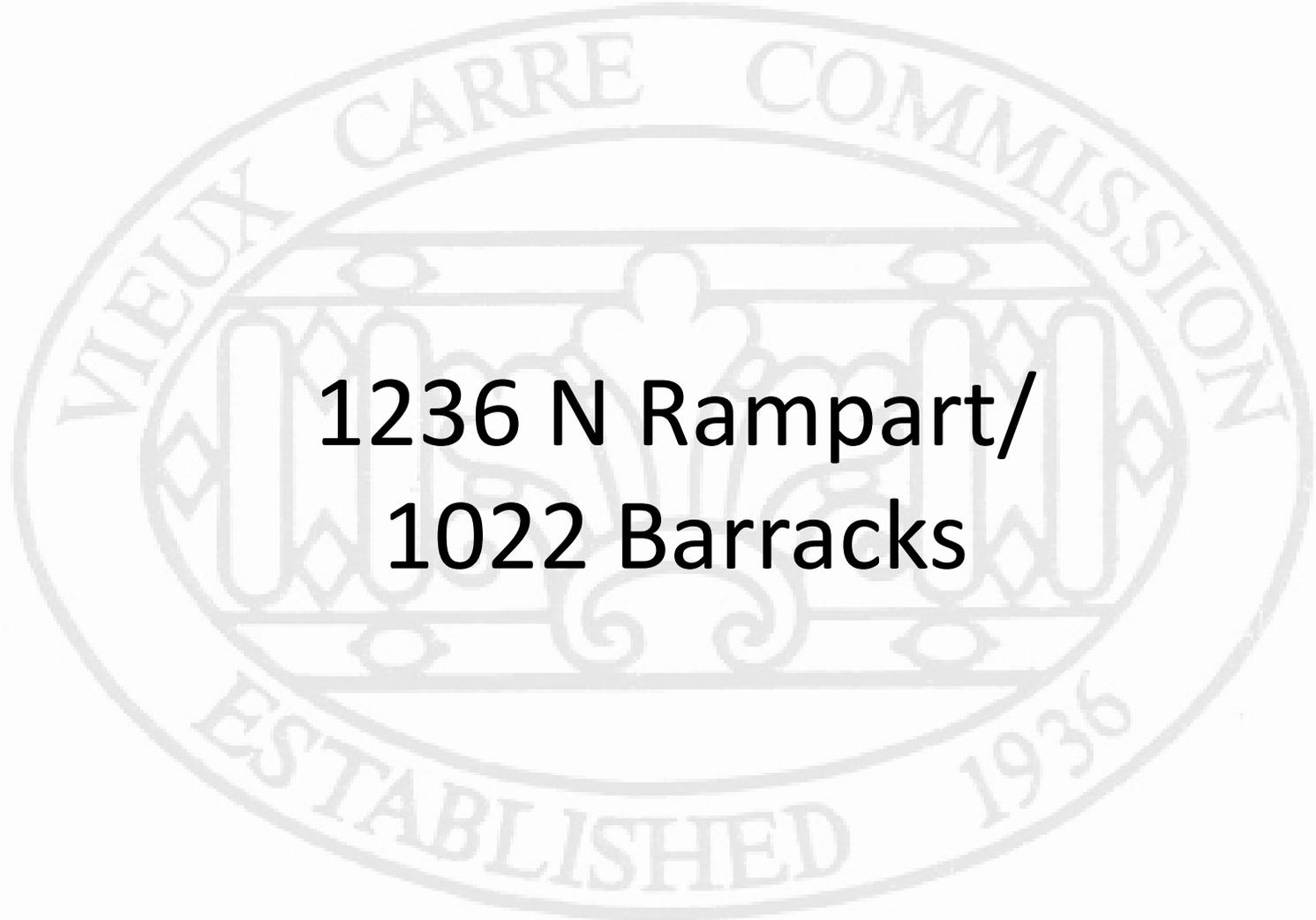


Vieux Carré Commission Architecture Committee Meeting

Tuesday, October 12, 2021



Old Business



**1236 N Rampart/
1022 Barracks**

ADDRESS:	1236 N. Rampart/1014-22 Barracks		
OWNER:	Brian Gibbs	APPLICANT:	Rick A. Fifield
ZONING:	VCC-2 & VCR-1	SQUARE:	107
USE:	Residential (multi-family)	LOT SIZE:	51968 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	57 Units	REQUIRED:	10393.6 sq. ft. (20% corner lot)
EXISTING:	None	EXISTING:	32364 sq. ft (approx.)
PROPOSED:	25 Units (31 total)	PROPOSED:	Not calculated

ARCHITECTURAL / HISTORICAL DESCRIPTION:

1236 N. Rampart: **Green**, of local architectural/historical importance.
1014-22 Barracks: **Pink**, of potential local architectural/historical significance, but with detrimental alterations.

Carmelite Chapel St. Joseph and St. Theresa's and the Carmelite Monastery, designed in 1891 by James Freret. The Greek Revival cottage at 1014-22 Barracks dates from c. 1845. Its front facade has been severely altered, and its service structures and extensive fruit orchard, depicted on a 19th c. plan book drawing, however, have been replaced by 20th c. construction.

Architecture Committee Meeting of **10/12/2021**

DESCRIPTION OF APPLICATION: **10/12/2021**
Permit # 19-06343-VCGEN **Lead Staff: Erin Vogt**

Review of proposed change orders including structural reinforcement of perimeter walls, replacement chapel windows, and other miscellaneous items, per application & materials received 03/06/2020 & 09/28/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: **10/12/2021**

The following change orders have been submitted in response to field conditions and additional development of the proposal, as follows:

Perimeter walls:

The top of the Gov. Nicholls-side perimeter wall partially collapsed as a result of Hurricane Katrina and was never repaired. Movement has been observed both towards Gov. Nicholls and Barracks Streets, and the existing ties only partially address this movement. The applicant proposes to add an additional two ties that are similarly anchored to the ground, with 12"x24"x 3/4" steel plates and 2-3/4" steel thru-bolts at the wall, anchored down with 3" standard galvanized pipes and welded to a 1/2" A36 galvanized steel base plate and 24" x 24" x 60" underground concrete anchor. The applicant notes that these ties may be a temporary solution, as the intention is still to build new construction adjacent to this wall as part of a future scope of work.

Chapel windows and lighting:

The stained-glass windows on the side elevations of the chapel were removed as part of the sale by the Archdiocese of New Orleans, per VCC approval. To create a similar opacity at these openings, the applicant is proposing to install glass that is partially sandblasted and divided with muntins as it was previously. Three options are proposed; staff finds any of them **conceptually approvable**.

Two forged steel gothic sconces are proposed to flank the main entrance of the chapel. They measure approximately 17" x 27" x 13" and have a maximum output of 2016 lumens but are dimmable. Staff finds the size, type and style of fixtures to be appropriate for the chapel building, and recommends **approval**. Final decisions on lamping and lumen output can be handled through on-site mockup, as is already the plan for other approved fixtures.

Tower siding:

The existing aluminum siding is damaged and replacement materials cannot be sourced. The applicant proposes to retain the aluminum at the third floor and install wood weatherboards to match the existing siding in size and profile. Staff has no objection to this change and recommends **approval**.

ARCHITECTURAL COMMITTEE ACTION: **10/12/2021**



619 Royal

ADDRESS:	619-21 Royal	APPLICANT:	Trapolin Peer Architects
OWNER:	619 Royal Street LLC	SQUARE:	61
ZONING:	VCC-2	LOT SIZE:	4,186.5 sq. ft.
USE:	Unknown	OPEN SPACE:	
DENSITY:		REQUIRED:	1255 sq. ft.
ALLOWED:	6 units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	Unknown
PROPOSED:	Unknown		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This brick 3-story masonry Creole style building with carriageway, as well as the adjoining twin building at 619-21 Royal, was built by General Jean Labatut, c. 1795. Beginning as a 1-story building, a second floor was added for the General in 1821 by builders Pinson and Pizetta. Then a third floor was added later in the 19th century.

Architecture Committee Meeting of **10/12/2021**

DESCRIPTION OF APPLICATION: 10/12/2021
Permit #20-30797-VCGEN **Lead Staff: Erin Vogt**

Review of proposed change orders including loggia enclosure, Juliet balconies and courtyard fountain, per application & materials received 06/09/2020 & 09/23/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 10/12/2021

Construction is ongoing at this large-scale renovation following Commission approval and permit issuance. Several items have been submitted as change orders and require further Committee review:

Loggia enclosure:

The rear loggia was previously enclosed with a wood frame wall and inappropriate modern, painted brick. The applicant received approval to remove this construction and install simple fire rated glazing. SHPO denied the proposal and the applicant is seeking to install a millwork and wood frame enclosure like the neighboring building at 623 Royal. A fire rated shutter will be installed on the interior, loggia side to provide necessary fire rating. Staff notes that the stiles between the wood panels at the base of the enclosure should be slightly increased, but otherwise finds the proposal **conceptually approvable**.

