

Vieux Carré Commission Architecture Committee Meeting

Tuesday, November 23, 2021



Old Business



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 **11/23/2021**

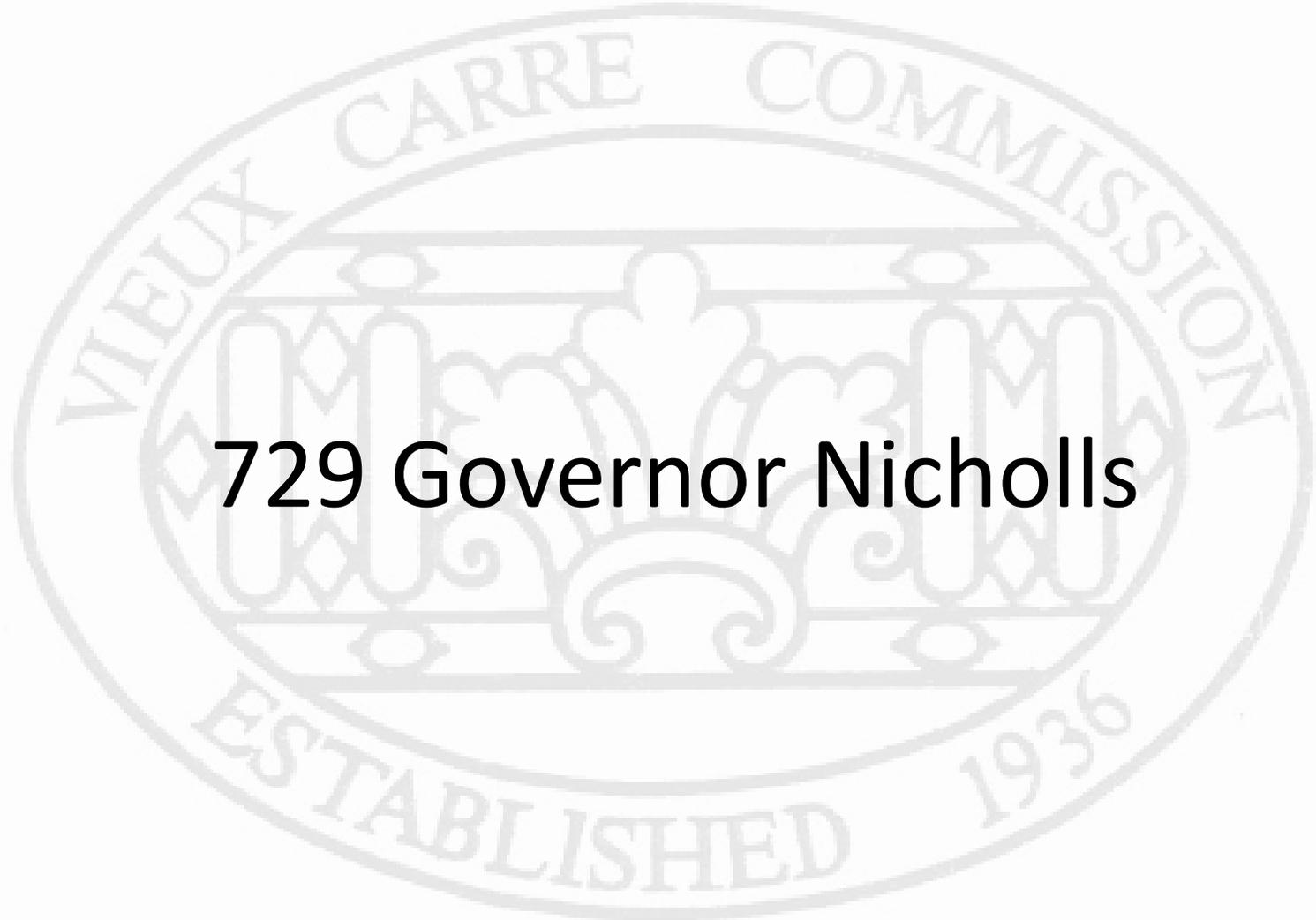
DESCRIPTION OF APPLICATION: 11/23/2021
Permit #20-30797-VCGEN **Lead Staff: Erin Vogt**

Proposal to reconstruct rear building with masonry construction, per application & materials received 06/09/2020 & 11/16/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 11/23/2021

The applicant has submitted revised drawings for reconstructing the rear building with a masonry wall assembly. The wall section shows that it is still fairly contemporary in construction, with drainage cavities, a fluid-applied vapor barrier, wooden blocking and plywood sheathing. The wall measures 11-1/4” thick, overall. Staff seeks the guidance of the Committee regarding the approvability of the proposed assembly.

ARCHITECTURAL COMMITTEE ACTION: 11/23/2021



729 Governor Nicholls

ADDRESS:	729 Governor Nicholls	APPLICANT:	Williams Architects
OWNER:	Reagan Thomas	SQUARE:	54
ZONING:	VCR-1	LOT SIZE:	5,740 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	1,722 sq. ft.
ALLOWED:	6 Units	EXISTING:	2,940 sq. ft.
EXISTING:	1 Unit	PROPOSED:	3,738 sq. ft.
PROPOSED:	No Change		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

The buildings at this address are situated on a L-shaped lot which has existed in the present configuration since the early 1900s. A c. 1900 2-bay frame shotgun fronts on Gov. Nicholls; brown-rated construction is located behind the cottage. New construction, begun illegally and inappropriately designed, stands on the portion of the lot extending at a right angle at the back of the lot.

Main Building – Green

Previous Additions Demolished 2020, New Addition: Unrated

Architecture Committee Meeting of

11/23/2021

DESCRIPTION OF APPLICATION:

11/23/2021

Permit # 21-08898-VCGEN

Lead Staff: Nick Albrecht

Proposal to revise previously approved plans and to retain work completed in deviation of approved plans, per application & materials received 03/30/2021 & 11/16/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

11/23/2021

Staff visited the property and met with the applicant on 10/14/2021 over concerns of work deviating from approved materials. Staff and the applicant identified several items in need of review as they deviated from approved materials.

Gutter Size

Recent inspections have shown that a large 8” gutter has been installed on the building. Staff noted that in at least one iteration of submitted drawings, the plans called for the installation of new 6” copper gutters but no approved plans included any work to the gutters.

The installed gutters look atypical on the simple one-story shotgun structure. The applicant notes that the reasoning behind the installation of the 8” gutters was because the existing fascia is uneven, and the slates overhang the fascia to the point where a 6” gutter would not catch water draining off the roof.

Prior to the renovation the building appeared to have typical 6” diameter gutters.

Millwork at Back, Side, and Porch Doors

The inspection revealed the door on back of the building was inconsistent with the approved plans. The applicant notes that the door was existing and was not shown correctly on the original plans. The installed/previously existing door features a large oval glass lite. Unfortunately, staff does not have photographs or other information that might help to date the door but staff notes that it is an atypical door for that location.

Staff is greatly concerned regarding the door located at the end of the side porch as recent inspections have shown that this opening has been completely in-filled on the interior of the building, contrary to approved plans. The applicant states that the work will revert to the approved plans and this opening will be restored to be a functional doorway. The applicant now proposes to install board and batten shutters on this opening which staff finds slightly atypical. Staff request commentary from the Committee regarding the installation of board and batten shutters on this opening.

Previous plans had shown the door from the house to the side porch as a single lite over double panel door under a single lite transom. Photographs show a six lite over single panel door in this location with a transom above. Staff request millwork drawings for this opening as it appears from the photograph that the door is atypically squat and the transom overly tall.

Side Porch Handrail

The previously approved plans noted that the existing handrail would be repaired and secured. The inspection showed that the handrails had been completely changed and the details changed. Specifically,

the top and bottom rails have been significantly reduced in height. Staff finds the as-built railing inappropriately “light” in appearance. Staff recommends replacing this railing with one more consistent with the previously existing.

Courtyard Wall Height and Overall Grading

The brick wall behind the main building was previously shown at a height of 8’. The inspection revealed the wall had been constructed to height well above the permitted 8’. The wall height is now shown at a height of 9’8” and matched to the height of the adjacent CMU wall. The top 3’ of the wall feature perforations to increase light and airflow in the small courtyard behind the main building.

Gate Details

The gate immediately adjacent to this wall is shown as a horizontal wood board gate built on a metal frame and with a smaller incorporated pedestrian gate. The gate functions by sliding behind the brick wall. Staff does not object to the design of the gate but notes that this property is also going through the process of being re-subdivided. Staff is concerned that if the property is subdivided, the location of the new property line might affect the allowable design of this gate. Specifically, the gate may need to either be 7’ or shorter or fire rated depending on the location of the property line and the review from the Building Department.

Driveway Lighting

A total of ten (10) light fixtures are proposed for installation down the driveway, spaced about 4’ apart from one another. The submitted fixture is shown as being 19-1/2” tall and 4-1/2” wide. Staff notes that the submitted spec sheet does not include information on the lamps such as lumens, color temperature, etc. but otherwise staff finds the size, style, location, and number of fixtures potentially approvable.

Wall Opening

A wall opening to the neighboring 721-723 Gov. Nicholls is again shown on the plans. As this opening will be dependent on the pending proposed re-subdivision, staff recommends deferring action on this opening until the subdivision has been reviewed.

Recommendations

In summary staff:

- Does not find the larger gutter size to be approvable and requests commentary from the Committee
- Requests additional information and commentary from the Committee regarding the door discrepancies
- Recommends replacing the existing porch rail with one matching the previous design
- Has no objections to the proposed wall, gate, and lighting provided there are no complications with the pending re-subdivision

Staff recommends deferral of the application to address these items and to allow the applicant to compile all plans into one complete set of construction documents.

ARCHITECTURAL COMMITTEE ACTION:

11/23/2021

Architecture Committee Meeting of

07/13/2021

DESCRIPTION OF APPLICATION: **Permit # 21-08898-VCGEN**

07/13/2021

Lead Staff: Nick Albrecht

Proposal to modify previously approved plans including relocating mechanical equipment to new roof rack constructing a new pergola structure and creating a new opening in the property line wall, per application & materials received 01/05/2021 & 06/29/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/13/2021

Staff identified these four aspects as needing Architecture Committee review. Other changes including paving details and a revised gate which conforms to previous recommendations were found approvable.

Mechanical Equipment

The applicant has indicated that the mechanical equipment is not proposed for a new rooftop installation and will be kept at grade as was previously approved. A revised set was sent to staff after the meeting materials had been finalized.

Pergola

A new pergola structure is proposed for construction near the Royal and Barracks corner of the property. The structure measures approximately 21'8" x 17'8" and is supported by 8" x 8" columns. Lattice is seen on at least one wall in the elevation. As this pergola is proposed in a location that would have a minimal visual or physical impact on the property and its surroundings, staff finds the structure consistent with the recommendations of the Guidelines and potentially approvable.

Wall Opening

On sheet A001 the applicant is indicating an "Opening in existing masonry wall with wood board & batten gate". This will be a completely new opening between property lines with 721-723 Gov. Nicholls. The applicant has commented that they intend to submit a re-subdivision of this property to split off the front of the 729 Gov. Nicholls property into one lot and capture the rear yard for 721-723 Gov. Nicholls. Staff has not seen any formal submittal for this yet. Without a re-subdivision, staff finds the wall opening between property lines atypical and has contacted the Building Department regarding likely building code complications with this aspect of the proposal.

Staff suggests that it may be most prudent to review this aspect of the proposal in conjunction with the formal proposal to re-subdivide the properties.

Wood Fence

The applicant proposes to raise the existing seven board fence by adding two additional boards at the top of the fence. This would increase the height of the fence to approximately 9'11". Staff notes that if a fence is more than 7' tall it is no longer considered a "fence" by the building department but would instead be viewed as a wall structure. Although there are no setback requirements in the district and walls can be built on the property line, these walls need to satisfy building codes including being fire rated. As a wood fence cannot be fire rated, staff notes that this fence will need to remain at 7' or less or a waiver will need to be sought for a fence over 7'. Even if a waiver were granted for the lack of fire rating, staff notes that a horizontal board fence nearly 10' in height would be atypical.

Recommendations

Staff recommends deferral of the application to allow the applicant to revise the proposal to conform with building code and to apply to re-subdivide the property or provide other documentation to the viability of the proposed property line gate.

ARCHITECTURAL COMMITTEE ACTION:

07/13/2021

Ms. Bourgogne read the staff report with Mr. Williams and Ms. Bardwell present on behalf of the application. Mr. Williams stated that they agreed with the staff report and there would be no mechanical on the roof. He went on to say that the pergola would be an attractive feature and that they would be happy to work with staff on the paving. Mr. Williams then informed staff and the Committee that the wall opening had been approved along with the re-subdivision of the property at the January 26, CPC hearing. From there Mr. Williams turned his attention to the wall opening. He stated that Mr. Block had said that the arch with the shutter would be most appropriate. He went on to say that they were building the fence for the neighbor on the Bourbon Street side. For the sake of time, Mr. Fifield then turned the meeting over to the Committee. Ms. DiMaggio stated that she needed to see the proof of the re-subdivision before she agreed on the gate. She went on to say that she had a lot of experience with the 7' foot fence variance and this would likely not comply. Mr. Fifield stated that the gate detail seemed more associated with a building and not a gate. Mr. Bergeron stated that the proposed gate created a false sense of history and it should be plainer. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment: No Public Comment**Discussion and Motion:**

Prior to the motion Ms. DiMaggio stated that she was ok with the pergola and she agreed it could be handled at staff.

Ms. DiMaggio made the motion to defer in order to allow the applicant time to provide requested material for the wall opening and consider the AC comments regarding design and to gain all S&P and BBSA

approvals and/or waivers before the AC continued design review. Mr. Bergeron seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

04/27/2021

DESCRIPTION OF APPLICATION:

04/27/2021

Permit # 21-08898-VCGEN

Lead Staff: Nick Albrecht

Proposal to modify design of courtyard masonry walls including adding an additional wythe of CMU and review of conceptually approved sliding gate details, per application & materials received 01/05/2021 & 01/15/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

04/27/2021

The applicant notes three revisions on the site plan for today's meeting materials all involving the courtyard walls and paving at this property. For the wall behind the house, the applicant proposes to push the wall 4' further away from the house. This would put the wall out of line with the existing CMU wall that is built on the property line for the dog leg portion of this "L" shaped lot. Although slightly atypical staff does not object to the relocated wall.

A portion of this wall would feature a rolling gate to separate the driveway and small courtyard behind the house from the larger open yard. Staff finds the revised details for the sliding gate unclear but appears to be close to an approvable sliding gate design. Staff requests clarification on the gate details and recommends that wood cladding be featured on both sides of the metal frame to cover and disguise the majority of the metal framework.

The second proposed change occurs at the end of the large rear yard at the property line wall running parallel to Bourbon St. The applicant proposes to construct a second CMU wall immediately adjacent to the existing wall. The details call for the gap between the new wall and the existing to be filled with mortar, but no physical connections are noted between the two walls. Staff notes that a portion of this wall is actually the rear building wall of the neighboring brown-rated service ell building. Staff has some concerns about how the addition of this second wythe of CMU might affect that building wall and interior. The top of the wall is shown detailed with flashing and counter flashing secured to the existing building.

The final noted change occurs at the driveway where the applicant proposes to install brick rather than the previously approved concrete. Staff has no objection to this change.

Staff recommends approval of the relocated brick fence, sliding gate, and brick paving with final details to be worked out at the staff level and requests commentary from the Committee regarding the proposed double CMU wall at the Bourbon St. property line.

