

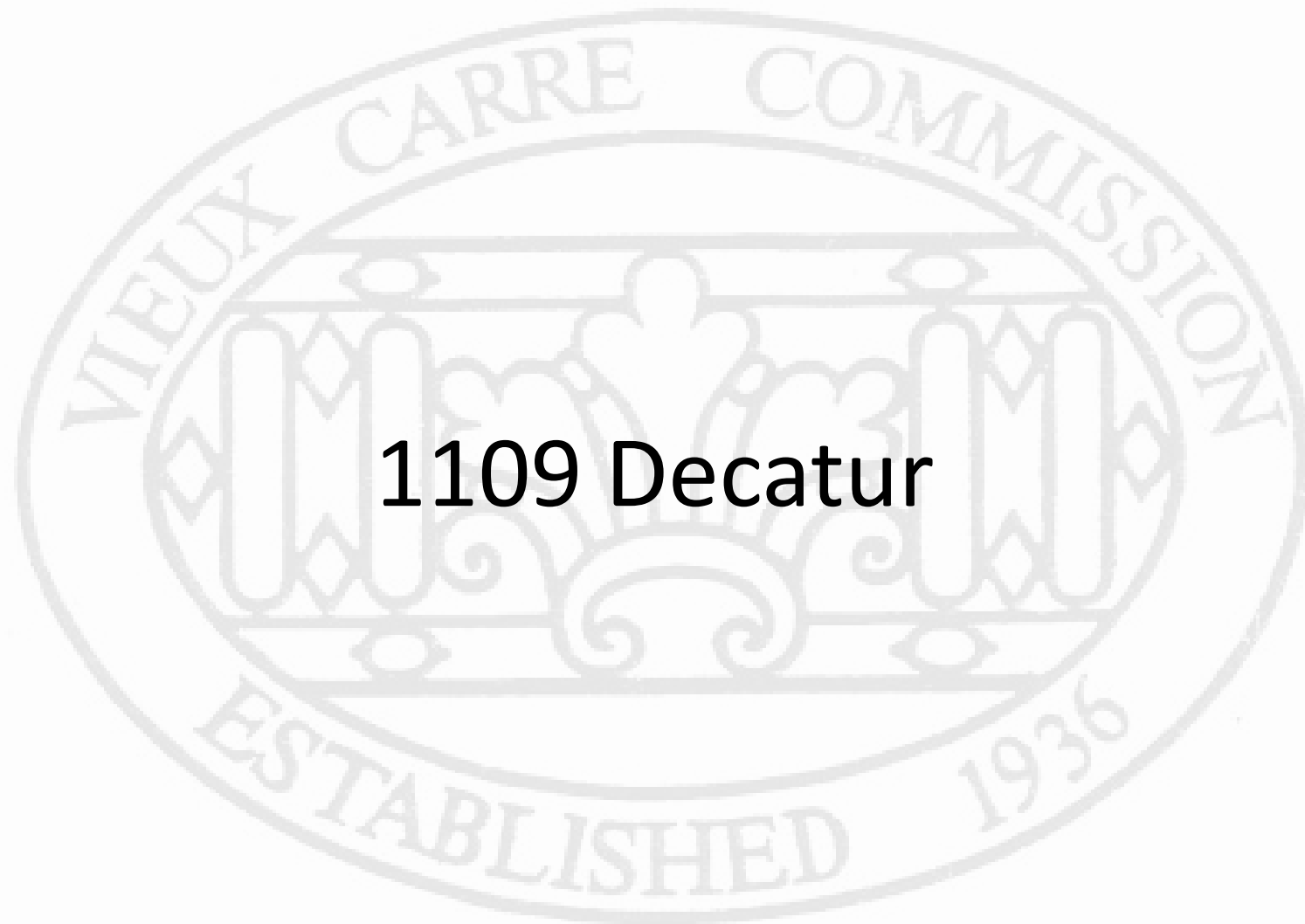


**Vieux Carré
Commission Meeting**

Wednesday, March 20, 2024



New Business



1109 Decatur

ADDRESS:	1109 Decatur St.	APPLICANT:	Lawrence Lupin
OWNER:	Mon Tay Enterprises	SQUARE:	19
ZONING:	VCC-1	LOT SIZE:	3,272 sq. ft.
USE:	Commercial/Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

This is one in the block-long row of three-story houses constructed c. 1830-31 by the prominent architects Gurlie and Guillot as rental property for the Ursulines Nuns after this religious house moved to its new quarters on Dauphine Street. Originally constructed in the typical Creole style, with arched ground floor openings (including a side passageway), balconies and upper level French doors, the buildings received a number of individual modifications in the 19th and 20th centuries. #1109 has altered millwork has been altered and its second-floor balcony has been extended into a gallery.

Vieux Carré Commission Meeting of **03/20/2024**

DESCRIPTION OF APPLICATION: 03/20/2024
Permit # 24-05468-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new roof hatch, per application & materials received 02/27/2024.

STAFF ANALYSIS & RECOMMENDATION: 03/20/2024

This proposed work is in conjunction with the removal of an existing atypical hood vent and rooftop access ladder or walkway across a significant part of the roof, as well as the installation of a new inline exhaust fan. The Guidelines dictate that only the new roof hatch requires full Commission level review. All of this work is also in conjunction with a staff approvable new slate roof.

The installation of a roof hatch will allow the roof exhaust to remain easily serviceable while eliminating the more improvised ladder or walkway access. The proposed new roof hatch adjacent to the exhaust duct measures approximately 2'6" wide by 3' long. The roof hatch is noted as being a galvanized steel on both the curb and cover and appears to be painted in a dark grey finish.

The Architecture Committee found the overall proposal approvable and forwarded the roof hatch portion to the Commission for the required Commission level review. Staff finds the overall proposed conditions a huge improvement over the current conditions and recommends approval of the proposal with any final details to be worked out at the staff level.

VIEUX CARRÉ COMMISSION ACTION: 03/20/2024

Architecture Committee Meeting of **03/12/2024**

DESCRIPTION OF APPLICATION: 03/12/2024
Permit # 24-05468-VCGEN **Lead Staff: Nick Albrecht**

Proposal to remove existing hood vent and access path and to install new inline fan exhaust and roof hatch, per application & materials received 02/27/2024.

STAFF ANALYSIS & RECOMMENDATION: 03/12/2024

The existing kitchen exhaust for this property is atypically installed behind the service ell building wall, almost certainly across the property line onto the neighboring 1107 Decatur St. property and not a condition that can typically be approved. The existing conditions also feature an unfortunate rooftop access ladder or walkway across a significant part of the roof.

In order to remedy these conditions, the applicant proposes to install a new rooftop exhaust and a new roof hatch. Staff notes that this work is being proposed in conjunction with a staff approvable new slate roof. The proposed new exhaust would utilize an inline fan, so the above roof, visible portion of the exhaust system would only be a gooseneck duct measuring approximately 1-1/2' by 1'. The proposal also includes a new roof hatch adjacent to the exhaust measuring approximately 2'6" wide by 3' long. Staff questions if any of the existing roof framing would need to be modified in order to install either of these elements. Given the dimensions, it appears that the exhaust shouldn't require changes to the framing but

the access hatch likely would. If the roof joists are to be modified, staff requests this information be added to the plans.

The roof hatch is noted as being a galvanized steel on both the curb and cover and appears to be painted in a dark grey finish. No notes are provided on the material or finish color of the exhaust. Staff notes care should be taken to avoid any possibility of galvanic reaction if copper is to be utilized with the new slate roof. If the exhaust is to be painted, staff recommends it be painted a color similar to the new roofing.

Compared to the existing conditions, staff finds the proposed to be a huge improvement. Although this proposal features two new roof penetrations, the removal of the atypical and likely non-approvable exterior duct and exhaust as well as the removal of the crude rooftop walkway are overall beneficial for the building. Staff requests that repairs to the wall that is currently pierced by the exhaust duct be added to the scope of work.

The Guidelines note that Commission level review is required for any new roof hatches. Staff recommends approval of the proposal with the roof hatch portion of the proposal to be forwarded to the Commission for review.