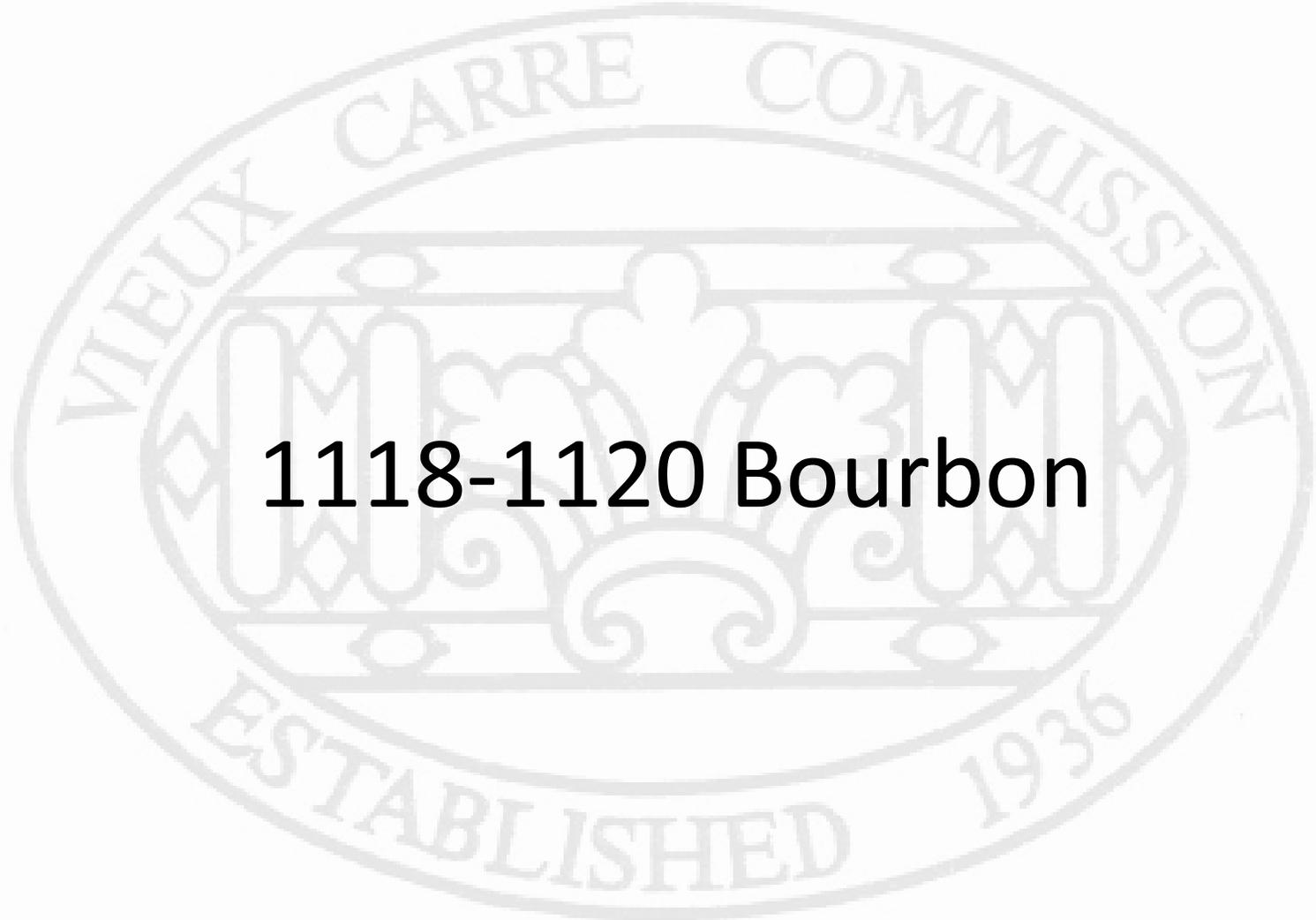
Juliet balconies:

The proposed balcony reconstruction at the rear, Bourbon-side addition has been removed from the proposal. Since the second floor held French doors instead of windows, the applicant is proposing to restore the millwork per previously existing conditions and install simple iron Juliet balconies within the jamb. Staff has no objection to this solution and recommends **conceptual approval**.

Fountain and courtyard:

A larger fountain, planter bed, and built-in bench was approved during design development but eliminated prior to permit issuance. The applicant is seeking to install a small brick fountain measuring 5'-6" x 3'-4" x 2'-2", with a copper tube spout. Staff finds the simple fountain to be **conceptually approvable** and preferable to the previous design, but notes that the CZO limits water feature depth to 18" and this must be revised prior to final approval.

ARCHITECTURAL COMMITTEE ACTION: 10/12/2021



1118-1120 Bourbon

ADDRESS:	1118 - 1120 Bourbon Street	APPLICANT:	John Gray
OWNER:	Soren E Gieson	SQUARE:	55
ZONING:	VCR-1	LOT SIZE:	4,795 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,439 sq. ft.
ALLOWED:	5 Units	EXISTING:	836 sq. ft.
EXISTING:	3 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

The circa 1840 brick cottage at this address has retained many of its original features, including the detached two-story kitchen building. VCC archival photographs show that the cottage was “Victorianized” in the late 19th century and then “restored” ca. 1950, with the removal of such decorative additions as Eastlake brackets, lintels and fascia.

Main and detached kitchen – Green

Architecture Committee Meeting of **09/28/2021**

DESCRIPTION OF APPLICATION: 09/28/2021
Permit # 21-10129-VCGEN **Lead Staff: Nick Albrecht**

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials received 04/09/2021 & 09/13/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 10/12/2021

See Staff Analysis & Recommendation of 09/28/2021.

ARCHITECTURAL COMMITTEE ACTION: 10/12/2021

Architecture Committee Meeting of **09/28/2021**

DESCRIPTION OF APPLICATION: 09/28/2021
Permit # 21-10129-VCGEN **Lead Staff: Nick Albrecht**

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials received 04/09/2021 & 09/13/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/28/2021

This application was deferred at the 07/13 Architecture Committee meeting to allow the applicant to submit additional engineering information regarding the ability of the existing foundation to support the additional weight of the vertical additions to the garden walls as well as how the new masonry would be tied to the existing. The applicant has provided an engineer’s report that notes, “*the total weight imposed is below the 750psf typically observed for allowable bearing pressures without soil investigations in this area of the City of New Orleans.*” The report continues, “*the foundations observed underneath the masonry wall were horizontal brick masonry approximately three (3) courses deep bearing on existing clay soil.*” Finally, the engineer’s letter proposes the use of integral brick masonry pilasters due to the proposed new heights.

The applicant stated in a recent email that because the overall height of the walls has been reduced since the time the engineer studied the proposal, that they no longer believe pilasters would be necessary. Staff does not object in concept to a wall without pilasters but requests a revised engineering letter stating that this design would be acceptable from an engineering perspective.

As far as connecting new masonry to the existing, the applicant notes that the top two existing courses of the wall would be removed and the additional masonry with a common bond would be installed above. The wall would be topped with a string course and header course.

As a reminder on the overall proposal, the applicant proposes to increase the height of the side property

line walls from the existing height of approximately 5'4" to an increased height of 9'8". The plans include an option to lower the last 8-1/2' closest to Bourbon St. down to a height of 7'8". At the rear property line, the existing brick wall is proposed to be increased in height by 5'3" to a total height of 10'.

There is a second aspect of the proposal concerning the installation of copper awnings above the openings. Staff believes that the Architecture Committee was generally in agreement that the installation of the simplified awnings was approvable.

Staff requests commentary from the Architecture Committee regarding the proposed increase in wall height.

ARCHITECTURAL COMMITTEE ACTION: 09/28/2021

Mr. Albrecht read the staff report. There was no one present on behalf of the application. The Committee decided to move on without discussion.

There was no Public Comment.

Discussion and Motion:

Mr. Bergeron made the motion to defer the application in order for the applicant to be present. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of **07/13/2021**

DESCRIPTION OF APPLICATION: 07/13/2021
Permit # 21-10129-VCGEN **Lead Staff: Nick Albrecht**

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials received 04/09/2021 & 06/25/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/13/2021

When this application was last reviewed at the 06/08/2021 meeting staff and the Architecture Committee noted the following items of concern:

- The height of the proposed masonry walls and the possibility of tapering down the height near the front gates
- The lack of wall perforations as stated as desired by the adjacent side neighbor
- The lack of response from the rear neighbor, and
- The decorative nature of the proposed awnings.

The applicant noted the following changes or requests along with the current set of plans.

The owner would prefer to maintain the proposed side wall height of 9'6" all the way to the front property line rather than reducing the height. The owner notes that this request is for security as someone jumped the fence and stole a bike about 18 months ago. Additionally, the owner notes that the increased height will help with noise and increase privacy for the property. The applicant has included an option to reduce the height to 7'8" for the first 8-1/2' of wall running back from the front property line.

Staff has concerns for the heavy fortification of this property and would prefer the option with the side wall reduced near the front property line. Although both 1118 Bourbon and the neighboring 1112-1116 Bourbon are located at the front property line, a full height wall all the way to the front property line would obstruct views of both buildings from the street.

The wall details shown on sheet A410 show that 2 vertical feet of perforated brick wall has been added near the top of both the proposed side wall and rear wall. The applicant states that they have been unable to get a response from the rear neighboring property owner but they have reduced the proposed wall height in this area from the previously proposed 13'6" to 9'8" in a hope this will suffice in the absence of a response from this neighbor. The Guidelines note that, "*a privacy wall enclosing a courtyard or yard lining a sidewalk are generally 6- to 8-feet in height.*" (VCC DG: 10-4)

An option for a more simplified awning is proposed on sheet A220 in addition to the scalloped design. Given that the historic precedence on this building is for a simple metal awning, staff finds the

simplified design more appropriate, but the Architecture Committee may find either design approvable.

