

Vieux Carré Commission Meeting

Wednesday, January 31, 2024



New Business



941 St Philip

ADDRESS: 939-41 St. Philip St.
 OWNER: Brendan King APPLICANT: Loretta Harmon
 ZONING: VCR-1 SQUARE: 84
 USE: Residential LOT SIZE: 2383 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: Orange, post 1946 construction.
Garage: Brown, detrimental, or of no architectural and/or historic significance

This is a c. 1963 interpretation of a 3-bay Creole Cottage.

Vieux Carré Commission Meeting of **01/31/2024**

DESCRIPTION OF APPLICATION: 01/31/2024
Permit #23-31439-VCGEN **Lead Staff: Erin Vogt**

Proposal to demolish existing Orange rated structure and construct new two-story main building and service ell, per application & materials received 11/14/2023 & 12/04/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 01/31/2024

This property was recently sold to new owners, following many stop work orders, nearly 20 years of violations, and tens of thousands of dollars in fines for the illegal enclosure of the courtyard in 2004. The proposed work was initially conceived as an addition to the Orange rated c. 1963 wood framed brick veneer building. Currently, the building resembles a three-bay masonry Creole cottage. Contrary to its appearance from the street, the building’s original (unenclosed) massing is in an unusual U-shape, with the courtyard located in the middle of the site, not at the rear where the garage doors would indicate.

Since the cost of the new work is considered a substantial renovation and the current wood frame construction is in bad condition and unlikely to be viable for an addition, the proposal is now to demolish the Orange rated building and construct a new two-story main building with rear attached service ell. The new buildings will be a stucco finish and include a covered wraparound balcony at the main building. The illegally enclosed courtyard will be restored, bringing the property back into compliance with CZO open space requirements. Sidewalk encroachment will not exceed the currently existing abatement, but will not be considered historic for the purposes of air rights.

Chapter 14 of the VCC Design Guidelines list design principles which must be considered when evaluating the appropriateness of proposed new construction and additions:

| DESIGN PRINCIPLES | NEW CONSTRUCTION & ADDITIONS |
|--|--|
| Scale: Height & Width | Proportions and size of the new building/addition compared with neighboring buildings/existing building |
| Building Form & Massing | The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building |
| Setback | Distance of the new building/addition to the street or property line when compared with other buildings on the block/existing building |
| Site Coverage | Percentage of the site that is covered by a building/addition, when compared to nearby sites of compatible size |
| Orientation | Location of the front of the new building/addition and principal entrance relative to other buildings on the block |
| Alignment, Rhythm & Spacing | Effect the new building/addition will have on the existing patterns on its block |
| Architectural Elements & Projections | Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building’s overall shape and silhouette relative to neighboring buildings |
| Façade Proportions: Window & Door Patterns | Relationship of the size, shape and location of the new building/addition façade and building elements to each other, as well as when compared to other buildings on the property, block/existing building |
| Trim & Detail | Mouldings, decorative elements and features of a building that are secondary to major surfaces such as walls and a roof and how they relate to the neighboring buildings/existing building |
| Materials | Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building |

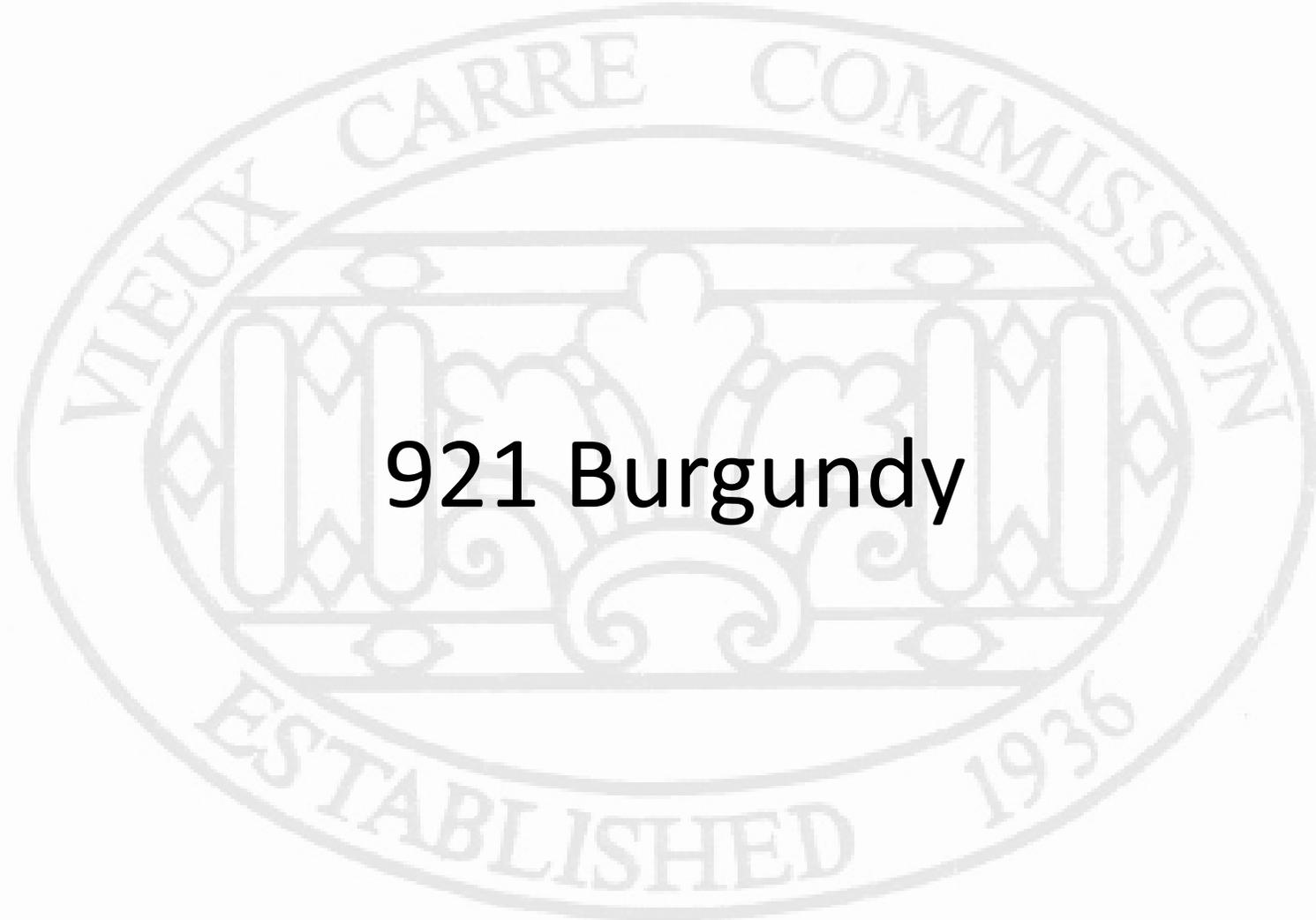
14-4 Vieux Carré Commission – Guidelines for New Construction, Additions & Demolition

