



Vieux Carré Commission Meeting

Wednesday, November 15, 2023



Chairperson's Report



Director's Report



Other Business

The logo of the Vieux Carre Commission is an oval emblem. It features a central shield with a crown on top and a decorative base. The shield is divided into three horizontal sections. The top section contains a crown, the middle section contains a shield with a cross, and the bottom section contains a decorative scroll. The text "VIEUX CARRE COMMISSION" is written in an arc across the top of the oval, and "ESTABLISHED 1936" is written in an arc across the bottom. The entire logo is rendered in a light gray color.

**Other Business –
Election of Officers**



**Other Business –
2024 Meeting Schedule**

Vieux Carré Commission 2024 Meeting Schedule

Vieux Carre Commission, 10:00 am:	Architectural Committee, 1:00 pm
January 17	January 9
February 21	January 23
March 20	February 6*
April 17	February 27
May 22	March 12
June 19 (**Juneteenth)	March 26
July 17	April 9
August 21	April 23
September 18	May 14
October 16	May 28
November 20	June 11
December 18	June 25
	July 9
	July 23
	August 13
	August 27
	September 10
	September 24
	October 8
	October 22
	November 12
	November 26
	December 10

Unless otherwise specifically noted, Architecture Committee meetings are scheduled to begin at 1:00 pm. Commission meetings are scheduled to begin at 10:00 am.

* First February Committee meeting to be held on 1st Tuesday instead of 2nd Tuesday, due to conflict with Mardi Gras

**June Commission meeting to be rescheduled or cancelled closer to the date, due to conflict with Juneteenth.

Proposed 2024 VCC Hearing Schedule





**Other Business –
2022-23 Commissioner attendance**

SECTION X

Annual Attendance Report

The Director shall on an annual basis provide a written report on the Commission summarizing the attendance record of all regular meetings of each individual Commission member. Such report shall be placed on the Commission's annual meeting agenda and the report shall reflect attendance on a percentage basis of all regular meetings during the past year. The Commission shall, at the next regular meeting following receipt of such data, forward the record to the appointing authority with such attachments as the individual members may desire to clarify such report. (i.e. extended personal illness)



VCC Commissioners- 2022 Attendance Record

	<u>Mamie Gasperez**</u>		<u>Toni DiMaggio</u>		<u>Rodney Villareal</u>		<u>Keely Thibodeaux</u>		<u>Angela King</u>		<u>Stephen Bergeron</u>		<u>Rick Fifield</u>		<u>Bill Reeves</u>		<u>LaVerne Toombs</u>		<u>Heather Veneziano</u>	<u>Julio Guichard</u>	<u>Gabriel Viridure</u>	<u>Rob Pearson</u>
Position	Chairperson		Vice-Chairperson																			
Appointing Body Installed	La. State Museum 2017		AIA 2019		At-Large 2019		At-Large 2019		At-Large 2017		AIA 2019		AIA 2015		AIA 2020		Chamber of Commerce 2021					
Meeting Date	<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>				
1/19/2022*	1		1		1		1		1		1		1		1		1					
2/16/2022*	1		1		1		1		1		1		1		1		1					
3/16/2022*	1		1		1			1		1							1					
4/20/2022			1			1		1		1		1		1		1						
5/18/2022			1			1		1		1		1		1		1				1		
6/22/2022			1				1		1		1		1		1		1			1		
7/20/2022			1					1		1		1		1		1				1		
8/17/2022			1					1		1		1		1		1				1		
9/21/2022			1						1		1		1		1		1			1		
10/19/2022			1						1		1		1		1		1			absent		1
11/16/2022				1					1		1		1		1		1			absent		1
TOTALS	3	0	10	1	3	2	4	3	8	3	11	0	8	0	2	0	9	2				

*Meeting held via Zoom
 **Ms. Gasperez's last meeting was 3/16/2022
 ** Dr. Reeves' last meeting was 2/16/2022

2022-23 Commissioner Attendance



VCC Commissioners- 2023 Attendance Record

	<u>Stephen Bergeron</u>		<u>Toni DiMaggio</u>		<u>Angela King</u>		<u>Heather Veneziano</u>		<u>Julio Guichard</u>		<u>Gabriel Viridure</u>		<u>Rob Pearson</u>		<u>LaVerne Toombs</u>	
Position	Chairperson		Vice-Chairperson		At-Large		Louisiana Historical Society		La. State Museum		AIA		At Large		Chamber of Commerce	
Appointing Body	AIA		AIA													
Meeting Date	Present	Absent	Present	Absent	Present	Absent	Present	Absent	Present	Absent	Present	Absent	Present	Absent	Present	Absent
1/18/2023	1		1			1	1		1		1			1		1
2/8/2023	1		1			1	1			1	1			1		1
3/22/2023	1		1			1	1			1	1			1		1
4/19/2023	1		1		1		1		1		1			1		1
(canceled)5/17/2023																
6/21/2023	1		1			1		1		1	1			1		1
(canceled)7/19/2023																
8/30/2023		1	1		1		1			1	1			1		1
9/20/2023		1	1			1		1		stepped dc	1			1		1
10/18/2023	1				1		stepped dow		1		1			1		1
11/15/2023																
12/13/2023																
TOTAL	6	2	7	1	3	4	6	2	2	4	8	0	5	3	3	5

2022-23 Commissioner Attendance





New Business



915-17 St Ann



915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

Jan 25, 2023 12:30:45 PM

November 15, 2023





915-17 St. Ann (late 1940s – 50s)

Vieux Carré Commission

November 15, 2023





915-17 St. Ann (1950s)

Vieux Carré Commission

November 15, 2023





915-17 St. Ann (1950s?)

Vieux Carré Commission

November 15, 2023





915-17 St. Ann (1962)

Vieux Carré Commission

November 15, 2023





915-17 St. Ann (ca. 1964?)

Vieux Carré Commission

November 15, 2023





915-17 St. Ann (ca. 1964?)

Vieux Carré Commission

November 15, 2023





915-17 St. Ann (ca. 1964?)