Staff requests commentary from the Architecture Committee regarding the proposed walls and awnings.

ARCHITECTURAL COMMITTEE ACTION: 07/13/2021

Ms. Bourgogne read the staff report with Mr. Gray and Mr. Giseson present on behalf of the application. Mr. Gray state that the step down was approximately 20" to align with the neighboring gate. Mr. Giseson stated that he was confused. Mr. Gray stated that option 2 would be to the height of the gray gate. Mr. Giseson stated that this was a security concern more than anything else. He went on to say that the awnings were to protect the openings and that they were ok with a more simplified design. Mr. Fifield asked if the wall was 9'8". Mr. Gray stated that they said 10' but that it was transcribed as 9'8". Mr. Fifield stated that that would fall within one course of brick. Ms. DiMaggio stated that there was a lot of "jogging" in the height between the two properties. Mr. Gray stated that he had studied the site lines and the full height would only obscure a portion of the building but "not anything historic." The Committee moved on to the next agenda item.

Public Comment: No Public Comment

Discussion and Motion: Ms. DiMaggio moved to defer the application to allow the applicant to confer with the structural engineer and provide additional information on the foundation and how the extra height would be added to the wall, such as being tied into the existing masonry. Mr. Bergeron seconded the motion, which passed unanimously.

Architecture Committee Meeting of 06/08/2021

DESCRIPTION OF APPLICATION: 06/08/2021
Permit # 21-10129-VCGEN **Lead Staff: Nick Albrecht**

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials received 04/09/2021 & 05/21/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/08/2021

Landscape Walls

The existing masonry fencing varies in height from between 5'3" above grade to 5'10" above grade with wood and lattice extensions above the masonry extending up to between 9'6" and 13'6". Interestingly, staff found that in 2001 a proposal to retain lattice screening was reviewed and denied by the Committee. The Committee at that time instructed the applicant at that time to remove the lattice extensions and "*recommended that the applicant return with a plan to increase the height of the brick wall up to seven feet for approval at the staff level. The Committee noted that if the applicant wishes to build the brick wall up to more than seven feet, the support of the neighbors must be attained by the applicant and approval of the VCC would be required.*"

The lattice screening was evidently never removed, and a new applicant now proposes to increase the height of the masonry fence to between 9'6" and 13'6". Staff sees no reason that the previous requirements of the Committee should not be followed. Those being letters of support from the neighbors and approval of the full Commission. The lower fence would be located at the side property line between this building and the neighboring 1112-1116 Bourbon St. while the taller fence is proposed for the rear property line shared with 725 Ursulines Ave.

The applicant has been in touch with the Bourbon St. neighbor who would be adjacent to the side 9'6" fence. The email provided by the applicant noted that the neighbor was in agreement of raising the fence provided that the top two feet were laid in a staggard pattern with openings in the wall. The current drawings do not reflect this condition.

Regarding landscape walls, the Guidelines state that, "*a privacy wall enclosing a courtyard or yard lining a sidewalk are generally 6- to 8-feet in height*" although there are no limits noted for heights above 8 feet. (VCC DG: 10-4) Staff questions that if the side wall is found conceptually approvable, if the height should taper down as it approaches the front gate, which is shown as approximately 8' tall.

Although the wall would be located more than 3' away from either building, staff is concerned about the height of 9'6". Staff would be more comfortable with an overall reduction in the height of the wall.

Staff had not heard that the applicant had successfully contacted the rear, Ursulines neighbor. The wall at the rear property line is proposed to be increased to a total height of 13'6" and pilasters added for stability.

The proposed wall in this location would be between two existing and significantly taller masonry buildings. This wall would otherwise not be near an existing building. Courtyard space exists on both sides of the wall. Although 13'6" is a bit towering for a landscape wall, given these conditions staff is less hesitant regarding this aspect of the proposal.

Awnings

The second aspect of the proposal is the removal of existing cloth awnings and associated framework from above all window and doors on the two side elevations and installation of new copper awnings. The proposed new awnings vary in depth from 1'8-1/2" to 2'2". All awnings are noted as being 1' tall and the widths vary with the openings. All awnings are shown with a decorative scalloped bottom.

The Guidelines state that, "*an awning may also be installed at a residential property where appropriate*" and "*similar to commercial awning requirements, a residential awning should have open sides and be retractable.*" (VCC DG: 12-9) Still, the Architecture Committee has approved similar fixed copper awnings at other residential properties.

Staff finds it slightly atypical to have awnings at every opening on the two side elevations. Still, the smaller scale of the copper awnings is appreciated compared to the larger existing cloth awnings.

Recommendations

Staff requests commentary from the Committee regarding the proposed landscape walls but suggests that the side property line wall may need to be reduced in height and/or perforations in the wall added.

Staff requests commentary from the Committee regarding the proposed new awnings in general as well as the scalloped bottom edge.

ARCHITECTURAL COMMITTEE ACTION:

06/08/2021

Mr. Albrecht read the staff report with Mr. Gray present on behalf of the application. Mr. Gray stated that the current conditions had a step down and that he believed the owner would be ok with that at the front. Mr. Bergeron asked what was the function of the copper awnings. Mr. Gray stated that they were to protect the openings. Mr. Bergeron pointed out that the historic photos showed metal awnings that were less decorative. Mr. Gray stated that the owner liked this style and that he understood that it was not completely historically accurate. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

Received after comment period 3:26PM

Nikki Szalwinski, FQ Citizens

Adding height to the fence is out of compliance with the CZO

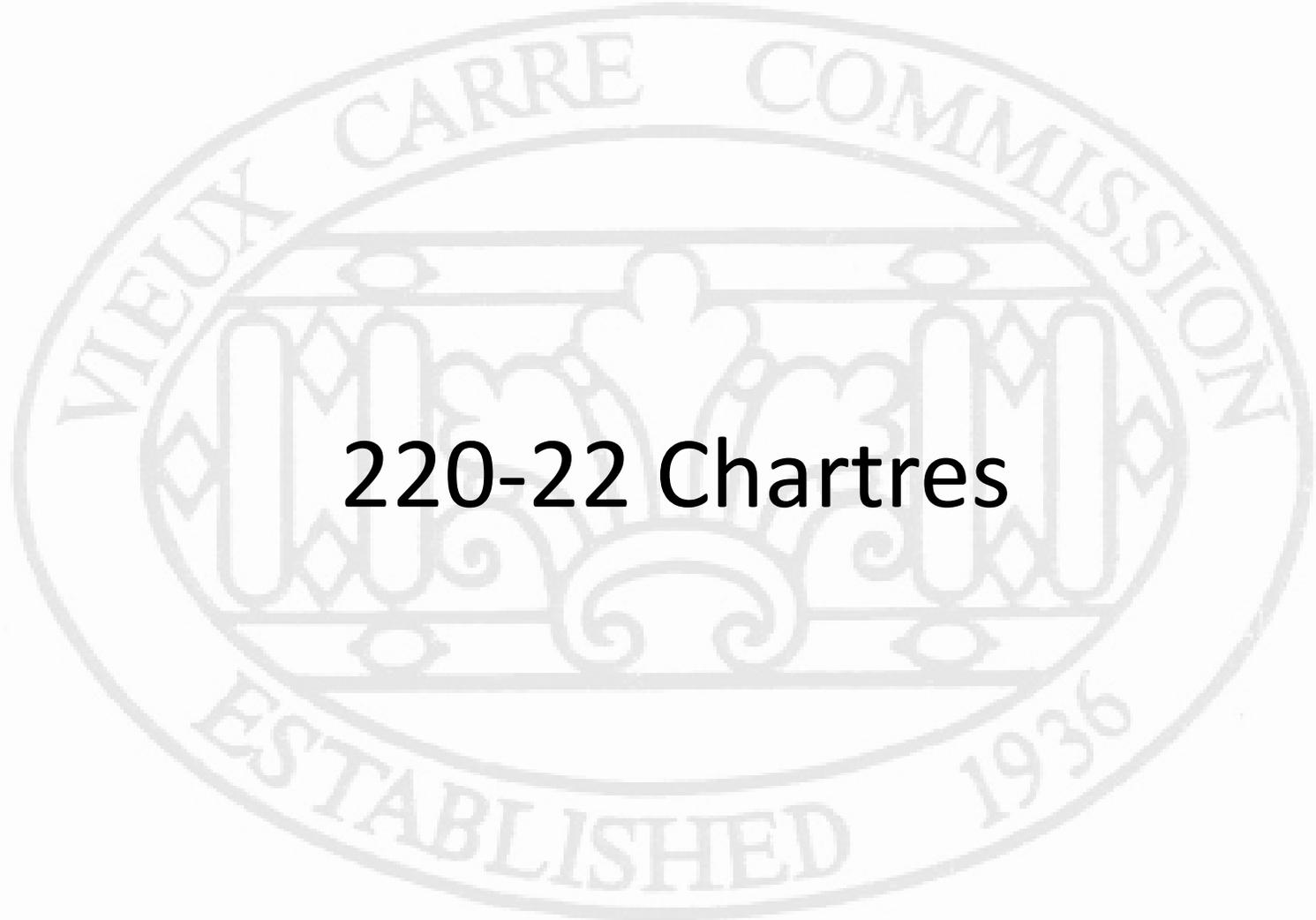
21.6.N.1 GENERAL FENCE REQUIREMENTS

Unless otherwise restricted by Paragraphs 2 and 3 below, all fences and walls are subject to the following regulations.