The applicant submitted conceptual plans, elevations, and 3D views showing the building in context so height and proportion could be compared. The massing appears very traditional from the street, but site coverage is unique since the design was initially conceived as an addition to the unusual orientation of the Orange rated building’s courtyard. Finer design elements, such as trim and detail, materials,

ironwork, etc. will all be reviewed further at the staff and Committee levels as the project proceeds into design development and construction documents. The Committee found the work **conceptually approvable** and has forwarded a **positive recommendation** for the new construction and demolition. Staff notes that if the Commission finds the demolition of the Orange rated building approvable, a 30-day layover period is required before permits can be issued, so the Commission must re-review the proposed demolition again at least a month from now. Additionally, demolitions cannot be permitted until replacement work has gone through final approval.

VIEUX CARRÉ COMMISSION ACTION:

01/31/2024



921 Burgundy

| | | | | |
|-----------|-------------------|--|-------------|----------------|
| ADDRESS: | 921-25 Burgundy | | APPLICANT: | Loretta Harmon |
| OWNER: | Cheryl Lynn Kirby | | SQUARE: | 104 |
| ZONING: | VCR-1 | | LOT SIZE: | 4223.5 sq. ft. |
| USE: | Residential | | OPEN SPACE: | |
| DENSITY: | | | REQUIRED: | 1267 sq. ft. |
| ALLOWED: | 4 units | | EXISTING: | 2373 sq. ft. |
| EXISTING: | 1 unit | | PROPOSED: | 2000 sq. ft. |
| PROPOSED: | 2 units | | | |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.

An early (c. 1810), brick-between-posts Creole cottage, with the addition of late Victorian cornice lintels over the façade openings. [N.B: As with 901-907 Burgundy, the bricks-between-posts construction has been left exposed, but in this instance it has been painted over.]

Vieux Carré Commission Meeting of **01/31/2024**

DESCRIPTION OF APPLICATION: 01/31/2024
Permit #23-34666-VCGEN **Lead Staff: Erin Vogt**

Proposal to build new two-and-a-half story dependency in rear yard, per application & materials received 12/20/2023.

STAFF ANALYSIS & RECOMMENDATION: 01/31/2024

The two-and-a-half story dependency proposed in 2021 has been resubmitted for review. It was conceptually approved by the Committee and Commission, but never returned for design development and construction documents. Construction will require demolition of two sheds and the rear property line wall, which partially collapsed as a result of Hurricane Zeta in November 2020. 1876 and 1896 Sanborn maps show a two-story dependency previously existed on the site but was not located at the very rear of the property.

The proposed dependency is set 1’-0” from the rear, N. Rampart-side property line and 3’-0” from the St. Philip and Dumaine-side property lines; staff notes that the site plan does not show the existing brick courtyard walls, but the survey indicates that the St. Philip wall falls on the neighboring property while the Dumaine-side wall is shared. The footprint of the new construction is shown as 32’-0” x 17’-4”, with a 3’-10” balcony accessed by a straight run wooden stair on the Dauphine side of the Burgundy elevation. The overall height measures 36’-4”, well within the height limits of the CZO.

The Burgundy elevation is divided into three bays, with eight-lite, double panel French doors, four-lite transoms, and board-and-batten shutters. These are noted as having simulated divided lites, which is not permitted per the Guidelines and should be revised to use true divided lites. The second-floor balcony is shown with typical columns, but the rail design has not been developed. The Dumaine and St. Philip elevations have six-over-six windows on the first and second floors.

The VCC Design Guidelines chapter on new construction, additions and demolition states that “*the VCC recommends:*

- *Designing a new secondary building or structure to complement the period and style of the principal building and other buildings on the site – this includes using similar form, materials, colors and simplified detailing.*
- *Locating a secondary building or structure [...] away from the principal entrance or street elevation.*
- *Constructing a new secondary building in a manner that does not damage other resources on the site and respects the footprints and foundation of all prior secondary structures, as well as potential archaeological resources.” (VCC DG: 14-19)*

“*Recognizing that what might be appropriate at one property is not appropriate at another, the VCC does not mandate specific design ‘solutions’ for new construction or an addition. However, when determining the appropriateness of a new construction or an addition, the VCC is guided by the Secretary of the Interior’s Standards and the general design principles below:*

| DESIGN PRINCIPLES | NEW CONSTRUCTION & ADDITIONS |
|------------------------------------|---|
| Scale: Height & Width | Proportions and size of the new building/addition compared with neighboring buildings/existing building |
| Building Form & Massing | The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building |