Vieux Carré Commission

November 15, 2023





915-17 St. Ann – 2008

Vieux Carré Commission

November 15, 2023





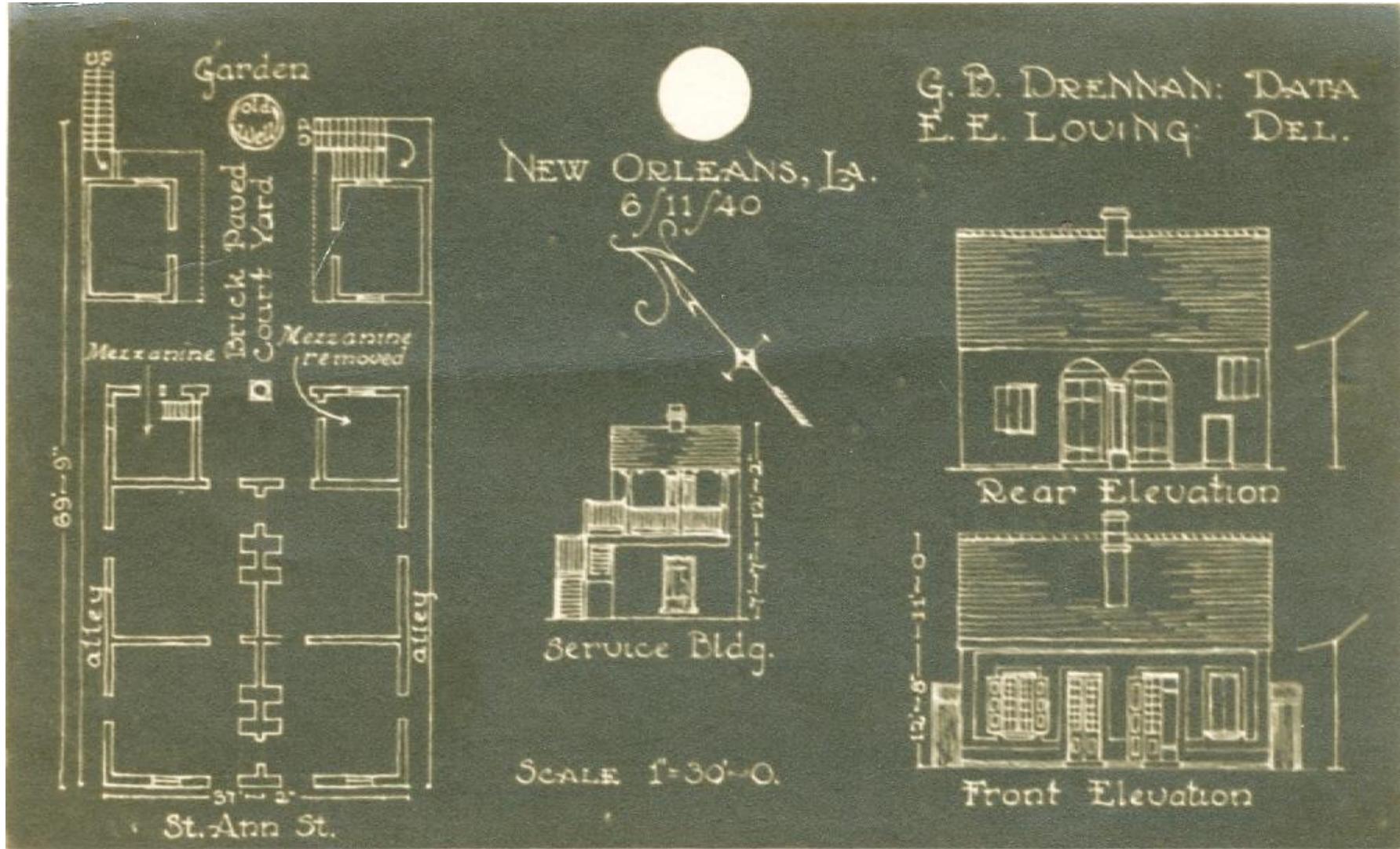
915-17 St. Ann – 2008

Vieux Carré Commission

November 15, 2023







915-17 St. Ann

Vieux Carré Commission

November 15, 2023



STATE	COUNTY	TOWN OR VICINITY
Louisiana	Orleans	New Orleans
INDEX NUMBER	MONUMENT Raymond Gaillard, Jr. Cottage 917 St. Ann street	
REPRESENTED IN NEGATIVE FILE	H.A.B.S. SURVEY NO.	<u>HISTORY:</u> Built circa 1824 by Raymond Gaillard, Jr. Present owner: Harold Schilke.
PUBLISHED PHOTOGRAPHS	<u>DESCRIPTION:</u> One-story. Front brick. Sides and rear stucco on brick. Loggia with mezza- nine in rear. Slate, gable roof. 2 similar 2-story brick service buildings with wood balconies.	
PUBLISHED DRAWINGS	<u>REFERENCES:</u> Court Records. Map of New Orleans 1808.	
<p>••• 6-8369</p>		<p style="text-align: center;">87</p> <p style="text-align: center;">HISTORIC AMERICAN BUILDINGS SURVEY</p>