- a. Unless otherwise permitted or restricted by this Ordinance, a fence or wall may be located in any yard but may not exceed eight (8) feet in height, except within national historic districts, where a fence or wall may not exceed seven (7) feet in height. Fences in front yards shall be open fences.

Motion and Discussion:

Mr. Bergeron moved to defer the application to allow the applicant to make changes based on the staff report and the Architecture Committee comments. Ms. DiMaggio seconded the motion, which passed unanimously.



220-22 Chartres

ADDRESS:	220-22 Chartres Street	APPLICANT:	John C Williams
OWNER:	222 Chartres LLC	SQUARE:	30
ZONING:	VCC-1	LOT SIZE:	4269.1 sq. ft.
USE:	Mixed	OPEN SPACE:	
DENSITY:		REQUIRED:	1,280.7 sq. ft.
ALLOWED:	7 Units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building & service building: **Yellow**, contributes to the character of the District.

C. 1910 four-story masonry building, which loosely follows the Renaissance Revival style. Building has rusticated façade, cornice window heads on upper floors and post-and-lintels on the ground floor. Its façade is unified with that of 224 Chartres.

Architecture Committee Meeting of **10/12/2021**

DESCRIPTION OF APPLICATION: 10/12/2021
Permit #21-17006-VCGEN **Lead Staff: Erin Vogt**

Proposal to reverse door swing on front elevation for egress purposes, in conjunction with a change of use from *vacant* to *specialty restaurant*, per application & materials received 06/15/2021 & 09/27/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 10/12/2021

The applicant proposes to modify the door swing of the second bay from the right, Iberville side of the building to meet life safety requirements for egress. Detail drawings show that the doors are mounted on an interior wood jamb, and it does not appear that any exterior changes will be evident on the exterior of the building. Since the appearance will not change, staff recommends **approval** of the proposed door swing alterations.

ARCHITECTURAL COMMITTEE ACTION: 10/12/2021



815 St Ann

ADDRESS:	813-815 St. Ann	
OWNER:	Sandra Sachs, Lisa Sindere,	APPLICANT: John C Williams
ZONING:	VCR-1	SQUARE: 75
USE:	Residential	LOT SIZE: 3,672 sq. ft.
DENSITY-		OPEN SPACE-
ALLOWED:	5 Units	REQUIRED: 1,102 sq. ft.
EXISTING:	3 Units	EXISTING: 1,198 sq. ft.
PROPOSED:	No Change	PROPOSED: No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Ratings:

- Main building: **Green**, or of local architectural and/or historical significance.
- Rear shed: **Brown**, or of no architectural or historical significance
- Extreme rear kitchen: **Blue**, or of major architectural and/or historical significance.

This two-story brick Greek revival building, which was constructed c. 1852, has exposed brick, an entrance with a crossette enframement, a post-supported cast iron gallery, and a blue-rated brick kitchen, which dates from circa 1810. At that time, this property, along with the adjacent early 19th century building at 817-19 St. Ann, was part of the holdings of the Cazalars, a free family of color who figured in the early development of the French Quarter.

Architecture Committee Meeting of **10/12/2021**

DESCRIPTION OF APPLICATION: 10/12/2021
Permit # 21-21655-VCGEN **Lead Staff: Nick Albrecht**

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 09/27/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 10/12/2021

This proposal was last reviewed at the 08/24 Architecture Committee meeting where the Committee noted that much more information was needed in order to review a proposal this extreme. The applicant has arranged for a structural engineer to be on the call and has submitted an engineer’s letter which states the following:

“At the time of our inspection, Tuesday, October 27, 2020, we could see displacement of the front façade wall and cracking in the masonry wall. The lower section of the wall tilts outwards, and the masonry towards the Dauphine Street side has cracked and begun to separate. The front wall has actually buckled which occurred when the footing under the front wall was undermined and likely rotated. Above the second floor we can also see significant horizontal movement across the wall resulting in large cracks above and adjacent to the windows. In addition, the front wall is separating from the side and central walls.

In consideration that the lower half of the wall needs to be removed to allow for the total replacement of the footing, and theoretically, significant sections removed to allow for needle beams to be installed to support the upper portions and finally portions of the upper wall need to be removed and rebuilt to restore the integrity; the portion that would remain is insignificant and would be very difficult to maintain during all the renovations. In view of this extent of work, the entire front façade will need to be removed and rebuilt. This also provides the safest means of restoration of the front façade...”

Despite requests from staff, no additional drawings have been submitted besides the engineer’s drawings that were present at 08/24/2021 meeting. Given the extreme nature of this work staff is hesitant to make any recommendations until a full scope of work can be reviewed so that it becomes clear how this work will proceed. This is much more complicated than if it were simply a solid brick wall as this front elevation contains windows, doors, trim, a cast iron gallery, etc. Staff is concerned how all these elements will be treated to ensure a rebuilt condition would be indistinguishable compared to the previously existing.

Additionally, staff considers this demolish and rebuild strategy essentially an option of last resort and questions if there are any less extreme alternatives that may offer long term stability for the building. Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION: 10/12/2021

Architecture Committee Meeting of**08/24/2021****DESCRIPTION OF APPLICATION:**
Permit # 21-21655-VCGEN

08/24/2021

Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 08/18/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/24/2021

The applicant has submitted limited engineering drawings and have discussed completely demolishing the St. Ann elevation of the main building in order to pour a new concrete foundation. The wall would then be rebuilt re-using the existing bricks. The plans also include several references to masonry repairs utilizing helical ties but it is unclear where these repairs are being proposed.

The proposed deconstruction and reconstruction is obviously a major act for the c. 1852 building and staff questions why such a major intervention is needed. The Guidelines note that, “*once a historic resource or building that contributes to the community’s heritage is destroyed, it is generally impossible to reproduce the design, texture, materials, details, special character and interest of the resource in the Historic District.*” (VCC DG: 14-20) Staff questions if all alternatives to the proposed demolition and reconstruction have been explored by the applicant.

If the Architecture Committee finds the proposal conceptually approvable, staff requests that architectural drawings are provided that completely document the existing conditions and details as well as the plans and details for the reconstruction.

Staff seeks the advice of the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

08/24/2021

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Fifield commented that the drawings appeared to be out of order. Mr. Fifield stated that there didn’t seem to be much to talk about here. He asked the applicant if there was a collapse here. Mr. Williams stated no, that it was from the street construction. Ms. DiMaggio stated that she would like to hear from a structural engineer in order to determine if this was the only course of action. Mr. Fifield asked the Committee if they agreed there was not enough information presented by the applicant. Mr. Bergeron agreed. Ms. Bourgoigne asked that the motion include a staff inspection. The Committee agreed. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:**Nikki Szalwinski, FQ Citizens**

We agree with the staff report that this is a drastic intervention.

Discussion and Motion: Ms. DiMaggio moved to defer the application noting that much more information was needed before something this extreme could be approved. Ms. DiMaggio noted that structural engineer reports or letters need to be submitted and that the engineers should be present for future meetings. Finally, staff will perform an inspection in the interim. Mr. Bergeron seconded the motion, which passed unanimously.



New Business



1036 Esplanade

ADDRESS:	1036-38 Esplanade	APPLICANT:	Myles Martin
OWNER:	Esplanade Nola, LLC	SQUARE:	108
ZONING:	VCC-2	LOT SIZE:	2869.3 sq. ft.
USE:	Mixed	OPEN SPACE	
DENSITY		Required:	806.49 sq. ft.
Allowed:	4 units	Existing:	473 sq. ft.
Existing:	1 unit	Proposed:	No change
Proposed:	no change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Yellow**, or contributes to the character of the district.

This address features a circa 1900 2-story, 4-bay frame construction structure, which is embellished with jigsaw work. For many years until 1967, the building housed Villere's Pharmacy on the ground floor with living quarters on the upper floor.

Architecture Committee Meeting of

10/12/2021

DESCRIPTION OF APPLICATION: **Permit #21-19518-VCGEN**

10/12/2021

Lead Staff: Erin Vogt

Proposal to install skylights, per application & materials received 09/16/2021.