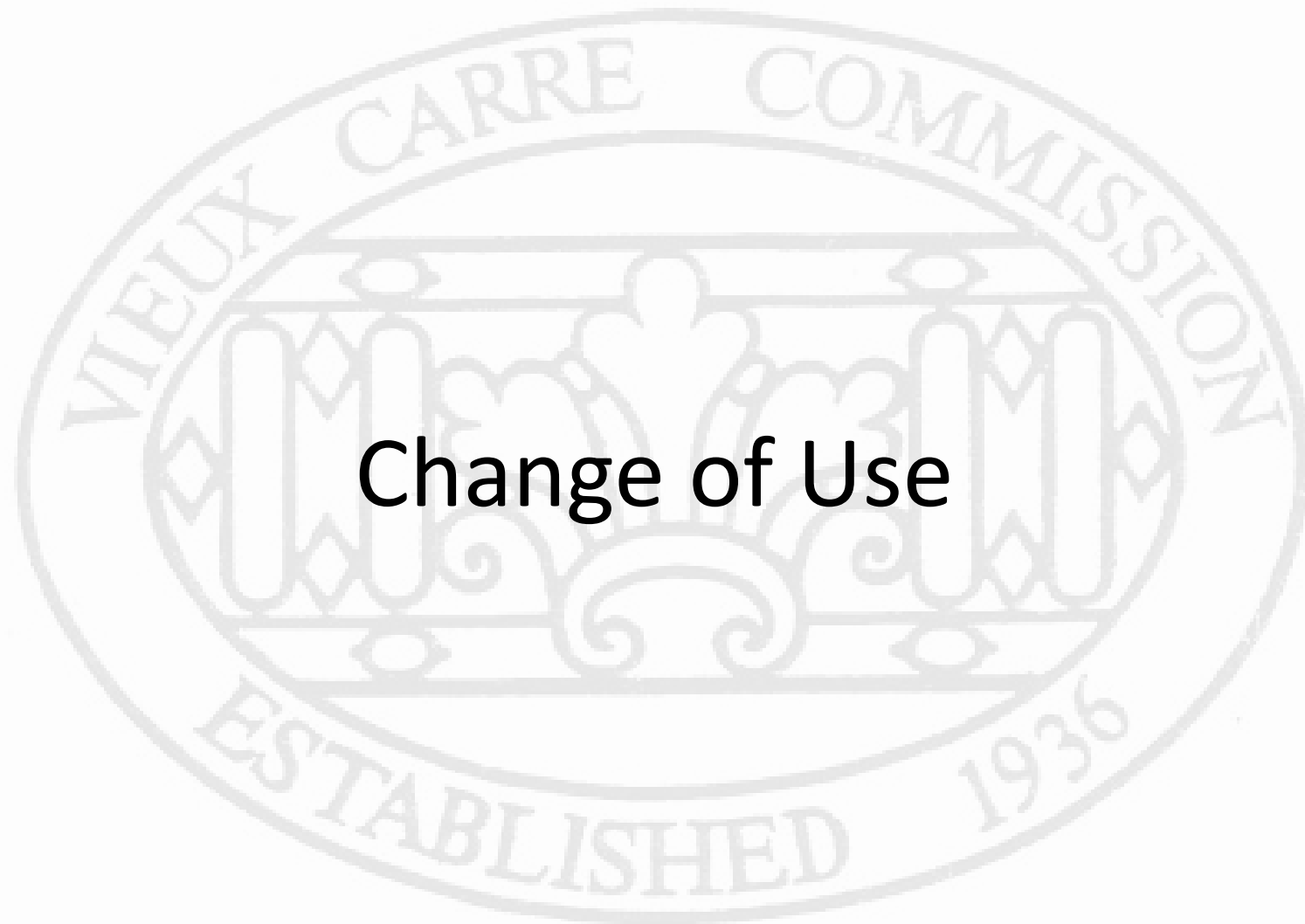
ARCHITECTURAL COMMITTEE ACTION:

03/12/2024

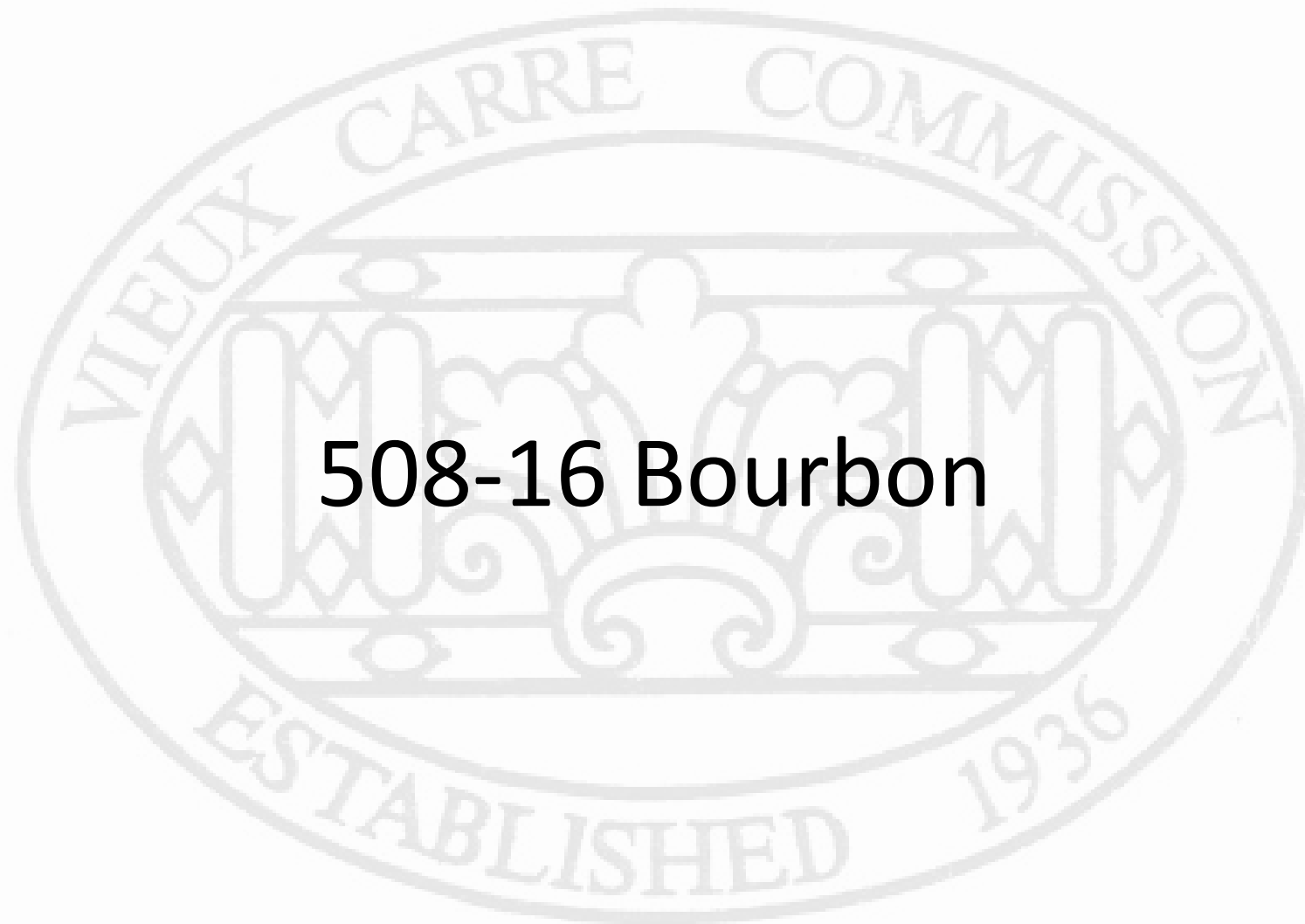
Mr. Albrecht read the staff report with Mr. Lupin present on behalf of the application. Mr. Lupin noted that this proposal was inspired by the request for a new slate roof and noted that the current condition had not been a problem because the adjacent property is owned by the same entity.

There was no public comment.

Ms. Virdure made the motion for conceptual approval with the details at the staff level. Mr. Bergeron seconded the motion and the motion passed unanimously.



Change of Use



508-16 Bourbon

ADDRESS: 508-16 Bourbon Street
 OWNER: Anglade 500 Properties, LLC
 ZONING: VCC-2
 USE: Commercial

APPLICANT: Loretta Harmon
 SQUARE: 62
 LOT SIZE: 5721 sq. ft.

DENSITY		OPEN SPACE	
Allowed:	9 Units	Required:	1716 sq. ft.
Existing:	Unknown	Existing:	2160 sq. ft.
Proposed:	No Change	Proposed:	2160 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

C. 1831 2½-story brick building and separate, brick carriage house, which were built as dependencies of the Samuel Kohn House (510 Bourbon). Alterations include the ground floor granite columns and lintel (c. 1840-50) and the upper floor, which obliterates the hip roof and one half attic floor.

Vieux Carré Commission Meeting of **03/20/2024**

DESCRIPTION OF APPLICATION: 03/20/2024
Permit #24-05109-VCGEN **Lead Staff: Erin Vogt**

Proposal for exterior renovation, including installation of mechanical equipment and modification of millwork, in conjunction with a **change of use** from *Adult Live Performance Venue to bar/restaurant (standard)*, per application & materials received 02/23/2024 & 02/28/2024, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/20/2024

[NOTE: 508 Bourbon and 516 Bourbon are located on the same parcel, and there are extensive outstanding violations on the entire property, including both buildings. Despite numerous applications over the last several years, there has been little to no follow through on completing the permitting process or performing work to correct the violations. Multiple violation cases remain open, and the property has been taken to administrative adjudication. If no applications are received to fully abate all violations on the parcel within the next 30 days, the property will once again be scheduled for adjudication and may be subject to further fines. Further voluntary work on this parcel will not be considered until all violations are resolved.]

The proposed work in conjunction with the **change of use** at 508 Bourbon is largely located at the front elevation and the unrated infill between the main building and rear carriage house, as follows:

Mechanical:

- The roof plan shows four condensers relocated closer to the property line shared with 500 Bourbon.
- A 10-ton package unit by Trane is proposed to replace an existing 4-ton package unit. It is shown weighing 1058 lbs, and measuring 53-1/4" x 88-5/8" x 40-7/8". Sound data was not included.
- A new 54" dia. x 71" tall cooling tower for the daiquiri machines is shown close to the property line with 500 Bourbon.
- A new hood vent and intake vent are shown 10'-0" from the property line, but the hood vent is very close the opening at the rear of the main building. Staff recommended that the hood and intake vent locations be flipped (or moved further away) in order to prevent grime from the hood vent from accumulating on the rear of the Blue rated building. The applicant has agreed to this revision prior to permit.
- Since the infill roof is not over 16'-0" tall, it is unlikely that railings will be mandated by the Mechanical Division. However, some of the existing equipment is visible from the street, so the Commission may wish to require screening.

