setting back the Ursulines side addition wall as recommended by staff.

Ms. DiMaggio stated that she found the square headers on the main building to be acceptable, but that two openings made the rear elevation cramped. She agreed that the proportions at the service ell seemed off, adding that the details at the service ell, such as profiles, should be consistent with other service ells, not just copying the main building. Mr. Bergeron disagreed, stating that he found the existing doors at the service ell to be fitting for the building's age and style, but he did agree with replacing the door at the rear of the main building. He disagreed with adding an opening unless evidence supported there previously being two. Mr. Williams stated that they had not found evidence of a second opening.

Mr. Fifield asked for comment on the roof deck. Mr. Bergeron noted that staff found it to be against the Design Guidelines. Ms. Vogt stated that, while some of the Guidelines for rooftop additions and roof decks were met, the fact that the building is only one story tall is a considerable issue. Mr. Capella stated that the deck would not be visible from the street, and that the owners already used it and the roof was already occupied. Ms. Bourgoigne stated that the issue was architecturalizing and permitting an occupiable roof deck on a one story building, which she noted would require Commission approval regardless. She suggested possibly separating the addition from the rest of the application.

A member of the public addressed the Committee, stating that he found the project to be desirable and that it would give the owners additional outdoor space, also noting that the roof deck would not be visible from the street.

Mr. Capella noted Ms. Bourgoigne's point that the roof deck might set a precedent, stating that a this condition was a rare, unique case. Mr. Block noted the nearby commercial roof deck on a one-story building at the corner of Esplanade and N. Rampart was approved, but that it was disingenuous to show a sterile roof deck with a glass rail and no furniture, umbrellas, or anything else that would appear as soon as the roof deck is occupied in reality. Mr. Williams stated that the roof deck and addition would bring a family back into the French Quarter and that they might not pursue the single-family renovation if the roof deck is not approved.

Ms. DiMaggio stated that the Design Guidelines should be used to evaluate each project on its individual merits. Even if the deck was not visible from the street, it would still be a very apparent part of the viewshed if added to a one-story roof. She added that if the building becomes single family, they would still have access to outdoor space in the courtyard. Mr. Williams again stated that the plans might not move forward without the roof deck. Ms. Vogt noted that multiple aspects of the proposal could not move forward without Commission review.

Ms. DiMaggio moved to defer the proposed work at the main building, service ell, and roof top addition, with revisions per staff and Committee recommendations, and to forward a negative recommendation to the Commission for the roof deck. She then revised her motion, moving to forward a **negative recommendation** for the roof deck to the Commission, and for **conceptual approval** of the work at the main building, service ell, and rooftop addition, with further development to depend on the Commission's determination regarding the roof deck. Mr. Bergeron seconded the motion, which passed unanimously.



841 Royal



ADDRESS:	700-714 Dumaine; 841 Royal	
OWNER:	Royal Dumaine NOLA LLC	APPLICANT: Robert Cangelosi, Jr.
ZONING:	VCC-1	SQUARE: 58
USE:	Residential	LOT SIZE: 3,499 sq. ft.
DENSITY-		OPEN SPACE-
ALLOWED:	5 Units	REQUIRED: 700 sq. ft.
EXISTING:	Unknown	EXISTING: 360 sq. ft.
PROPOSED:	No Change	PROPOSED: No Change

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

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

This address includes one-half of a well-detailed double house with attached 3-story kitchens, which was constructed c. 1833, as described in a building contract of that year between Joseph Peralta, builder, and Paul LaCroix, owner. In many ways the building is a classic Creole style building with a central passageway, arched ground floor openings, narrow wrought iron balconies and curved dormers. Especially fine and unusual are the second floor arched openings, which are distinguished by their delicate detailing.