ARCHITECTURAL COMMITTEE ACTION:

04/27/2021

Mr. Albrecht read the staff report with Mr. Williams and Ms. Bardwell present on behalf of the application. Mr. Williams stated that the jog back on the wall would allow for more maneuverability in the space and that the paving would now be brick over concrete. He went on to say that the rear wall belonged to 729 Dauphine but that his client wanted a cleaner wall so they decided to build in front of it that way it would match the two block walls across the back. Finally, Mr. Williams stated that his team would like to work with staff to devise a brick and grass area. Mr. Fifield asked if there were any questions. Ms. DiMaggio asked if it was the intent to have the new wall to have three sides with the finished wall so that they did not have to finish the wall of the neighbor's building. Mr. Williams stated yes. Mr. Bergeron asked staff if the neighboring building was supposed to be plastered. Mr. Albrecht stated that he was unsure and that they needed to investigate the matter. Mr. Block asked if Mr. Williams had spoken to zoning about permeable paving. Mr. Williams stated no. Mr. Block instructed Mr. Williams to check with zoning because VCC might not be able to approve brick over concrete. Mr. Williams stated that he would confer with zoning. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

Bridget Balentine, French Quarter Resident

I would like to take this opportunity to remind the VCC officers and members of the Vieux Carre property owner Tom Reagan.

Tom Reagan purchased 721 & 723 Gov. Nicholls in 1976. For 45 years this man has upheld these blue and green rated buildings in the highest esteem. Mr. Reagan's historical passion for the residences is always in the fore front for all restoration and maintenance. Mr. Reagan hires the highest skilled historical architects, contractors and designers at his own expense. The VCC should acknowledge the rare gift a custodian bestowed on The Thierry House by Latour & Henry B. Latrobe that was built in 1814 and the Nineteenth century firehouse. Mr. Reagan's stewardship is extraordinaire.

Mr. & Mrs. Reagan have now purchased the old Ferrara Fish market at 729 Governor Nicholls. The Ferrara family seemingly were unable to maintain structures on property prior to sale. Why would there be any

doubt as to the proper restoration to the present state of this historic property by the Reagans? The VCC should recognize it's fellow homeowners that fully adhere to all rules and compliance for restoration. I kindly ask you not to dwell on motives non relevant. I urge the VCC to enable and lessen the mental anguish. Lessen the financial burden on this project. You are fortunate to have a lifelong member engaged in such an endeavor. Please support the work and move forward before the project becomes unattainable and too cumbersome. Do not allow other personal non-qualified opinions cloud the enjoyment of historic work

It is in your power to say yes, we need this building and property restored for future before it is lost. I implore you to Trust this guardian and his historically proven team.

I speak on behalf because I had the honor of residing at said property 1982 – 1989.

Nikki Szalwinski, French Quarter Citizens

The additional wythe of CMU raises concerns about maintenance for neighboring property similar to what has happened at 928 St Ann. Why not avoid future issues before it is built. I remain confused as to why the height of the CMU fence was allowed as well as the extension on the existing brick fence.

Design Guidelines state:

The VCC does not allow a vertical extension of an existing gate and/or fence.

CZO article 21.6.N.1.a. states: 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.

Other property owners have been held to these rules and granting an exemption when no variances have been obtained is uneven application of these regulations.

Discussion and Motion:

Mr. Bergeron made the motion for the approval of the relocated brick fence, the paving and the gate with details at the staff level with the proviso that the double CMU wall only to be allowed if stucco was not originally approved for the rear of the building on Dauphine. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

02/23/2021

DESCRIPTION OF APPLICATION:

02/23/2021

Permit # 21-00429-VCGEN

Lead Staff: Nick Albrecht

Proposal to modify design of courtyard masonry wall and review of conceptually approved sliding gate details, per application & materials received 01/05/2021 & 01/15/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

02/23/2021

Review of this masonry wall was deferred at the 01/12/2021 Architecture Committee meeting to allow for review by a structural engineer of the proposed single wythe masonry wall. The applicant has since submitted a revised proposal for a more robust wall design. The new wall design features two wythes of bricks sandwiching an interior reinforcing metal structure. One side of the wall is shown as featuring a low planter and the wall is shown with five courses with air gaps starting approximately 6' above grade. The total height of the fence is shown at 8' to match the height of the existing adjacent CMU wall.

This wall design is much similar in design to the one initially shown when this property came under review. Staff has no objections to the proposed wall design.

The second aspect of the proposal are the details of the sliding vehicular gate located to separate the driveway from the larger rear parking area and green space. When staff issued a permit for the majority of the work at this property, staff included a note on the stamped approved plans that the sliding gate was conceptually approved only and that final details, including any mechanical operators, would need to be permitted separately. Staff had no objections to the design of the gate, which was shown as a simple, rectangular wood clad steel sliding gate, but was more concerned with the details of any mechanical operators that would likely be included with the installation.

The gate design that has been submitted for review today is a great departure from the previously shown simple gate design. The now proposed gate is shown as a metal, picketed gate with a curving top. The applicant noted that a sheet metal backing would be added to the gate. Although this gate design is atypical, the applicant suggested that its location away from the street might allow it to be approved.

Staff finds that this unusual location dividing the property is further reason to utilize a simple gate design. The previously shown rectangular gate with horizontal wood boards would appear not that dissimilar from a typical seven board fence. Having a decorative metal gate with an inappropriate sheet metal backing in the middle of a building lot would be highly atypical.

In summary, staff recommends approval of the proposed courtyard masonry wall design and denial of the

proposed decorative vehicular gate.

ARCHITECTURAL COMMITTEE ACTION:

02/23/2021

Mr. Albrecht read the staff report with Ms. Bardwell and Mr. Williams present on behalf of the application. Mr. Williams stated that they appreciated the consideration of the wall and that the owner wanted a more ornate gate. He went on to say that it would not be seen from the street and that they would keep and repair the existing gate at the street. Mr. Williams stated that the proposed new gate would be about 120' back and that they would be happy to present other options or work with staff. Mr. Fifield stated that none of the drawings showed the actual location. Mr. Williams stated that the proposed gate would be on the far left and would slide over the brick wall when it was opened. Ms. DiMaggio stated that her concerns aligned with the staff report and that a less ornate gate seemed more appropriate. Mr. Bergeron agreed. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

Nikki Szalwinski

We agree with the staff report and ask that the committee deny this overly decorative design. A simple wood gate is much more appropriate on the interior of a property. This very decorative statement gate is much more appropriate at a street entrance of a grand mansion which this property is not. Further the sheet metal backing is explicitly not allowed in design guidelines and other property owners are regularly denied the option. Additionally the masonry fence exceeds the height allowed by the CZO and should require a variance. The Design guidelines and CZO are supposed to level the playing field not be manipulated to suit individual tastes.

Discussion and Motion:

Mr. Williams stated that the owner would be happy to do a wood fence. Mr. Block clarified that the VCC would not approve anything not approved by the BZA or allowed by the CZO. Mr. Williams stated that the fence at the street was vertical so they thought they would simply repeat this in the rear. He went on to say that they would come up with a design and get it to staff. Mr. Bergeron asked if the Committee would need to review all gate details. Mr. Block stated that the gate would be reviewed by the Committee with the details at staff. Ms. DiMaggio made the motion for the approval of the wall with details to be worked out at the staff level and the denial of the decorative gate and the return to the wood gate previously approved. Mr. Bergeron seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

01/12/2021

DESCRIPTION OF APPLICATION:

01/12/2021

Permit # 21-00429-VCGEN

Lead Staff: Nick Albrecht

Proposal to modify previously approved plans, including relocating mechanical equipment to rooftop location and changing design of courtyard masonry wall, per application & materials received 01/05/2021.

STAFF ANALYSIS & RECOMMENDATION:

01/12/2021

Staff has issued various permits for the ongoing renovation at this property in the past 12 months, most recently with a permit issued 12/14/2020. Following the issuance of that permit, the applicant returned with the proposed modifications to the plans.

Mechanical Equipment

The previously approved plans showed one condenser unit located at grade behind the rebuilt rear addition. The applicant now proposes to locate this single unit on a new roof rack on the rear addition. Visibility wise this condenser would not be visible from any public rights of way but may be slightly visible to one or two neighboring properties that front onto Bourbon St.

The Guidelines note that, *“the installation of rooftop mechanical equipment, such as an air conditioner compressor unit...is not permitted where it will be visibly obtrusive. Every effort should be made to shield the equipment from view and minimize associated noise.”* (VCC DG: 04-11)

Staff does not find the proposed rooftop location to be “visually obtrusive” and requests commentary from the Committee if limitations should be set on the noise level of the equipment.

Courtyard Wall

The applicant proposes a slight redesign to the masonry wall that would be located behind the main building and separate a small courtyard of the building from the larger green space and parking area behind. The previously approved plans had this wall as an 8' tall double brick wall with an incorporated

planter on the courtyard side. The applicant proposes to modify this wall to a single wythe wall with perforations above the 6' height. A similar wall is seen at the front property line of the neighboring 723 Gov. Nicholls.

This type of perforated single wythe wall might be slightly atypical but staff has no objection to the design in this location. Staff requests detail drawings of the wall including the foundation.

Summary

Overall, staff recommends approval of the proposed changes with final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

01/12/2021

Mr. Albrecht read the staff report with Mr. Williams and Ms. Bardwell present on behalf of the application. Ms. Bardwell stated that they were looking at a condenser that put out 59 decibels and that the owner just wanted a more usable, larger courtyard. Mr. Fifield asked the Committee members if they had any comments or questions. Ms. DiMaggio stated that 59 decibels was on the higher end for noise. Ms. Bardwell stated that they could look into something smaller. Mr. Fifield asked how they planned to keep a single wythe brick wall standing. He went on to ask where the lateral supports were. Ms. Bardwell stated that there were pilasters at the ends and in the middle. Ms. DiMaggio stated that they were shown on slide 71. Mr. Fifield asked Ms. Bardwell if the structural engineer had reviewed the drawings yet. Ms. Bardwell stated no, but that she would be sending them over. Mr. Fifield stated that their seemed to be no use in the courtyard. He went on to question why the condenser could not be at grade. Ms. Bardwell stated that the larger house would be for the owner while the smaller house would be a rental. Mr. Fifield stated that he would like his concern noted. Mr. Bergeron questioned slide 66, which indicated a 12' car gate "to be submitted later." He went on to say that he felt all the changes should be discussed holistically and not piecemeal. Ms. Bardwell stated that slide 66 was the absolute rear of the property. Mr. Fifield agreed with Mr. Bergeron. He went on to say that the Committee had seen this tactic before. He questions the small increments of an application and stated that Committee needed to see a complete application. In this same vein, Mr. Fifield went to question what motivated the HVAC change. Ms. Bardwell stated that the owner thought it would be more appealing to a tenant if it was removed from the courtyard. Mr. Fifield asked staff if there were zoning requirements on the distance of a condenser from a property line. Mr. Albrecht stated that he would look into that. With nothing left to discuss the Committee moved on to the next agenda item.

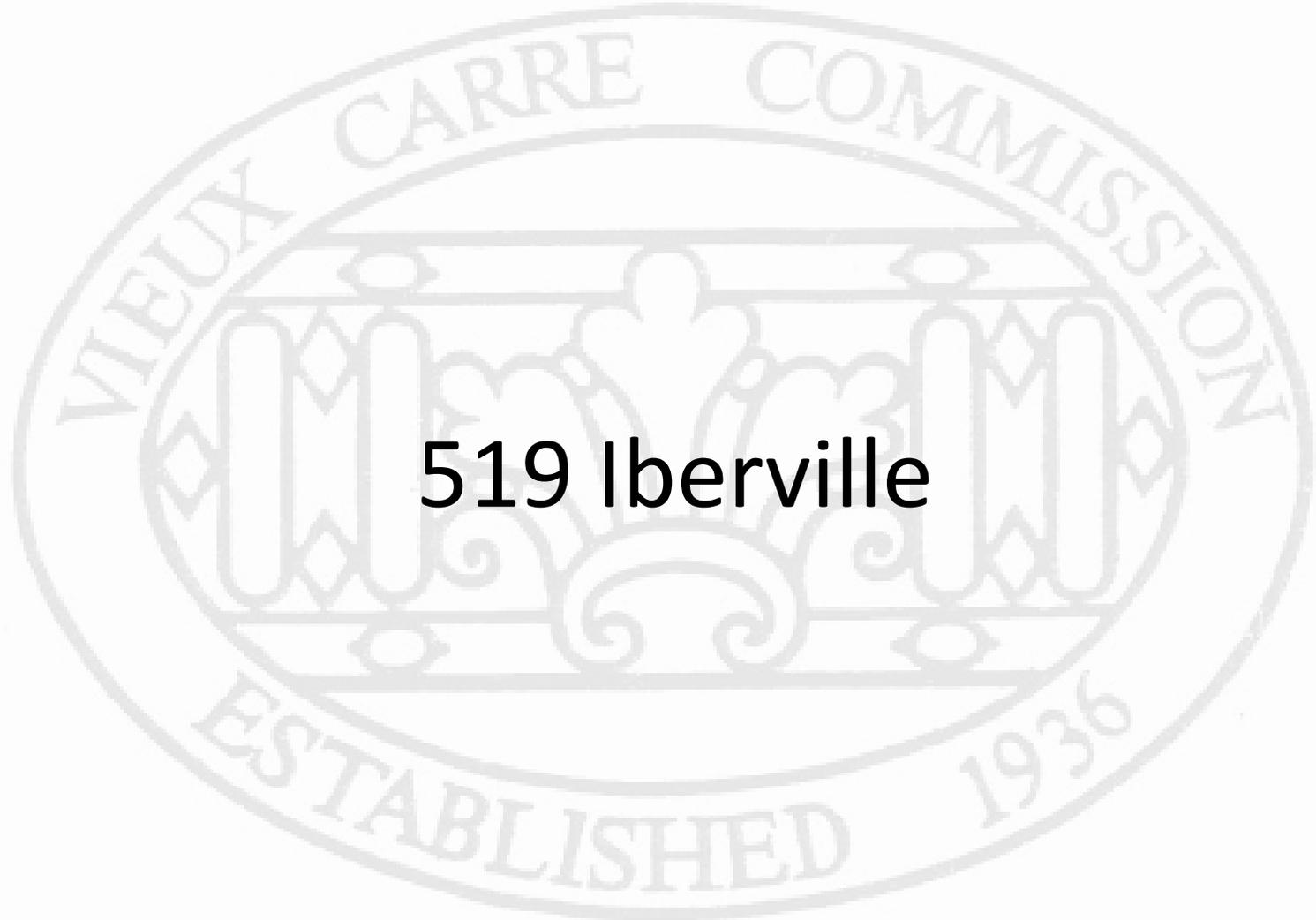
Public Comment:

This particular It is large enough to accommodate grade level HVAC without marring the views of surrounding properpeties for decades to come. The applicant and architect should work together to find a grade level location now while the building is not occupied and renovation mkaes installation less disruptive. As for teh single wythe fence these have a hostory of falling over with windlass and injuring people whe they are less tahn 6 feet in hioeght. At 8 feet the chanceces are much more likely taht it will be unstable particuall;ry if th emnoratr work has a poor bond with masonry.

Lastly we concur with Comm. Fified taht thgsi project has been unnecessarily piecemeal and that the gate and fence at a minimum should be submitted as one proposal. The architect of record is well-versed in city VCC procedures and breaking the project into so many small pieces is onerous for his committee .