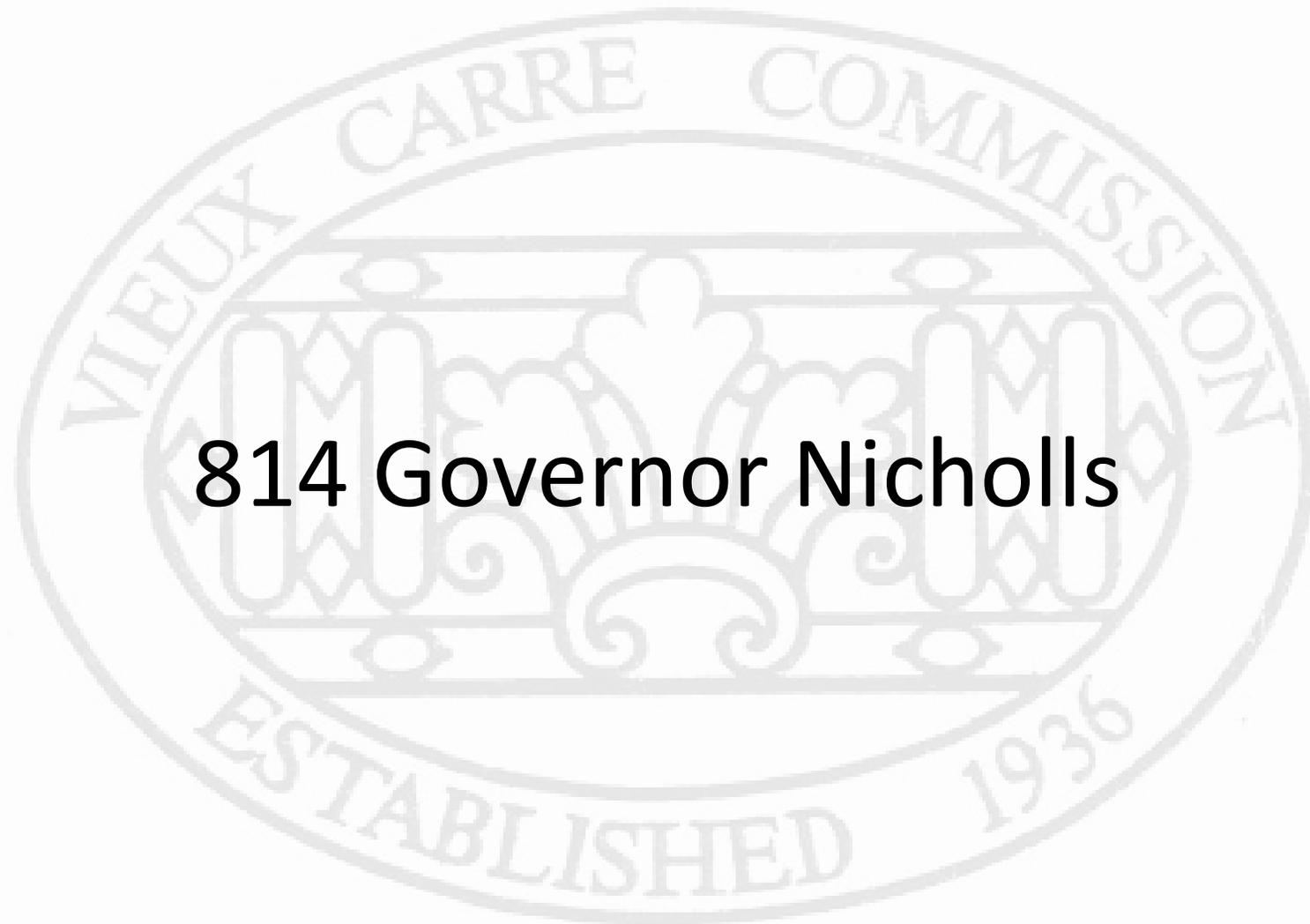
| | |
|---|--|
| Setback | Distance of the new building/addition to the street or property line when compared with other buildings on the block/existing building |
| Site Coverage | Percentage of the site that is covered by a building/addition, when compared to nearby sites of compatible size |
| Orientation | Location of the front of the new building/addition and principal entrance relative to other buildings on the block |
| Alignment, Rhythm & Spacing | Effect the new building/addition will have on the existing patterns on its block |
| Architectural Elements & Projections | Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building’s overall shape and silhouette relative to neighboring buildings |
| Façade Proportions: Window & Door Patterns | Relationship of the size, shape and location of the new building/addition façade and building elements to each other, as well as when compared to other buildings on the property, block/existing building |
| Trim & Detail | Mouldings, decorative elements and features of a building that are secondary to major surfaces such as walls and a roof and how they relate to the neighboring buildings/existing building |
| Materials | Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building |

14-4 *Vieux Carré Commission – Guidelines for New Construction, Additions & Demolition*

Staff notes that additional submittals and review at the Committee level will be required prior to permit issuance, including development of structural and millwork details and MEP plans. The Committee found the proposed new construction **conceptually approvable** and recommended the project be forwarded to the Commission for their consideration prior to design development.

VIEUX CARRÉ COMMISSION ACTION:

01/31/2024



814 Governor Nicholls

| | | | |
|----------|-------------------|------------|-------------------------|
| ADDRESS: | 814 Gov. Nicholls | APPLICANT: | Lee Ledbetter |
| OWNER: | Lee H Ledbetter | SQUARE: | 78 |
| ZONING: | VCR-1 | LOT SIZE: | 2253.8 sq. ft (approx.) |
| USE: | Residential | | |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Between 1830 and 1846, the Louisiana historian Charles Gayarre owned this nice Creole style townhouse, which had been constructed c. 1830 by Norbert Soulie. This small structure, which is really just a two-story version of a Creole cottage, has on each floor of its front façade the combination of two French doors and two short double-hung windows, an arrangement peculiar to structures in New Orleans that date from the late 1820s and early 1830s.