**Vieux Carré Commission Meeting of** **08/17/2022**

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**DESCRIPTION OF APPLICATION:** 08/17/2022  
**Permit # 22-12072-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to install a new skylight on the Bourbon St. elevation, per application & materials received 04/22/2022 & 06/27/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 08/17/2022

The applicant proposes to install a new 4' x 5' skylight on the rear (Bourbon St.) slope of the main building. Staff does not find that this location would be particularly visible from the street or any neighboring properties. The applicant has noted that the framing will be left in place below the skylight as the Guidelines do not recommend modifications to roof framing for skylight installations. (VCC DG: 04-10)

The Guidelines require Commission level review for the installation of any new skylights, but both the staff and Architecture Committee found the proposed skylight consistent with the recommendations of the Guidelines and approvable. Staff recommends approval of the proposed skylight with any final details to be worked out at the staff level.

**VIEUX CARRÉ COMMISSION ACTION:** 08/17/2022

**Architecture Committee Meeting of** **07/12/2022**

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**DESCRIPTION OF APPLICATION:** 07/12/2022  
**Permit # 22-12072-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate building including constructing a new dormer on the Royal St. roof slope, constructing a canopy above the third-floor balcony, and adding a skylight, per application & materials received 04/22/2022 & 06/27/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 07/12/2022

This application was partially deferred at the 05/24/2022 meeting as the Committee requested additional information and/or revisions regarding the dormer, canopy, and skylight.

**Dormer**

The applicant has submitted a roof plan which includes the proposed new dormer. Staff still finds the proposed dormer atypical for the small roof area of this portion of the building and given the fact that this is a highly visible location on a blue rated building. With no evidence of a previously existing dormer in this

location, staff is concerned that adding one would create a false sense of history.

### **Canopy**

A detail provided for the proposed canopy shows that it can actually be installed just below the decorative brick cornice. Although the installation would not directly impact the decorative elements of the cornice, the projecting canopy would obscure some views of this element.

### **Skylight**

The skylight is also shown in the roof plan and is noted as being 4' x 5' and "set between joist." Staff questions if any roof framing will be modified in order to install the proposed skylight of this size. The Committee has seen some proposals recently which retain the joists in place and install the skylight above the joists. This may be an option in this instance as the Guidelines do not recommend modifications to roof framing for skylight installations. Staff calculated the size of the skylight at just under 6% of this roof slope. Typically, skylights are limited to no more than 3% of a roof slope. Still, staff does not find that this location would be particularly visible and the larger size may be appropriate, provided the questions regarding the framing modifications are answered.

### **Summary**

Given the atypical placement of the proposed dormer, the importance of the building, and the lack of evidence of any previously existing dormer, staff recommends denial of the proposed dormer.

Staff requests commentary from the Committee regarding the proposed canopy and staff recommends conceptual approval of the proposed skylight but requests commentary from the applicant and Committee regarding the roof framing and skylight size.

### **ARCHITECTURAL COMMITTEE ACTION:**

07/12/2022

Mr. Block gave the staff presentation with Mr. Cangelosi present on behalf of the application. Mr. Cangelosi noted that the neighboring building has a similar canopy that sits on the cornice, but the proposed canopy would sit below the cornice. Regarding the skylight, Mr. Cangelosi stated that he thought he had calculated the size to fall within the Guidelines and that the roof framing could remain in place running through the skylight.

Erin Holmes, representing VCPORA, voiced her support of the staff recommendation of denial for the dormer and proposed canopy noting that this is a blue rated building and there is no evidence of these elements previously existing. Ms. Holmes continued that this building has a strong street presence with a finely detailed brick cornice and that a canopy would obscure those details.

Mr. Bergeron stated that he did not object to the dormer from an architectural viewpoint but noted that as a major modification to a blue rated building the dormer was problematic. Mr. Cangelosi stated that the new owners were developing the 4<sup>th</sup> floor into an additional unit and needed the dormer to assist that development.

Nathan Chapman, president of VCPORA, voiced his opposition to the canopy and dormer noting that the use should fit the building, not the other way around.

Nikki Szalwinski, representing French Quarter Citizens, reiterated the public comments of Ms. Holmes and Mr. Chapman.

Mr. Bergeron moved to deny the dormer and third floor canopy and to conceptually approve the proposed skylight. Mr. Fifield seconded the motion, which passed unanimously.

### **Architecture Committee Meeting of**

05/24/2022

### **DESCRIPTION OF APPLICATION:**

05/24/2022

Permit # 22-12072-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate building including reopening ground floor openings, constructing a new dormer on the Royal St. roof slope, and constructing a canopy above the third-floor balcony, per application & materials received 04/22/2022.