The Committee recommends **conceptual approval** of the mechanical equipment installation, with revisions to be submitted by the applicant as noted above.

Front elevation:

The applicant proposes to replace the first-floor millwork, which is not original. Photographs from 1951 show a large amount of infill and plate glass shop windows, while photos from 1965 onward show the current millwork configuration largely as it exists today. The elevation is divided into two unequal bays with granite pilasters.

A single lite door with a single wood panel is located in the Toulouse-side bay. The applicant proposes to remove a step at this door, as well as wood infill above the existing millwork, making the new door 3'-0" wide by 8'-7" tall. It is shown swinging out into the right of way. Staff notes that DPW approval will be required for any encroachment on the sidewalk.

The St. Louis-side bay currently has a center six-lite door flanked by two wide six-lite sidelites, with single panels below. The applicant proposes to replace this bank of millwork with two pairs of four-lite, single panel bifold doors.

Staff notes that the proposed millwork is flush with the head and jamb, giving it a flat appearance. The millwork profiles are inappropriate for a Blue rated building of this age, and the stiles and rails are also out of proportion. Conceptually, replacement of the first-floor millwork can be considered, since it is not original, and the proposed overall elevation is not out of character. Significant revisions of the millwork details are needed, but this can be handled at staff level. The Committee recommended **conceptual approval** of the work, with the proviso that DPW approval must also be granted prior to permit issuance.

Change of use:

Article 2.10 of the Comprehensive Zoning Ordinance states that:

The Vieux Carré Commission shall have no jurisdiction over use, except as provided in the paragraph below.

[...] 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.*

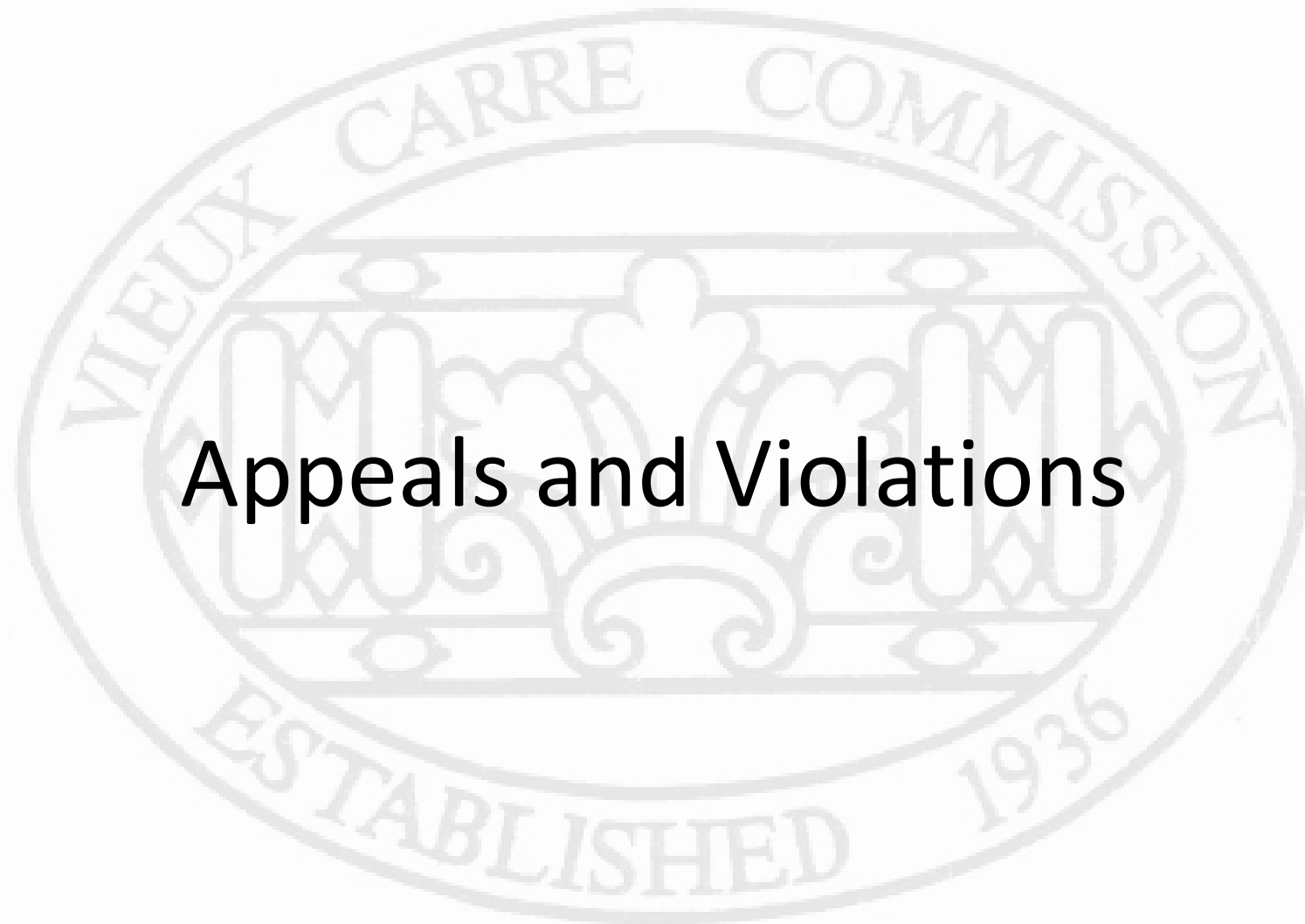
Since the proposed mechanical work and millwork replacement is in keeping with the Guidelines and was found conceptually approvable at the Committee level, the Architecture Committee recommends that the Commission forward a **positive recommendation** to the Director of Safety and Permits.

In conclusion, the Committee recommends:

- **conceptual approval** of the mechanical work, with revisions to be handled at staff level,
- **conceptual approval** of the millwork replacement, with the proviso that DPW approval be required and with final revisions to be handled at staff level, **and**
- a **positive recommendation** for the **change of use** to *bar/restaurant (standard)* be forwarded to the Director of Safety and Permits.

VIEUX CARRÉ COMMISSION ACTION:

03/20/2024



Appeals and Violations



905 Royal

ADDRESS:	905 Royal St.		
OWNER:	Nine O Five Apt House	APPLICANT:	Nine O Five Royal
	Hotel Inc		
ZONING:	VCC-1	SQUARE:	57
USE:	Hotel	LOT SIZE:	2,585 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Green**, of local architectural and/or historical significance.

C. 1897 late Victorian version of the double-level galleried frame townhouse.

Vieux Carré Commission Meeting of **03/20/2024**

<u>DESCRIPTION OF APPLICATION:</u>	03/20/2024
Permit # 23-04489-VCPNT	Lead Staff: Nick Albrecht
Violation Case #20-21310-DBNVCC	Inspector: Marguerite Roberts

Seeking a hardship regarding current violations with proposal to not address violations under current ownership with the property currently for sale, per application received 02/23/2023.

STAFF ANALYSIS & RECOMMENDATION: 03/20/2024

This application was deferred at the 04/19/2023 meeting as well as the 06/21/2023 meeting to allow for an applicant to be present. At the 04/19/2023 meeting, the Commission noted that the failure of an applicant to be present at the next meeting would result in a denial. Still, the Commission voted to defer the application again at the 06/21/2023 meeting.

Staff cited this property in August 2020 noting several demolition by neglect type violations including broken chimneys, paint deterioration throughout the building, deteriorated woodwork, and deteriorated roof shingles. A permit was then issued in July 2021 to repair the weatherboards and balcony and to paint the entire building, but no work was done. The permit was re-issued May 2022 and another permit for roof repairs was issued in September 2022, but it appears that little, if any, of this work has been done.

The applicant notes that the building is currently for sale and is asking that the current violations not be pursued due to this fact. According to a listing website for the property, it has been listed for sale for over 1,400 days (1,423 days as of 03/18/2024). The price was last changed in August of 2023 when it was reduced to \$2,000,000. This property operates as a hotel and closed for a long time due to Covid. It is unclear if it ever attempted to reopen.

Staff is concerned that the property has been listed for sale for close to four years and it is unclear if it is currently at all close to being sold. The owner stated that a possible sale last December fell through. As the building sits for sale it continues to deteriorate. At most, staff suggests a short time frame could be granted, possibly until the May Commission meeting, to allow the applicant time to further develop plans to sell the property or to compose a proposal and timeline to make the necessary repairs. However, staff also notes that these issues have been pending since August 2020.

As this has been going on for over a year, staff requests that a decision be made today, and the matter no longer deferred. Staff requests commentary from the Commission regarding the proposal.

VIEUX CARRÉ COMMISSION ACTION: 03/20/2024

Vieux Carré Commission Meeting of **06/21/2023**

<u>DESCRIPTION OF APPLICATION:</u>	06/21/2023
Permit # 23-04489-VCPNT	Lead Staff: Nick Albrecht
Violation Case #20-21310-DBNVCC	Inspector: Marguerite Roberts

Seeking a hardship regarding current violations with proposal to not address violations under current

ownership with the property currently for sale, per application received 02/23/2023.

STAFF ANALYSIS & RECOMMENDATION:

06/21/2023

This application was deferred at the 04/19/2023 meeting to allow for an applicant to be present, noting that failure of an applicant to be present would result in a denial.