Vieux Carré Commission Meeting of **01/31/2024**

DESCRIPTION OF APPLICATION: 01/31/2024
Permit #24-00537-VCGEN **Lead Staff: Erin Vogt**

Proposal to install HVAC equipment and platform on service ell roof, per application & materials received 01/08/2024.

STAFF ANALYSIS & RECOMMENDATION: 01/31/2024

The applicant proposes to relocate an existing condenser and add one additional new unit at a new galvanized metal platform measuring 5’-4” x 10’-10”, to be built where the rear service ell meets the main building. A new 22” x 30” roof hatch is proposed for installation between the existing service ell roof rafters. The platform provides a 30” x 30” access space for maintenance of the units, and a safety rail. VCC staff visited the site and found the proposed area minimally visible from the courtyard, and it appears from satellite imagery and street views that the equipment and platform will not be visible from any surrounding properties.

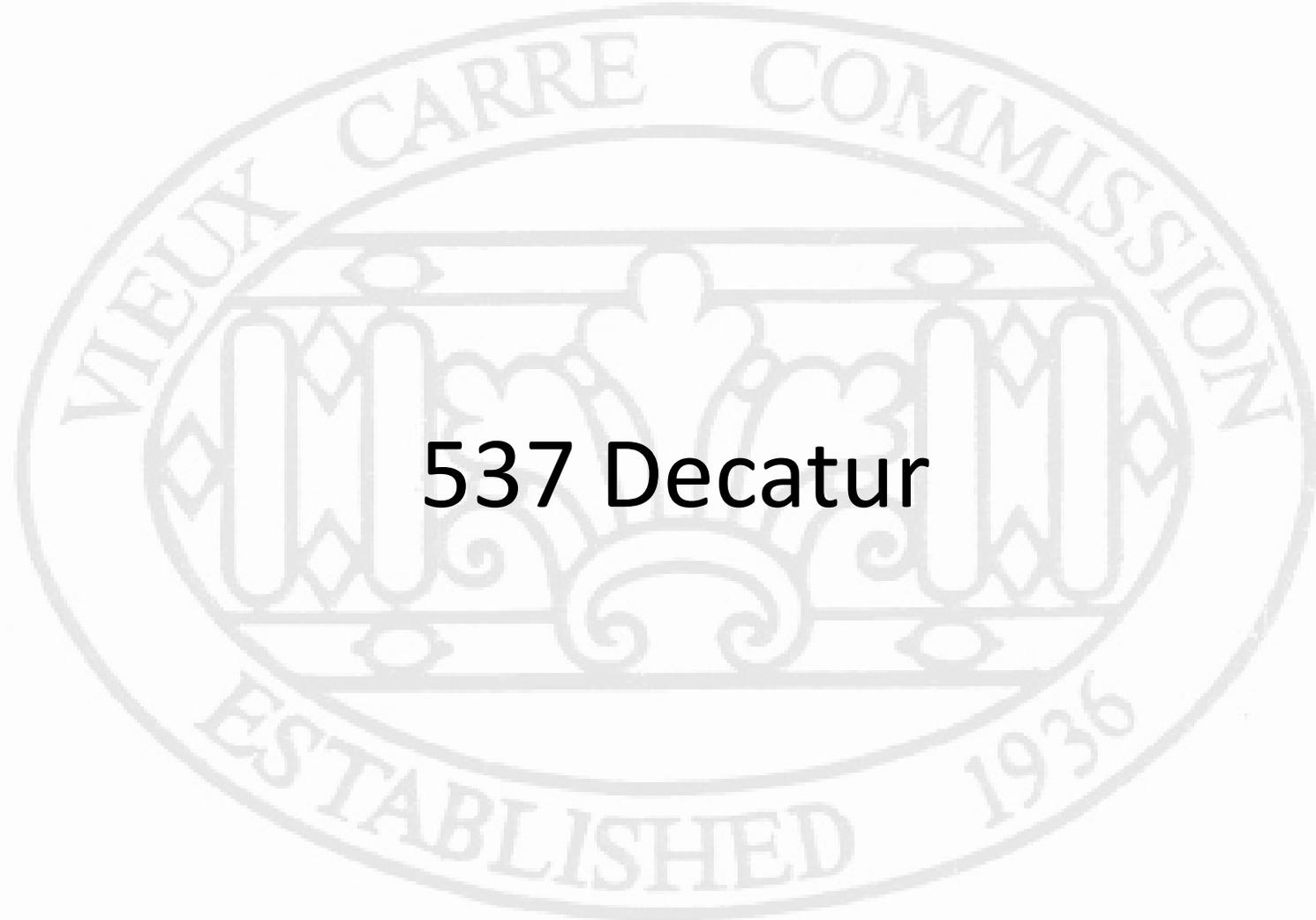
The Design Guidelines state that *“wherever possible, equipment should be located to be visually unobtrusive, typically on a rear slope of a roof surface or concealed behind a parapet. The installation of rooftop mechanical equipment, such as an air conditioner compressor unit, generator, or similar equipment, is not permitted where it will be visibly obtrusive. Every effort should be made to shield the equipment from view and minimize associated noise.” (VCC DG: 04-11)*

Since this is a discrete location that is minimally visible, the Committee found the proposed work **conceptually approvable**, with the application to be forwarded to the Commission as required by the Guidelines for the installation of rooftop equipment. Final review of the equipment will be handled at staff level.