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

05/24/2022

The proposed work consists of three main components: the ground floor doors, the proposed dormer, and the balcony canopy.

**Ground Floor Doors**

On the Dumaine St. elevation there are a series of five ground floor arched openings that have been infilled over time. Staff was able to locate a 1963 photograph that shows at least four of the five of these openings active, with three doors and a window. The applicant proposes to install French doors and metal bar covered transoms at all five of these openings to match the adjacent millwork on the main building. Although there is not clear evidence of what was in these openings originally, staff finds the proposed millwork entirely plausible and an improvement over the current infilled condition.

**Dormer**

A new dormer is proposed for the Royal St. elevation roof slope. The 1885 Sanborn maps include symbols for dormers on building and staff notes that no dormer is indicated on this slope. The Guidelines state that, *“Property owners are encouraged to retain existing historic dormers and reconstruct a dormer on a building where there is clear documentary evidence that one existed. When considering a new dormer, particularly on a historic building, the property owner is encouraged to consider comparable buildings of the same style and period including location, form, spacing, dimensions, proportions, style, and detailing.”* (VCC DG: 04-7)

Staff notes that because of the way this roof comes together, the slope facing Royal St. is relatively diminutive and the historic dormer of the neighboring 833-837 Royal St. is quite close to the property line. These factors combine in locating the proposed new dormer also near the property line and the existing dormer. Staff believes this would result in a very atypical appearance.

Additionally, as this is a blue-rated building, staff does not believe that the construction of a new dormer would be appropriate without significant documentation of a dormer previously existing.

**Canopy**

The Guidelines state that, *“in select cases the VCC might approve the installation of a new balcony, gallery, porch, or overhang provided that:*

- *There is documentary evidence supporting a balcony, gallery, porch, or overhang previously existed*
- *The installation is appropriate for the building type*
- *The installation does not destroy or conceal an important architectural feature or detail*
- *The proposed design is compatible in size, scale, and design to the building and surrounding streetscape”* (VCC DG: 08-9)

Although there is an existing overhang at the neighboring building, it is unclear when it was originally installed. Between 1964 and 1981 photos show only empty outriggers at this level. By the late 1980s these supports have been completely removed. The property report from 1996 for 837 Royal includes the proposed installation of the current overhang. Although staff was against the proposal, the Committee voted to approve the installation.

Although there was clear evidence of an overhang at the 837 Royal building, it was almost certainly not original to the building and there is no such evidence of a similar previously existing overhang at the 841 Royal building. As there is no evidence of a previously existing overhang and the installation would disrupt the architectural details of the brick cornice, staff does not find this aspect of the proposal approvable.

**Summary**

In conclusion, staff recommends conceptual approval of the new ground floor doors and deferral of the proposed dormer and canopy to allow the applicant to provide documentation of something similar to these elements previously existing.

**ARCHITECTURAL COMMITTEE ACTION:**

05/24/2022

Mr. Albrecht read the staff report with Mr. Cangelosi present on behalf of the application. Mr. Cangelosi stated that following:

Doors- there was photographic evidence of the previously existing doors

Dormers- the proposed dormer would be designed to match the existing one on the Dumaine Street side

Awning- the proposed awning would be similar to the existing one on the neighboring matching building

Skylight- a skylight is proposed the back slope. This one would be located over the stairwell, I have found evidence of this in numerous other properties. Mr. Cangelosi acknowledged that he didn't include details of the skylight because he was unsure of the size.

He went on to say that he looked for more evidence of a previous dormer and canopy but couldn't find any archival information.

Ms. DiMaggio asked if the balcony would wrap the corner. Mr. Cangelosi stated, yes. Mr. Fifield questioned the downspout location. Mr. Cangelosi stated that is would have to go through the canopy

roof. Mr. Fifield stated that he agreed on the doors, he found the dormer to be problematic and the gallery to be questionable and that he needed the size and location of the skylight. Ms. DiMaggio stated that recently they had approved a skylight that didn't affect the roof structure. Ms. Bourgogne suggested a site visit for staff as well to get more helpful photos. Mr. Cangelosi agreed.