915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





Jan 25, 2023 12:36:42 PM

915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





Jan 25, 2023 12:39:56 PM

915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





Jan 25, 2023 12:44:47 PM

915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





Jan 25, 2023 12:47:03 PM

915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





Jan 25, 2023 12:49:36 PM

915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

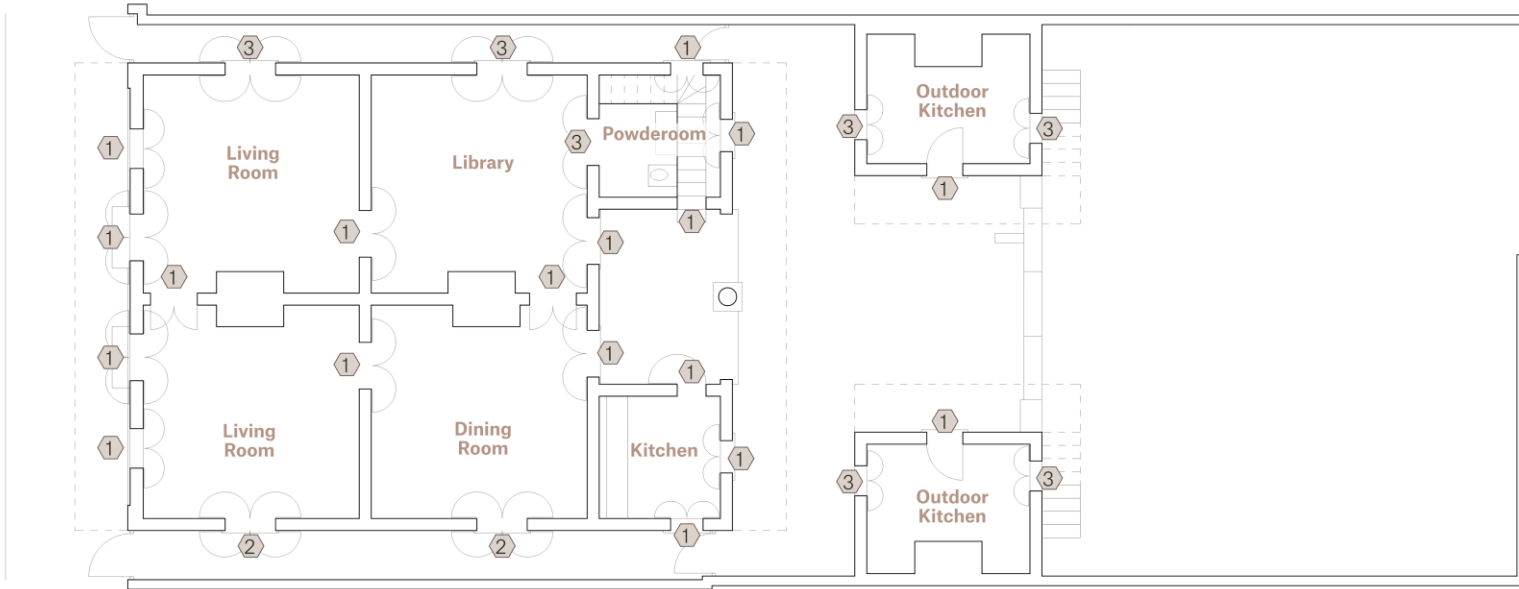
Vieux Carré Commission

November 15, 2023



Existing First Floor Plan

Revised Afternoon 05.30.23



- ① First Generation Semi-circular Arched lintels
- ② Second Generation Jack Arch Lintels
- ③ Modern Steel Lintels

Scale: 1/8" = 1' 0"



TRAHAN ARCHITECTS

ST. ANN ST.

AUG 19, 2022

2

915-17 St. Ann

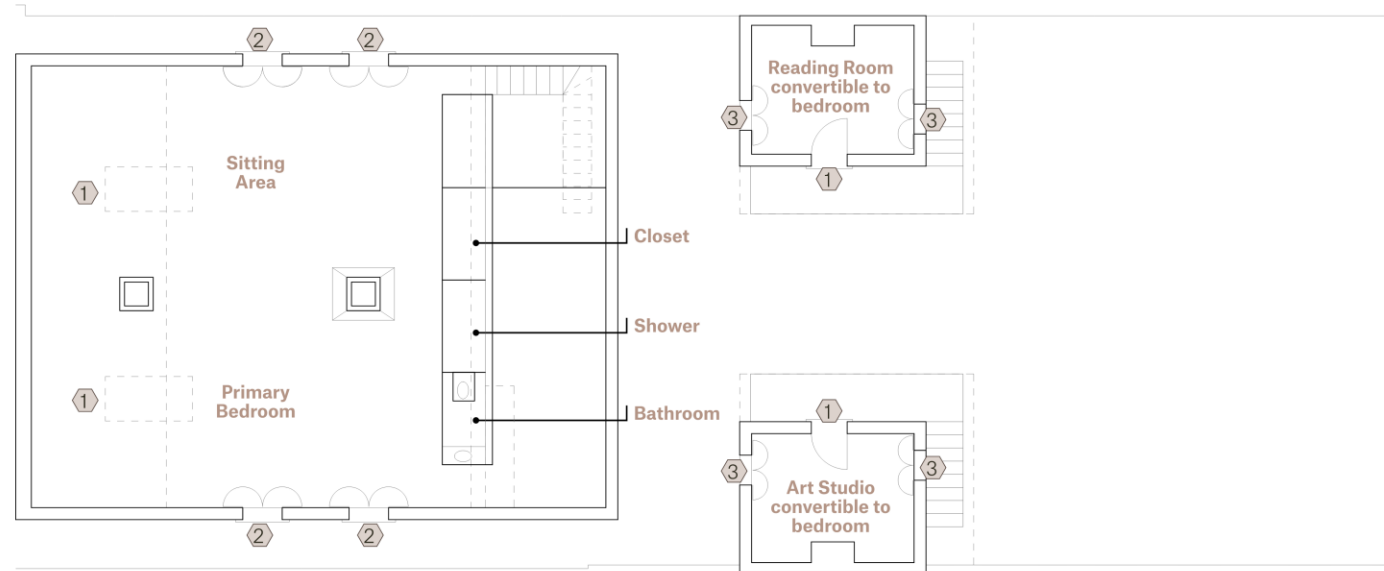
Vieux Carré Commission

November 15, 2023



Existing Second Floor Plan

Revised Afternoon 05.30.23



- ① First Generation Semi-circular Arched lintels
- ② Second Generation Jack Arch Lintels
- ③ Modern Steel Lintels

Scale: 1/8" = 1' 0"



TRAHAN ARCHITECTS

ST. ANN ST.

AUG 19, 2022

3

915-17 St. Ann

Vieux Carré Commission

November 15, 2023



Vieux Carre Commission
1300 Perdido Street
New Orleans, LA 70112

Subject Property: 917 St. Ann Street

September 12, 2023

Dear VCC Staff:

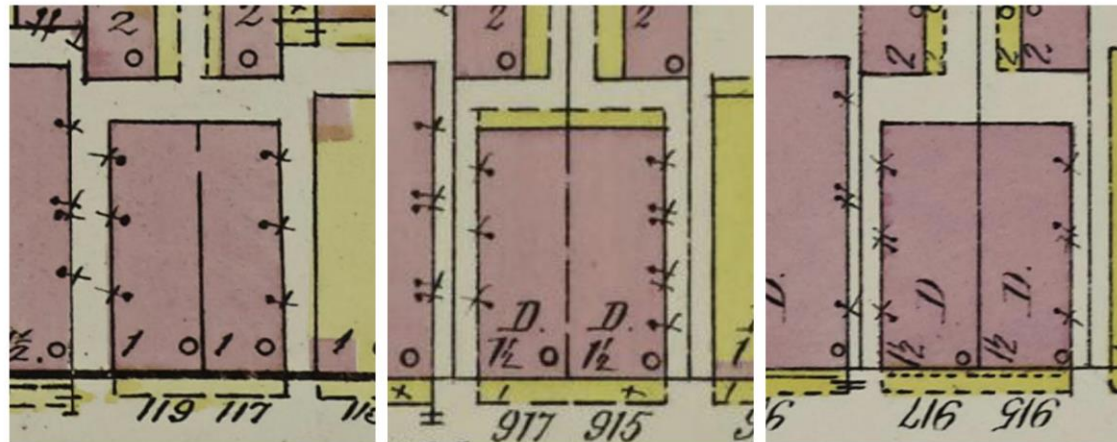
The preservation philosophy for ongoing work at 917 St. Ann Street is to restore the building as closely as possible to its original plan and fenestration. In an effort to do so, we are proposing to continue bricking-in all non-original openings. We have previously been approved to brick-in the non-original openings of the dependencies. This new permit application is for the four doors on the side elevations, and the four windows in the attic.