Staff cited this property in August 2020 noting several demolition by neglect type violations including broken chimneys, paint deterioration throughout the building, deteriorated woodwork, and deteriorated roof shingles. A permit was then issued in July 2021 to repair the weatherboards and balcony and to paint the entire building, but no work was done. The permit was re-issued May 2022 and another permit for roof repairs was issued in September 2022, but it does not appear that any of this work has been started.

The applicant notes that the building is currently for sale and is asking that the current violations not be pursued due to this fact. According to a listing website for the property, it has been listed for sale for over 1,100 days (1,152 days as of 06/20/2023) and the price has recently been reduced to \$2,500,000. This property operates as a hotel and although it was closed for a long time due to Covid, it appears to be open and operational again. Websites are available to book rooms and reviews for the hotel have been posted online in recent months.

Staff is concerned that the property has been listed for sale for over three years and it is unclear if there has been any movement in completing a sale. As the building sits for sale it continues to deteriorate. If the business has now resumed operation, staff questions how motivated the seller may be to actually sell the property. At most, staff suggests a short time frame could be granted, possibly until the September Commission meeting, to allow the applicant time to further develop plans to sell the property or to compose a proposal and timeline to make the necessary repairs.

Staff requests commentary from the Commission regarding the proposal.

VIEUX CARRÉ COMMISSION ACTION:

06/21/2023

No one was present on behalf of the application. Mr. Albrecht noted that this application was previously on the 04/19/2023 Commission agenda with the motion at that time to allow the applicant one additional opportunity to attend a meeting and with failure to attend to result in a denial. Mr. Block noted that it was likely that the Commission was going to lose a quorum at 2:15 and suggested that the agenda be shifted to hear other agenda items which had applicants present. Mr. Pearson moved to defer the proposal to the end of the meeting. Ms. Virdue seconded the motion, which passed unanimously.

At the end of the meeting agenda, Mr. Pearson moved to defer the application. Ms. Virdue seconded the motion, which passed unanimously.

Vieux Carré Commission Meeting of

04/19/2023

DESCRIPTION OF APPLICATION:

04/19/2023

Permit # 23-04489-VCPNT

Lead Staff: Nick Albrecht

Violation Case #20-21310-DBNVCC

Inspector: Marguerite Roberts

Seeking a hardship regarding current violations with proposal to not address violations under current ownership with the property currently for sale, per application received 02/23/2023.

STAFF ANALYSIS & RECOMMENDATION:

04/19/2023

Staff cited this property in August 2020 noting several demolition by neglect type violations including broken chimneys, paint deterioration throughout the building, deteriorated woodwork, and deteriorated roof shingles. A permit was then issued in July 2021 to repair the weatherboards and balcony and to paint the entire building, but no work was done. The permit was re-issued May 2022 and another permit for roof repairs was issued in September 2022, but it does not appear that any of this work has been started.

The applicant notes that the building is currently for sale and is asking that the current violations not be pursued due to this fact. According to a listing website for the property, it has been listed for sale for over 1,000 days (1,090 days as of 04/19/2023) and is currently listed at \$2,600,000. This property operates as a hotel and although it was closed for a long time due to Covid, it appears to be open and operational again. Websites are available to book rooms and a review was left for the hotel less than three weeks ago.

Staff is concerned that the property has been listed for just shy of three years and it is unclear if there has

been any movement is completing a sale. As the building sits for sale it continues to deteriorate. If the business has now resumed operation, staff questions how motivated the seller may be to actually sell the property. At most, staff suggests a short time frame could be granted, possibly until the May or June Commission meeting, to allow the applicant time to further develop plans to sell the property or to compose a proposal and timeline to make the necessary repairs.

Staff requests commentary from the Commission regarding the proposal.

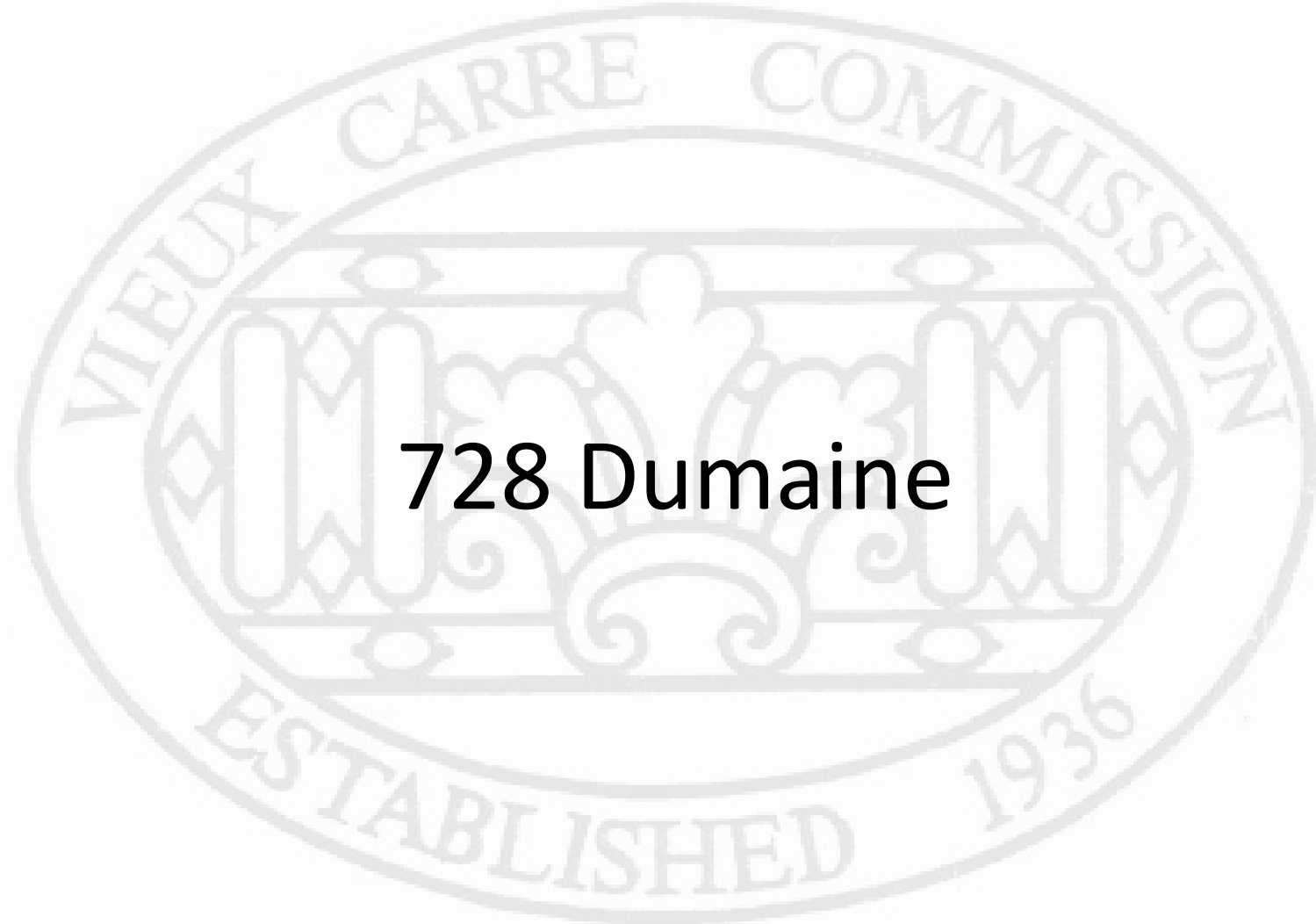
VIEUX CARRÉ COMMISSION ACTION:

04/19/2023

There was no one present on behalf of the application.

Ms. DiMaggio made the motion for the deferral until the next meeting with notification that failure to appear would result in denial.

Ms. Viridure seconded the motion and the motion passed unanimously.



728 Dumaine

ADDRESS:	728 Dumaine Street	APPLICANT:	William Charbonnet
OWNER:	Darleen J. Levy	SQUARE:	58
ZONING:	VCR-2	LOT SIZE:	4,406 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

The subject property is one in a row of two, 3 ½ story exposed brick townhouses, each of which has a porte cochere entrance and iron galleries (originally balconies) on the front facade. This and the neighboring building were constructed c. 1832 by the builder, John Fitz Miller.

Vieux Carré Commission Meeting of **03/20/2024**

DESCRIPTION OF APPLICATION: 03/20/2024
Permit # 23-22947-VC GEN **Lead Staff: Nick Albrecht**

Appeal of Architecture Committee denial of Architecture Committee denial of proposal to retain roll down roofing on rear service ell, per application received 06/19/2023 & 09/05/2023, respectively. [**Notice of Violation sent 07/06/2021**]

STAFF ANALYSIS & RECOMMENDATION: 03/20/2024

Aerial photos indicate that the current roof on the rear portion of this building and service ell was installed between January 2022 and January 2023. The current roof is a very light in color roll down type material. Prior to 2018 it appears that this roof had a shingle roof matching the main building. In October 2021, an application (21-27987) was submitted which included a “request to retain roof as is until we have time to fix it.” Then a separate application (21-29200) was filed also in October 2021 to install a new slate roof on the main building. Staff issued the permit to replace the slate roof of the main building with a new slate roof that same month but noted to both the applicant of the application to retain and the contractor for the main building roof the issues with the service ell roof.

Staff then exchanged several emails with the contractor through 2021 and 2022. The contractor noted that the slope of this roof, referred to as roof slope D in documentation, was shallower and staff repeatedly requested that a measurement of the slope be submitted as well as any other information regarding the proposal to retain the roof on the service ell. No additional information was submitted and the property was eventually sent to adjudication. That process inspired the current proposal which initially just included the description, “Retain existing roof” with no other information.