VIEUX CARRÉ COMMISSION ACTION: 01/31/2024



Change of Use Hearing



537 Decatur

ADDRESS: 535-37 Decatur
 OWNER: Rahul Properties LLC APPLICANT: Ammar Diri
 ZONING: VCC-2 SQUARE: 27
 USE: Commercial/residential LOT SIZE: 2048 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Two in the 1832 row of buildings designed by Gurlie and Guillot. See 539-41 Decatur.

Vieux Carré Commission Meeting of **01/31/2024**

DESCRIPTION OF APPLICATION: 01/31/2024
Permit #23-23200-VCGEN & 23-30582-VCGEN **Lead Staff: Erin Vogt**

Proposal to install new mechanical equipment, including hood vent, and to address outstanding violations, in conjunction with a **change of use** from *vacant* to *restaurant (standard)*, per application & materials received 08/23/2023 & 12/31/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 01/31/2024

[Note: two permit numbers are referenced, as the applicant submitted multiple applications to address the work in stages. Interior permits have already been released, and only a hood permit has been submitted for the exterior work in conjunction with the change of use. Other mechanical subpermit applications may still be needed for work shown in the drawings, including installation of condensers. All other proposed work is to address violations cited in case 22-02947-VCCNOP]

Article 2.10 of the Comprehensive Zoning Ordinance states that:

“Within the Vieux Carré Historic District, no occupancy permit shall be issued by the Director of Safety and Permits, for any change in the use of any existing building until and unless a special permit shall have been issued by the Vieux Carré Commission, except that where no change of exterior appearance is contemplated such permit by the Vieux Carré Commission shall not be required. Where any change in exterior appearance is contemplated, the Vieux Carré Commission shall hold a hearing, and if it approves such change, it shall issue a special permit to continue the same use, or for any other use not otherwise prohibited in the district, subject to the following conditions and safeguards:

- 1. The historic character of the Vieux Carré shall not be injuriously affected.*
- 2. Signs which are garish or otherwise out of keeping with the character of the Vieux Carré shall not be permitted.*
- 3. Building designs shall be in harmony with the traditional architectural character of the Vieux Carré.*
- 4. The value of the Vieux Carré as a place of unique interest and character shall not be impaired.”*

The following work is proposed in conjunction with a **change of use** to *restaurant (standard)*, which is an allowable use for this overlay district. Work largely consists of the installation of an intake vent and two condensers on the lower, Brown-rated courtyard infill roof at the rear of the site. The exhaust vent duct is shown penetrating this roof and running up the rear elevation of the main building, with the hood vent located a minimum of 10’ from the rear elevation. The Committee found the work conceptually approvable and recommends the Commission forward a **positive recommendation** for the **change of use** to *restaurant (standard)* to the Director of Safety and Permits.

[Other work on the front elevation has been proposed to address longstanding violations at the property, including millwork replacement. This work was found conceptually approved by the Committee, with revisions and additional information to be submitted for final review at the staff level. Another application has been submitted to convert the upper floors to residential. Staff notes that that work is not included in this submittal, and additional change of use hearings will be required before permits can be issued for that scope of work.]

VIEUX CARRÉ COMMISSION ACTION: 01/31/2024



Appeals and Violations



817 St Louis

| | | | |
|----------|---------------------|------------|----------------|
| ADDRESS: | 817 St. Louis | APPLICANT: | Loretta Harmon |
| OWNER: | LGO Properties, LLC | SQUARE: | 71 |
| ZONING: | VCE | LOT SIZE: | 2,095 sq. ft. |
| USE: | Commercial | | |

ARCHITECTURAL/HISTORICAL DESCRIPTION:

This circa 1830 2-story Transitional style townhouse, which Sanborn Maps show once served as a double house, has lost much of its original detailing.

Rating: Main bldg. & service wing - Pink, indicating that "If properly restored could be of Local Architectural or Historical Importance"
 Courtyard additions - Brown, Objectionable or of no Architectural or Historical Importance.

Vieux Carré Commission Meeting of **01/31/2024****DESCRIPTION OF APPLICATION:**

01/31/2024

Permit # 22-19023-VCGEN**Lead Staff: Nick Albrecht****Violation Case #19-01989-VCCNOP****Inspector: Marguerite Roberts**

Appeal of Architecture Committee denial of proposal to retain second floor French doors that do not match previously existing, per application & materials received 07/06/2022 & 12/05/2023, respectively. **[Notice of Violation sent 03/28/2019]**

STAFF ANALYSIS & RECOMMENDATION:

01/31/2024

Staff cited the second-floor French doors back in March 2019 as they had been replaced and did not match the previously existing French doors. Specifically, the muntins in the doors were significantly larger in the new doors compared to the old. The transom windows above the doors remained in place and show the difference in muntin sizes as previously the door and transom muntins all matched.

A permit was then issued in May of 2019 which included replacing the muntins to match the previously existing design. It appears from photographs that some work was done to the muntins around this time but still the muntins are significantly wider than previously existing. The applicant is appealing the Architecture Committee's denial of the proposal to retain the muntins as built.

A drawing provided by the applicant shows that the existing door muntins are a full 1" wide plus an additional 1" of window glazing for a total width of 2". By comparison, the existing transom window muntins which matched the previously existing door muntins, are shown at 7/16" wide with an additional approximately 1/2" of glazing for a total width just under 1". The Guidelines require, "*matching the original materials, type, size, shape, configuration, muntin pattern, dimensions, profiles, and detailing.*" (VCC DG: 07-13)

As the existing door muntins clearly do not match the previously existing, staff recommends that the Commission upholds the Architecture Committee's denial of the proposed retention.