Nikki Szalwinski
FQ Citizens

Discussion and Motion: Ms. DiMaggio made the motion to deny the change in the HVAC location, and to defer the wall in order to allow for review by the structural engineer, building code compliance as well as a more comprehensive plan. Mr. Bergeron seconded the motion and the motion passed unanimously.



519 Iberville



536 Royal

ADDRESS:	534-36 Royal Street	APPLICANT:	Bill Upton
OWNER:	Royal Enclave LLC	SQUARE:	41
ZONING:	VCC-2	LOT SIZE:	2421.4 sq. ft.
USE:	Mixed	OPEN SPACE:	
DENSITY:		REQUIRED:	726.4 sq. ft.
ALLOWED:	4 Units	EXISTING:	240 sq. ft.
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Lovely stuccoed Creole style c. 1813-18 entresol building with arched openings on the ground floor, wrought iron balcony, Ionic pilasters and plaster cornice on the second floor façade. This building, which was designed by Gurlie and Guillot, was owned by Louis Joseph Dufilho and his heirs, 1821-58 and by Lyle Saxon, 1920-24.

Architecture Committee Meeting of **11/23/2021**

DESCRIPTION OF APPLICATION: 11/23/2021
Permit #21-15829-VCGEN **Lead Staff: Erin Vogt**

Proposal to reverse unpermitted stucco scoring, per application & materials received 06/04/2021.

STAFF ANALYSIS & RECOMMENDATION: 11/23/2021

On 09/21/2021, the Committee reviewed a proposal to reverse the unpermitted stucco scoring by applying a bonding agent under a thin layer of the VCC formula stucco. The Committee recommended consultation with the NCPTT and allowed permitting at staff level, if the findings were such that the material could be considered approvable. On 11/17/2021, staff heard back from Dr. Mary Striegel, the Chief of Materials Conservation for the NCPTT, who stated:

“I would say that if you wouldn't use an acrylic paint on the surface, you wouldn't use a bonding agent on this type of brick. It would negate the reason you are using a lime-based stucco in the first place. Yes, it will help bond the stucco to the surface. No, it is not a good choice for historic materials, in my opinion.”

The applicant submitted two spec sheets for bonding agents, and it is not clear if both were used or only one. The applicant stated that the material was applied with a roller and was not mixed into the stucco itself. The bonding agents are DS414 Primus and DS406 AC100, both made by Dryvit. The water vapor transmission test for Primus is listed as 26 perms. Staff is unsure if this is within parameters for what might be considered approvable, noting that Dr. Striegel seemed to compare it to acrylic paint. The AC100 does not list water vapor transmission, but has a chart showing the increase in tensile strength, compressive strength, and impact strength that shows it increases the hardness of the stucco by a significant amount. While staff is less concerned about changes to hardness if application is limited to the joints and not used on the overall stucco, it may deteriorate and separate as the stucco expands and contracts with temperature changes.

While the mockup with the bonding agents did telegraph fewer scoring lines in comparison with the repair that only used VCC stucco, staff did not find the visibility to be markedly different. Additionally, painting the stucco may further reduce the visibility of the scoring joints. The initial inspection was done while the stucco was still curing; staff requests that the applicant provide access under the scaffolding for a final inspection prior to permitting to observe the fully cured conditions.

Staff is concerned that the bonding agents may result in damage to the building and seeks the guidance of the Committee regarding next steps so the contractor and owner can resolve the stalled work.

ARCHITECTURAL COMMITTEE ACTION: 11/23/2021

Architecture Committee Meeting of**09/21/2021****DESCRIPTION OF APPLICATION:**
Permit #21-15829-VCGEN

09/21/2021

Lead Staff: Erin Vogt

Proposal to reverse unpermitted stucco scoring, per application & materials received 06/04/2021. [**STOP WORK ORDERS posted 06/01/2021, 07/19/2021 & 07/23/2021.**]

STAFF ANALYSIS & RECOMMENDATION:

09/21/2021

On 06/01/2021, staff posted a STOP WORK ORDER after observing millwork and masonry repairs taking place without permit. On 06/04/2021, staff issued a permit to remove damaged stucco, repoint masonry and install new VCC stucco formula, and to complete repairs to the millwork. On 07/19/2021, staff observed that the stucco on the Royal elevation had been scored and posted another SWO on the property. The applicant stated that they observed pre-existing scoring in the stucco while completing the work and had decided to restore it. Unfortunately, these conditions were not photographed prior to undertaking the scoring. Staff notes that most photographs of the building show smooth, unscored stucco, but a photo from July 1939 shows that some may have been present on the first floor (although it is very difficult to see and would be challenging to replicate based on the quality of the photograph).

The applicant proposes to apply a thin coat of the VCC stucco with an unspecified bonding agent to cover the unpermitted scoring. Staff inspected mockups of the stucco on 08/26, which were applied both with and without a bonding agent, and found the option that used the bonding agent to be more successful in preventing the scoring from telegraphing through the stucco. The added stucco is much thinner in application than staff anticipated, and will not modify the reveals and profiles at door and window openings, or at the second floor stucco pilasters. However, no specification sheets or safety data have been provided for the bonding agent, and it is unclear if it is a material the VCC would find approvable for use on a Blue rated building. Staff seeks the Committee's guidance on rectifying the stucco, and requests that the applicant submit data for the bonding agent so it can be forwarded to the National Center for Preservation Technology and Training for evaluation.

ARCHITECTURAL COMMITTEE ACTION:

09/21/2021

Ms. Vogt read the staff report with Mr. Gulardo and Mr. Williams present on behalf of the application, with Mr. Gulardo speaking on Mr. Williams' behalf. Mr. Gulardo stated that they found scoring while doing the work, so they moved forward with the scored stucco. Mr. Fifield asked if they had drawings of the proposed scoring. Ms. Vogt clarified that the applicant was not seeking retention and was proposing to reverse the unpermitted scoring. Ms. DiMaggio agreed with the smooth stucco since that had been the condition for a large portion of the building's lifespan, but that having an opportunity to review the bonding agent was critical to evaluating the proposal. Mr. Bergeron agreed and stated that he was very sad the historic scoring had been lost before it could be documented. Mr. Fifield asked if there was historic precedent for the façade to be scored; Ms. Bourgogne responded that she examined the chain of title for this building and second floor scoring was not described. However, she noted that the pilaster detail was discussed numerous times. Ms. Vogt added that the stucco had been smooth on the first floor for a significant amount of time, but there was no indication the second floor had ever been scored.

Mr. Fifield stated that this was ultimately a preservation technology question and more information was needed on the approvability of the bonding agent before moving forward. With nothing left to discuss, the Committee moved on to the next agenda item.

No Public Comment**Discussion and Motion:**

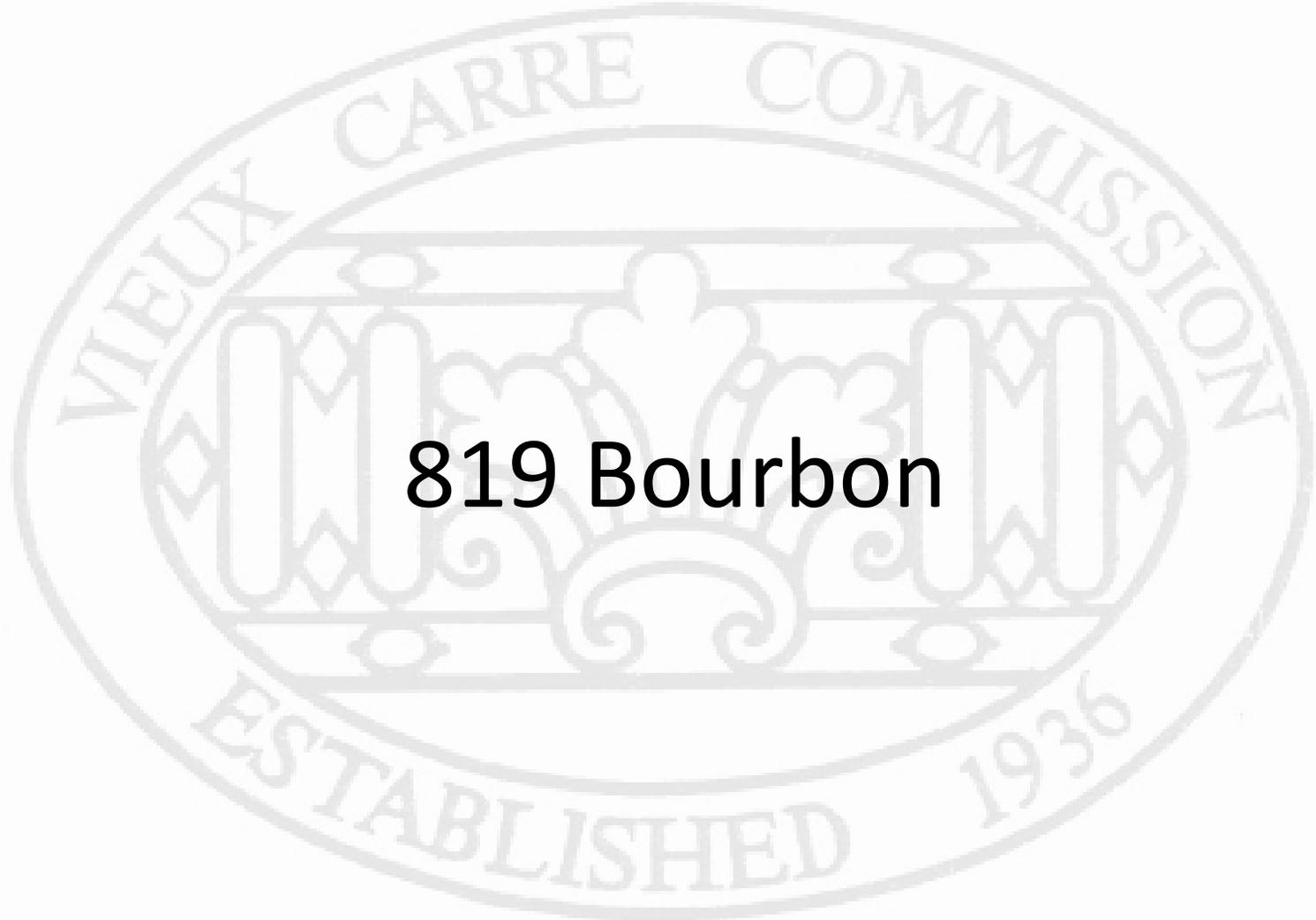
Ms. DiMaggio moved to defer the application to allow research and consultation into the bonding agent used in the mockup. Mr. Bergeron seconded the motion, which passed unanimously.

Mr. Fifield asked if the Committee wanted to see the report before approval or allow final decision at staff level. Ms. Bourgogne noted that if staff was unsure or uncomfortable with the results it could always be brought back before the Committee. Mr. Fifield stated that he wanted to avoid delays if the Committee was comfortable with staff review.

Ms. DiMaggio moved to rescind the previous motion. Mr. Bergeron seconded the motion, which passed unanimously. Ms. DiMaggio then moved to **defer** the proposal and allow for review and approval at staff level, returning to the Committee only if found necessary by staff. Mr. Bergeron seconded the motion, which passed unanimously.



New Business



819 Bourbon

ADDRESS:	819 Bourbon Street	APPLICANT:	Toni DiMaggio
OWNER:	Beomjune B Kim	SQUARE:	75
ZONING:	VCR-1	LOT SIZE:	7935 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	2380 sq. ft.
ALLOWED:	8 units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	Unknown		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This is a grand Greek Revival townhouse constructed during the flush antebellum decade of the 1850s. Its detailing includes an elaborate recessed entrance with Ionic pilasters and entablatures and a cast iron, wraparound balcony on the front and St. Ann side elevations.

Architecture Committee Meeting of **11/23/2021**

DESCRIPTION OF APPLICATION: 11/23/2021
Permit #20-25239-VCGEN **Lead Staff: Erin Vogt**

Proposal to install intercom system, per application & materials received 04/15/2020 & 11/09/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 11/23/2021

The applicant is proposing to replace the existing intercom, which is mounted to the Dumaine side of the front elevation by the side alley gate. The existing intercom measures 4.75” x 15”, with an approximate 1.25” projection. Two options are available for replacement: the first is surface-mounted, measuring 4.3” x 7.8” x 1.4”; the second option is flush mounted, measuring 5.8” x 9.4” x .4”. The applicant’s preference is for the surface-mounted intercom since it is a smaller overall size and is minimally projecting. Staff agrees, preferring an option that does not disrupt the masonry.

The intercom has an integrated camera and audio panel above, with the unit call button panel below. It has a brushed aluminum finish. There is no remote entry with this intercom, and it will not unlock the adjacent gate.

The VCC Design Guidelines state: *“a doorbell, keypad, intercom system, mailbox and other elements found near a building entrance should be as visually unobtrusive as possible and installed in an orderly fashion. To minimize wiring and damage to historic materials, wireless technology is recommended whenever possible.”* (VCC DG: 07-18) Staff considers this equipment to be a significant upgrade over the existing conditions and compatible with the Design Guidelines. Staff recommends **approval** of the surface-mounted intercom.

ARCHITECTURAL COMMITTEE ACTION: 11/23/2021



1229 Royal

ADDRESS:	1229 Royal St.	APPLICANT:	Michael L Jones
OWNER:	Royal Quarter LLC	SQUARE:	54
ZONING:	VCR-2	LOT SIZE:	3,977 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,193 sq. ft.
ALLOWED:	7 Units	EXISTING:	2,159 sq. ft.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Main Building: Green**, of local architectural and/or historical significance.
Rear Addition: Unrated

C. 1866 2-story masonry building, which has four bays on its upper floor, a carriage entrance on the ground floor, and a front balcony.

Architecture Committee Meeting of **11/23/2021**

DESCRIPTION OF APPLICATION: 11/23/2021
Permit # 21-28270-VC GEN **Lead Staff: Nick Albrecht**

Proposal to remove existing wood balcony decking from balcony on the Royal St. elevation and install new synthetic decking, per application & materials received 10/08/2021 & 11/08/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 11/23/2021

The applicant proposes to replace the existing wood decking with new synthetic Aeratis Traditions tongue and groove decking. The applicant provided some photographs of the top side of the decking as requested by staff. Although staff has observed balcony decking in worse condition, the existing wood decking does present signs of small cracking throughout and some areas of more significant rot and deterioration.

Staff also inquired about the existing purlin spacing as the Aeratis product requires a spacing of 16” on center. Staff has not received a response regarding the existing spacing and it is unclear if additional purlins will be necessary. Staff also observed some short lengths of 2x4s under the existing balcony. Staff questions if these are temporary measures resulting from the conditions of the existing decking or if these serve some other purpose.

The conditions presented at this balcony satisfy the majority of the recommendations used by staff with the one exception being the green rating of the building. Still, the Architecture Committee has approved the installation of synthetic decking in similar situations.

If additional purlins will need to be added to support the synthetic decking, staff does not find the proposal approvable. Otherwise, staff defers to the Architecture Committee regarding the installation.

ARCHITECTURAL COMMITTEE ACTION: 11/23/2021



200-30 Royal

ADDRESS:	200-30 Royal	APPLICANT:	Armand Duvio, Jr.
OWNER:	New Hotel Monteleone, Inc.	SQUARE:	35
ZONING:	VCC-2	LOT SIZE:	Irreg.=28275 sq. ft.
USE:	Hotel	OPEN SPACE:	
DENSITY:		REQUIRED:	8482 sq. ft.
ALLOWED:	N/A	EXISTING:	None
EXISTING:	N/A	PROPOSED:	No change
PROPOSED:	N/A		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

The Monteleone Hotel consists of the following three structures:

208-20 Royal. **Green:** Of Local Architectural or Historical Importance. Eleven-story, original Monteleone Hotel (1908), a fine example of a "Beaux Arts" building.