STAFF ANALYSIS & RECOMMENDATION:

10/12/2021

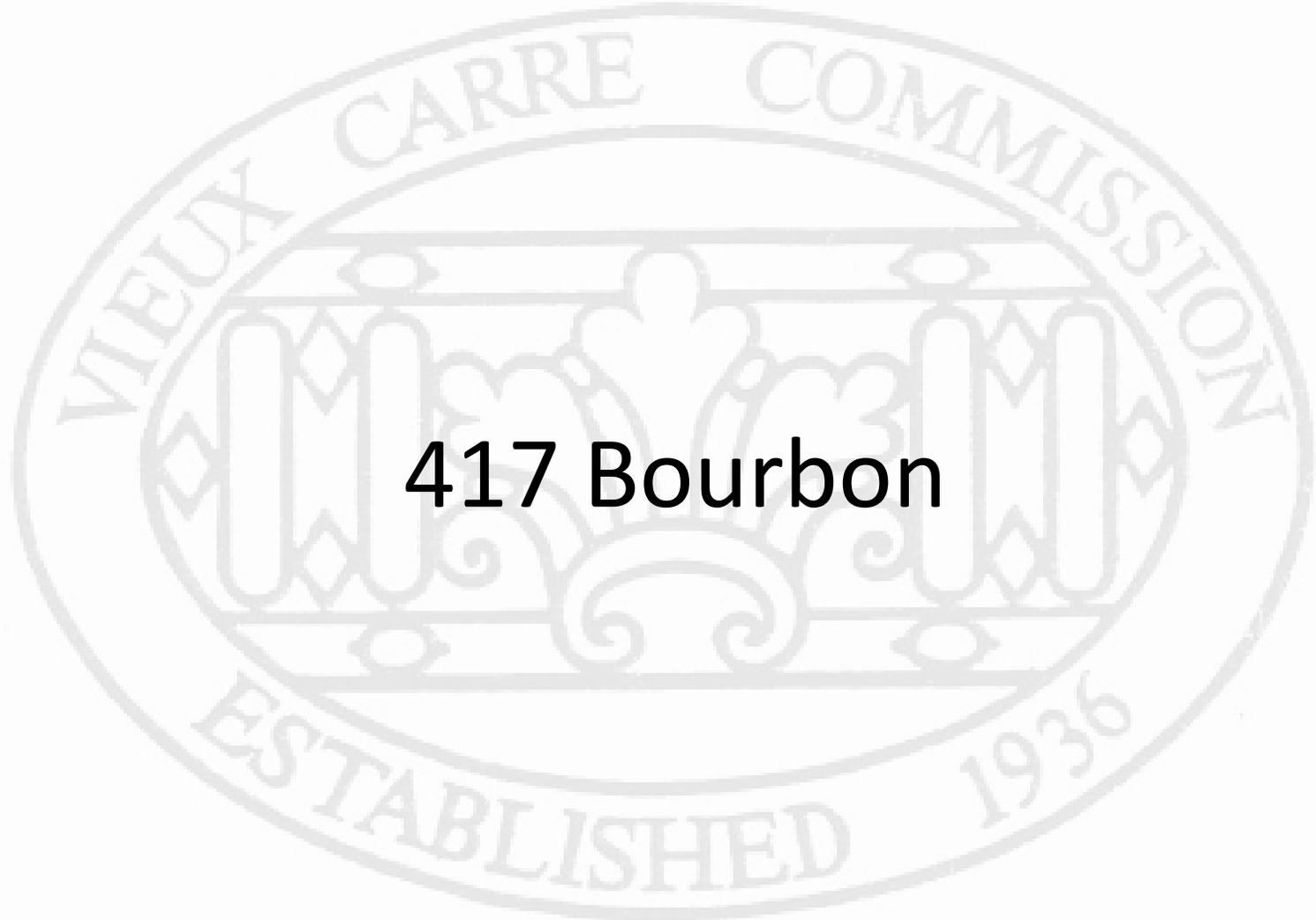
The applicant proposes to install two (2) 3'-0" x 4'-0" skylights on the Burgundy-side roof slope of the two-story building. The VCC Design Guidelines state that "*occasionally, a skylight is approved for a shotgun or townhouse, on a roof slope where it can be visually minimized. [...] If a new skylight is approved to be installed on a sloped roof building, it may be fixed or operational. It should be installed in a manner that:*

- *Minimizes its visibility from all locations,*
- *Minimizes changes to existing roof framing, generally with the long dimension running down the roof slope, at least 12" below the roof edge.*
- *Minimizes the number of skylights, such that it comprises a minimum of 3% of a roof slope, and is arranged in an orderly fashion.*
- *Runs parallel to, and no more than 8" above the plane of the roof surface; has a clear or tinted glazing for a dark exterior appearance and has the exterior framing painted or colored to match the roof material.*
- *Does not have a domed, angled or other raised feature."* (VCC DG: 04-10)

The applicant has provided drawings with calculations that show the Burgundy-side roof slope at 900 sq. ft., with the proposed skylights taking 24 sq. ft, which is less than 3% of the roof slope. It is also noted as having a maximum of 8" projection and a bronze finish. The skylights will be visible from Esplanade but sheltered from view on N. Rampart and Barracks Street. Since the Guidelines stipulate that visibility be minimized but does not require a lack of visibility, staff finds that the proposal meets all requirements for installation of new skylights and recommends **approval**.

ARCHITECTURAL COMMITTEE ACTION:

10/12/2021



417 Bourbon

ADDRESS:	417-19 Bourbon	APPLICANT:	Webre Consulting
OWNER:	Darlene B. Weiner	SQUARE:	70
ZONING:	VCE	LOT SIZE:	3,962 sq. ft.
USE:	Restaurant	OPEN SPACE-	
DENSITY-		REQUIRED:	1,188 sq. ft.
ALLOWED:	6 Units	EXISTING:	1,850 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Yellow**, or contributory to the streetscape. (Staff notes that if the facade is restored to its pre-1960s appearance, the rating most likely should be upgraded by the VCC to **green**.)

This address features a late Victorian (ca. 1890) double cottage with an eclectic design blending Queen Anne and Italianate detailing. In the 1960s the structure was detrimentally altered by the infilling of its front porch and by the removal of two of its front openings and the installation of two show windows.

Architecture Committee Meeting of

10/12/2021

DESCRIPTION OF APPLICATION: **Permit # 21-24649-VCGEN**

10/12/2021

Lead Staff: Nick Albrecht

Proposal to install new misting system in courtyard, per application & materials received 08/23/2021.

STAFF ANALYSIS & RECOMMENDATION:

10/12/2021

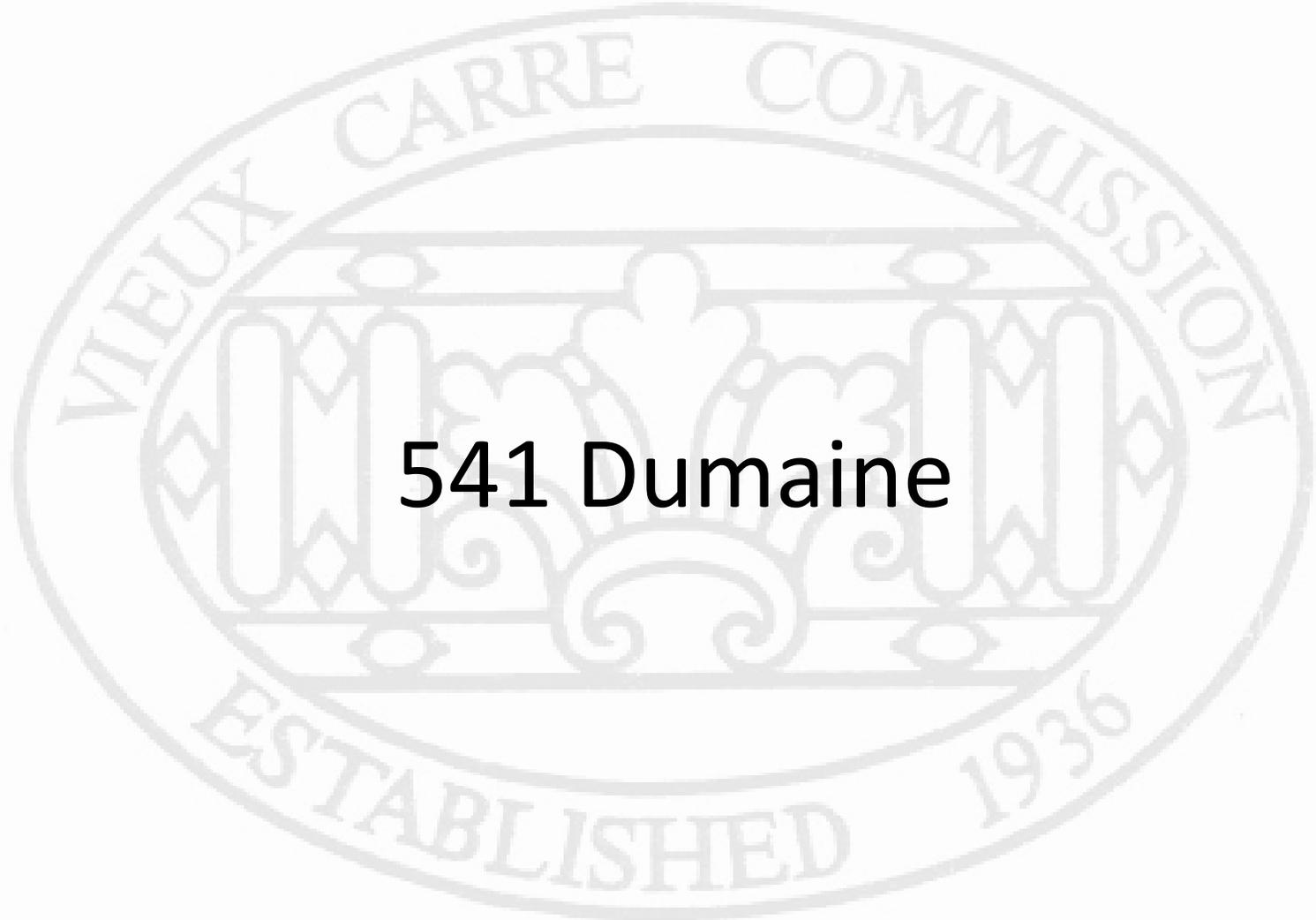
The proposed misting system consists of four fans that would be mounted to four columns on the rear of the building and each fan equipped with the misting apparatus. The Architecture Committee has typically denied the installation or retention of similar wall mounted fans when reviewed at other properties. The Guidelines do not address this type of misting system but staff has several concerns. According to various websites (<https://www.familyhandyman.com/article/about-patio-misting-systems/>; <https://thep plumber.com/the-pros-cons-of-outdoor-misting-systems/>) these kinds of misting systems work best when the relative humidity is below 80%. As the average humidity in New Orleans is 76% with the hot weather months more humid than the cool weather months, staff questions the effectiveness of misting for cooling.