VIEUX CARRÉ COMMISSION ACTION:

01/17/2024

Architecture Committee Meeting of**12/19/2023****DESCRIPTION OF APPLICATION:**

12/19/2023

Permit # 22-19023-VCGEN**Lead Staff: Nick Albrecht****Violation Case #19-01989-VCCNOP****Inspector: Marguerite Roberts**

Proposal to retain second floor French doors that do not match previously existing, per application & materials received 07/06/2022 & 12/05/2023, respectively. **[Notice of Violation sent 03/28/2019]**

STAFF ANALYSIS & RECOMMENDATION:

12/19/2023

Staff cited the second-floor French doors back in March 2019 as they had been replaced and did not match the previously existing French doors. Specifically, the muntins in the doors were significantly larger in the new doors compared to the old. The transom windows above the doors remained in place and show the difference in muntin sizes as previously the door and transom muntins all matched.

A permit was then issued in May of 2019 which included replacing the muntins to match the previously existing design. It appears from photographs that some work was done to the muntins around this time but still the muntins are significantly wider than previously existing. The applicant is now proposing to retain the muntins as built.

A drawing provided by the applicant shows that the existing door muntins are a full 1" wide plus an additional 1" of window glazing for a total width of 2". By comparison, the existing transom window muntins which matched the previously existing door muntins, are shown at 7/16" wide with an additional approximately 1/2" of glazing for a total width just under 1".

The wider muntins are quite noticeable when viewed but staff notes that in more recent photographs it appears the window glazing has gotten significantly dirtier and darker, actually helping to reduce the visual impact of the width. Still, the Guidelines require, "*matching the original materials, type, size, shape, configuration, muntin pattern, dimensions, profiles, and detailing.*" (VCC DG: 07-13)

As the existing door muntins clearly do not match the previously existing, staff recommends denial of the proposed retention.

ARCHITECTURAL COMMITTEE ACTION:

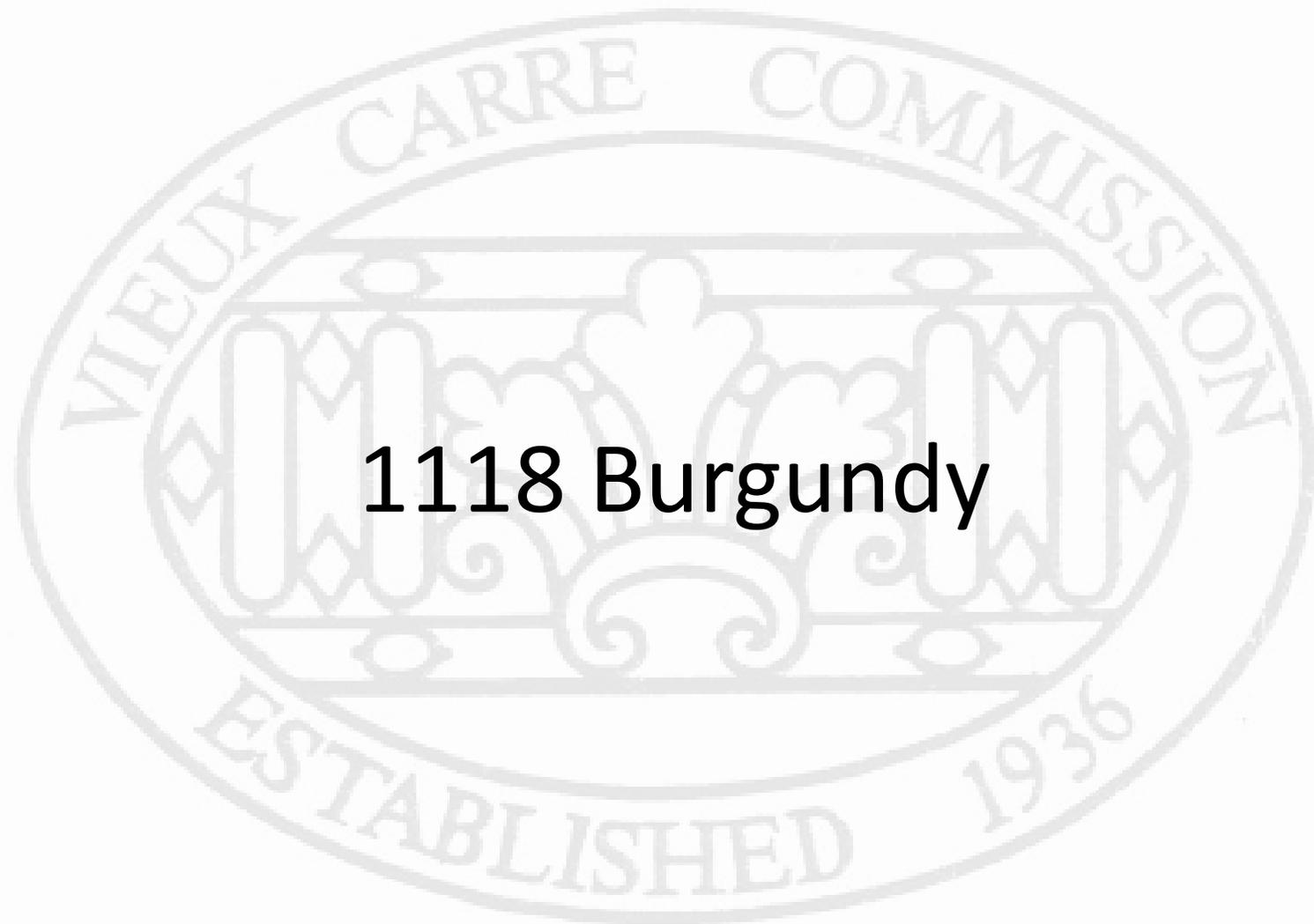
12/19/2023

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon noted that she was brought onto the project after the fact. Ms. Harmon continued that she thinks the wider muntins look fine and noted that the door was well built and functions fine.