200-06 Royal/621-37 Iberville/201 Exchange Alley. **Orange:** Twentieth Century Construction. The earliest portion of this 15-floor modern hotel building was constructed in 1955, with the upper five floors and pent- house added in 1963-64, according to the plans of architect Joseph G. Bernard.

222-32 Royal. **Orange:** Twentieth Century Construction. C. 1940 multi-story extension of the Monteleone Hotel.

Architecture Committee Meeting of **11/23/2021**

DESCRIPTION OF APPLICATION: 11/23/2021
Permit #21-29447-VCGEN **Lead Staff: Erin Vogt**

Proposal to install new louvered grilles in conjunction with mechanical work, per application & materials received 10/22/2021 & 11/09/2021, respectively.

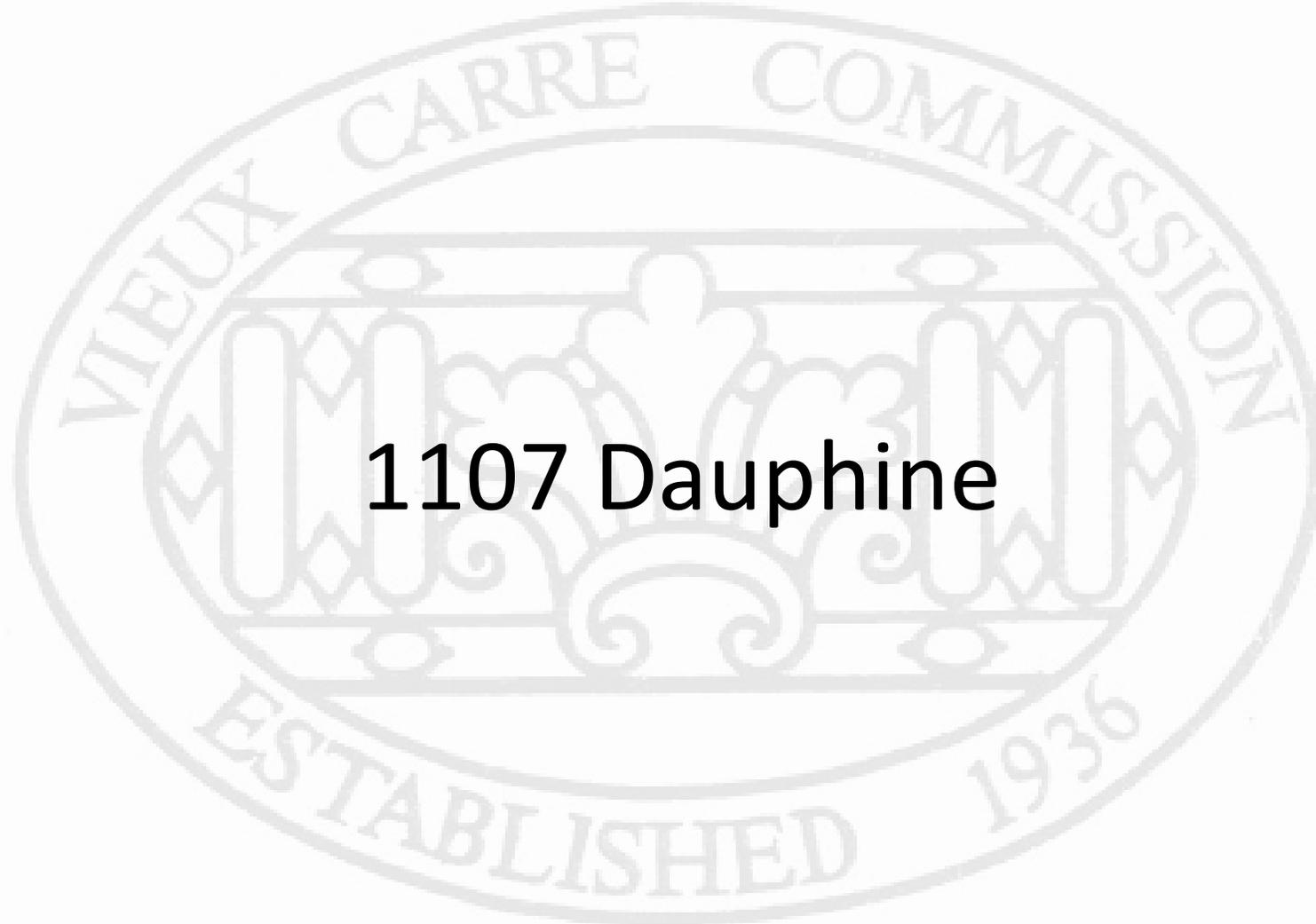
STAFF ANALYSIS & RECOMMENDATION: 11/23/2021

The Committee reviewed and approved new louvered grilles on the Bienville-side elevation as part of the overall renovation that was permitted on 09/29/2021. Since that approval, three additional louvered grilles have been deemed necessary by the applicant and require further review by the Committee.

On the Iberville elevation, an existing second floor louvered vent will be expanded to measure 36" x 72". The existing opening will not be modified. A note calls for 6" blades to be painted dark green to match existing windows and railings. Staff finds the proposed paint unusual, noting that othered louvered vents are a clear aluminum finish. Another vent is proposed for the mechanical floor between the top, 15th floor and the 16th floor penthouse level, measuring 72" x 72". It is noted as being clear anodized aluminum. An identical vent is proposed at the same level on the Exchange Alley side of the tower. Staff does not find the vents objectionable due to their proposed locations, and recommends **approval**.

On the Bienville side, four vents that were already approved as part of the overall renovation will shift slightly to the left on the 11th-15th floors and will not be in line with the vents below. Since this elevation is minimally visible, staff does not object to this change.

ARCHITECTURAL COMMITTEE ACTION: 11/23/2021



1107 Dauphine

ADDRESS:	1107 Dauphine	APPLICANT:	Sandra Tomasetti
OWNER:	Harry J Shearer	SQUARE:	83
ZONING:	VCR-1	LOT SIZE:	3125 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	937.5 sq. ft.
ALLOWED:	3 Units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Service building (detached): **Orange**, 20th century construction, post 1946.

Side additions: **Brown**, detrimental, or of no architectural and/or historic significance

In 1870 this property was described as a "splendid 3-story brick building... having an iron verandah in front." In 1917 this c. 1852 gable-ended, galleried townhouse was bought by the Riccobano Brothers, who built new construction on the site of the historic side yard, and the old and new buildings became the home of a macaroni factory. The recent controversial renovation remodeled the service building after a fire practically destroyed the historic structure. The side yard now has new, inappropriate construction.

Architecture Committee Meeting of **11/23/2021**

DESCRIPTION OF APPLICATION: 11/23/2021
Permit # 21-29803-VCGEN **Lead Staff: Nick Albrecht**

Proposal to remove existing fabric gate backing and to install new steel plate backing, per application & materials received 10/23/2021.

STAFF ANALYSIS & RECOMMENDATION: 11/23/2021

A similar application was reviewed in 2020, last being heard at the 11/24/2020 meeting where the Committee voted to defer the application. Currently the gates are backed with a fabric backing which was recently cited by the VCC. In response to the notice of violation, the applicant proposes to replace the fabric backing with a new steel plate backing. Staff notes that the Guidelines state that "*sheet metal, expanded metal mesh, and plastic backings attached to metal gates are not appropriate as security devices or for privacy.*" (1986 VCC DG, pg. 41)

The Guidelines do not specifically address fabric backings like the one currently in place and, although it was recently cited as a violation, staff finds this treatment preferred over a sheet metal backing. A fabric backing is much more readily removable compared to the sheet metal and there is some historic precedence of adding fabric to metal gates.

Staff reminds the Committee that the current gates were installed in 1987 and are not considered historic. The backing materials appears to have been installed around 2011.

ARCHITECTURAL COMMITTEE ACTION: 11/23/2021

Architecture Committee Meeting of **11/24/2020**

DESCRIPTION OF APPLICATION: 11/24/2020
Permit # 20-38986-VCGEN **Lead Staff: Erin Vogt**

Proposal to install solid metal backing on driveway gates, per application & materials received 08/27/2020.

STAFF ANALYSIS & RECOMMENDATION: 11/24/2020

On 09/10/2020, the Committee deferred the application to allow the applicant to confer with the property owner and work with staff on exploring alternative options for the driveway gates. The owner wishes to proceed with installing the steel plate on the back of the gates, which were installed in 1987. The Committee previously considered forwarding the application to the full Commission.

ARCHITECTURAL COMMITTEE ACTION: 11/24/2020

Ms. Vogt read the staff report. There was no one present on behalf of the application. Mr. Fifield asked the Committee if they wished to proceed without an applicant. Ms. DiMaggio stated that she did not

believe the proposal had changed, therefore she felt comfortable discussing the application without an applicant. Mr. Fifield asked staff if they had discussed alternate designs with the applicant. Ms. Vogt stated yes, that they had discussed a wood paneled gate, but the owner did not want wood. She went on to say that the owner wished to proceed as is. Mr. Fifield asked the Committee if they should wait until the end of the meeting to see if the applicant would eventually join. Mr. Bergeron and Ms. DiMaggio stated yes.

Prior to the recess, Ms. Tomasetti, the applicant representing the owner, joined the meeting. Mr. Fifield asked if the owners had considered an alternative proposal. Ms. Tomasetti stated that the owners did not want wood and wished to keep the iron since it matched the transom panels. She went on to say that perhaps they could devise a “stand off” backing, where the metal would be attached with fasteners instead of being welded flush. Mr. Fifield stated that the problem was the metal itself not the fastener. Mr. Bergeron stated that this was simply not allowed by guidelines. Mr. Fifield asked staff if a fabric would be ok. Ms. Vogt stated that this was also not allowed by guidelines. With nothing left to discuss the Committee adjourned for a thirty-minute recess.

No Public Comment

Discussion and Motion:

Mr. Bergeron questioned if privacy could be attained without architectural interference. Perhaps plants or furniture. Mr. Fifield stated that this was an excellent idea. He then asked the applicant if they were open to working with staff or if they would prefer the Committee to take action so that they could appeal to the full Commission. Ms. Tomasetti stated that she did not believe plants or furniture would work as the gate was a functioning gate. She went on to say that she would like to confer with her clients and explore going to the Commission at a later date if they wished to pursue the metal backing. Mr. Fifield stated that he believed a deferral might be in order.

Ms. DiMaggio made the motion for a **deferral** to allow the applicant time to speak with the owners and to explore alternate proposals. Mr. Bergeron seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

09/10/2020

DESCRIPTION OF APPLICATION: **Permit # 20-38986-VCGEN**

09/10/2020

Lead Staff: Erin Vogt

Proposal to install solid metal backing on driveway gates, per application & materials received 08/27/2020.

STAFF ANALYSIS & RECOMMENDATION:

09/10/2020

The applicant is proposing to weld sheet metal to the back of the existing double iron gates. The gates were installed in 1987, following the 1984 fire that resulted in the demolition of the single-story macaroni factory structure. While the gates are not historic, the VCC Design Guidelines state that “the VCC does *not* allow glass, plastic or Plexiglas applied to a fence or gate” (VCC DG: 10-7) and sheet metal is rarely found approvable by the Architectural Committee. Temporary privacy installations, such as the fabric backing attached to the gate currently, are often cited as a violation; however, staff notes that the fabric backing can be easily removed without damaging or altering the existing ironwork.

The applicant also provided photos of beaded board driveway gates as part of the application, but it is not clear if this option is being proposed as an alternative. If so, they would not be found approvable as they are appropriate for a Creole cottage or shotgun but are anachronistic for a galleried townhouse. Staff notes that, if privacy is the applicant’s primary concern, a wooden panel double gate may be presented to the Committee as a period-appropriate alternative.

Staff recommends **deferral** of the proposed gate modifications to allow the applicant to respond to staff and Committee concerns.

ARCHITECTURAL COMMITTEE ACTION:

09/10/2020

Ms. Vogt presented the staff report with Ms. Tomasetti present on behalf of the application. Mr. Fifield asked if the owner would consider a wood gate as mentioned by staff; Ms. Tomasetti stated that she had not spoken with the owner since receiving the staff report. She explained that the photos of wooden gates she provided were intended to show the prevalence of them in the neighborhood, and that the backing would not be sheet metal but instead a steel plate painted the same color as the existing ironwork. She added that the primary motivation for the proposal was privacy and security. Mr. Fifield stated that the Committee did not have a great deal of latitude to approve the backing, but the proposal could be

forwarded to the Commission. Ms. Tomasetti stated that she found many steel-backed iron gates nearby; Mr. Fifield stated that these gates are considered non-conforming and do not set a precedent.

Ms. DiMaggio stated that she was not as concerned with modifying gates that date to 1987, but that she was concerned wooden gates may be too heavy to operate well. She said the Commission may be able to make an exception that the Committee could not. Ms. Tomasetti clarified that they did not intend to alter the header, and that she was concerned the aesthetic of the existing header might conflict with wooden gates. With no further discussion, Mr. Fifield moved on to the next item on the agenda.

No Public Comment

Discussion and Motion:

Ms. DiMaggio asked what type of motion was required to forward the proposal to the Commission; Ms. Bourgogne stated that the motion should indicate how the Committee is leaning on the decision. Mr. Fifield asked Ms. Tomasetti if she was able to ask the owner about the paneled wooden gate alternative during the public comment period; she replied that she was unable to reach the owner but spoke with a representative, who did not believe they would be opposed. She was concerned with how the wooden gates would look with the existing headers and was interested in what the Commission might decide. Ms. Bourgogne suggested that the Committee could defer the proposal to allow for further consideration prior to taking it to the Commission.

Ms. DiMaggio moved to **defer** the proposal, with the applicant to work with staff on potential alternatives. Mr. Bergeron seconded the motion, which passed unanimously.



1014 N Rampart

ADDRESS: 1014 N Rampart
 OWNER: 1014 N Rampart LLC
 ZONING: VCC-2
 USE: Vacant
 DENSITY-
 ALLOWED: 6 Units
 EXISTING: None
 PROPOSED: None

APPLICANT: David Fuselier
 SQUARE: 105
 LOT SIZE: 3741.6 sq. ft.
 OPEN SPACE-
 REQUIRED: 1122.5 sq. ft.
 EXISTING: 1756 (approx.)
 PROPOSED: 1576 (approx.)

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Main building – **Pink**, or of potential local or major architectural significance, but with detrimental alterations.

Rear addition – **Brown**, questionable, or of no architectural or historical significance.

A 1-1/2 story, masonry, side-gabled Creole cottage, which has had its original front two bays altered. Its rear addition is a non-historic construction.

Architecture Committee Meeting of **11/23/2021**

DESCRIPTION OF APPLICATION: 11/23/2021
Permit #21-29855-VCPNT **Lead Staff: Erin Vogt**

Proposal to install exterior string lights at side alley and rear courtyard on a permanent basis, per application & materials received 10/25/2021.

STAFF ANALYSIS & RECOMMENDATION: 11/23/2021

See Staff Analysis & Recommendation dated 11/09/2021.