This proposal is based on physical evidence remaining in the building and archival research. This evidence is presented as follows:



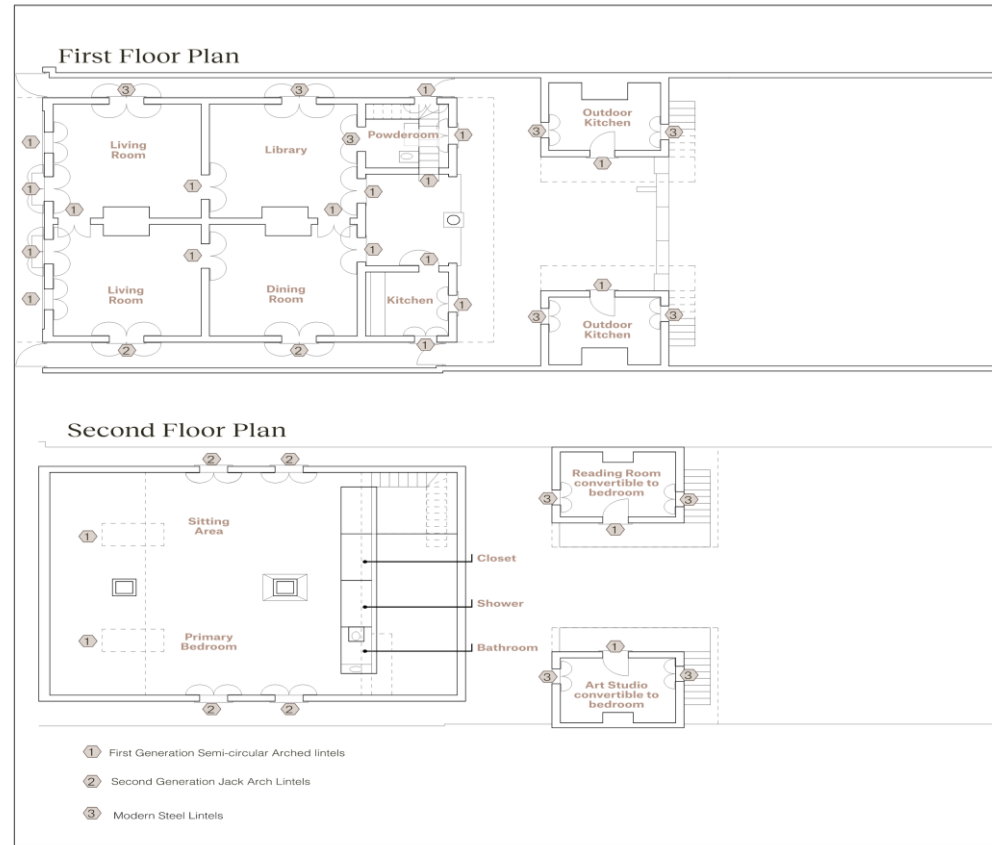
This residence, originally designed as a double dwelling, is one of many four-room masonry creole cottages constructed circa. 1820 in the French Quarter. Other examples, including the Rionda Cottage located at 1218-20 Burgundy Street, share many of the same features and have been used to inform preservation decisions for this project.

Identification of original vs. later modifications of the original plan and fenestration is based on both physical evidence and archival resources. A survey of the extant construction techniques of the building was conducted looking specifically at the evolution of the structural lintels. Research at the New Orleans Notarial Archives enabled a comparison of the property to other buildings documented in the auction records. The images in the Notarial Archives provide a snapshot of what other masonry creole cottages looked like in plan and elevation in the 1830s. Finally, a finishes analysis of the woodwork in the building was conducted in order to date the wooden elements relative to each other. Specific attention was given to the woodwork of the side elevation openings (doors, shutters and trim) in order to compare these elements to others in the building.



Sanborn Fire Insurance Maps of 917 St Ann in (moving left to right) 1885, 1896 and 1908 indicate the extant second floor openings are not original. The 1885 map depicts the building as a single story dwelling with no window openings on the second floor. Prior to 1896, windows were added in the second story of the right hand unit (915) and the entire main house is listed as a story and a half. By 1908, windows were added to both sides of the building in the attic.

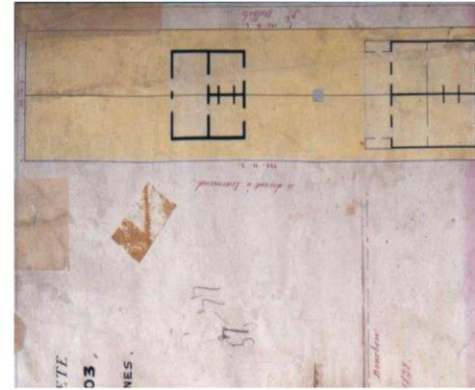
A visual survey of the construction types of the structural lintels above the windows and doors provide clues to the evolution of the fenestration of 917 St Ann. The structural lintels fall into 3 categories: semi-circular arched masonry lintels, jack arch masonry lintels and modern steel lintels. Openings with semi-circular arched masonry lintels have been identified as original openings. These lintels are located above both exterior and interior openings and have been located on the below plan.