There was no public comment.

Mr. Bergeron noted that it would be a shame to ask the owner to throw away architecturally inappropriate but otherwise good doors. Mr. Bergeron noted that this may be a case of hardship. Mr. Fifield stated that he would have to support the staff recommendation based solely on the architecture.

Mr. Bergeron moved to deny the proposed retention of the doors. Mr. Fifield seconded the motion, which passed unanimously.



1118 Burgundy

| | | |
|----------|----------------------|--------------------------|
| ADDRESS: | 1118 Burgundy Street | |
| OWNER: | Kent G Nicaud | APPLICANT: Jason Harrell |
| ZONING: | VCR-1 | SQUARE: 83 |
| USE: | Residential | LOT SIZE: 4090 sq. ft. |

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1832 four-bay brick Creole cottage with two detached two-story service buildings.

Vieux Carré Commission Meeting of **01/31/2024**

DESCRIPTION OF APPLICATION: 01/31/2024
Permit #23-26495-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain work without permit violations for metal cap flashing and loggia soffit installed without benefit of VCC review and approval, per application & materials received 09/26/2023. [Notices of Violation sent 01/24/2013 & 06/19/2020]

STAFF ANALYSIS & RECOMMENDATION: 01/31/2024

Cap flashing:

The cap flashing present at 1118 Burgundy has been in place since about 2007, when it was installed by a previous owner without benefit of VCC review and approval. It was cited as a work without permit violation in 2013 and again in 2020, which has prevented the cap flashing from being considered prescribed. It is unclear when metal cap flashing was installed at the rear buildings, but it was not observed by VCC staff until staff gained access to the courtyard following a series of four stop work orders in 2020.

Metal cap flashing is rarely found approvable except in unique circumstances, such as when a parapet is too low to properly counterflash, or if the wall is not historic and includes wood framing. On irregularly shaped historic masonry, it is difficult for a rigid metal cap to properly close all gaps and prevent water intrusion. Water intrusion in historic masonry will often lead to mortar loss or vegetation growth that then cannot be observed due to the presence of the cap until conditions have been allowed to become more serious. There is also concern that metal cap flashing is not historically appropriate from a visual perspective, and that it can become airborne in extreme weather conditions. For these reasons, metal cap flashing is typically prohibited on historic masonry parapets such as those present here.

When reviewed on 10/10/2023, the Committee moved to deny the appeal to retain the cap flashing. Staff recommends that the Commission uphold the Committee’s decision and **deny** retention. In cases of hardship, the Commission has occasionally allowed retention of unapproved cap flashing for a limited amount of time or until the materials reach the end of their lifespan and require replacement, at which point an appropriate mortar cap can be installed. Staff notes that any deterioration or demolition by neglect at the caps may be cited as a violation in future, even if retention is approved.

Flashing:

The only roof permit issued for this property in the last 20+ years was in 2018 for the replacement of dormer flashing with copper. This work used the wrong material, which has not been identified but is clearly not copper based on visual inspection. Staff’s concern is that non-compatible metals can cause each other to degrade, leading to premature failure. Since all other materials on this roof are copper, use of a dissimilar metal is likely not approvable. However, if more information is provided on what was installed, this could be discussed further at Architecture Committee. Staff recommends **deferral**, with the applicant to clarify what material was used at the

Loggia soffit:

The applicant is appealing to retain the unusual soffit in the loggia at the rear of the main building, which has been atypically modified to include several prominent furr downs. Staff was unsure if there were any compelling reasons to retain the conditions and did not have a recommendation for the Committee, instead seeking comment from the Committee and/or applicant on whether it could be found approvable for retention. The discussion at the 10/10/2023 hearing focused on other items, so this item was deferred, not denied. Staff recommends the soffit be **deferred** and returned to the Committee for further consideration of its architectural merits.

VIEUX CARRÉ COMMISSION ACTION: 01/31/2024

Architecture Committee Meeting of**10/10/2023****DESCRIPTION OF APPLICATION:**
Permit #23-26495-VCGEN

10/10/2023

Lead Staff: Erin Vogt

Appeal to retain work without permit violations, including exterior kitchen and gas fixtures installed without benefit of VCC review and approval, per application & materials received 09/26/2023. [**Notice of Violation sent 06/19/2020. STOP WORK ORDERS posted 06/19/2020, 08/05/2020, 08/12/2020 & 08/13/2020.**]

STAFF ANALYSIS & RECOMMENDATION:

10/10/2023

In 2020, staff discovered extensive work without permit violations in the courtyard while reviewing a proposal to install a pool. The pool was approved and permitted, but the remaining items, which included a large outdoor kitchen built between the main building loggia and middle service ell, was denied for retention by the Committee and Commission. The applicant submitted a revised proposal that would demolish the existing kitchen and rebuild it from different materials, which was conceptually approved by the Committee, but no final materials for the kitchen or other violations were ever submitted. The property was scheduled for administrative adjudication, and a new applicant has submitted an appeal to retain items and correct violations.

Outdoor kitchen:

The current scope of work calls for retention of the outdoor kitchen and all appliances, except the Ursulines-side counter. The counter will be removed and rebuilt in alignment with the face of the rear building. While the removal of this countertop and reduction of the overall kitchen's size was a condition of the Committee's previous conceptual approval, staff notes that the construction method was to change as well. The existing kitchen was not found approvable for retention since it was built from treated lumber with Hardie stucco paneling, while typical approved outdoor kitchens are a) not attached to historic structures, and b) are typically made from masonry to prevent deterioration. *See Staff Analysis & Recommendation dated 09/16/2020.* Staff does not find retention as proposed to be approvable, and recommends deferral, with the applicant to propose an alternative and provide drawings for Committee review.