Then, on 09/05/2023, a report was submitted to staff and noted as “prepared by roofr,” which is a software program which purports to provide accurate aerial roof measurement reports. The report notes the total square footage of the roof at 2,090 sq. ft. with 1,223 sq. ft. having a slope of 6/12 and 867 sq. ft. having a slope of 5/12. The report says that the “total low pitch” area of the roof is 0 sq. ft. Generally, a slope of at least 4/12 is recommended for the installation of natural slate roofs, while some of the contemporary slate roof systems advertise being able to be installed on even shallower slopes.

The applicant also submitted an affidavit from the contractor stating that 90% of roof slope D is completely flat. The contract submitted with the affidavit mentions removing existing tile and underlayment, installation of new slate with associated flashings. There is no mention of the installation of new roll down roofing. Despite the affidavit submitted by the applicant, all other information including photographs taken from a neighboring property, a report submitted by the applicant, and aerial photographs clearly show this roof has a fair degree of slope, typical of service buildings.

Staff had an opportunity to visit the property on 11/22/2023. Upon entering the courtyard and inquiring about access to the roof, staff was informed that a ladder from the courtyard to the roof was the only way to access the roof. As staff is not equipped with a three-story ladder, staff was not able to fully inspect the roof.

Staff researched prior permits for this property and was able to locate a permit from 1999 for the installation of new “Hardi-Slate” fiber cement shingles. Unfortunately, the permit is not specific on the exact roof area or areas to be worked on, but based on aerial photographs of the building, the service ell roof appears to match the main roof from the earliest aerial photograph from 2004 through January 2017. This approximately 20-year lifespan would be consistent with what staff has observed for similar fiber cement shingles in the district.

Staff also notes that 728 Dumaine is one in a row of two townhouses, along with the neighboring 730 Dumaine. Staff has recent roof plans of the service ell of 730 Dumaine which note the slope at 20% or

approximately 2.4 in 12. This slope would be well within the range of some of the approvable contemporary slate systems, some of which advertise being able to be installed on slopes as shallow as 5%. If the roof was determined to be too shallow for a traditional or contemporary slate roof system, the roofing Guidelines recommend the use of metal roofing before the installation of flat roofing systems.

As this is a blue-rated building which appears to have had a shingle roof on it as recently as 2017, staff recommended denial of the proposed retention of the roll down roofing with the applicant to install a roofing material consistent with the Guidelines. The Architecture Committee voted to deny this application at the 12/19/2023 meeting and the applicant is appealing that denial.

VIEUX CARRÉ COMMISSION ACTION:

03/20/2024

Architecture Committee Meeting of

12/19/2023

DESCRIPTION OF APPLICATION:

12/19/2023

Permit # 23-22947-VCGEN

Lead Staff: Nick Albrecht

Proposal to retain roll down roofing on rear service ell, per application received 06/19/2023 & 09/05/2023, respectively. [Notice of Violation sent 07/06/2021]

STAFF ANALYSIS & RECOMMENDATION:

12/19/2023

Staff had an opportunity to visit the property on 11/22/2023. Upon entering the courtyard and inquiring about access to the roof, staff was informed that a ladder from the courtyard to the roof was the only way to access the roof. As staff is not equipped with a three-story ladder, staff was not able to fully inspect the roof.

Staff researched prior permits for this property and was able to locate a permit from 1999 for the installation of new "Hardi-Slate" fiber cement shingles. Unfortunately, the permit is not specific on the exact roof area or areas to be worked on, but based on aerial photographs of the building, the service ell roof appears to match the main roof from the earliest aerial photograph from 2004 through January 2017. This approximately 20-year lifespan would be consistent with what staff has observed for similar fiber cement shingles in the district.

Staff also notes that 728 Dumaine is one in a row of two townhouses, along with the neighboring 730 Dumaine. Staff has recent roof plans of the service ell of 730 Dumaine which note the slope at 20% or approximately 2.4 in 12. This slope would be well within the range of some of the approvable contemporary slate systems, some of which advertise being able to be installed on slopes as shallow as 5%.

Based on the information available to staff that this roof seemingly previously had a permitted cement type shingle roof, appears to have adequate slope for some type of new approvable roofing material, and the existing roofing material was not permitted, staff recommends denial of the proposed retention.

ARCHITECTURAL COMMITTEE ACTION:

12/19/2023

Mr. Albrecht read the staff report with Ms. Levy present on behalf of the application. Ms. Levy stated that she had provided an affidavit from the contractor, a letter from Riker, and an email from the contractor. She continued that the only way to see this roof is with a drone and that she felt picked on by the Committee. Mr. Block stated that the VCC does not and will never have a drone. He continued that photographs were obtained from other buildings or electronic devices. Mr. Block noted that the VCC has jurisdiction over everything in the open air. Ms. Levy stated that she felt she was entitled to know who complained about this roof.

There was no public comment.

Mr. Bergeron noted the applicant's cost and hardship of replacing the roof and noting that the Committee does not review cases of hardship, moved to deny the proposal. Mr. Fifield seconded the motion, which passed unanimously.

Architecture Committee Meeting of

10/24/2023

DESCRIPTION OF APPLICATION:

10/24/2023

Permit # 23-22947-VCGEN**Lead Staff: Nick Albrecht**

Proposal to retain roll down roofing on rear service ell, per application received 06/19/2023 & 09/05/2023, respectively. [Notice of Violation sent 07/06/2021]

STAFF ANALYSIS & RECOMMENDATION:

10/24/2023

This application was deferred at the 07/11/2023 Architecture Committee meeting at the applicant's request. To staff's knowledge, nothing has changed with the conditions or proposal.

Aerial photos indicate that the current roof on the rear portion of this building and service ell was installed between January 2022 and January 2023. The current roof is a very light in color roll down type material. Prior to 2018 it appears that this roof had a shingle roof matching the main building. In October 2021, an application (21-27987) was submitted which included a "request to retain roof as is until we have time to fix it." Then a separate application (21-29200) was filed also in October 2021 to install a new slate roof on the main building. Staff issued the permit to replace the slate roof of the main building with a new slate roof that same month but noted to both the applicant of the application to retain and the contractor for the main building roof the issues with the service ell roof.

Staff then exchanged several emails with the contractor through 2021 and 2022. The contractor noted that the slope of this roof, referred to as roof slope D in documentation, was shallower and staff repeatedly requested that a measurement of the slope be submitted as well as any other information regarding the proposal to retain the roof on the service ell. No additional information was submitted and the property was eventually sent to adjudication. That process inspired the current proposal which initially just included the description, "Retain existing roof" with no other information.

Then, on 09/05/2023, a report was submitted to staff and noted as "prepared by roofr" which is a software program which purports to provide accurate aerial roof measurement reports. The report notes the total square footage of the roof at 2,090 sq. ft. with 1,223 sq. ft. having a slope of 6/12 and 867 sq. ft. having a slope of 5/12. The report says that the "total low pitch" area of the roof is 0 sq. ft. Generally, a slope of at least 4/12 is recommended for the installation of natural slate roofs, while some of the contemporary slate roof systems advertise being able to be installed on even shallower slopes.

The applicant also submitted an affidavit from the contractor stating that 90% of roof slope D is completely flat. The contract submitted with the affidavit mentions removing existing tile and underlayment, installation of new slate with associated flashings. There is no mention of the installation of new roll down roofing. Additionally, photographs taken from a neighboring property clearly show this roof has a fair degree of slope, typical of service buildings.

As this is a blue-rated building which appears to have had a shingle roof on it as recently as 2017 and the report submitted by the applicant notes more than adequate slope for a shingle roof, staff recommends denial of the proposed retention of the roll down roofing with the applicant to install a roofing material consistent with the Guidelines.

ARCHITECTURAL COMMITTEE ACTION:

10/24/2023

Mr. Albrecht read the staff report with Ms. Levy present on behalf of the application. Ms. Levy stated that she had provided an affidavit from the roofer that the roof was flat and noted that the roof can only be seen by drone. Mr. Block noted that VCC jurisdiction extends to all exterior surfaces and explicitly stated that the VCC does not and will never have a drone. Mr. Block noted that aerial photographs were obtained from the website Pictometry.

Mr. Bergeron inquired if staff knew what the previous material was on this roof. Mr. Albrecht replied that staff was not sure but appeared to be shingles. Mr. Fifield asked the applicant if she would be willing to have the staff of the Commission come out to inspect the roof and to determine the slope. Ms. Levy responded yes.

There was no public comment.

Mr. Bergeron moved to defer the application to allow for inspection of the roof before the next meeting. Mr. Fifield seconded the motion, which passed unanimously.

Architecture Committee Meeting of**07/11/2023****DESCRIPTION OF APPLICATION:**

07/11/2023

Permit # 23-22947-VCGEN**Lead Staff: Nick Albrecht**

Proposal to retain roll down roofing on rear service ell, per application received 06/19/2023. [Notice of

Violation sent 07/06/2021]**STAFF ANALYSIS & RECOMMENDATION:**

07/11/2023

Aerial photos indicate that the current roof on the rear portion of this building and service ell was installed between January 2022 and January 2023. The current roof is a very light roll down type material. Prior to 2018 it appears that this roof had a shingle roof matching the main building. In October 2021, an application (21-27987) was submitted which included a “request to retain roof as is until we have time to fix it.” Then a separate application (21-29200) was filed also in October 2021 to install a new slate roof on the main building. Staff issued the permit to replace the slate roof of the main building with a new slate roof that same month but noted to both the applicant of the application to retain and the contractor for the main building roof the issues with the service ell roof.