Additionally, staff is concerned that this courtyard is fairly small and enclosed with masonry walls on three sides. Staff worries that adding more and consistent water to this environment may pose a maintenance problem.

Staff recommends denial of the current proposal.

ARCHITECTURAL COMMITTEE ACTION:

10/12/2021



541 Dumaine

ADDRESS:	541-543 Dumaine St.	APPLICANT:	Donald Maginnis
OWNER:	Will Hoffman	SQUARE:	21
ZONING:	VCR-2	LOT SIZE:	1,472 sq. ft.
USE:	Vacant	OPEN SPACE-	
DENSITY-		REQUIRED:	442 sq. ft.
ALLOWED:	2 Units	EXISTING:	362 sq. ft.
EXISTING:	Unknown	PROPOSED:	352 sq.ft.
PROPOSED:	No Change		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main and service building: Green, or of local architectural or historical importance;

The Vieux Carré Survey places the construction date of 543 Dumaine, as well as 541 Dumaine and the adjoining building at the corner of Chartres and Dumaine, to the 1880s. There is some evidence, however that the structures predate that year.

Architecture Committee Meeting of **10/12/2021**

DESCRIPTION OF APPLICATION: 10/12/2021
Permit # 21-25973-VCGEN **Lead Staff: Nick Albrecht**

Proposal to enlarge existing courtyard facing balcony and relocated existing HVAC equipment from the roof of the rear building to the modified balcony, per application & materials received 09/16/2021.

STAFF ANALYSIS & RECOMMENDATION: 10/12/2021

The applicant proposes to replace the hodgepodge of roofing materials on the rear buildings with new slate roofing, which is staff approvable work. Staff’s only concern with this aspect of the proposal is the slope of the roof appears to be somewhat shallow. Provided there is adequate slope, staff has no objections to this aspect of the proposal.

An area of this rear roof currently features one air conditioning condenser to serve the rear building. The applicant proposes to relocate the mechanical equipment from this roof to a modified balcony on the rear building. There is currently a second-floor bridge between the main building and the rear building and a separate small balcony projecting from the adjacent door of the rear building. The applicant proposes to connect the bridge and the balcony in order to accommodate the relocated condenser. The applicant notes that one reason for the proposal is to provide safer access to service the unit.

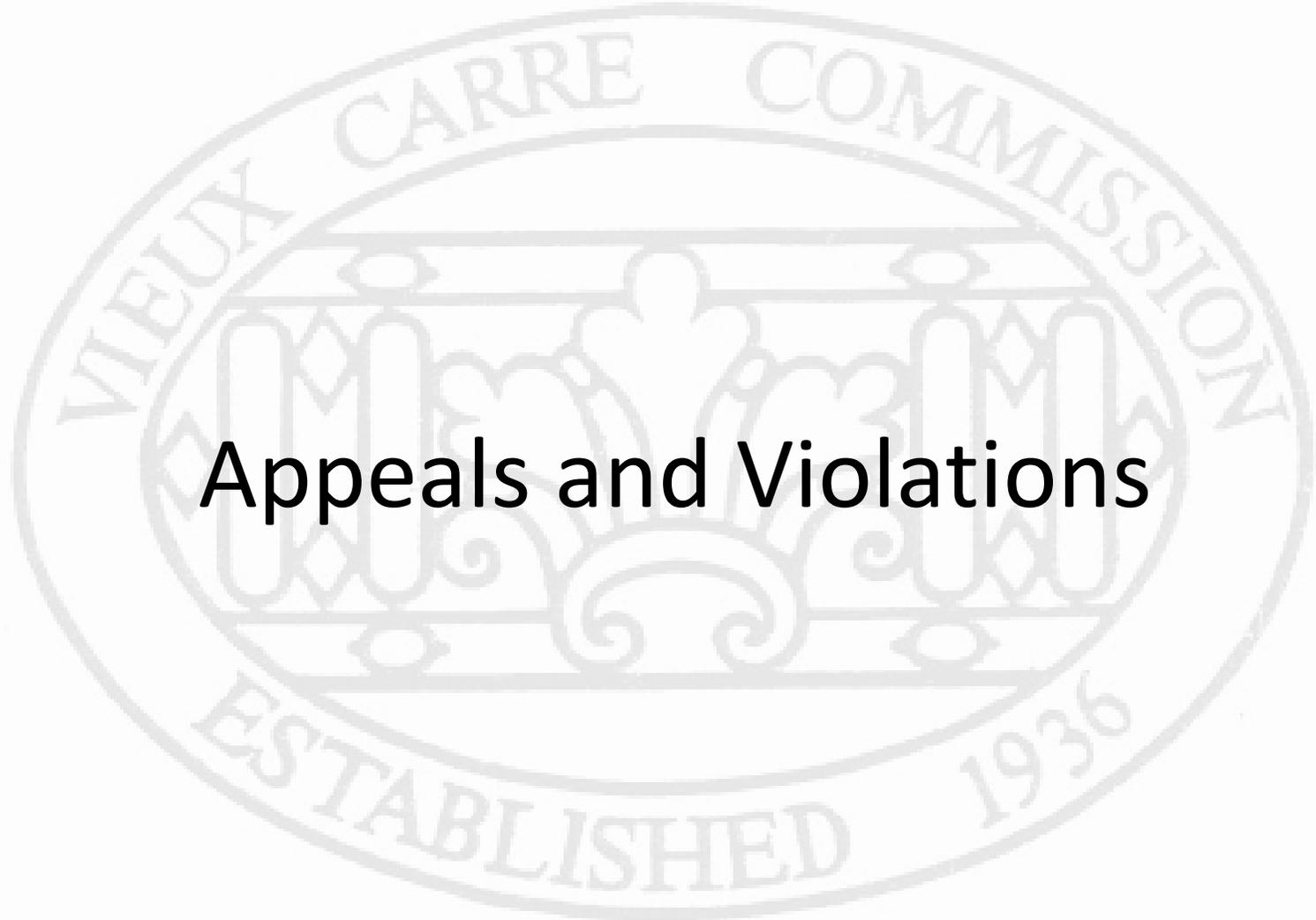
Although the proposed new location of the mechanical equipment is atypical, staff does see an advantage of removing the equipment from the roof. The other option for relocation would be to locate the condenser at grade in the courtyard. The applicant notes that the courtyard is already small and that they would prefer to maintain as much openness in the courtyard as possible. Visibility wise, staff does not believe that either the proposed balcony location or a location at grade would be at all visible from any neighboring properties. The rooftop location appears to have some slight visibility from neighboring properties.

Regarding the reduction in open space, the plans note that what is certainly an unpermitted plywood overhang will be removed so there would actually be a slight increase in open space on the property.