**Public comment:**

Ladies & Gentlemen of the Architectural Committee of the Vieux Carre Commission,

I am writing to ask you to deny a request by the owners of 841 Royal. They are asking that a new canopy be installed as well as a new dormer window on what is essentially the Fourth Floor of said building. I am the owner of the building just down and across the street (830 Royal) and see the proposed changes as being Unsightly, and not keeping with the original architectural integrity of the 841 Royal building which was built in the early 1800's. The dormer window is going to look like a singular myopic "eye in the sky" as there are no other dormers at that elevation on the block and it is CERTAINLY not a part of the original building construction.

I humbly beseech you to deny such request as that building has survived for almost 200 years without the canopy and the dormer.

Thank you very much for your time,



Harvey Mueller

General Partner

Pescador Partners, Ltd.

Ms. DiMaggio stated that she was not inclined to be positive about the dormer or the balcony. Mr. Fifield agreed.

Mr. Bergeron made the motion for the conceptual approval of the millwork at the ground floor doors and the deferral of the dormer, canopy and skylight. Ms. DiMaggio seconded the motion and the motion passed unanimously.



# Appeals and Violations



**532-534 N Rampart**

ADDRESS:	532-534 N Rampart	APPLICANT:	Kurt Werling
OWNER:	Mercier Realty Co	SQUARE:	99
ZONING:	VCC-2	LOT SIZE:	3,696 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,108.8 sq. ft.
ALLOWED:	6 Units	EXISTING:	657 sq. ft.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	Unknown		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

**532 N Rampart**

One in a row of four, c. 1850, 3 1/2-story, Greek Revival, brick townhouses.  
 Rating: **Blue**, of major architectural and/or historical significance.

**534 N Rampart**

The second in a row of four, c. 1850, 3 1/2-story, brick, Greek Revival townhouses.  
 Rating: **Blue**, of major architectural and/or historical significance.

<b><u>Vieux Carré Commission Meeting of</u></b>	<b>08/17/2022</b>
<b><u>DESCRIPTION OF APPLICATION:</u></b>	08/17/2022
<b>Permit # 22-08856-VC GEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #20-20872-DBNVCC</b>	<b>Inspector: Marguerite Roberts</b>

Appeal of Architecture Committee denial of proposal to install new wood framing and stucco at the rear enclosure, per application & materials received 03/24/2022 & 07/15/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 08/17/2022

The Architecture Committee approved the majority of the renovation work for this building with the exception of the proposal to reframe the rear wall of the main building and construct a new frame wall with a stucco finish. It is noted that the matching neighboring buildings at 538 and 542 N. Rampart were approved to stucco this wall when that building was being reviewed for a full renovation back in 2017. During the more recent review of 532 and 534 N Rampart it was discovered that the rear of these buildings was originally open-air balconies and stairs and was enclosed at some point in the past. As such, the Architecture Committee felt it important to convey that message of being an infilled non-original element rather than possibly presenting a false sense of history. Retaining and restoring the existing vertical wood boards or installing new horizontal weatherboards would both successfully convey that message.

The applicant is appealing that Architecture Committee ruling and seeks to install a new wall with stucco as originally proposed. Although this similar treatment was previously approved at the matching neighboring building, based on the information that was revealed during the review of this project staff agrees with the Committee that differentiating materials would be appropriate and in keeping with the Guidelines that state, *“the VCC does not allow installing stucco over brick, stone, or a wood-framed building that was not intended to be stuccoed.”* (VCC DG: 06-12)

Staff recommends that the Commission uphold the denial of the Committee and that the applicant revise the proposal to repair the existing wood material or install a new wood siding material.