Other appeals to retain:

The overall scope also includes appeals to retain:

- Unpermitted gas lanterns installed at various locations on the first and second floors of both dependencies without benefit of VCC review and approval. The applicant proposes to replace them with narrower Governor style Bevolo fixtures on brackets. Staff notes that the highly decorative brackets are not appropriate for the age and style of the buildings on the property. Moreso, the VCC Design Guidelines state that *"decorative lighting fixture types should be: compatible with the building in terms of its style, type and period of construction; located near a focal point of the building, such as the primary entrance door; installed in a manner that is harmonious with the building's design, such as evenly spaced on a balcony, gallery, or porch bay, or centered on or around an element such as a door, carriageway, or window."* (VCC DG: 11-07) In keeping with the Design Guidelines, decorative fixtures are generally not permitted in alleys or courtyards; in circumstances where they are found appropriate by the Committee, they are limited in size and quantity. Staff recommends **denial** of the appeal to retain the gas fixtures.
- Request to retain mini split installed at rear adjacent to the pool. Staff finds the location **conceptually approvable** but a manufacturer's spec sheet for the mini split must be submitted for final review and approval at staff level.
- String lights installed over the courtyard are attached to all three buildings and the courtyard wall. Staff does not find string lights approvable for this location per the Design Guidelines and recommends **denial**, with the applicant to propose a comprehensive lighting plan for Committee review.
- Multiple standalone fountains were installed in the courtyard planting beds. Staff has no objection to their retention and recommends **approval**.
- Inappropriate masonry repairs utilizing Portland cement mortar were undertaken at the courtyard wall over the outdoor kitchen, adjacent to unpermitted mechanical equipment installed on an unpermitted platform. The applicant proposes to apply a stucco finish, which staff finds would only exacerbate the issues created by using masonry that is too hard. It is unclear when this work was done, considering the last time staff visited the site in 2021, the wall was in desperate need of repointing. Staff has no abatement suggestions at this time, as the Portland cement will need to delaminate naturally before it can be removed.
- The applicant appeals to retain the mechanical equipment and platform. Staff notes that no supporting documentation for the equipment has been provided, and this platform is not code compliant or approvable within the Design Guidelines. The typical location for this equipment would be to be installed at grade where the outdoor kitchen is located. Staff recommends **deferral**, with the applicant to provide documentation on the units and a proposal for an alternate location.
- A wooden shutter screen at the outdoor kitchen conceals electrical panels, staff has no objection

to their retention.

- The bead board soffit in the loggia at the rear of the main building has been atypically modified. Staff is unsure why the loggia has several prominent furr downs but is also sloped. Staff seeks the guidance of the Committee regarding whether it is approvable.
- Inappropriate metal parapet cap flashing is present throughout the property. Staff does not find the work to be of sufficient quality, nor are the conditions of these buildings unique enough to be a compelling reason to keep the flashing. Staff recommends **denial**.

The applicant also proposes to replace chrome finished hardware throughout with oil-rubbed bronze deadbolts and knobs. They also propose to remove existing gate hardware and replace with a VCC approved keypad; since no keypads are universally approved by the VCC, a submittal is required for review.

ARCHITECTURAL COMMITTEE ACTION:

10/10/2023

Ms. Vogt presented the staff report with Ms. Smith and Ms. Burlow present on behalf of the application. Ms. Smith stated that several of the violations predated current ownership, such as the soffit. Ms. Bourgogne asked if Ms. Smith knew why that work had been done; Ms. Smith answered that she did not know. She noted that the mechanical equipment was already preexisting except for the mini-splits. She added that they did not want to cause additional damage to the masonry wall but that they were happy to address it.

Mr. Bergeron stated that he was in agreement with the staff report. Mr. Fifield noted the preservation issues with the applying stucco to the masonry wall and that the damage would occur in future as the bricks deteriorated from the overly hard mortar. He stated that more information, including drawings, would be needed for consideration of the kitchen, and added that he agreed with staff on all other items.

Ms. Szalwinski addressed the Committee on behalf of French Quarter Citizens, objecting to retention of the string lights and noting concerns with the Portland cement and mechanical equipment at the masonry wall, particularly with vibrations. She noted that the kitchen had never been approved by VCC.

Ms. Smith stated that she thought the kitchen had been approved, but not permitted. Ms. Vogt clarified that it had not been through the full process, including revised drawings for necessary modifications, and retention had been denied. She also noted that Safety and Permits had not approved it. Mr. Fifield agreed that there was no reason to deviate from the staff recommendations but that the treatment of the masonry wall and the outdoor kitchen were the most important preservation issues. Mr. Bergeron asked if the property would return to administrative adjudication; Mr. Epstein stated that there would be no new violation for at least 90 days if the project moved forward in good faith. Ms. Vogt stated that she would go over everything with the applicant at staff level to move the project forward.

Mr. Bergeron moved for:

- **Deferral** of the outdoor kitchen,
- **Denial** of the gas fixtures,
- **Conceptual approval** of the rear mini-split, with specs to be submitted for review at staff level,
- **Denial** of the string lights,
- **Approval** of the fountains,
- **Deferral** of the masonry wall,
- **Deferral** of the remaining mechanical equipment and platform,
- **Deferral** of the soffit,
- **Denial** of the cap flashing.

Mr. Fifield seconded the motion, which passed unanimously.



1014 St Philip
(applicant requested deferral)