ARCHITECTURAL COMMITTEE ACTION: 11/23/2021

Architecture Committee Meeting of **11/09/2021**

DESCRIPTION OF APPLICATION: 11/09/2021
Permit #21-29855-VCPNT **Lead Staff: Erin Vogt**

Proposal to install exterior string lights at side alley and rear courtyard on a permanent basis, per application & materials received 10/25/2021.

STAFF ANALYSIS & RECOMMENDATION: 11/09/2021

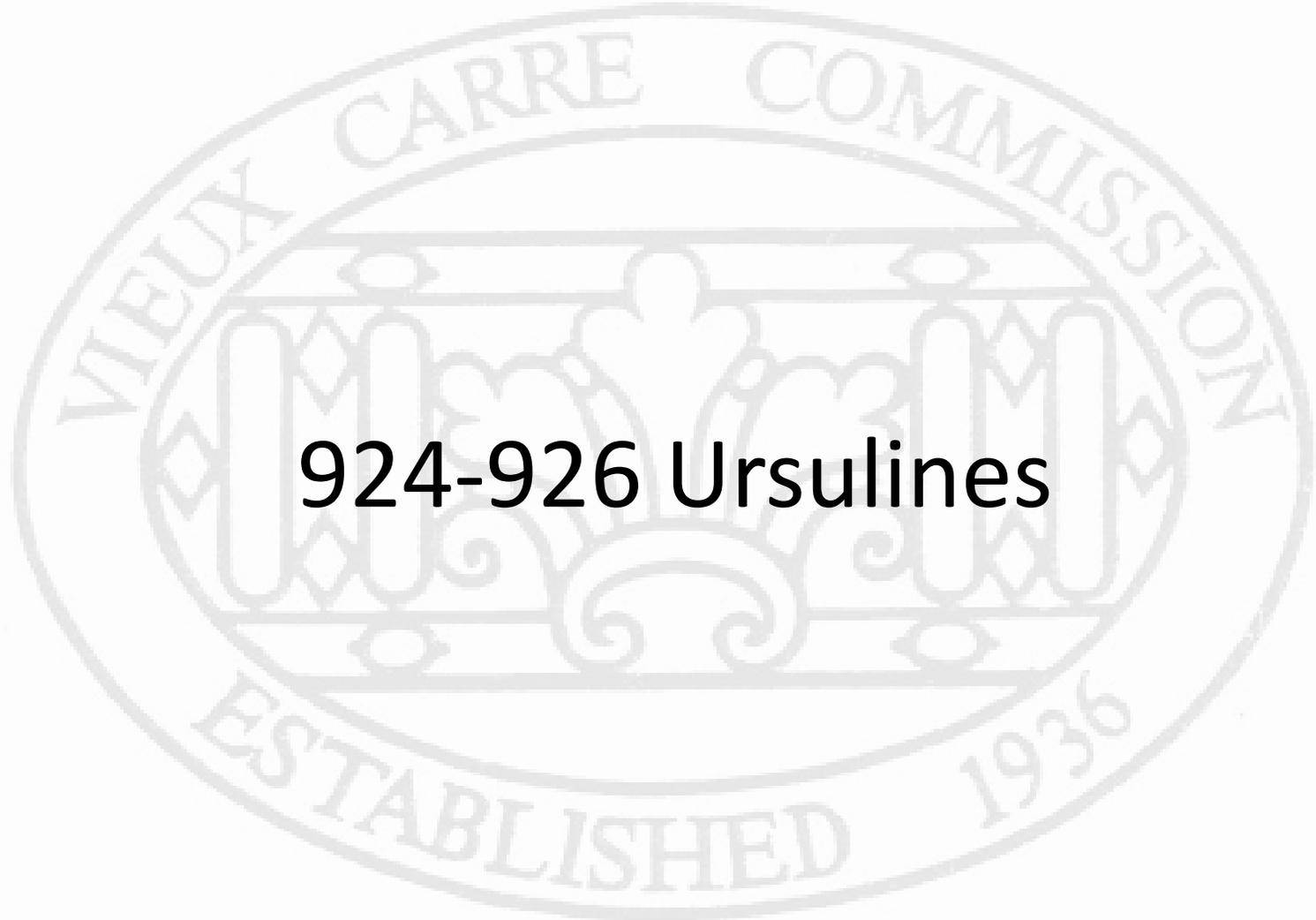
The applicant is proposing to install LED “bistro” string lights by Embrighten in the side alley and courtyard. The lights are spaced 2’-0” on center, have 1 watt per bulb, are listed as 120 volts, and have 2200K color temperature, which is described as a “warm white.” 6” stainless steel shades are also proposed.

Staff notes that string lights have been installed without permit and were observed at the most recent inspection. It is not clear if the proposed lights are those currently installed or if they would be replacing the existing fixtures, but staff finds the current lighting to be excessive and not up to VCC standards. The proposed fixtures are far too warm to meet the Guidelines for color temperature, which must be 3000K. The desired overall lumen output for these types of fixtures is not specified by the Design Guidelines. Nighttime illumination levels and supplemental light (such as spill from lights on the interior of the building) have not been inspected. Staff is concerned that the lighting in this space may spill into adjacent residential properties, and that a 6” shade will not be sufficient to baffle the light. Additionally, any shade should be an approvable finish, such as oil rubbed bronze or copper.

Staff notes that string lights may be an approvable solution if thoughtfully considered for this particular property. The permitted installation of catenary lighting at 1215 Decatur was considered successful for that exterior space, but those fixtures met the lamping requirements of the Design Guidelines and were spaced much further apart. Staff recommends **deferral**, with the applicant to consult a lighting designer and return with a comprehensive proposal for lighting the exterior spaces.

ARCHITECTURAL COMMITTEE ACTION: 11/09/2021

The item was deferred due to a lack of representation on behalf of the application.



924-926 Ursulines

ADDRESS:	924-26 Ursulines	APPLICANT:	Lynnette Gordon (2021)
OWNER:	Maxie L Castilow		Roland Arriaga (2020)
ZONING:	VCR-1	SQUARE:	84
USE:	Vacant	LOT SIZE:	2095.9 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	2 units	REQUIRED:	628.77 sq. ft.
EXISTING:	Vacant	EXISTING:	547.3 sq. ft.
PROPOSED:	4 units	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1835-40 1½-story brick 4-bay Creole cottage and detached 2-story outbuilding.

Architecture Committee Meeting of **11/23/2021**

<u>DESCRIPTION OF APPLICATION:</u>	11/23/2021
Permit # 21-30568-VCGEN	Lead Staff: Nick Albrecht
Violation Case #21-05441-DBNVCC	Inspector: Anthony Whitfield

Proposal to renovate main building and service building including installation of new windows and doors, installation of new exterior stairs, and installation of new balcony guardrail, per application & materials received 11/01/2021.

STAFF ANALYSIS & RECOMMENDATION: 11/23/2021

A proposal to renovate this building submitted by another applicant was reviewed at the 12/22/2020 Architecture Committee meeting. The overall scope of the work appears fairly consistent with the plans reviewed last year with some of the details being changed. The applicant plans to renovate the currently vacant property into four residential units, reduced from five from the previous submittal.

Exterior work on the front and side elevations of the main building appears to be fairly limited to repairs to existing millwork and masonry. At the roof there are some discrepancies within the plans as the specific repair notes include repairs to existing slate shingles while the elevations note the installation of new fiberglass shingles. Fiberglass shingles would not be an approvable material.

The dormers are noted on the elevations as being clad in hardie cement siding. This material has only been approved for use in extremely limited situations and as the dormer cheeks are currently clad in shingles, staff recommends that they continue to be clad in the same material as the roof. The dormer windows were previously proposed for modification as the existing have atypical proportions. Still, photographs indicate that the existing windows have been in place prior to 1964 so they can certainly be repaired to match existing if the applicant chooses to do so.

The rear elevation of the main building is proposed for some more significant changes. At the center of this elevation is an atypical triple door arrangement, each door with a transom above. Staff suspects that this area was originally open air and was enclosed with materials on hand long ago. The applicant proposes to demolish the existing arrangement and install two new atypical fifteen lite doors with a new brick column between the doors. Staff agrees that the existing doors are in a deteriorated state but suggests that any work to this area should not be so heavy handed. The existing transom window arrangement should be maintained, and new appropriate doors installed below.

There is one final door on the rear elevation of the main building. An existing solid wood four panel door is located at the very edge of this elevation, approximately 4’ above grade, and is used to access the second floor of the main building. The applicant proposes to install an additional fifteen lite door in this location. Staff recommends the repair of the existing door or the installation of a similar door in this location.

On the rear building there is again a note about the installation of fiberglass shingles on the roof of this building, which again would not be an approvable material. The millwork on this building appears to all be noted as new millwork. Staff requests millwork details for these openings be submitted noting that the French doors seen in the elevation are inappropriately proportioned. Additionally, the first-floor windows do not appear to be traditional windows and are shown in plan at the outside plane of the wall.

Staff notes that shutters are not shown on the plans where currently existing on either the main or rear building and questions if the proposal includes removing these elements.

There are currently two runs of stairs with a landing to access both the higher door on the rear elevation of the main building and the second-floor balcony of the rear building. This stair was inappropriately rebuilt between 2018 and 2020 with a slight change to the arrangement of steps and landing. The applicant proposes to construct a new stair with a 180° turn at the landing, compared to the existing 90° turn. Staff finds the proposed arrangement of the stair and landing potentially approvable but notes the elevation shows inappropriate turned balusters as well as a guardrail height of 42". Staff questions if there is a requirement for a 42" guardrail in this location noting that this stair is only used to access two residential units.

The same details and guardrail height are also shown at the second-floor balcony of the rear building. Staff recommends the same changes for this guardrail. Under this balcony there are currently two 6x6 posts which the applicant shows as staying in place. Staff suggests that these posts were certainly added long after the construction of the building to possibly provide needed support. The original structure of the balcony should be analyzed and repaired if necessary so these first-floor posts are no longer necessary and can be removed.

The repair notes include the removal of window HVAC units, but staff notes that no new mechanical is shown on the plans. Staff requests information on potential future HVAC equipment and location.

Overall, staff welcomes the renovation of this long vacant property but recommends deferral of the application to allow the applicant to revise and clarify the items noted in this report.

ARCHITECTURAL COMMITTEE ACTION: 11/23/2021

Architecture Committee Meeting of 12/22/2020

DESCRIPTION OF APPLICATION: 12/22/2020
Permit #20-46146-VCGEN **Lead Staff: Erin Vogt**

Preliminary review of proposal to address demolition by neglect violations, including modifications to door and window openings, per application & materials received 11/10/2020 & 12/08/2020, respectively. [Notices of Violation sent 02/24/2017, 06/28/2018 & 10/05/2020]

STAFF ANALYSIS & RECOMMENDATION: 12/22/2020

The applicant has submitted preliminary plans to renovate the property, which is in a significant state of demolition by neglect and has been vacant for many years. Much of the scope consists of standard repair and maintenance work that can be approved at staff level. The following alterations require Committee review prior to further development.

The applicant is proposing to shore and straighten the roof rafters of the main building prior to replacing the roof with natural slate.

The front and rear dormers are in poor condition and have been modified from their original condition. The rear dormers were stripped of detailing, while the front dormers have unusually tall headers that appear to have been patched prior to photos from 1964. The applicant is proposing to remove the plywood panels from the front dormers and install new sashes with arched headers. Staff was unable to find any photos or drawings of the dormers prior to their modification and encourages exploratory demolition on the interior to explore if these sashes had arched or swept headers. Notes for these dormers include repair/replacement of the sill, trim, and repair of the existing metal roof. The dormers have slate roofs and cheek walls, and this note should be revised.

On the rear dormers, notes call to "replace existing dormer facing material with new 1x cement board trim." Cement board is not approvable in the VCC, and natural wood should be used. Staff notes that the dormer drawings should be revised to more closely match the existing conditions, and details should be provided to restore the pilasters and trim. The dormer roof is called out as being new cement slate-type shingles and should be revised.

The rear elevation of the main building was substantially altered at some point in the 20th century, but most of this millwork is in good condition and will be repaired and retained as-is. Staff finds this

preferable to altering the millwork further, as the original configuration cannot be confirmed and the existing conditions reflect changes to the building over time.

On the rear dependency, the applicant is proposing to infill the first floor Dauphine-side opening, reducing the width to match the existing French doors. The header is also shown modified, with an angled soldier course to match the other French door openings. No shutters will be installed. Staff notes that this portion of the brick wall is single wythe and has a flat steel lintel, with substantial cracking and movement above. The brick immediately above the opening has been inappropriately stuccoed. Staff is unsure if this opening would have once held millwork or if it was originally open air.

The center first floor window opening will also be altered, with a six-over-six double-hung window to be installed to match others. Trim and shutters have been surface-mounted to the wall, and the brick sill differs from those elsewhere on the building. Staff is unsure if a window currently exists in this opening but notes obvious brick scarring to the right and left of the shutters, with a remnant of a soldier course header being visible on the right. Staff seeks the guidance of the Committee regarding an appropriate approach to modifying this opening.

The courtyard stair will be rebuilt, providing access to the second floor of the main building and dependency. Staff requests full sections of the stair for review of the proposed structure and will provide the applicant with typical details for wooden handrails of this period.

Alterations to drainage and pavers have been discussed with the applicant but have not yet been developed. Staff also encouraged the applicant to begin developing plans for mechanical equipment and lighting for Committee review.

Staff notes that the renovation divides the buildings into four units, with three units in the main building and one unit in the rear dependency. The CZO only allows two units for a lot of this size, and the property has been vacant for more than six months. The applicant has been informed that they must submit an appeal for variance to the Board of Zoning Adjustments, but allowable density is not within VCC purview.

Staff recommends **deferral** of the application, with the applicant to develop the plans further in response to Committee recommendation.

ARCHITECTURAL COMMITTEE ACTION:

12/22/2020

Ms. Vogt presented the staff report with Mr. Arriaga present on behalf of the application. Mr. Arriaga stated that he would clarify several details and revise to address VCC concerns, adding that they would submit an application to the BZA regarding the property density. He also stated that he would eliminate the cement board from the proposal and work with staff prior to further review.

Regarding the dormers, Ms. DiMaggio asked staff if arched headers were unusual; Ms. Vogt responded that it depended on the type and age of the building, noting that they were common on buildings of higher style. She added that the modifications to the header were highly unusual and exploratory demolition and additional research would be needed to explain the dormer height. Mr. Bergeron requested additional information regarding the proposed openings and existing conditions. Mr. Fifield asked that these be provided at the next meeting, along with a preliminary mechanical plan. With no further discussion needed, Mr. Fifield moved on to the next item on the agenda.

Public Comment:

While we are thrilled to see this property receive some much needed maintenance we encourage the owner to work within the CZO and design guidelines to return this building to closer to its original state and function. Specifically we are concerned about seeking a variance to allow four units where only two are allowed. More but smaller units will make placing utilities and mechanical equipment discreetly difficult to impossible. Further this level of density will likely be undesirable for residents and may only further its vacant state.