**VIEUX CARRÉ COMMISSION ACTION:** 08/17/2022

<b><u>Architecture Committee Meeting of</u></b>	<b>07/26/2022</b>
<b><u>DESCRIPTION OF APPLICATION:</u></b>	07/26/2022
<b>Permit # 22-08856-VC GEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #20-20872-DBNVCC</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to install fiber cement board siding at rear enclosure, per application & materials received 03/24/2022 & 07/15/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 07/26/2022

This property was last before the Committee at the 04/12/2022 meeting to review the overall renovation plans of the property. The Committee approved the overall proposal with the exception of the siding material at the rear of the building being stucco with a preference for an infill type material such as the existing wood cladding. The applicant recently reached out to staff stating that he is having difficulty sourcing wood weatherboards that could be used in this location. The applicant proposed using fiber cement board siding as cladding stating that it would clearly read as a modern material.

The VCC has only approved fiber cement or Hardie board siding in very limited circumstances, generally when there is essentially no access for maintenance when walls are very near to neighboring buildings. In this instance the wall under consideration is readily accessible from the service ell or from the courtyard and staff does not find the use of the proposed material justified in this instance. Additionally, this is a blue rated building which should be held to a high standard.

Following the issuance of the agenda for this meeting, the applicant reached out to staff noting that the first preference would be for the originally proposed stucco wall. As that proposal has already been reviewed by the Committee, the use of stucco in this area would need to be reviewed by the full Commission as an appeal and can be placed on the August 17<sup>th</sup> agenda if necessary.

Staff recommends denial of the proposed material and that the applicant return with a proposal for an approvable material which could include repairs to the existing wood cladding. As nearly all other details of the overall project for this property have been resolved, staff would be inclined to issue a permit so that work can begin while this final detail is under review, if necessary.

**ARCHITECTURAL COMMITTEE ACTION:** 07/26/2022

Mr. Albrecht read the staff report with Mr. Werling present on behalf of the application. Mr. Werling noted that the twin building next door was granted approval for the application of stucco in the same area. Mr. Bergeron stated that he would like more information on the neighboring building. Mr. Albrecht noted that the application of stucco was already reviewed and denied by the Committee and would need to be appealed to the Commission. Mr. Albrecht continued that the application under review today was for the installation of the Hardie plank material.

There was no public comment.

Ms. DiMaggio made the motion to deny the proposal to install Hardie plank siding in the proposed location. Mr. Bergeron seconded the motion and the motion passed unanimously.

<b><u>Architecture Committee Meeting of</u></b>	<b>04/12/2022</b>
<b><u>DESCRIPTION OF APPLICATION:</u></b>	04/12/2022
<b>Permit # 22-08856-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #20-20872-DBNVCC</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to renovate building including installation of a new standing seam metal roof and reconstruction of portion of masonry wall, per application & materials received 03/24/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 04/12/2022

A similar application was reviewed in February 2021 and was deferred to allow the applicant a chance to make some changes based on the staff report and discussion during that meeting. Staff's previous concerns regarding the proposal included the siding material on the rear elevation of the main building, the reconstructed roof condition and slope on the rear service ell, atypical French doors used to access the existing service ell roof, possible modifications to a parapet wall, and the details of the proposed new TPO roof on the main building.

**Siding Material**

The previously proposed repairs to the atypical vertical board cladding on the rear elevation have been removed from the scope. The applicant now proposes a new stucco wall finish. This material is likely approvable and more consistent with the original conditions. Staff only requests a section detail through the wall noting the existing wall construction and how the stucco would be applied (direct to masonry? lath over wood frame? Etc.)

**Service Ell Roof**

The service ell roof is now noted as being a new raised-seam metal roof system over a new roof deck and framing and a detail has been provided noting the rebuilt roof framing at a 3 in 12 pitch. Staff finds this rebuilt roof with additional pitch much more preferred and appropriate compared to the existing near flat condition.



**French Door Roof Access**

The existing atypical French doors currently used to access the roof of the service ell are now proposed to be removed. New side hinged 12 lite windows are proposed in their place. These windows are not detailed but are noted as swinging into the building with details to match existing adjacent windows. Staff finds the proposed windows an improvement over the existing atypical existing doors but notes that these are likely not consistent with the original conditions in this location. Additional eyebrow style windows would be more appropriate.

The note on the proposed new windows notes that the size is to enable roof access for maintenance. Staff questions if additional work is proposed for this roof, such as mechanical equipment, that would necessitate more frequent maintenance access.