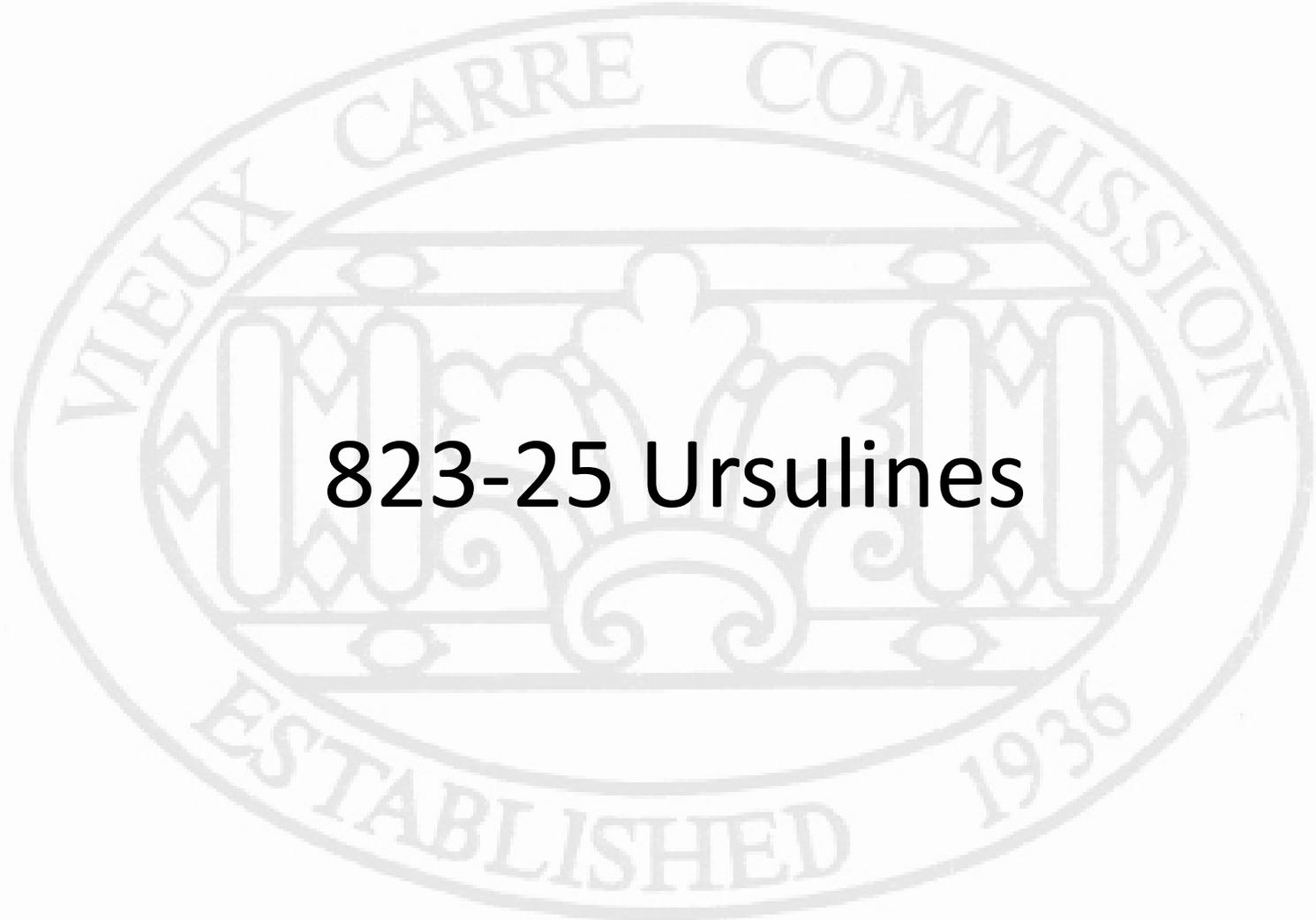
Staff notes that the decorative sheet metal cornice on the main building of this property failed in February 2020. A permit was issued in April 2020 to replace the cornice but this work has not been completed to date. The current plans note repointing the masonry in this area but make no mention of the cornice.

Staff requests commentary from the Committee regarding the proposed balcony enlargement and mechanical relocation and recommends that any approved work includes the reinstallation of the decorative cornice.

ARCHITECTURAL COMMITTEE ACTION: 10/12/2021



Appeals and Violations



823-25 Ursulines

ADDRESS:	823-25 Ursulines Street	
OWNER:	Fred C Strong	APPLICANT: Harry Becnel
ZONING:	VCR-1	SQUARE: 78
USE:	Residential	LOT SIZE: 4852.75 sq. ft.
DENSITY:		OPEN SPACE:
ALLOWED:	5 units	REQUIRED: 1455.8 sq. ft.
EXISTING:	Unknown	EXISTING: Unknown
PROPOSED:	No change	PROPOSED: No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Yellow**, contributes to the character of the district.

One of twins, this Edwardian frame shotgun dates from c. 1908. Its wooden columns, however, have been replaced with inappropriate iron supports.

Architecture Committee Meeting of **10/12/2021**

DESCRIPTION OF APPLICATION: 10/12/2021
Permit #21-14897-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain building enclosure in alley, proposal to install Hardie board and to install HVAC platform on rear roof, per application & materials received 05/21/2021 & 09/29/2021, respectively. **[Notice of Violation sent 04/26/2021]**

STAFF ANALYSIS & RECOMMENDATION: 10/12/2021

Staff inspected the property on 04/23/2021 and issued a violation notice for various demolition by neglect and work without permit issues. The application addresses most of these violations, which can largely be handled at staff level. The following items require Committee review and approval:

Alley enclosure:

The unrated rear addition was expanded on the Dauphine side, enclosing the alley at the back of the property. This appears to have been done some time ago and is used as the entrance to the rear unit. It is unclear if the now-interior wall of the rear addition has been removed or if it remains in place. Given the unrated status of the rear addition, staff has no objection to retention of this work.

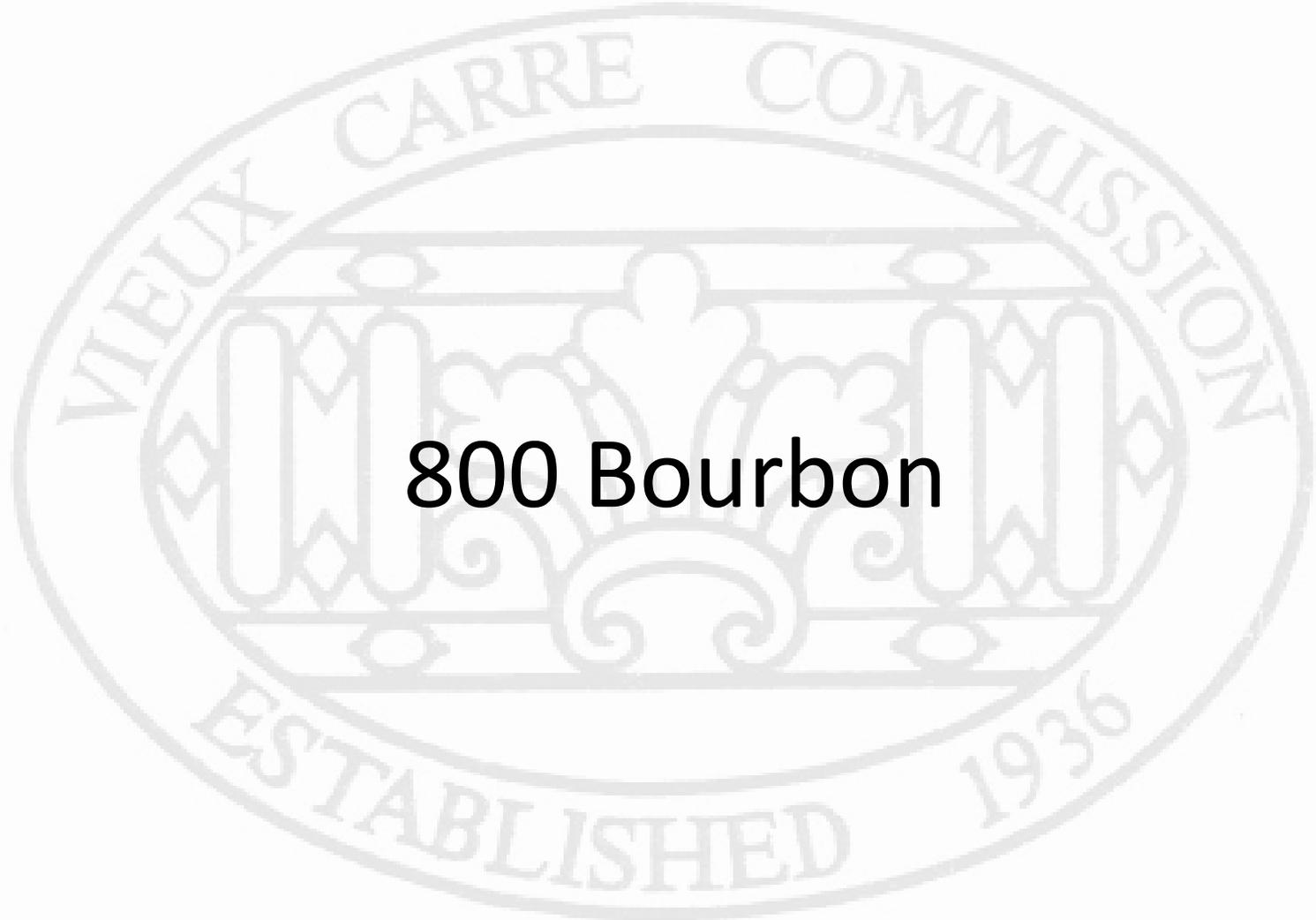
HVAC platform:

The applicant proposes to rebuild the HVAC platform, which is currently located on the roof of a small lean-to on the rear of the unrated addition. Additional detail drawings will be needed prior to final approval but can be handled at staff level. Staff recommends **conceptual approval**.

Hardie board:

The applicant is requesting approval to install Hardie board at the rear of the property. It is unclear if this would be located on the rear gable between the historic building and unrated addition, or if they propose to install it on the entire rear elevation of the addition. VCC Design Guidelines do not allow for use of synthetic siding. Staff recommends **denial** of the proposal to install Hardie board.

ARCHITECTURAL COMMITTEE ACTION: 10/12/2021



800 Bourbon

ADDRESS:	800 Bourbon/739-41 St. Ann Street		
OWNER:	Quarter Holdings LLC	APPLICANT:	Bob Ellis
ZONING:	VCR-2	SQUARE:	58
USE:	Night Club	LOT SIZE:	2,412.5 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	3 Units	REQUIRED:	482.5 sq. ft.
EXISTING:	0 Units	EXISTING:	0 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main & Service Buildings: Green - Of local architectural or historical importance
 Courtyard infill: Brown - Objectionable or of no architectural importance

Although this 2-story masonry corner store was not constructed until 1880, it was reworked in the early 1930s in a conscious imitation of an early "French Quarter" style. This remodeling included replacement of the square-headed openings on the ground floor with arched openings, removal of a wraparound gallery or shed roof overhang, and the addition of an iron, wraparound balcony (in 1987, the gallery was restored). The inappropriate construction, which filled in the historic courtyard area, dates from the late 1940s, and the kitchen building predates the corner building.