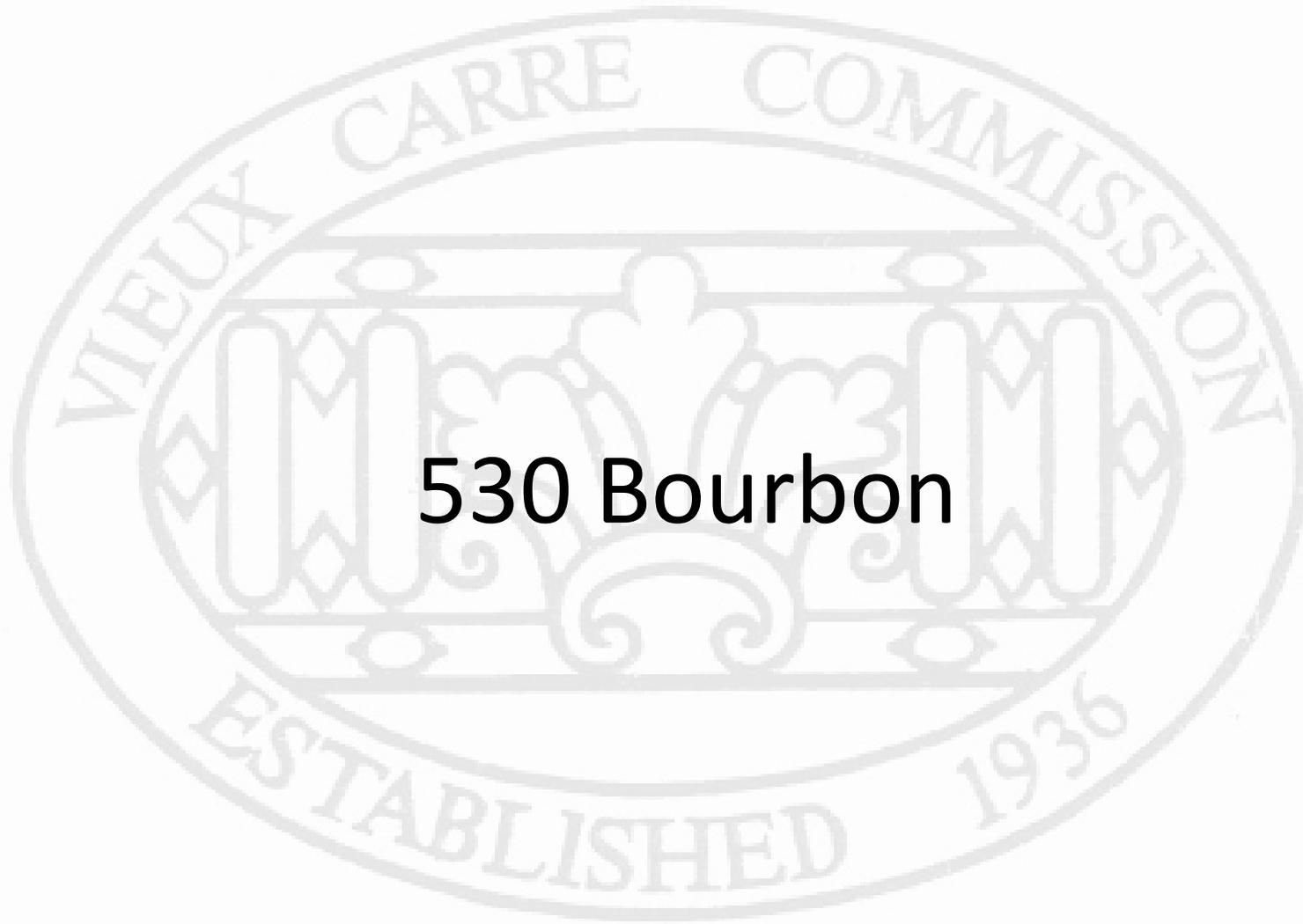
Nikki Szalwinski, French Quarter Citizens

Discussion and Motion:

Mr. Block noted that the CZO and unit density were not in VCC purview. Mr. Fifield stated that it was important to see a mechanical plan, especially if density restrictions were exceeded. Mr. Bergeron moved to **defer** the proposal, with the applicant to submit revisions per the staff report and Committee discussion. Mr. Fifield requested an amendment to include a mechanical plan, which Mr. Bergeron accepted. Ms. DiMaggio seconded the motion, which passed unanimously.



Appeals and Violations



530 Bourbon

ADDRESS:	530-34 Bourbon	APPLICANT:	Myles Martin
OWNER:	Akm Acquisitions LLC	SQUARE:	62
ZONING:	VCE	LOT SIZE:	5632 sq. ft.
USE:	Various	OPEN SPACE-	
DENSITY-		REQUIRED:	1689 sq. ft.
ALLOWED:	9 units	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main building: **Orange**, post-1946 construction
 Service buildings: **Green**, of local architectural and/or historical significance.

2-story modern (1948, by I. William Ricciuti) "replacement" for an 1848 building, known popularly as the "Chinese Exchange". Although this earlier building was demolished in 1947, the late 1848 service building remains.

Architecture Committee Meeting of 11/23/2021

DESCRIPTION OF APPLICATION: 11/23/2021
Permit ##21-13559-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain work completed without benefit of VCC review and approval, including HVAC equipment, and to address work without permit and demolition by neglect violations, including hood vent and millwork, per application & materials received 04/21/2021 & 11/09/2021, respectively. [**Notices of Violation sent 07/17/2019, 12/05/2019 & 12/14/2020**]

STAFF ANALYSIS & RECOMMENDATION: 11/23/2021

When last reviewed on 10/26/2021, the Committee moved for **deferral** to allow the applicant ability to submit a comprehensive plan for the proposed work and provide all required specifications and details as requested in the staff report and as discussed at the hearing. Mr. Fifield noted that the millwork, in particular, needed revision prior to further review. Staff notes that the submitted drawings have only revised a few items, as follows:

The metal stair will be replaced with a wood stair. The drawings provided are diagrammatic and atypical.

The rear elevation of the main building has been redrawn to show the columns in the correct locations, but the detail showing the attachments does not provide enough context to review how it will compare in appearance.

The first-floor millwork has been changed, but it deviates even further from the existing millwork the notes state they will match. Per the Staff Analysis & Recommendation dated 10/26/2021, *“all of the millwork details presented are atypical and not historically appropriate, but notes have been added to ‘provide fabrication shop drawings for architect/VCC approval prior to release for construction.’ These revisions should be made prior to permit issuance rather than waiting for shop drawings, considering a) these details are not always provided prior to fabrication and installation, and b) shop drawings based on current head/jamb/sill details would require extensive revision.”* All millwork drawings must be heavily revised prior to further review, as they are unapprovable as presented.

Staff and the Committee requested that the proposed new hood vent be an inline fan, not a “mushroom” type vent, but this has not been revised. A wooden screen is shown around the platform; staff notes that the State Fire Marshal may not find the use of combustible materials approvable in such close proximity to the hood vent.

Staff must recommend **deferral** as many items remain outstanding.

ARCHITECTURAL COMMITTEE ACTION: 11/23/2021

Architecture Committee Meeting of**10/26/2021****DESCRIPTION OF APPLICATION:**
Permit #21-13559-VCGEN

10/26/2021

Lead Staff: Erin Vogt

Appeal to retain work completed without benefit of VCC review and approval, including HVAC equipment and metal stair, and to address work without permit and demolition by neglect violations, including hood vent and millwork, per application & materials received 04/21/2021 & 10/12/2021, respectively. [**Notices of Violation sent 07/17/2019, 12/05/2019 & 12/14/2020**]

STAFF ANALYSIS & RECOMMENDATION:

10/26/2021

Multiple violation cases have been opened on this property in recent years for significant work without permit, demolition by neglect, and a change of use that subverted the Commission review process. The previous tenants are no longer involved at the property while ownership has not changed. Cited violations include (but are not limited to): inappropriate stucco work and faux patina; removal/alteration of windows, doors, hardware and shutters; alteration of balcony columns; impermissible lighting and speakers; unpermitted HVAC equipment, racks and heaters; metal stairs installed without review or approval; unpermitted signage; and the installation of a hood vent on the rear roof slope of the main building. Some of this work can be finalized at staff level, while the following items require Committee review:

Appeal to retain metal stair: the stair does not comply with the Design Guidelines or building code and should be replaced with an appropriately detailed wooden stair. Staff recommends **denial**.

Appeal to retain mechanical equipment: ten condensers were installed in two locations without permit: beneath the gallery behind the main building, at grade, and in a mechanical well at the second floor between the main building and service ell. Manufacturer's spec sheets could not be provided for the equipment, but sound data was provided from the field. The condensers measured between 63.1 and 72.8 dBA, with peak sound data at 92.3 dBA. The applicant proposes to screen the mechanical well by installing a seven-board fence with a gate, which would also prevent access to the area. No screening or relocation is proposed for the three units at grade. Staff seeks the Committee's guidance on this item.

Millwork: missing shutters will be replaced, but are drawn with opaque, thick, oddly shaped sashes behind them. Staff requests confirmation that historic millwork will not be altered, removed or enclosed. Two stock metal doors at the rear elevation of the main building will be replaced with a solid wood door with four raised panels, to match that on the front elevation. An inappropriate vinyl window will also be replaced. All of the millwork details presented are atypical and not historically appropriate, but notes have been added to "provide fabrication shop drawings for architect/VCC approval prior to release for construction." Staff is confident this can be handled at staff level but notes that these revisions should be made *prior* to permit issuance rather than waiting for shop drawings, considering a) these details are not always provided prior to fabrication and installation, and b) shop drawings based on current head/jamb/sill details would require extensive revision.

Column replacement: two gallery columns with cross bracing will be replaced with solid, chamfered wood columns to match those on the second floor. Staff requests that the Committee review the proposed attachments at the second-floor structure and at grade.

Stucco and masonry: On the service ell, inappropriate Portland cement was used to repoint some of the masonry, and a faux patina has been applied in places. The applicant is seeking to fully stucco both floors of the building. Staff does not find stucco application to be the best course of action, since leaving the brick exposed will help with monitoring any cracking or damage that result from the application of hard Portland cement. Staff recommends **denial**.

Hood vent and roof: an unpermitted hood vent was installed on the rear roof slope of the main building without benefit of review and approval, as part of an improper change of use that circumvented VCC review. The business is no longer in operation, but the applicant is proposing to remove and replace the hood vent, installing it further up the roof slope and also adding a large aluminum service platform. From the submitted materials, it is not clear if the roof will be replaced with natural or cementitious slate shingles. Staff is concerned that the proposed hood vent and platform will be highly visible since it is already easily photographed from several surrounding properties. If a replacement hood vent is found conceptually approvable by the Committee, staff recommends that use of an in-line fan be required.

ARCHITECTURAL COMMITTEE ACTION:

10/26/2021

Ms. Vogt read the staff report with Ms. Gates and Mr. Ellis present on behalf of the application. Mr. Ellis stated that they could replace the stair and that they were trying to work with staff to get in compliance as there was a new tenant. Ms. Gates stated that the stair was not code, but their client would be concerned about the hood vent. Ms. DiMaggio asked if they were proposing to replace the roof; Ms. Gates

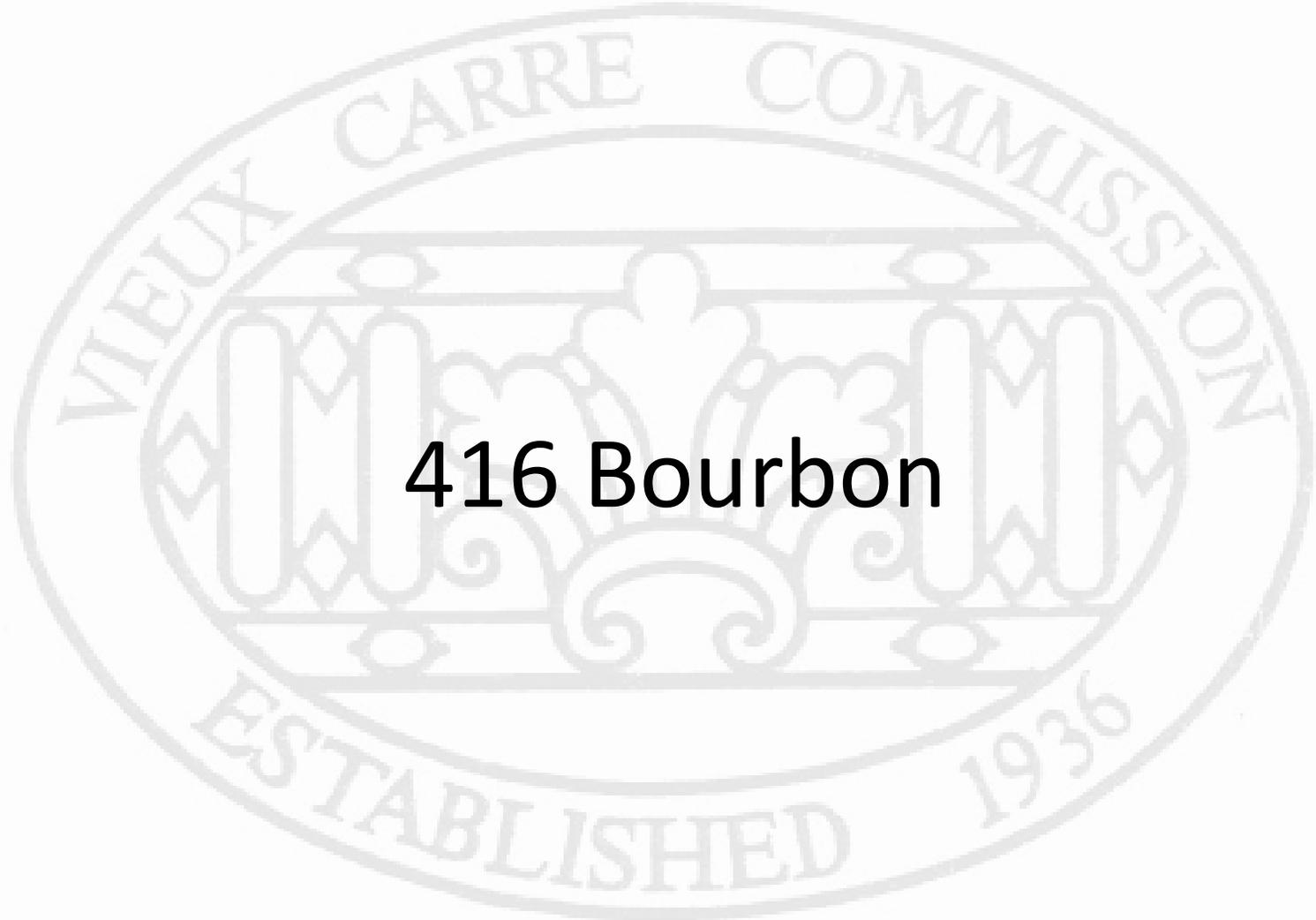
responded that they would replace the roof, likely with another imitation slate material, and were not appealing to retain the hood vent as-is. Ms. DiMaggio stated that she would review the column replacement at the recess. Ms. Gates stated that the proposed vent was on slides 138-39. With nothing left to discuss, the Committee moved on to the next agenda item.

No Public Comment

Discussion and Motion:

Ms. DiMaggio stated that the existing columns were very atypical and should be replaced with more traditional posts in the correct location and method of attachment. Mr. Fifield asked if the Committee members thought this had been a cantilevered balcony; Mr. Bergeron responded that it was very deep for that. He then brought up the mechanical equipment at grade. Ms. DiMaggio stated that the proposal was piecemeal and should be a comprehensive plan. Mr. Fifield noted that the millwork drawings needed significant improvement and a better proposal. Ms. DiMaggio stated that she would be hard pressed to allow retention of the stair considering it does not meet code or Guidelines.

Ms. DiMaggio moved for **deferral** to allow the applicant ability to submit a comprehensive plan for the proposed work and provide all required specifications and details as requested in the staff report and at this hearing. Mr. Bergeron seconded the motion, which passed unanimously. Mr. Fifield noted that the millwork, in particular, needed revision.