**Parapet Wall Modifications**

The previous note about modifying the parapet has been removed and the plans now indicate that the leaning fourth floor parapet wall will be reconstructed to match existing.

**Main Building TPO Roof**

Staff previously noted that a TPO roof on the main building would be approvable provided that the color and finish of the roof was consistent with Guidelines. The applicant expressed a willingness to comply with these Guidelines. The submitted plans do not note a color or finish so staff requests this information be specified in the plans and be consistent with the Guidelines.

**Summary**

Staff finds the vast majority of the proposed work approvable but requests commentary from the applicant and Architecture Committee regarding the stucco application on the rear of the main building and the proposed new windows on the fourth floor of the rear of the main building.

**ARCHITECTURAL COMMITTEE ACTION:**

04/12/2022

Mr. Albrecht read the staff report with Mr. Werling present on behalf of the application. Mr. Werling noted that the proposed TPO would be a light gray. Regarding the rear wall, Mr. Werling noted that the existing tongue and groove wall was standalone without additional framing. He continued that the window proposed to access the lower roof would be to allow ladders to be brought out to access the upper roof. Mr. Fifield asked if the roof of the rear building had been altered. Mr. Albrecht responded that it was very likely that both the roof of the service ell and the main building had been altered.

Mr. Bergeron asked what was behind the tongue and groove wall. Mr. Werling stated that there was nothing, just the tongue and groove. Mr. Werling noted the proposal to install a new wall with a stucco finish and that the neighboring matching building had gone to this condition. Ms. DiMaggio asked if there was a way to minimize the awkwardness of the proposed window, such as a door with glazing to match the adjacent eyebrow windows.

Public Comment: Hank Smith noted that he did the matching building next door and the rear was once a gallery, likely enclosed around the turn of the century.

Ms. DiMaggio made the motion for **approval** with the exception of the siding material being stucco in light of the information discussed and a preference for an infill type material such as the existing wood cladding with details at staff including a new roof access. Mr. Bergeron seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of**

02/09/2021

**DESCRIPTION OF APPLICATION:**

02/09/2021

**Permit # 21-01164-VCGEN****Lead Staff: Nick Albrecht****Violation Case #20-20872-DBNVCC****Inspector: Marguerite Roberts**

Proposal to renovate building including installation of a new standing seam metal roof and reconstruction of portion of masonry wall, per application & materials received 01/14/2021.

**STAFF ANALYSIS & RECOMMENDATION:**

02/09/2021

The applicant submitted drawings that address the badly deteriorating rear service wing of these two buildings. The work at the lower levels of the service wings appears to all be staff approvable and consists of replacing broken glass in existing windows, repair or replacement of missing balcony elements,

painting, etc. Staff finds these aspects of the proposal generally approvable. Staff notes that the rear elevation of the main building appears to have an inappropriate sheet type siding which is noted in the plans as 2x6 tongue and groove. Staff seeks clarification on the exact nature of this existing material.

At the roof of the service ell the applicant proposes to replace the existing low sloped built up roofing with a new standing seam metal roof. Staff finds this proposal generally approvable but questions if the pitch of the existing roof will be altered. The existing roof appears to be nearly flat while the drawings show the new roof as pitched 3" in 12". If this is the case, staff does not object to the change but they do seek to clarify the details of the slope and underlying structure.

Additionally, staff notes that existing French doors of both buildings currently access the flat roof. As shown on the drawings, these doors would now be above the roof surface necessitating someone to step down onto the metal roof. As this creates a dangerous situation in which the Building Department might require the installation of railings and as doors in this location are atypical, staff questions if these doors should be removed in favor of windows matching the immediate adjacent openings.

The plans note that the masonry parapet at the extreme rear of the fourth floor of the service ell will be modified and reconstructed. Staff agrees that work is needed to stabilize this element as soon as possible but questions what the modification will be.

The final aspect of the proposed work is a new TPO roof on the flat roof of the main building at 532 N Rampart. Staff finds this aspect of the proposal generally approvable but questions the color and finish of the proposed TPO material noting that "*white, very light, and/or highly reflective coatings are not permitted in the Vieux Carré.*" (VCC DG: 04-6)

Staff requests commentary from the applicant and the Committee regarding the items noted above.