Architecture Committee Meeting of**10/12/2021****DESCRIPTION OF APPLICATION:**

10/12/2021

Permit # 21-22918-VC GEN**Lead Staff: Nick Albrecht****Violation Case #19-09246-VCCSN****Inspector: Marguerite Roberts**

Proposal to modify and structurally reinforce the gallery per application & materials received 08/06/2021 & 10/01/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

10/12/2021

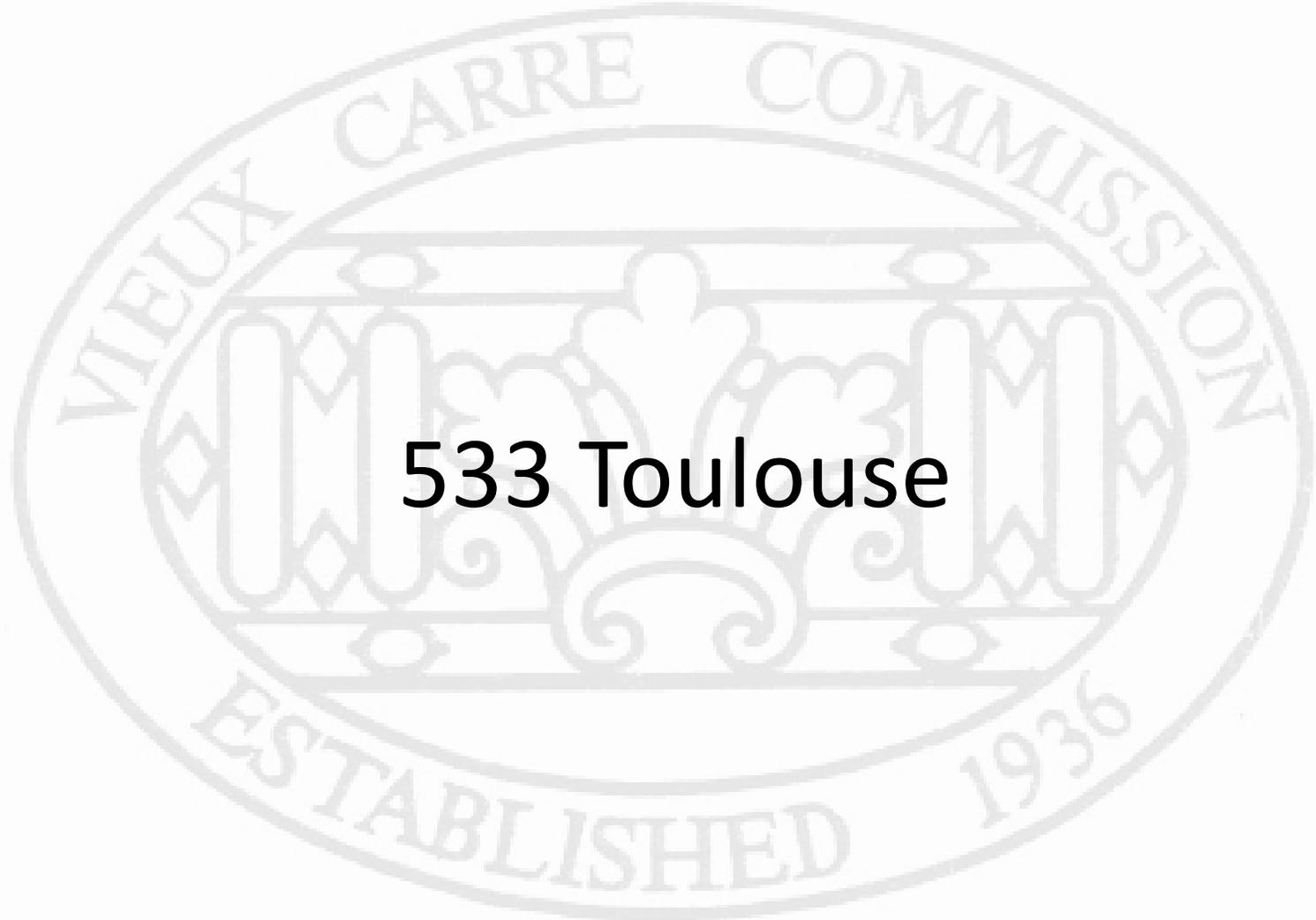
The applicant proposes two modifications to reinforce this wraparound gallery. Below the header spanning between what have been numbered as outriggers 15 through 20, the applicant proposes to weld a new 2" x 2" angle iron. As this gallery was reconstructed in 1987 staff does not believe the existing outriggers are necessarily important historic fabric. Still, staff is concerned regarding the possible visible impacts the proposed work could have although staff believes the proposed angle iron addition would be fairly discrete behind the fascia board. Staff suggests that if found potentially approvable, the applicant could mockup the proposed condition for staff inspection prior to permanent installation. On the other hand, as this is not historic fabric, staff would not object to replacing deteriorated portions of the gallery to match existing. Staff notes that the fascia board is currently inappropriately installed and will need to be addressed in another proposal.

The second proposed modification occurs at the corner of the gallery where the applicant proposes to cut back the existing fan of outriggers and install a new 4" tall bar perpendicular to the corner outriggers. Staff looked at the outrigger arrangement at the corners of several other galleries and balconies and found that the current condition at 800 Bourbon is slightly atypical compared to others observed. Still, staff prefers the current arrangement to the proposed modified condition. Alternatively, staff would not object to modifications that are similar to some of the more common arrangements observed.

Staff requests commentary from the Architecture Committee regarding the proposed work.

ARCHITECTURAL COMMITTEE ACTION:

10/12/2021



533 Toulouse

ADDRESS:	533-35 Toulouse Street	APPLICANT:	Erika Gates
OWNER:	533 Toulouse LLC	SQUARE:	26
ZONING:	VCC-2	LOT SIZE:	2482 sq. ft.
USE:	Mixed	OPEN SPACE:	
DENSITY:		REQUIRED:	747 sq. ft.
ALLOWED:	4 Units	EXISTING:	None
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: **Yellow:** Contributes to the character of the district.

This address actually features two c. 1860 buildings--one 2-story and one 3-story masonry commercial building, each having two bays across the front facade. These very plain commercial buildings were remodeled in 1961 with the addition of cast iron balconies and a "Colonial Revival" entrance.

Architecture Committee Meeting of **10/12/2021**

DESCRIPTION OF APPLICATION: 10/12/2021
Permit #21-26935-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain roof deck, hot tub, and HVAC platform, and proposal to modify guardrail, per application & materials received 09/27/2021, respectively. **[Notices of Violation sent 04/11/2014, 12/04/2014, 02/13/2015, 03/29/2016, 12/02/16, 02/28/2019. STOP WORK ORDER posted 03/04/2014]**

STAFF ANALYSIS & RECOMMENDATION: 10/12/2021**Roof deck and hot tub:**

An application to address violations was last reviewed at the 11/12/2019 Committee meeting. At previous reviews, the Committee asked that the rooftop deck be documented in drawing form and expressed concern for the ability to maintain the underlying roof and building. No one attended the 11/12/2019 meeting and the item was deferred for two weeks to allow for representation.

A Stop Work Order was posted on 04/03/14 when work was in progress on the unpermitted rooftop deck. The deck is located on the two-story portion of the building and accessed from a door from the three-story portion of the building.

Currently, rooftop decks are reviewed under the same standards as rooftop additions. The guidelines state that, "*The VCC requires review of all exterior items located on a roof surface including paving, railings, and built-in furnishings.*" Further, the guidelines state that, "*the VCC does not recommend a rooftop addition on a Green, Pink, or Yellow rated building*" or "*a rooftop addition on a building of less than three full stories in height.*" [VCC DG: 14-17]

The deck was constructed without benefit of VCC review or approval. Drawings submitted by the applicant show it as 6" composite decking on top of a 2x8 pressure treated wood framework, with 2x6 supports at 5'-0" o.c.

A hot tub has also been installed on top of the deck. Regarding water features, the Guidelines state that, "*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]

The application includes appeals to retain the roof deck as is, and no longer proposes to reduce the size by setting it back 10' from the front elevation as was previously proposed. They are also appealing to retain the metal parapet cap flashing. The diagonal rail extension at the front parapet will be removed and a new 42" guardrail installed at the edge of the roof deck, behind the existing cast iron rail. Staff finds the proximity between the existing and new rail to be problematic, as it will be highly visible unless it is set back.

Staff is still concerned that the roof system will deteriorate if the roof deck is allowed to remain, and it is not clear if the supports allow the system to drain properly. Additionally, the added weight of the hot tub may be a concern from a structural perspective. Given that the existing conditions deviates significantly from the Design Guidelines, staff recommends **denial** of the appeal to retain the roof deck and hot tub.

HVAC:

The applicant is appealing to retain the HVAC equipment and platform installed on the lower infill roof and replace the existing roll-down roofing system with a metal standing seam. The exact material is not

specified. While this location may be approvable for retention, the current conditions do not appear to meet code requirements for roof access and safety rails. Staff is also concerned that drainage may be affected as well. A full roof plan should be submitted for further review, along with manufacturer's spec sheets for the units, a code compliant platform, and rail with screening.

Staff recommends **deferral** of the appeal to retain the HVAC equipment and platform.

ARCHITECTURAL COMMITTEE ACTION:

10/12/2021