416 Bourbon

ADDRESS:	416 Bourbon Street	APPLICANT:	Bob Ellis
OWNER:	416 Bourbon Street Inc	SQUARE:	63
ZONING:	VCE	LOT SIZE:	3136 sq. ft.
USE:	Vacant	OPEN SPACE:	
DENSITY:		REQUIRED:	940 sq. ft.
ALLOWED:	5 Units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	Unknown
PROPOSED:	Unknown		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This impressive structure is one of two twin 3-story Greek Revival townhouses constructed c. 1840 for the Irish merchant, Randall Currell. Especially noteworthy is 416 Bourbon's fine recessed entrance, consisting of a grand crossette enframing topped with an anthemion crest and entered by way of granite steps.

Architecture Committee Meeting of **11/23/2021**

DESCRIPTION OF APPLICATION: 11/23/2021
Permit #21-13009-VCGEN **Lead Staff: Erin Vogt**

Proposal to address violations, including appeal to retain unpermitted courtyard structure built without benefit of VCC review and approval and proposal to infill existing window openings, per application & materials received 07/25/2021 & 11/09/2021, respectively. [**Notices of Violation sent 09/08/2011, 10/24/2011, 11/04/2013, 11/21/2014, 06/21/2016, 05/01/2019, 11/30/2020, & 10/18/2021**]

STAFF ANALYSIS & RECOMMENDATION: 11/23/2021

When last reviewed on 10/26/2021, the Committee deferred the proposal to allow for further consultation with the engineer on the courtyard drainage and infill construction, and a more comprehensive proposal. Staff also noted extensive revisions needed, particularly for the millwork, which is still atypical, incomplete, and diagrammatic.

An additional drawing has been provided by the engineer (sheet C7), which has further confused staff about the scope of the proposed work. It is unclear if the engineer has reinspected the property since it was last reviewed by the Committee. The drawing calls for *“clean the pipe, CCTV. Obtain the flow rate. Remove courtyard planters, tree and reconstruct the brick walls (staff notes that reconstruction was not thought necessary in the previous report), use 6”+ drip edge to revert the water from the wall, at all walls. Construct the new 2 ea. catch basins (only one is shown in plan, and no dimension is provided), connect with the new pipes 6” dia. HDPE. Construct the paving tiles with the min. slope of 1/8” /foot. Seal and slightly raise the edge of the tiles along the walls.”* Staff requests clarification from the applicant.

Some interior plans have been provided for discussion of how the infill is necessary to the function of the property. Manufacturer’s spec sheets have also been provided for the mechanical equipment, which are typical in size but have a large range of sound output, between 45-81 dBA.

Staff finds the drawings too incomplete to review further in their current state. Items listed and described in the cover letter need to be addressed with detailed proposals in the drawing set. Staff hopes that the applicant can clarify some of the scope of work at this meeting in order to benefit from the Committee’s guidance, but notes that the proposal must be more comprehensive and clear in future. Staff recommends **deferral**.

ARCHITECTURAL COMMITTEE ACTION: 11/23/2021

Architecture Committee Meeting of**10/26/2021****DESCRIPTION OF APPLICATION:**
Permit #21-13009-VCGEN

10/26/2021

Lead Staff: Erin Vogt

Proposal to address violations, including appeal to retain unpermitted courtyard structure built without benefit of VCC review and approval and proposal to infill existing window openings, per application & materials received 07/25/2021 & 10/12/2021, respectively. [**Notices of Violation sent 09/08/2011, 10/24/2011, 11/04/2013, 11/21/2014, 06/21/2016, 05/01/2019, 11/30/2020, & 10/18/2021**]

STAFF ANALYSIS & RECOMMENDATION:

10/26/2021

Extensive demolition by neglect and work without permit issues are present at this property, and multiple reviews will be required. The following is a preliminary review based on the materials submitted and questions raised regarding best practices for rehabilitating the property:

Unpermitted construction:

The applicant is seeking to retain a infill structure added to the courtyard sometime after 1981. It is described as “wood framing infill spanning from existing rear structure to masonry property demising wall. A membrane roof tops the addition with two rear stucco walls that are to be modified in order to further differentiate it from the building’s original construction.” The submitted engineer’s report from Ivan Mandich, P.E., notes extensive moisture and drainage issues in the courtyard, which the infill seems to be exacerbating. Additionally, illegal HVAC work was recently completed, and a STOP WORK ORDER placed on 10/18/2021 after 8 condensers and two wooden platforms were installed on the flat roof of the unpermitted infill.

The applicant proposes to remove the rear window from the infill and installed a scored stucco system to differentiate it from the original construction. The second-floor addition, which was in place as of 1981, but had wood siding and c. 1930s windows, is also proposed to be scored stucco and all windows removed and enclosed.

Millwork:

Extensive millwork repair and replacement will be needed throughout the property. However, the submitted drawings deviate from historic standards significantly, and need extensive revision to comply with typical details before further review. Staff notes that board and batten shutters are not appropriate for this building.

Courtyard drainage and masonry wall:

The engineer’s report details extensive moisture intrusion and drainage issues, which largely seem to be due to the unpermitted infill construction. Intervention for the wall and courtyard are suggested but need to be visually represented in drawing form, as it is currently difficult to understand what alterations are being proposed beyond reconnecting the drainage to the street. Staff notes that total reconstruction of the masonry wall is not recommended, with localized brick replacement and repair to be completed in areas where the walls have extensive brick loss.

Staff recommends **deferral** of the application, with additional drawings and revisions to be submitted to further illustrate the proposed changes, and including revisions discussed with the Committee at this hearing.

ARCHITECTURAL COMMITTEE ACTION:

10/26/2021

Ms. Vogt read the staff report with Ms. Gates, Mr. Ellis & Mr. Martin present on behalf of the application. Mr. Ellis stated that the tenant needed to retain the courtyard infill to house the HVAC equipment above. He added that they could address the moisture issues but emphasized that they need to retain the unpermitted infill.

Ms. DiMaggio found the unpermitted infill concerning. She stated that the VCC can be open to retaining unpermitted work that has been present for a significant amount of time, but not if it is detrimentally affecting the historic structure. She stated that whatever the proposal was for the drainage, it must completely mitigate the harmful impact of the addition for them to consider retention. Mr. Fifield agreed. Mr. Bergeron also agreed and asked staff if the unpermitted structure in question was the entire one-story addition. Ms. Vogt responded yes, adding that the second-floor addition was older and that the applicant wanted to modify both with stucco. She stated that the one-story was built sometime after 1981 and was not grandfathered. Mr. Fifield stated that the architect was only addressing superficial issues and had stepped around the most fundamental concerns clearly stated in the engineer’s report. Mr. Martin asked if he meant the drainage issues related to the infill; Mr. Fifield responded yes. Mr. Martin stated that they had significant water intrusion from multiple sources after Hurricane Ida and that

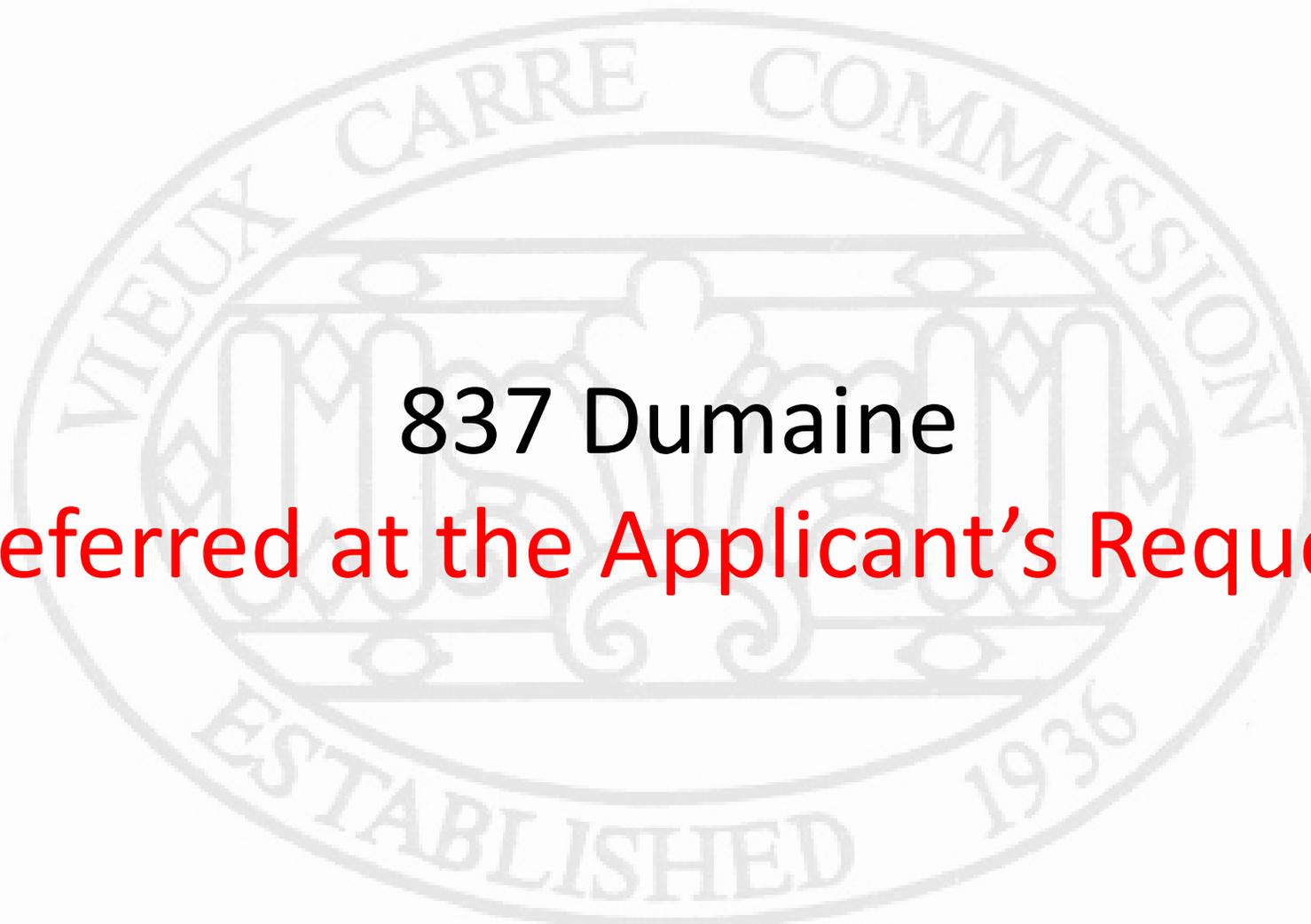
they had been monitoring during rain events and had had no issues. He stated that they needed to have the engineer follow up.

Mr. Block stated that it was important that the Committee understand why this structure was considered critical for operation of the business; Mr. Ellis responded that it housed the mechanical on the roof. Ms. Gates added that the interior circulation hinged on it and removal would make the service ell less accessible. Mr. Fifield responded that none of this was supported in the documentation provided for review, adding that the presentation was lacking and did not address the most significant issues. Mr. Ellis stated that they would be fine with a deferral in order to allow more time to provide more information. Ms. DiMaggio added that the engineer should reassess and review the drainage to make sure it was adequate. Ms. Gates stated that the new tenant was motivated to comply. With nothing left to discuss, the Committee moved on to the next agenda item.

No Public Comment

Discussion and Motion:

Mr. Bergeron moved to **defer** the matter with the applicant to submit additional materials as requested in the staff report and discussed at the meeting. Ms. DiMaggio seconded the motion, which passed unanimously.



837 Dumaine
Deferred at the Applicant's Request

ADDRESS:	837 Dumaine	APPLICANT:	Mary Shaw
OWNER:	Mary Shaw	SQUARE:	76
ZONING:	VCR-1	LOT SIZE:	1,554 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	466 sq. ft.
ALLOWED:	1 Unit	EXISTING:	344 sq. ft. approx..
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

Rear Additions: Brown, objectionable or of no Architectural or Historical importance

Description: This 2½-story masonry townhouse is one in a row of three c. 1859 simply detailed Greek Revival buildings (#841, 839, 837 Dumaine). #839 and 837 are separated by a narrow pedestrian passageway in the Creole tradition, and #841 shares a common wall with #839. An ornate c. 1850 cast iron gallery unites the front facades of the three buildings. Although #839 and 837 retain much of their original detailing, which includes granite lintels and sills, #841 has late Victorian millwork on its ground floor. Each building in the row has its attached 2-story service ell. The service ell for #841, which was originally slightly set back from the sidewalk and with an open balcony, was filled in to the sidewalk earlier in the 20th century.

Architecture Committee Meeting of

11/23/2021

DESCRIPTION OF APPLICATION:

11/23/2021

Permit # 21-22947-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-07869-VCCNOP

Inspector: Anthony Whitfield

Proposal to retain waterproofing sealant applied to stucco without benefit of VCC review or approval, per application & materials received 10/04/2021.

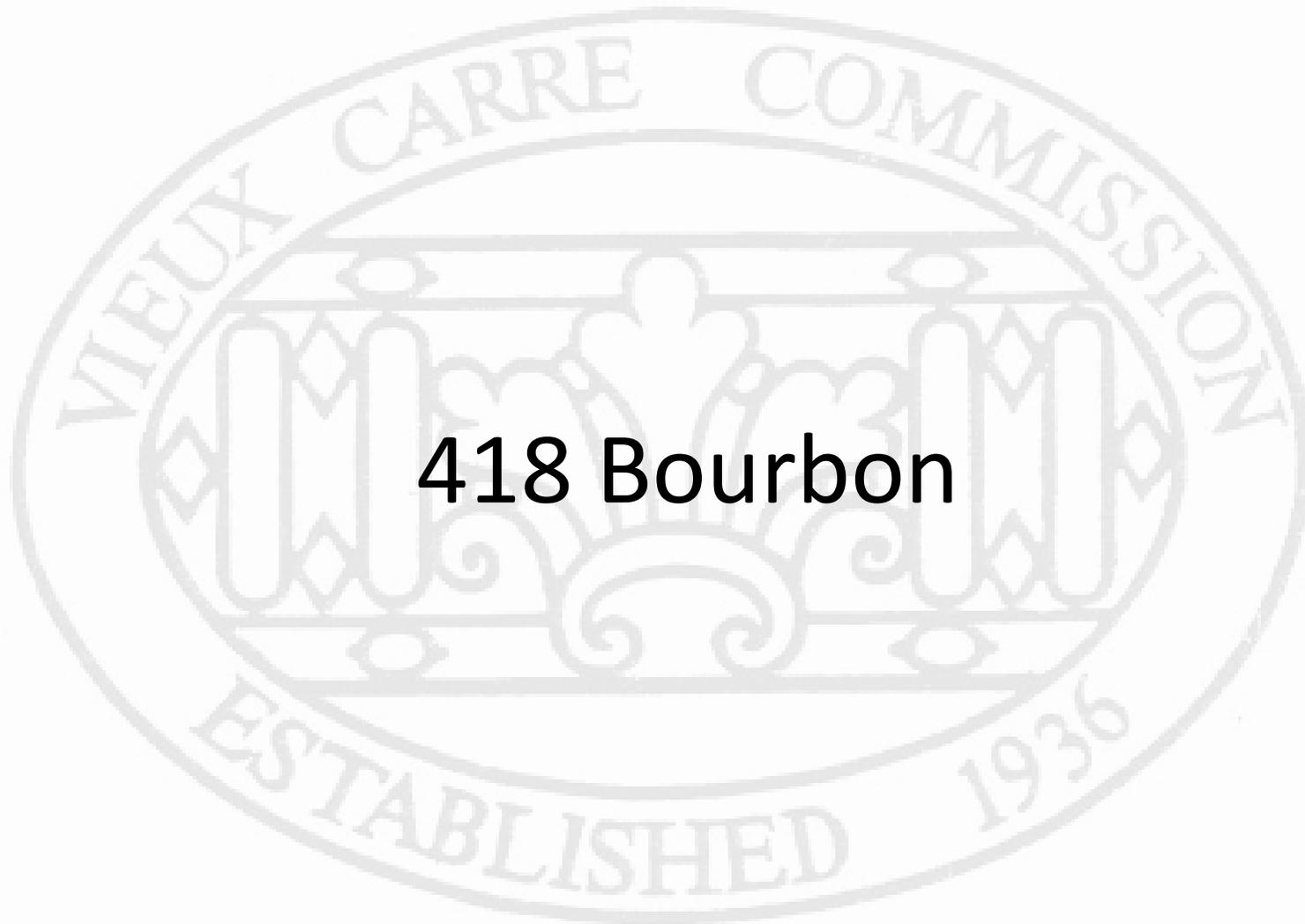
STAFF ANALYSIS & RECOMMENDATION:

11/23/2021

The owner has requested a deferral to the next meeting to allow for the contractor to be in attendance to answer questions.