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

02/09/2021

Mr. Albrecht read the staff report with Mr. Werling and Mr. Bendernagel present on behalf of the application. Mr. Werling stated that the doors were there for roof access, at least that is what he assumed. He went on to say that he was ok with their removal as long as they could find another access point for the roof. Mr. Bendernagel stated that at some point the roof was reframed and that it was now flat. He went on to state "personally he believed the roof needs to be reframed with a more sloped roof, in a traditional style and that would eliminate the need for the doors." Mr. Werling stated that he was ok with this as long as they still had roof access. Ms. DiMaggio inquired as to the color of the TPO. Mr. Werling stated that they would be fine with whatever color was recommended by staff or the Committee. With nothing left to discuss, the Committee moved on to the next agenda item.

#### **Public Comment:**

##### **Susan Klein, Resident & North Rampart Main Street Officer**

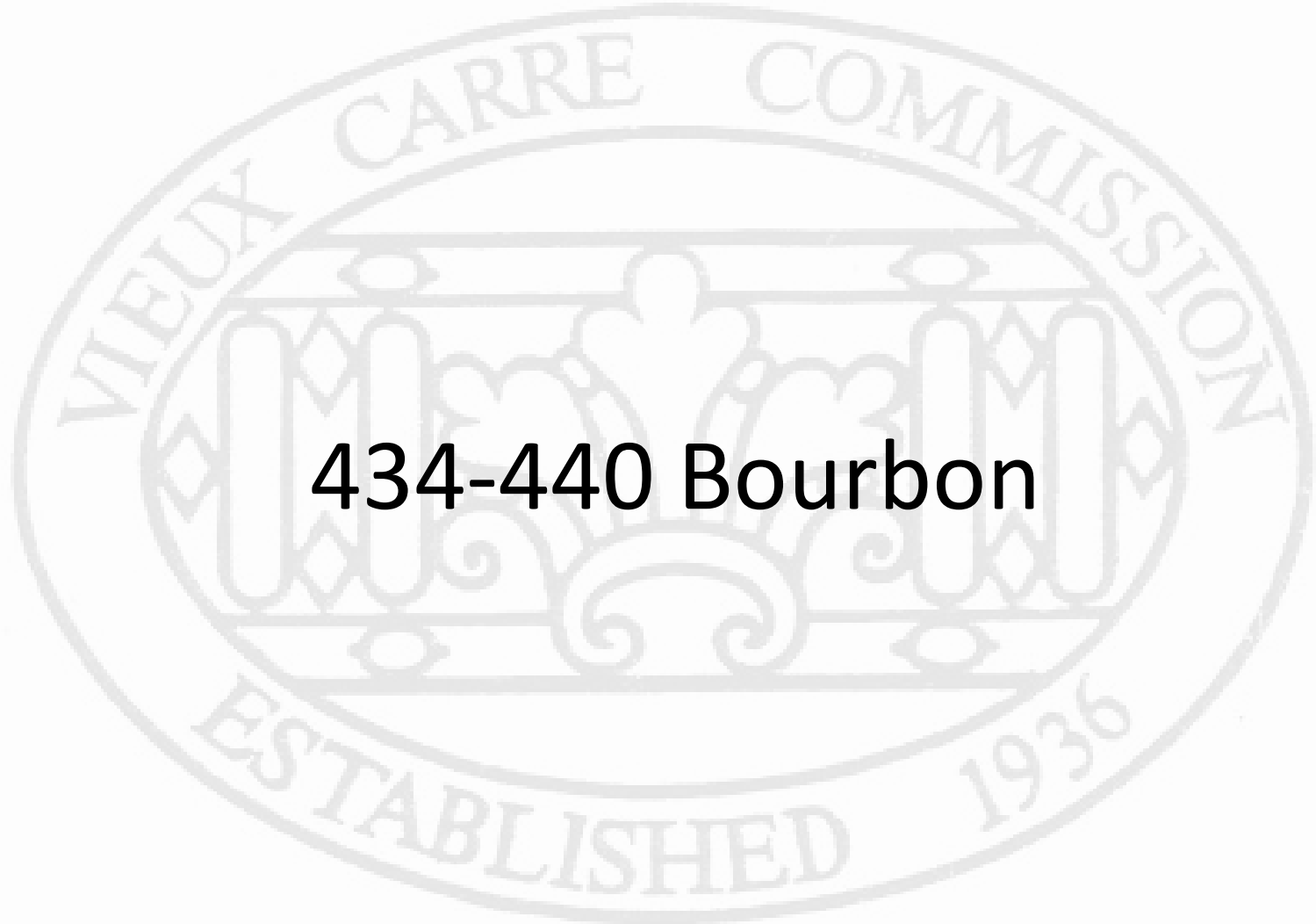
I am very pleased that the building at 532 North Rampart Street is being renovated. However, I am requesting that any mechanical equipment for these units be placed as far as possible from the rear lot line. The properties to the rear of this building are occupied by full-time residents and the noise generated from any mechanical equipment would have an adverse effect on our sleep and quality of life.