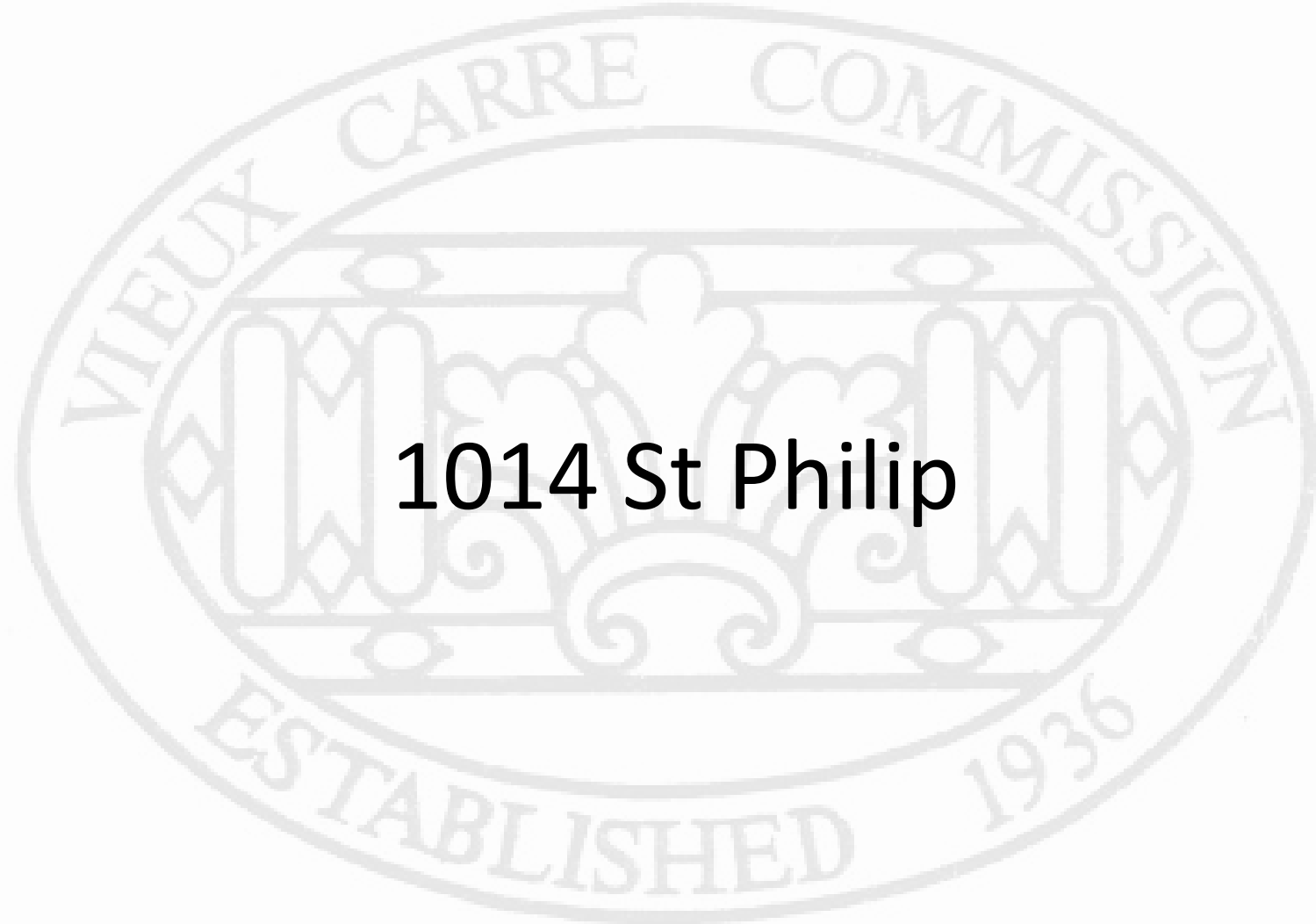
Staff then exchanged several emails with the contractor through 2021 and 2022. The contractor noted that the slope of this roof was shallower and staff repeatedly requested that a measurement of the slope be submitted as well as any other information regarding the proposal to retain the roof on the service ell. No additional information was ever submitted and the property was eventually sent to adjudication. That process inspired the current proposal which just includes the description, “Retain existing roof.” No other information has been submitted.

As this is a blue-rated building which appears to have had a slate roof on it as recently as 2017, staff recommends denial of the proposed retention.

ARCHITECTURAL COMMITTEE ACTION:

07/11/2023

The item was deferred at the applicant’s request. Mr. Bergeron made the motion to defer the application until the August 8th meeting. Mr. Fifield seconded the motion and the motion passed unanimously.



1014 St Philip

ADDRESS: 1014-16 St. Philip St.
 OWNER: Robert D. Edmundson APPLICANT: John C Williams
 ZONING: VCR-1 SQUARE: 104
 USE: Residential LOT SIZE: 3150 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

A c. 1830, 4-bay, masonry, double Creole cottage with twin dormers and gable ends.

Vieux Carré Commission Meeting of **03/20/2024**

DESCRIPTION OF APPLICATION:

03/20/2024

Permit #23-29882-VCGEN

Lead Staff: Erin Vogt

Violation Case 17-01110-VCCNOP

Inspector: Anthony Whitfield

Appeal to retain security bars installed without benefit of VCC review and approval, per application & materials received 10/31/2023 and 11/28/2023, respectively. [Notice of Violation sent 02/10/2017]

STAFF ANALYSIS & RECOMMENDATION:

03/20/2024

See Staff Analysis & Recommendation for 01/17/2024.

VIEUX CARRÉ COMMISSION ACTION:

03/20/2024

Vieux Carré Commission Meeting of

01/17/2024

DESCRIPTION OF APPLICATION:

01/17/2024

Permit #23-29882-VCGEN

Lead Staff: Erin Vogt

Violation Case 17-01110-VCCNOP

Inspector: Anthony Whitfield

Appeal to retain security bars installed without benefit of VCC review and approval, per application & materials received 10/31/2023 and 11/28/2023, respectively. [Notice of Violation sent 02/10/2017]

STAFF ANALYSIS & RECOMMENDATION:

01/17/2024

On 12/06/2016, staff inspected the property and noted that security bars had been installed at the front windows and two new vents penetrated the Burgundy-side main building wall. It is unclear how long the bars have been in place since the shutters are generally left closed, but they were first observed in 2017. The vents were installed sometime between 2008 and 2013. The applicant provided a series of photos taken in the Quarter as precedent for the security bars, which they state are needed in addition to the cut shutters. Staff notes that many of the photos provided by the applicant are of cast iron railings in shotgun windows, not security bars, and are not comparable to security bars in type, function, or ornamentation. Many of the security bars shown have either been in place for decades and are grandfathered, or are also in active violation. Some are outside the Quarter and not under jurisdiction of the VCC. A few are legitimately historic and are appropriately ornamental. Most obscure the architectural features of the building and are detrimental.

The Design Guidelines are clear that the installation of security bars is not allowed:

“The installation of a metal security grille is not appropriate on the exterior of a window in the Vieux Carré. If a metal bar or grille is installed on the interior, it should be sized to fit the opening and aligned with frames and muntins with a simple barrier grille and no decoration. [...] If a property owner would like to install a metal grille on a window or a door, it must be installed at the interior of the window sash or doorway.” (VCC DG: 07-19)

As alternatives, the Guidelines suggest: “reglazing, particularly with tempered glass, has been used as a deterrent, providing a barrier that is difficult to break. An electronic security system that includes cameras and/or a warning device, such as a motion sensor, can be installed at a door or window without altering the historic appearance of a building’s exterior.” (VCC DG: 07-19)

WINDOW & DOOR SECURITY GUIDE

THE VCC RECOMMENDS:

- Utilizing historic security devices such as shutters and night blinds
- Minimizing the size, number and visibility of modern exterior security devices
- Removing an abandoned modern security device such as reflective metal security tape at a window

THE VCC DOES NOT ALLOW:

- Installing an exterior metal security grille on a window or door (except a door with an exterior vestibule or alcove at least 18-inches deep)
- Exposing exterior wiring, conduit or junction box associated with a security or similar device

Window & Door Security Review

Install an appropriate or unobtrusive security device
1 2 3 Staff
Install an exterior bar, grille or other security device
1 2 3 Architectural Committee

Additionally, staff reached out to the Department of Safety and Permits to inquire if this type of installation would be found code compliant. Senior Plans Examiner Meghan Murphy stated that the bars would be prohibited if the room(s) are bedrooms, but that they would be highly discouraged for any installation given that they make emergency egress through a window impossible. Their preference is for security bars that can be spring opened from the interior. Given that the Guidelines suggest interior security bars as an alternative, staff is willing to work with the applicant on a design for interior bars that would meet the Guidelines. While the Guidelines are unambiguous on the architectural inappropriateness of security bars or grilles, the Committee found several aspects of this appeal to be sympathetic and recommended an appeal based on hardship. However, they were also very concerned with the precedent retention might set. The Committee has forwarded this application to the Commission for consideration of hardship with no recommendation.

[Staff notes that no information was provided regarding the vents that were also installed without benefit of review and approval, so this violation is still outstanding and will require further review at the Committee level.]

VIEUX CARRÉ COMMISSION ACTION:

01/17/2024

The applicant requested a deferral prior to the hearing.