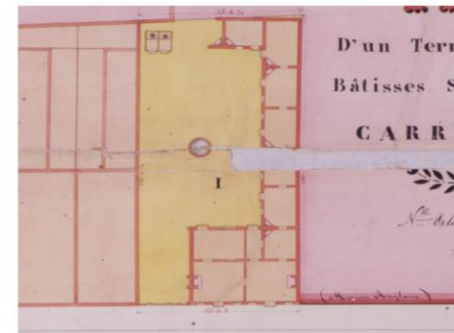
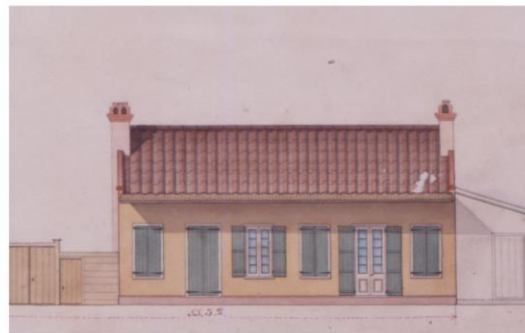
The side openings on the first and second floors of the main house, with the exception of the two openings on the first floor of the north elevation, have been identified as second generation openings. The masonry structural lintels above these openings are comprised of masonry jack arches. The remainder of the masonry openings are modern with steel lintels. The openings above the doors of the dependencies do not have masonry lintels and are supported by the wood door surround. We have already been approved for and completed bricking in the modern window openings on the dependencies, and restored the original openings in the cabinets based on the identification of their semi-circular arched masonry lintels.

In order to supplement the physical evidence at the building, we conducted a survey of all masonry creole cottages in District 2 documented in the New Orleans Notarial Archives from 1800-1860. The earliest and closest example to 917 St Ann is a watercolor of a house on Bourbon Street between St Phillip and Ursulines Streets, drawn in 1838. This house is similar in form (4 room creole cottage with proto-cabinets at the rear) and also its site position in the middle of the lot with two small alleyways running down both sides. This house does not have any openings on the side elevations and serves as a model for the restoration of 917 St Ann.

Another building, located on Esplanade Avenue between Chartres and Royal Streets and documented in 1844, also does not have any side openings. It is our hypothesis that although originally constructed without side openings in the 1830s, new openings were installed early on in the 1840s-50s. This date also corresponds to a renovation where the original simple brick column in the loggia was replaced with a classically inspired stucco column.



Bourbon Street between St Phillip and Ursulines Streets, 1838

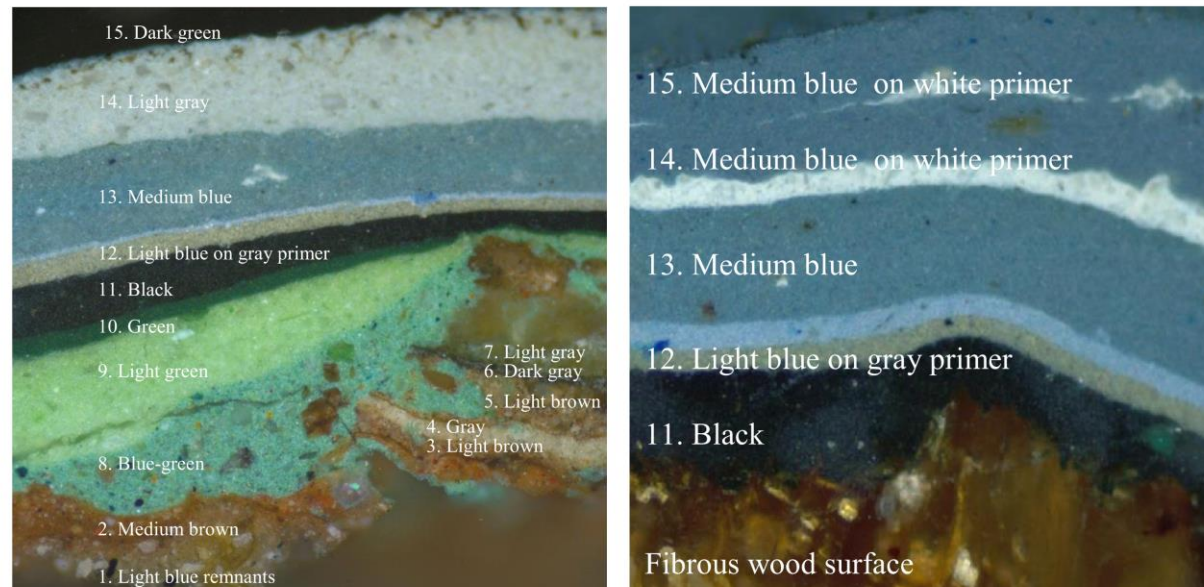


Esplanade Avenue between Chartres and Royal Streets, 1844



Finishes analysis was the last component used to identify the original fenestration and plans of 917 St Ann. The analysis of painted finishes applied to woodwork throughout the building enabled our team to date the wooden elements of the building relative to each other. Dr. Susan Buck, a national leader in the field of finishes analysis, served as the principal investigator for this portion of the work.

Finish samples were removed from all exterior woodwork in order compare their relative age based on the amount of paint finish layers present. For example, a paint sample was removed from the interior of a front shutter and there were 15 different paint layers applied over the wood surface. Similar sampling of the shutters on the side elevations revealed that there are only 5 finish layers present on these elements. This is further indication that these openings are not original to the building and were added at some point after its original construction.



Photomicrographs at 200x of finish samples extracted from the exterior shutters. The sample on the left was taken from a shutter on the front of the building and maintains a full and intact finish history comprising 15 different finish layers. The sample on the right was removed from a shutter on the side elevation and only has 5 finish layers. This is an indication that this shutter and opening were installed some time after the building's original construction.

ALTERATIONS TO BUILDING TYPES & STYLES

At a property where modification has been made over time, those changes, particularly those made before the mid-20th century, may have become significant character-defining features of a property's development. By contrast, more recent changes, particularly those with inappropriate materials or details, often compromise the building's historic integrity. When considering making any alteration to a historic property, identifying the building type and style is a critical first step in ensuring a successful result. Simply stated:

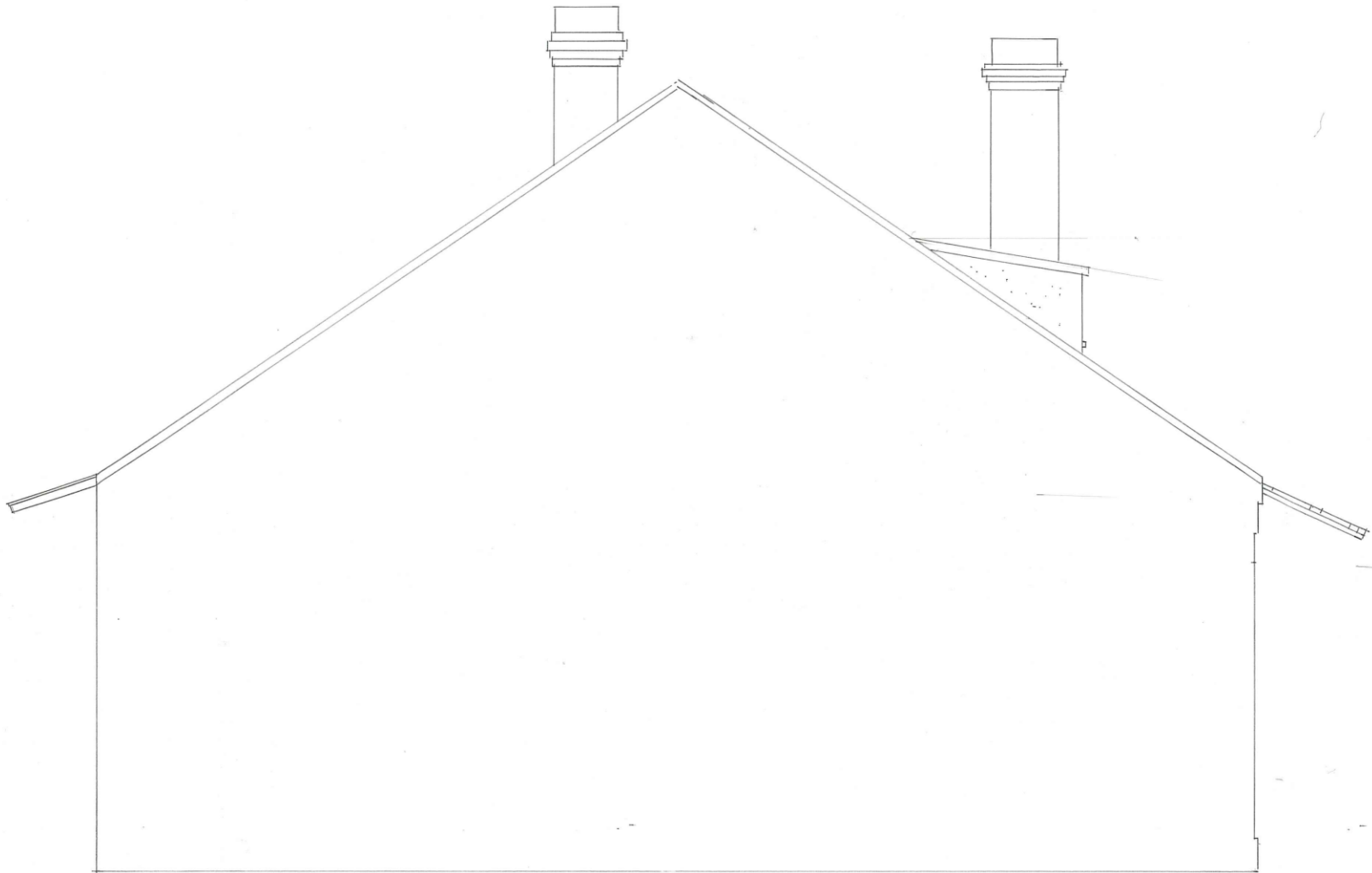
- The VCC encourages the removal of inappropriate, later changes as part of a façade restoration to make a building or property more historically accurate to a specific date, with thorough documentation
- The VCC discourages modern changes that compromise a building or property's historic type, style, significance or integrity





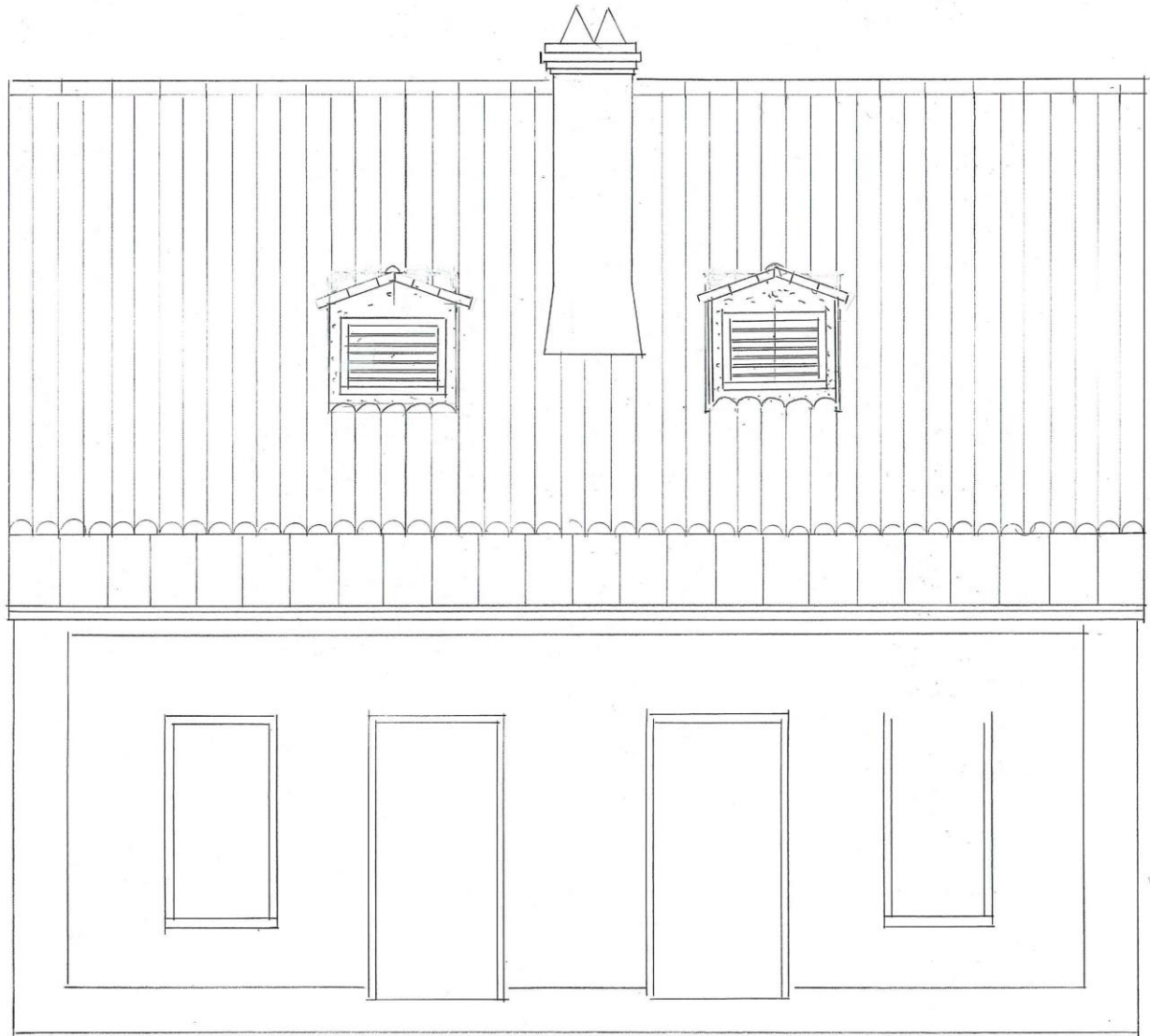
ST. ANN ELEVATION
3/8" = 1'0"