Also, I did not receive a NPP meeting notice, if one was required and generated.

Thank you for your consideration of this request,

#### **Discussion and Motion:**

Ms. DiMaggio made the motion to defer the application in order to allow the applicant time to make the changes based on today's comments. Mr. Bergeron seconded the motion and the motion passed unanimously.



**434-440 Bourbon**

ADDRESS:	434-40 Bourbon, 732 St. Louis	APPLICANT:	Diane Hickman
OWNER:	MDK 440 Bourbon Real Estate LLC		
ZONING:	VCE	SQUARE:	63
USE:	Commercial	LOT SIZE:	5,494.4 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	9 units	REQUIRED:	1098.9 sq. ft.
EXISTING:	None	EXISTING:	None
PROPOSED:	Unknown	PROPOSED:	None

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Green**, of local architectural and/or historic significance.  
Rear addition: **Brown**, detrimental, or of no architectural and/or historic significance

Although constructed circa 1820 as part of the Pigneguy's Stables, this 3-story brick building has lost its early 19th-century appearance. In the 1870s the front building (Bourbon and St. Louis) housed a bakery and the open yard, surrounded by separate buildings, served as a stable.

**Vieux Carré Commission Meeting of** **08/17/2022**

**DESCRIPTION OF APPLICATION:** 08/17/2022  
**Permit #22-16178-VCGEN** **Lead Staff: Erin Vogt**

Appeal of Committee denial to install a new gallery, per application & materials received 05/31/2022 & 08/03/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 08/17/2022

On 07/12/2022, the Committee reviewed a proposal to install a wraparound gallery at the second floor of the main, Green rated corner building. Staff notes that this floor is an entresol – an intermediate level with unusually low ceilings – which is a feature of Spanish colonial architecture. These spaces were used for storage, not occupation.

New galleries are evaluated under Chapter 8, Guidelines for Balconies, Galleries & Porches, which state “adding a new balcony, gallery, porch or overhang will greatly alter the appearance of a building. In select cases, the VCC might approve the installation of a new [gallery] provided that:

- There is documentary evidence supporting that one previously existed,
- The installation is appropriate for the building type,
- The installation does not destroy or conceal an important architectural feature or detail,
- The proposed design is compatible in size, scale and design to the building and surrounding streetscape.” (VCC DG: 08-09)

For the reconstruction of a previously existing [gallery], the VCC requires documentation of the missing element, such as a photograph, as well as detailed drawings of the proposed replacement, to confirm it will match the historic condition. (VCC DG: 08-11)

Staff notes that there is no documentation to suggest a gallery ever existed on the second floor of the Green rated building. Further, it would be nearly unheard of for this property to have a second floor gallery given that this floor is an entresol, which fits the historic industrial use of the building. Buildings with entresols frequently had wooden awnings that were used to facilitate unloading storage directly to the street, but historically never had occupiable wrought iron galleries of the type shown here.

Staff finds that a new gallery in this location would inappropriate for the building type, and would obscure the important architectural feature that is the entresol itself. Therefore, in keeping with the Design Guidelines, the Committee moved to **deny** the proposal to install the gallery.

**VIEUX CARRÉ COMMISSION ACTION:** 08/17/2022