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

12/19/2023

Permit #23-29882-VCGEN**Lead Staff: Erin Vogt**

Appeal to retain security bars and vents installed without benefit of VCC review and approval, per application & materials received 10/31/2023 and 11/28/2023, respectively. [**Notice of Violation sent 02/10/2017**]

STAFF ANALYSIS & RECOMMENDATION:

12/19/2023

See Staff Analysis & Recommendation dated 12/05/2023

ARCHITECTURAL COMMITTEE ACTION:

12/19/2023

Ms. Bourgogne read the staff report with Mr. Williams and Mr. Edmundson present on behalf of the application. Mr. Edmundson gave some background on the property and stated that they had been burglarized 3 times. He went on to say that the house underwent a huge renovation in 2013 and he thought the bars were part of that permitted work. He then stated that the bars were from a VCC French quarter ironwork approved book and they were not a “grill.” Mr. Edmundson stated that his primary concerns were safety and the ease of use. He stated that he was getting older the shutters were hard to operate. He went on to say that they put the bars up in good faith as they really did believe they were part of the permit.

Mr. Fifield thanked him for the background. Mr. Bergeron pointed out that they already had split shutters, so they did get light in. Mr. Edmundson stated that they were actually broken into when the bottom shutter was closed, and the top was open. He went on to say that the top shutter bangs around in the wind.

Nikki Szalwinski addressed the Committee. Mr. Edmundson stated that the shutters were always open unless they were out of town.

Mr. Fifield stated that his sympathy was with the owner but that for a hardship to be considered he needed to go to the Commission and plead his case. Mr. Bergeron stated that he was VERY concerned with precedent. Mr. Fifield stated that this was a hardship but with 50 years of occupancy and the fact that the bars had been up for over 10 years, he was inclined to be ok with the installation.

Mr. Bergeron stated that his sympathy was also with the owners but that he was concerned with precedent so he believed the item should go to the full Commission.

Mr. Bergeron made the motion to forward the item to the Commission for consideration based on hardship. Mr. Fifield seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of **12/05/2023****DESCRIPTION OF APPLICATION:**

12/05/2023

Permit #23-29882-VCGEN**Lead Staff: Erin Vogt**

Appeal to retain security bars and vents installed without benefit of VCC review and approval, per application & materials received 10/31/2023 and 11/28/2023, respectively. [**Notice of Violation sent 02/10/2017**]

STAFF ANALYSIS & RECOMMENDATION:

12/05/2023

On 12/06/2016, staff inspected the property and noted that security bars had been installed at the front windows and two new vents penetrated the Burgundy-side main building wall. It is unclear how long the bars have been in place since the shutters are generally left closed, but they were first observed in 2017. The vents were installed sometime between 2008 and 2013. No supplemental materials or information has been submitted for the vents. The applicant provided a series of photos taken in the Quarter as precedent for the security bars, which they state are needed in addition to the cut shutters. Staff notes that many of the photos provided by the applicant are of cast iron railings in shotgun windows, not security bars, and are not comparable to security bars in type, function, or ornamentation. Many of the security bars shown have either been in place for decades and are grandfathered, or are also in active violation. Some are outside the Quarter and not under jurisdiction of the VCC. A few are legitimately historic and are appropriately ornamental. Most obscure the architectural features of the building and are detrimental.

The Design Guidelines are clear that the installation of security bars is not allowed:

“The installation of a metal security grille is not appropriate on the exterior of a window in the Vieux Carré. If a metal bar or grille is installed on the interior, it should be sized to fit the opening and aligned with frames and muntins with a simple barrier grille and no decoration. [...] If a property owner would like to install a metal grille on a window or a door, it must be installed at the interior of the window sash or doorway.” (VCC DG: 07-19)

As alternatives, the Guidelines suggest: *“reglazing, particularly with tempered glass, has been used as a deterrent, providing a barrier that is difficult to break. An electronic security system that includes cameras and/or a warning device, such as a motion sensor, can be installed at a door or window without altering the historic appearance of a building’s exterior.”* (VCC DG: 07-19)

WINDOW & DOOR SECURITY GUIDE

THE VCC RECOMMENDS:

- Utilizing historic security devices such as shutters and night blinds
- Minimizing the size, number and visibility of modern exterior security devices
- Removing an abandoned modern security device such as reflective metal security tape at a window

THE VCC DOES NOT ALLOW:

- Installing an exterior metal security grille on a window or door (except a door with an exterior vestibule or alcove at least 18-inches deep)
- Exposing exterior wiring, conduit or junction box associated with a security or similar device

Window & Door Security Review

Install an appropriate or unobtrusive security device
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px 5px; font-weight: bold;">1</div> <div style="border: 1px solid black; padding: 2px 5px; font-weight: bold;">2</div> <div style="border: 1px solid black; padding: 2px 5px; font-weight: bold;">3</div> </div> <div style="display: flex; justify-content: flex-end; margin-top: 5px;">Staff</div>
Install an exterior bar, grille or other security device
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px 5px; font-weight: bold;">1</div> <div style="border: 1px solid black; padding: 2px 5px; font-weight: bold;">2</div> <div style="border: 1px solid black; padding: 2px 5px; font-weight: bold;">3</div> </div> <div style="display: flex; justify-content: flex-end; margin-top: 5px;">Architectural Committee</div>

Additionally, staff reached out to the Department of Safety and Permits to inquire if this type of installation would be found code compliant. Senior Plans Examiner Meghan Murphy stated that the bars would be prohibited if the room(s) are bedrooms, but that they would be highly discouraged for any installation given that they make emergency egress through a window impossible. Their preference is for security bars that can be spring opened from the interior. Given that the Guidelines suggest interior security bars as an alternative, staff is willing to work with the applicant on a design for interior bars that would meet the Guidelines. However, staff recommends that retention of the current conditions be **denied**, noting that any further appeals to retain the security bars are likely to be based on hardship considering the Guidelines are unambiguous on their architectural inappropriateness.

Since no information has been provided on the vents, staff recommends that they be **deferred**.

ARCHITECTURAL COMMITTEE ACTION:

12/05/2023

The applicant requested a deferral prior to the hearing.



1022 Royal

ADDRESS:	1022 Royal St.	APPLICANT:	Erika Gates
OWNER:	Claudia Williams	SQUARE:	49
ZONING:	VCR-2	LOT SIZE:	4,064
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Late (c. 1859) example of a gable-ended, four-bay masonry Creole cottage.

Rating: **Main Building & Detached Kitchen: Green**, of local architectural and/or historical significance.

Vieux Carré Commission Meeting of

03/20/2024

DESCRIPTION OF APPLICATION:

03/20/2024

Permit # 23-32517-VCGEN

Lead Staff: Nick Albrecht

Violation Case #22-02065-VCCNOP

Inspector: Marguerite Roberts

Appeal of Architecture Committee denial of proposal to retain various violations including proposed retention of above ground pool, per application & materials received 11/27/2023. [**Notice of Violation sent 05/13/2022**]

STAFF ANALYSIS & RECOMMENDATION:

03/20/2024

Staff sent a lengthy violation for this property back in May, 2022. The applicant previously proposed to retain the majority of the cited items and the Architecture Committee denied many of those retentions at the 12/19/2023 meeting. The applicant has appealed the following to the full Commission:

- Proposed retention of the above ground swimming pool and changes to the previously existing fountain
- Temporary retention of two windows and a door currently on the service building.

Pool

An above ground swimming pool was installed without any permits between the main and rear building. This pool was built in 2019 and the applicant states that the reason for the above ground installation is because the owners do not want to disrupt the soil under the courtyard. The applicant also states that this installation does not utilize any permanent filtering equipment.

The VCC Guidelines for pools state that, “*the VCC requires a pool or hot tub to be an in-ground installation with the curb flush with the adjacent ground level*” and “*the VCC does not allow installing an above-ground pool or hot tub with the exception of a readily movable, plastic ‘kiddie’ pool.*” (VCC DG: 10-11) This pool is clearly not in compliance with VCC Guidelines.

Staff confirmed with Safety & Permits that this type of pool installation would also require review and permitting from that Department, but no application was ever filed with Safety & Permits for the installation of this pool. The applicant stated that the pool requirements from Safety & Permits were reviewed by the applicant and no issues were discovered. Still, this pool has not been officially reviewed by Safety & Permits.

Windows

Staff cited atypical windows on the second floor of the rear of the back building. The applicant contends that these windows have been in place since at least 1994 but proposes to replace these windows with traditional wood windows once the existing windows have reached the end of their life cycle or for an additional three years. It is possible the windows have been in place for some time but the earliest photograph found by staff that appears to show these dates to 03/28/2013. Again, this work was never permitted and is not allowed per the Guidelines.

Doors

The rear of the back building features an atypical metal spiral staircase and a highly inappropriate door at the second-floor level. Staff found that this door was changed sometime between 2013 and 2022. The existing door is not approvable per the Guidelines and at a minimum, staff recommends that an appropriate door be proposed in this location. The applicant seeks to retain this door for a period of three years as well.

Fountain Removal

The final issue being appealed to the Commission is the proposed retention of the removal of a previously existing fountain and planter that was located between the main and rear building near the area of the now constructed pool. The applicant states that the fountain collapsed and was damaged in 2019, which is

around the same time the pool was constructed.