BURGUNDY ST. ELEVATION
3/8" = 1'0"



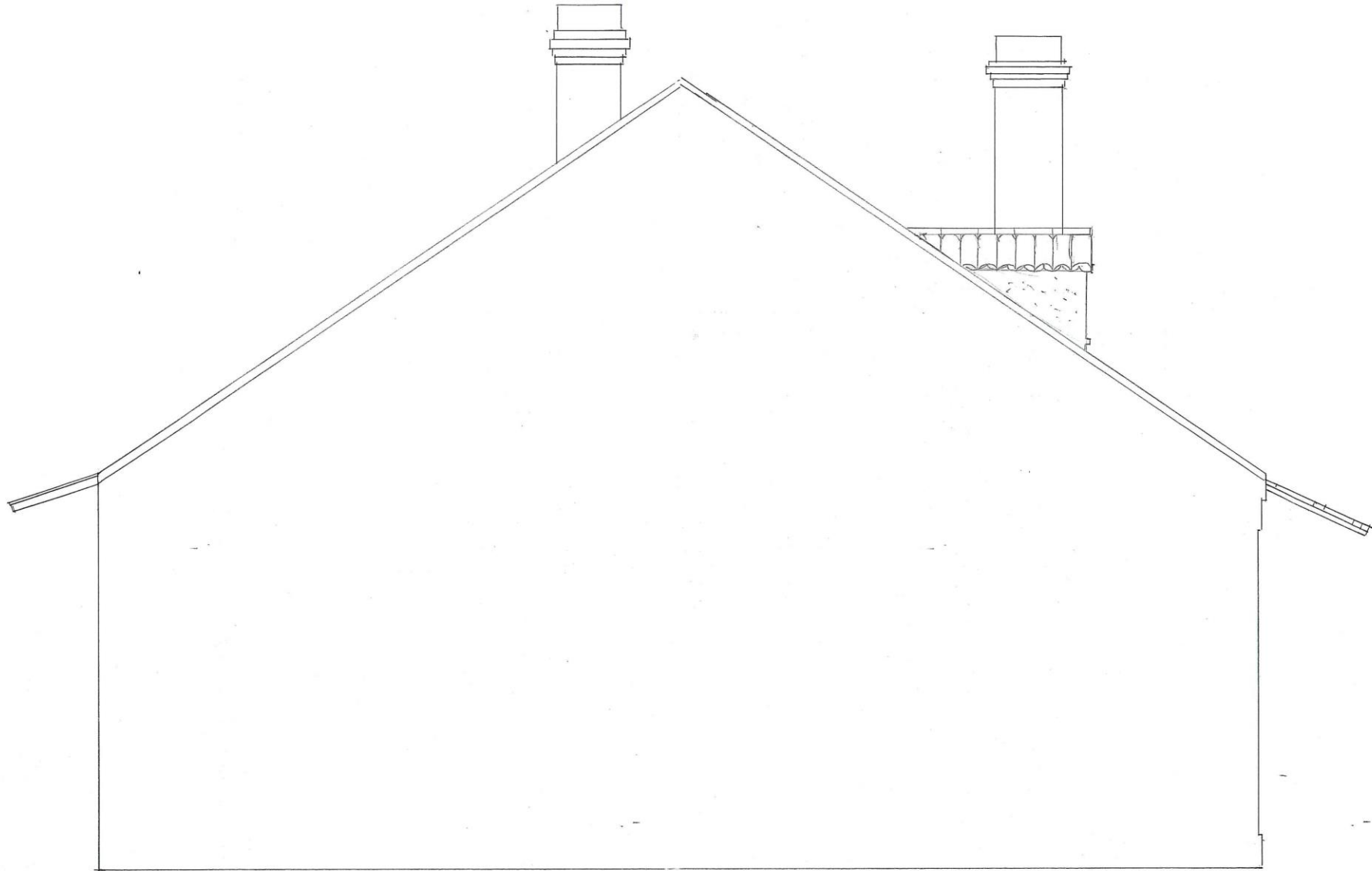


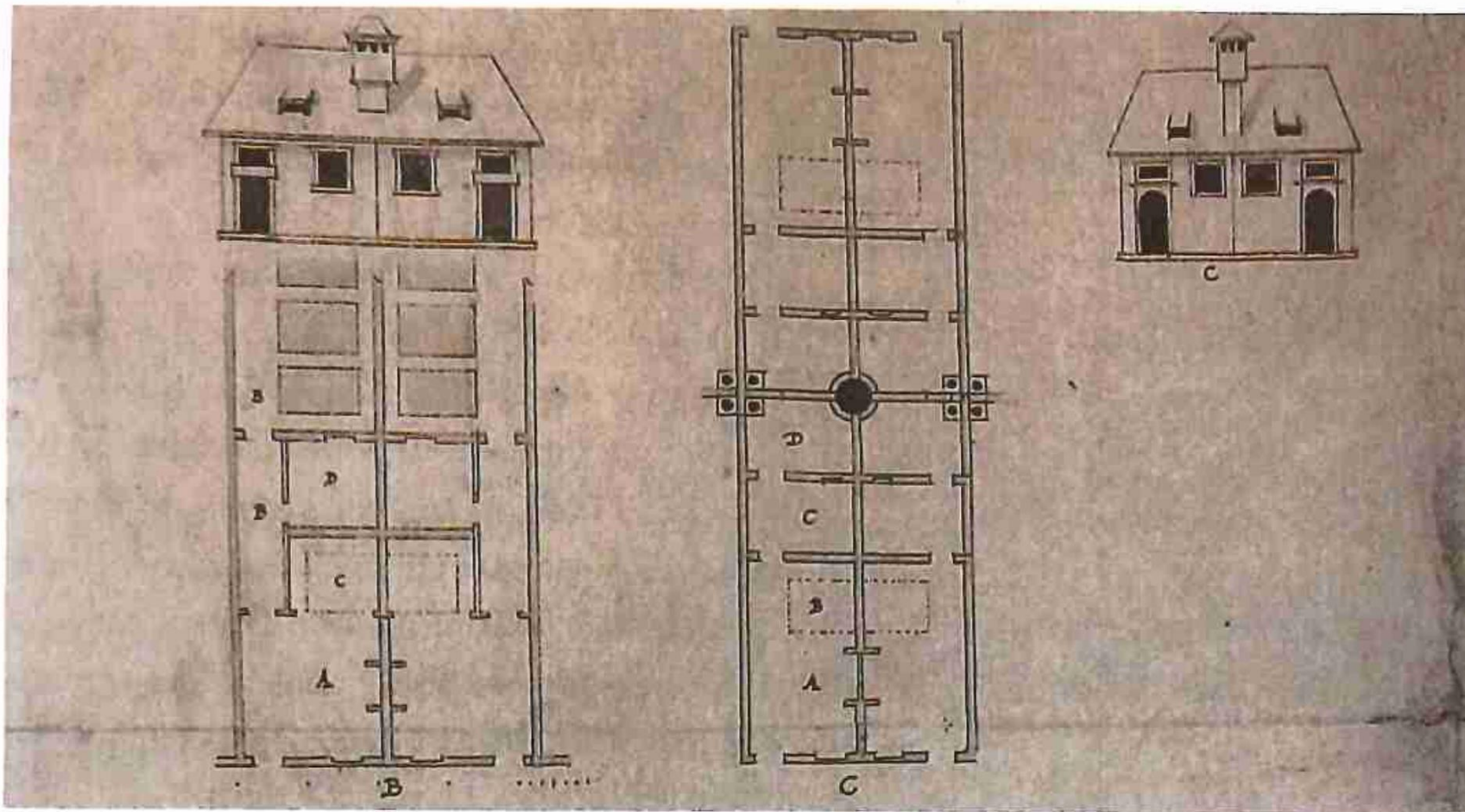
915-17 St. Ann

Vieux Carré Commission

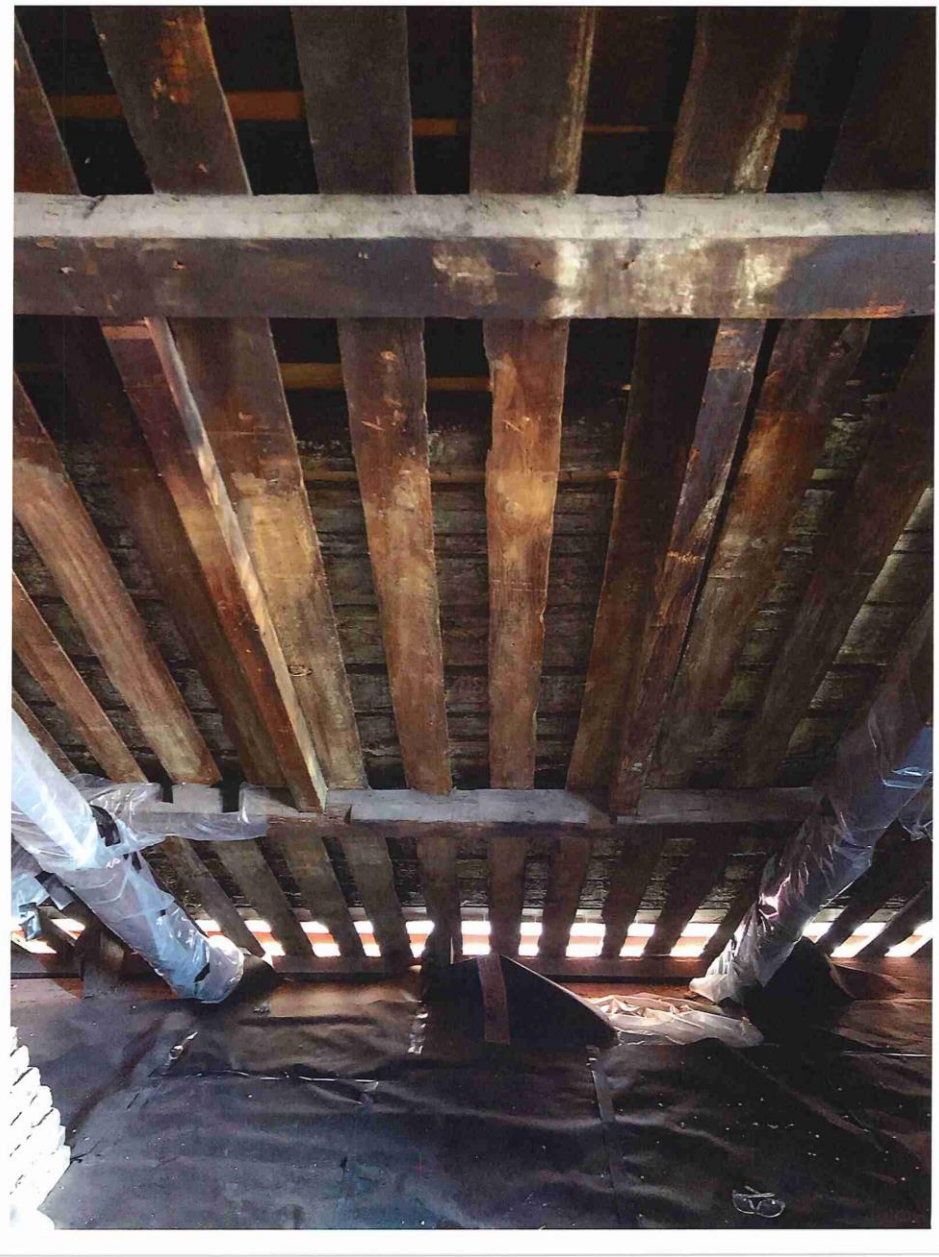
November 15, 2023







Houses for poor artisans in Sebastian Serlio's "On Domestic Architecture" ca. 1537-1549. Prototype for creole cottages in New Orleans cited in Louisiana Buildings 1720-1940. Of note are the simple shed roof dormers and on side openings.



915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023





915-17 St. Ann

Vieux Carré Commission

November 15, 2023