ARCHITECTURAL COMMITTEE ACTION:

11/23/2021



418 Bourbon

ADDRESS:	418 Bourbon Street	APPLICANT:	John C Williams
OWNER:	Nuccio Family LLC	SQUARE:	63
ZONING:	VCE	LOT SIZE:	2904.5 sq. ft.
USE:	Vacant	OPEN SPACE:	
DENSITY:		REQUIRED:	871.4 sq. ft.
ALLOWED:	4 Units	EXISTING:	396.5 (approx.)
EXISTING:	None	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building & service building: **Pink**, Altered, if properly restored could be of Local Architectural or Historical Importance.

The ground floor openings on this mid-nineteenth galleried, masonry building were completely reworked in an unsympathetic fashion during the past fifty years. Originally, there existed a side passageway on the downriver side.

Architecture Committee Meeting of **11/23/2021**

DESCRIPTION OF APPLICATION: 11/23/2021
Permit #21-27787-VCGEN **Lead Staff: Erin Vogt**

Proposal to address demolition by neglect and work without permit violations, including masonry repairs and millwork replacement; appeal to retain gallery rail extension, and proposal to install Aeratis synthetic decking, per application & materials received 10/05/2021 & 11/09/2021, respectively. **[Notices of Violation sent 09/08/2011, 01/17/2012, 11/04/2013, 06/13/2014, & 06/15/2018]**

STAFF ANALYSIS & RECOMMENDATION: 11/23/2021

At the last hearing on 10/26/2021, the applicant agreed to provide additional information and revisions, addressing the front gallery purlins, millwork, mechanical and other items. Staff notes that the submitted materials contain several drafting errors (such as contradictory notes) that the applicant will need to correct or clarify, and several needed drawings have not been provided for review.

Millwork: While the applicant previously expressed a willingness to redesign some of the regrettably modified millwork, the submitted millwork package (which only provides elevations) appears to propose complete recreation of the existing atypical millwork. Staff is disappointed that the applicant is not taking advantage of the opportunity to improve these conditions, and notes that the Committee may require that the design of new doors and windows scheduled for total replacement be more comprehensively approached.

Front Gallery: The applicant expressed a willingness to remove and redesign a rail extension at the front gallery, but this does not appear to be included in the proposal, as all notes still call for retention of the existing conditions.

Additional 4x4 wood purlins are proposed for installation between the existing purlins, leaving 15” o.c. spacing between them. This is within the 16” requirement for Aeratis decking.

Mechanical: A spec sheet was provided for the exterior equipment, but the text has been corrupted and is illegible. This information must be resubmitted but may be handled at staff level if found to be within generally accepted parameters. Platform details are still needed for review.

Staff recommends **deferral** of the proposal, with all items still requiring Committee review to be revised and resubmitted as needed.

ARCHITECTURAL COMMITTEE ACTION: 11/23/2021

Architecture Committee Meeting of**10/26/2021****DESCRIPTION OF APPLICATION:
Permit #21-27787-VCGEN**

10/26/2021

Lead Staff: Erin Vogt

Proposal to address demolition by neglect and work without permit violations, including masonry repairs and millwork replacement; appeal to retain gallery rail extension, and proposal to install Aeratis synthetic decking, per application & materials received 10/05/2021. [Notices of Violation sent 09/08/2011, 01/17/2012, 11/04/2013, 06/13/2014, & 06/15/2018]

STAFF ANALYSIS & RECOMMENDATION:

10/26/2021

The applicant has submitted a proposal to address violations for demolition by neglect and work without permit, most of which can be handled at staff level. The following items require Committee review:

Front gallery: the applicant is appealing to retain the unpermitted rail extension and proposing to install Aeratis synthetic decking. The rail extension has no relation to the existing wrought iron rail design, but staff finds it fairly innocuous and less visually obtrusive than others that have been installed. Staff seeks the guidance of the Committee regarding whether or not it should be retained or replaced with an alternative. Aeratis has been found approvable in limited situations by the Committee, particularly on buildings that are Yellow rated and lower, or have uncovered balconies/galleries. High trafficked buildings on Bourbon have also been found approvable in some instances. Staff has no objection to the installation of Aeratis on this Pink rated gallery and recommends **conceptual approval**.

Courtyard and service ell: the dividing wall between 416 and 418 Bourbon has been in a compromised state for years, and is included in the scope of work to address violations at 416 Bourbon, which is under different ownership. The stair is noted as “repair to match existing.” An existing wood ramp from the service ell balcony to the rear of the building is also noted as “repair to match existing;” staff is unsure if reinstallation of the ramp should be approved, since it is a very unusual element.

Mechanical: notes on the drawings call for replacement of the wooden HVAC platform with a new metal one, while other notes call for it to be repaired to remain. Staff has concerns about the existing wooden platform and recommends the applicant propose a metal platform with screen, which can be handled at staff level. Manufacturer’s spec sheets with sound data will be needed for review of the units themselves.

Millwork: notes throughout the drawings call for all “noncompliant” doors to be replaced with new wood doors per the VCC Design Guidelines, but it is unclear from the drawings what the scope of this replacement is. Staff requests additional documentation of the existing conditions and a clear proposal for each door and window opening. Given the building’s Pink rating, staff also encourages the applicant to study the building and consider a much-needed façade restoration, which could greatly improve the overall appearance.

ARCHITECTURAL COMMITTEE ACTION:

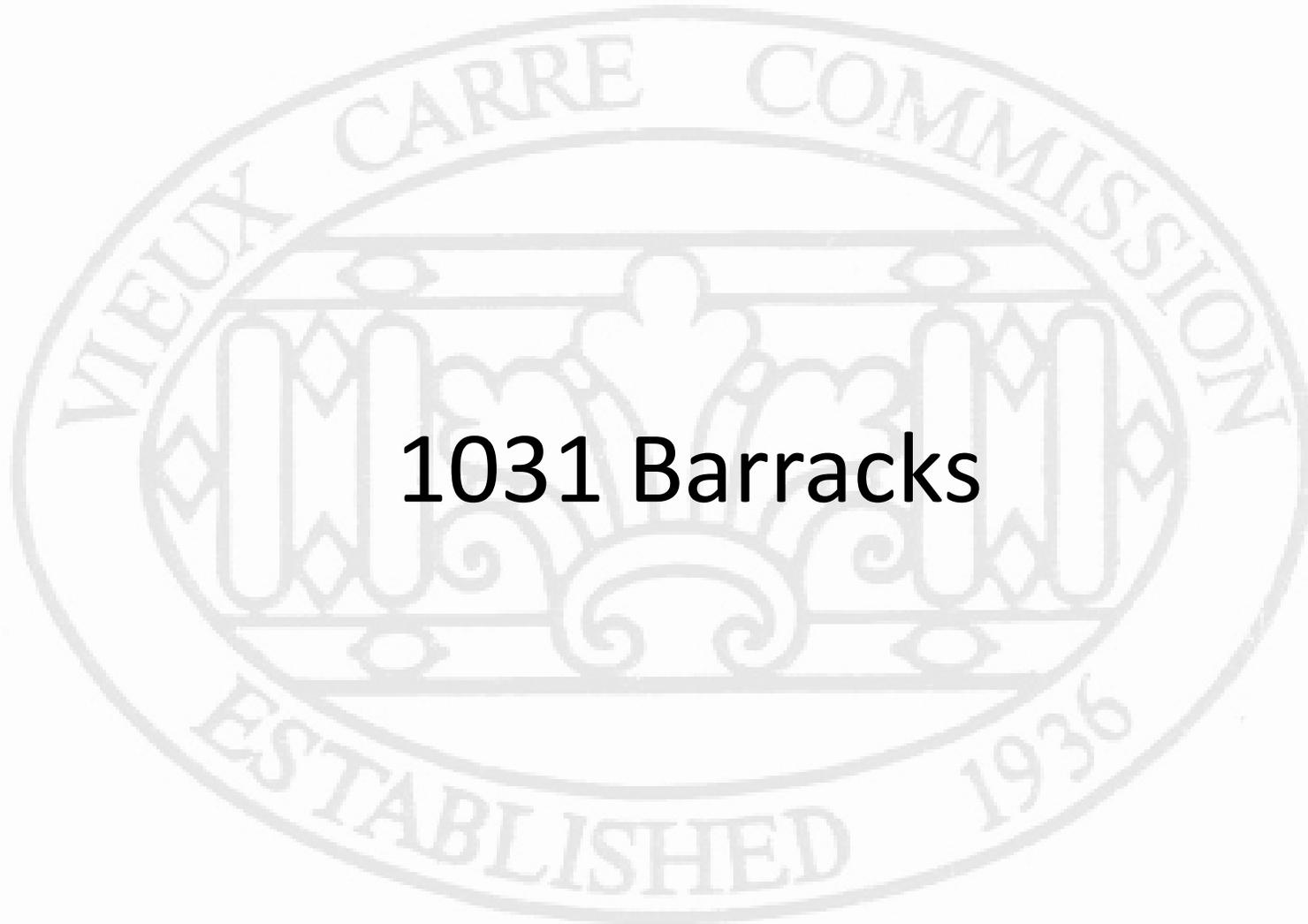
10/26/2021

Ms. Vogt read the staff report with Mr. Lara and Mr. Williams present on behalf of the application. Mr. Lara stated that they were willing to redesign the rail extension if needed. Ms. Vogt stated that drawings would be needed for the millwork, as staff needed to see the extent of the proposed scope. Ms. DiMaggio asked if the second-floor fire door was required by code, stating that replacing the door would help the overall appearance; Mr. Lara responded he did not believe it was required, adding that they could also eliminate the ramp. Mr. Fifield asked what the current purlin spacing at the gallery was; Mr. Lara was unsure, but stated that they were rotten. Ms. DiMaggio stated that all modifications needed to move the building in a positive direction. Mr. Williams asked if future reviews could be handled at staff level; Mr. Fifield stated that the drawings did not adequately address all of the issues. With no further discussion needed, the Committee moved to recess the meeting for public comment.

No Public Comment**Discussion and Motion:**

Mr. Lara stated that the existing purlins were spaced at 24” o.c. and were actually in good condition. Mr. Fifield noted that Aeratis decking would not span that far. Mr. Lara responded that they had installed Aeratis on purlins spaced at 24” and that he thought it would be fine.

Ms. DiMaggio moved to **defer** the application with the applicant to provide the information needed to accurately review the proposed work, including documentation from the manufacturer of Aeratis decking regarding support spacing. Mr. Bergeron seconded the motion, which passed unanimously.



1031 Barracks

ADDRESS:	1031 Barracks Street	APPLICANT:	L. Katherine Harmon
OWNER:	Loretta K Harmon, Michael T Howells, District Porperties LLC, Federal National Mortgage Association	SQUARE:	108
ZONING:	VCR-2	LOT SIZE:	3257.9 sq. ft.
USE:	Residential	OPEN SPACE	
DENSITY		Required:	977 sq. ft.
Allowed:	4 Units	Existing:	1440 sq. ft.
Existing:	4 Units	Proposed:	No change
Proposed:	No change		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Main building – Green, or of local architectural and/or historic importance.
 Rear additions – Orange, 20th century construction, post 1946.

A c. 1829 2-story, 2-bay, side-galleried Creole residence with access provided through the exterior side-entrance.

Architecture Committee Meeting of **11/23/2021**

<u>DESCRIPTION OF APPLICATION:</u>	11/23/2021
Permit # 21-30711-VCGEN	Lead Staff: Nick Albrecht
Violation Case #19-10086-DBNVCC	Inspector: Anthony Whitfield

Proposal to retain and paint metal cap flashing, per application received 11/02/2021.

STAFF ANALYSIS & RECOMMENDATION: 11/23/2021

The applicant submitted a proposal to remove the existing Fire Free roof and install new natural slate, copper gutters and flashing, etc., all staff approvable work. The submittal also proposes to retain the existing cap flashing and painting it to match the slate roof. Staff notes that in 2018 the Committee approved the temporary retention of the cap flashing for a period of 12 months after which an appropriate mortar cap was to be installed. This temporary approval expired in September 2019.

Given that the entire roof will be replaced and the parapets readily available to properly flash as part of the installation of the new roof, staff does not find convincing evidence to retain the metal cap flashing. Staff recommends denial of the proposed cap flashing retention.

ARCHITECTURAL COMMITTEE ACTION: 11/23/2021

Architecture Committee Meeting of **09/11/18**

<u>DESCRIPTION OF APPLICATION:</u>	09/11/18
Permit #18-27792-VCGEN	Lead Staff: Erin Vogt
Violation #16-12292-VCCNOP	Inspector: Anthony Whitfield

Appeal to retain metal cap flashing installed without benefit of VCC review and approval, per application & materials received 08/22/18. [Notices of Violation sent 08/08/14 & 11/16/16]

STAFF ANALYSIS & RECOMMENDATION: 09/11/18

On 11/11/16 Staff inspected the property and cited it for various work without permit and demolition by neglect violations, many of which are resolvable at staff level and do not require Committee review. The applicant is appealing to retain the galvanized metal cap flashing prominently installed on the N. Rampart-side parapet, which they stated was installed in 2000, until the roof requires replacement. The existing Fire Free roof was permitted for installation in 2001; the roof is likely to require replacement now or in the near future due to the limited lifespan and failure of other Fire Free roof systems. Staff does not find temporary retention of the cap flashing objectionable, but notes that it is not in perfect condition and is very visible, so this retention should not be indefinite and contingent on the eventual replacement of a roof system that has not been inspected by staff. Staff recommends that the Committee **approve** the **temporary** retention of the cap flashing, with the proviso that it be removed and replaced with a mortar cap within a period not exceeding twelve months, or when the roof system is replaced, whichever comes

first.

ARCHITECTURAL COMMITTEE ACTION:

09/11/18

Ms. Vogt read the staff report with Ms. Harmon present on behalf of the application. Mr. Musso moved to **approve** the temporary retention of the cap flashing for 12 months at which time the applicant would be required to remove the metal cap flashing and replace it with a traditional mortar cap. Mr. Fifield seconded the motion which passed unanimously.