The Guidelines do not mandate that these courtyard elements be maintained, but the Guidelines do state that the removal of an appropriate water feature or planter is to be an Architecture Committee level review. The concept of the fountain and planter removal may be conceptually approvable, however, the courtyard where this previously existed has been completely and inappropriately transformed by the construction of the unpermitted pool. The reconstruction of a planter or fountain may need to be considered holistically with the courtyard space.

Summary

When reviewed by the Architecture Committee, the Committee moved to adopt the recommendations of the staff. For these items, the recommendations were:

- Denial of the retention of the current unpermitted pool, noting that there appears to be several locations on this property where an approvable pool could be proposed.
- Denial of the retention of the inappropriate door at the top of the spiral staircase, and
- Deferral of all other items with the applicant to provide additional information as necessary.

Staff recommended deferral of some items in the hopes that some additional documentation, such as a site plan, could be provided that might help to better understand certain aspects of the proposal, such as the removal of the fountain and installation of the pool. Staff still finds the proposed retention of the pool to be the most problematic aspect of the proposal as the Guidelines specifically state, “*the VCC does not allow installing an above-ground pool or hot tub.*” (VCC DG: 10-11) The windows and doors are also atypical and staff recommends they be changed to ones that are more typical and approvable. Staff still has difficulty reviewing the proposed retention of the removal of the fountain without fuller context.

Staff recommends denial of the appeal.

VIEUX CARRÉ COMMISSION ACTION:

03/20/2024

Architecture Committee Meeting of

12/19/2023

DESCRIPTION OF APPLICATION:

12/19/2023

Permit # 23-32517-VCGEN

Lead Staff: Nick Albrecht

Violation Case #22-02065-VCCNOP

Inspector: Marguerite Roberts

Proposal to correct or retain various violations including proposed retention of above ground pool, per application & materials received 11/27/2023. [Notice of Violation sent 05/13/2022]

STAFF ANALYSIS & RECOMMENDATION:

12/19/2023

Staff sent a lengthy violation for this property back in May, 2022. The applicant is proposing to retain the vast majority of the cited items, stating that many of them date back to before 1994, when the current owners purchased the property. Staff will attempt to address each item briefly. Staff notes that the prescription period in the Vieux Carré is defined as occurring if no action occurs for ten years after the VCC has knowledge of such a violation.

Pool

One item that is noted as being new is an above ground swimming pool installed without any permits between the main and rear building. This pool was built in 2019 and the applicant states that the reason for the above ground installation is because the owners do not want to disrupt the soil under the courtyard. The applicant also states that this installation does not utilize any permanent filtering equipment.

The VCC Guidelines for pools state that, “*the VCC requires a pool or hot tub to be an in-ground installation with the curb flush with the adjacent ground level*” and “*the VCC does not allow installing an above-ground pool or hot tub with the exception of a readily movable, plastic ‘kiddie’ pool.*” (VCC DG: 10-11) This pool is clearly not in compliance with VCC Guidelines.

Staff confirmed with Safety & Permits that this type of pool installation would also require review and permitting from that Department, but no application was ever filed with Safety & Permits for the installation of this pool.

Fence

Staff cited the vertical board wood fence, which is located between this property and the neighboring 1026 Royal St., approximately the length of the main building. The remaining fence along this property line is a typical horizontal board fence, which was installed as part of the renovation of 1026 Royal St. in 2013-2014. The approved renovation plans at that time for 1026 Royal included the construction of a new seven board fence the entire length of the property line. It is unclear why this section of vertical board fence remained in place or was replaced in kind. The earliest photograph that staff could locate showing this vertical board fence dates to 2013. Given that the earliest photograph of the fence is within ten years of the Notice of Violation and the fact that this fence was supposed to be replaced, staff does not find this item prescribed.

The Guidelines do allow for vertical board fences, noting that, “*a vertical or horizontal board fence is typically 6- to 8-feet tall and is located at a rear or side yard.*” (VCC DG: 10-5) The Guidelines do require that wood fences be painted and that vertical wood board fences feature a wood cap. (VCC DG: 10-7)

Although the change in fence design about 1/3 of the way down the property line is atypical, staff finds that if the applicant was willing to cap and paint the fence, it may be approvable.

Gutters

As with the majority of the violations, the applicant contends that the K-style gutters on the front and rear of the main building have been in place for a considerable amount of time. In the case of the gutters on the front of the main building, staff did locate a 2005 photograph showing a half round gutter on this building. Then a 2008 photograph shows the k-style gutters. This item was not cited until the 2022 Notice of Violation. It appears that on the front elevation, this violation is unfortunately prescribed.

On the rear of the main building, staff located a 1983 photo with a half round gutter in this location. Staff's next photo of the rear dates to 2014 and includes the k-style gutter. As the 2014 photograph is staff's first knowledge of this violation, it falls within the ten-year period and staff does not consider this item prescribed. The applicant is proposing to retain this gutter and downspout as-is. The applicant contends that the gutter has been in place since possibly as early as 1994. Still, this work was never permitted and is not allowed per the Guidelines.

Windows

Staff cited atypical windows on the second floor of the rear of the back building. The applicant contends that these windows have been in place since at least 1994 but proposes to replace these windows with traditional wood windows once the existing windows have reached the end of their life cycle. It is possible the windows have been in place for some time but the earliest photograph found by staff that appears to show these dates to 03/28/2013. Again, this work was never permitted and is not allowed per the Guidelines. If the applicant proposes a temporary retention, a firm date may be preferred to the current proposal.

Doors

The rear of the back building features an atypical metal spiral staircase and a highly inappropriate door at the second-floor level. Staff found that this door was changed sometime between 2013 and 2022. The existing door is not approvable per the Guidelines and at a minimum, staff recommends that an appropriate door be proposed in this location.

The other door issue cited by staff was the fusing of “several” French doors to form single leaves. The applicant contends that the rear door of the main building and two sets of doors on the Ursulines side of the service building were all fused together prior to 1994. Staff requests a simple set of plan drawings indicating the locations of these doors and documenting the others as typical French doors.

The VCC has approved the joining of French doors to form a single leaf door in some instances, usually to satisfy code, and it can be done in a discrete manner. In this instance it appears the door were joined together rather crudely with a 2x4 across the face of the doors at the lock rail and a vertical piece of wood over where the doors meet. Staff requests more information on how these doors have been detailed or a proposal to join them in a more typical and discrete manner.

Staff also cited deterioration of trim and door elements. Notably, there is no paint on several doors. The applicant proposes to sand, stain, and seal the doors, stating that the doors have been unpainted since at least 1983. VCC photographs appear to show that at least one door on the rear of the main building was in fact unpainted in 1983. Although the Guidelines do not recommend applying a stain and/or varnish to exterior woodwork and notes the protection that paint provides for long term preservation of the wood, it appears that repairing and staining the doors would be approvable. Still, the woodwork needs to be properly maintained and not allowed to deteriorate.

Stairs

In addition to the general inappropriate nature of the spiral staircase, staff also notes that one of the supports poles for the stair and landing appears to be heavily deteriorated. The applicant states that despite the significant deterioration, the pole is “physically stable with no movement.” The applicant proposes to repair the deteriorated base with JB Weld epoxy and by building a concrete block at the bottom of the pole to reinforce the pole and stop corrosion.

Staff is concerned regarding the structural integrity of the pole as well as the proposed manner of repair. Staff recommends a revised proposal to repair or replace the pole itself, rather than building up the base.

PVC

Staff cited the presence of exterior PVC plumbing pipes on the rear building. The applicant proposes to retain and paint these pipes to match the adjacent building surface. In a 1983 photograph, cast iron pipes are seen in this location. It is unclear when this material was changed. Painting the pipes would help to camouflage the pipes and they are likely only visible from within the property.

Fountain Removal

The final issue in need of Architecture Committee review is the proposed retention of the removal of a previously existing fountain and planter that was located between the main and rear building near the area of the now constructed pool. The applicant states that the fountain collapsed and was damaged in 2019, which is around the same time the pool was constructed.

The Guidelines do not mandate that these courtyard elements be maintained, but the Guidelines do state that the removal of an appropriate water feature or planter is to be an Architecture Committee level review. The concept of the fountain and planter removal may be conceptually approvable, however, the courtyard where this previously existed has been completely and inappropriately transformed by the construction of the unpermitted pool. The reconstruction of a planter or fountain may need to be considered holistically with the courtyard space.

Summary

More documentation and drawings will likely be needed to fully comprehend this property and proposal but based off the current proposal and the items under review, staff recommends:

- Denial of the retention of the current unpermitted pool, noting that there appears to be several locations on this property where an approvable pool could be proposed.
- Approval of the retention of the section of vertical board fencing, provided that the applicant revises the proposal to include capping and painting.
- Acknowledging that the k-style gutter on the front elevation of the main building has been prescribed.
- Denial of the k-style gutter on the rear of the main building
- Denial of the retention of the inappropriate door at the top of the spiral staircase, and.
- Deferral of all other items with the applicant to provide additional information as necessary.

ARCHITECTURAL COMMITTEE ACTION:

12/19/2023

Mr. Albrecht read the staff report with Ms. Gates present on behalf of the application. Ms. Gates noted that elements of the proposal were based on photos provided by the owner, who purchased the property in 1994. Ms. Gates continued that the unpermitted windows were near the end of their lifespan and will likely need to be replaced in the next 5-10 years. Mr. Fifield stated that it was appropriate to adopt the staff recommendations. Ms. Gates stated that the owner maintain that all fence work was by the neighboring property.

There was no public comment.

Mr. Bergeron moved to adopt the staff report and recommendations. Mr. Fifield seconded the motion, which passed unanimously.