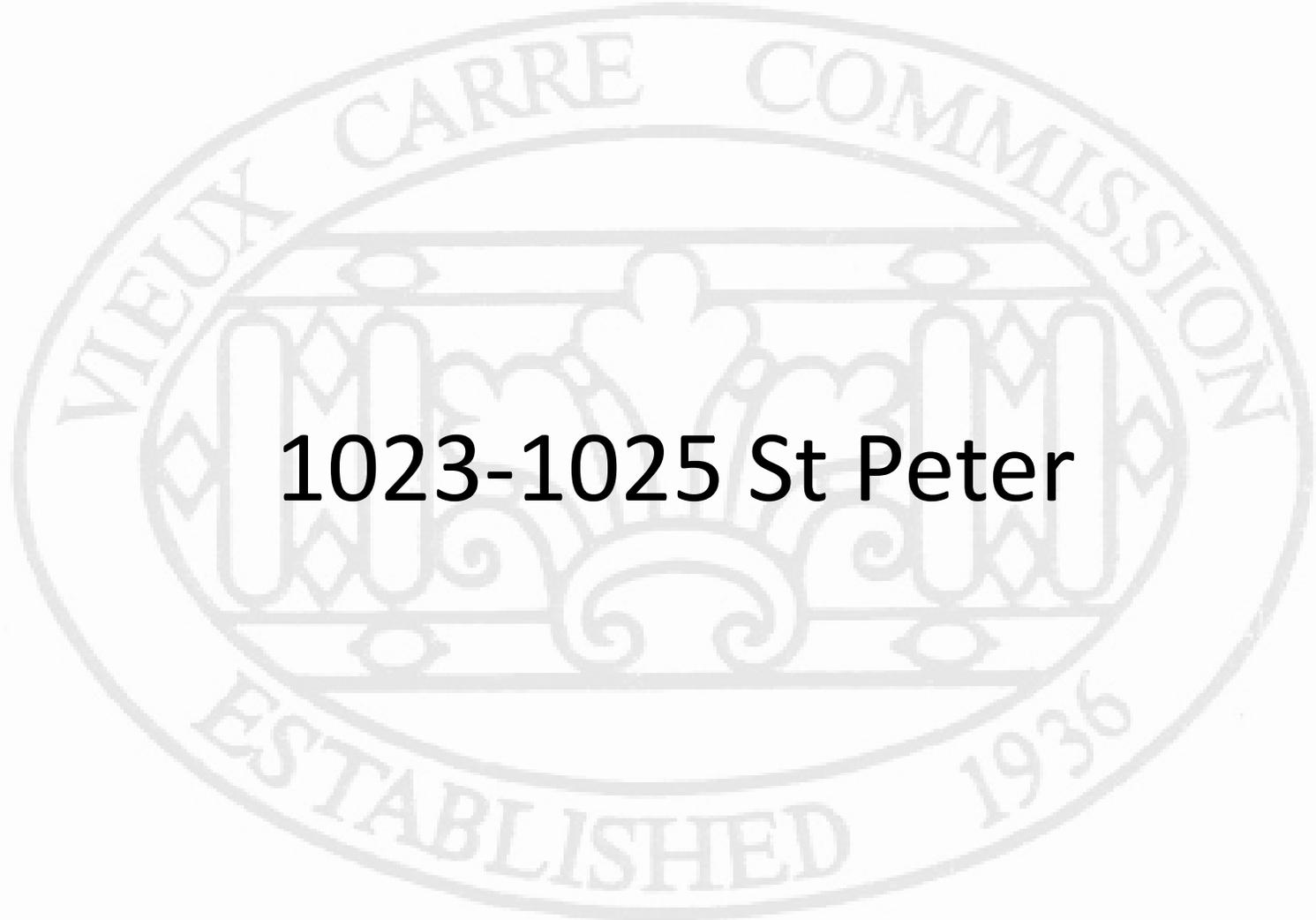


# Vieux Carré Commission Architecture Committee Meeting

Tuesday, November 9, , 2021



**Old Business**



1023-1025 St Peter

ADDRESS:	1025 St. Peter	APPLICANT:	Rob Kemp
OWNER:	Rory Panepinto	SQUARE:	101
ZONING:	VCR-1	LOT SIZE:	2,700 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	810 sq. ft.
ALLOWED:	3 Units	EXISTING:	778 sq. ft.
EXISTING:	1 Unit		

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

Rating: Green, of local architectural/historical importance.

This address features a circa 1890 shotgun cottage, in a style which blends late Italianate and Eastlake style detailing. The dining room & kitchen areas at the rear of the property were originally open shed-roofed additions, but since have been enclosed.

**Architecture Committee Meeting of**

**11/09/2021**

**DESCRIPTION OF APPLICATION:**

11/09/2021

**Permit # 20-48511-VCGEN**

**Lead Staff: Nick Albrecht**

Review of construction documents for new rear building, per application & materials received 08/28/2018 & 10/25/2021, respectively.

**Permit # 19-16384-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to retain work on the main building completed in deviation of previously reviewed plans, per application & materials received 05/21/2019 & 10/25/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

11/09/2021

**Permit # 20-48511-VCGEN**

**Lead Staff: Nick Albrecht**

This proposed new construction was approved at the 10/20/2021 Commission meeting and is returning to the Committee seeking final approval of construction documents. The submitted set is very consistent with the one previously reviewed, with the exception that all details now reflect the approved CMU block construction.

The lighting plan on the exterior of the rear building has been simplified to now only feature what is noted as fixture "B" proposed for installation centered between the doors on the first floor of the building and fixture "B1" proposed for installation adjacent to the side door. Fixture "B" is a decorative 27" tall rectangular copper gas lantern. Fixture "B1" is a matching gas lantern in the 20" size. The Guidelines note that decorative fixtures should be "installed in a manner that is harmonious with the building's design" as well as other recommendations including style, number, and scale. (VCC DG: 11-7) Staff finds these fixtures consistent with the recommendations of the Guidelines and approvable.

The railings to be installed within the jamb at the second floor are detailed noting ½" square solid steel bar pickets. For similar metalwork in more street facing or commercial installations the Committee has often recommended a slightly thicker dimension to help prevent bending and similar damage. Given that this is a residential application, staff questions if the Committee is comfortable with the ½" dimension.

Staff requests some additional details on the millwork, such as a jamb detail showing the doors, handrail, and shutters all together, but generally finds the plans approvable. Staff recommends approval of the proposal with any final details to be worked out at the staff level.

**Permit # 19-16384-VCGEN**

**Lead Staff: Nick Albrecht**

The submitted materials also include the as-built conditions of the main building. The rear elevation of the main building, specifically, was renovated in deviation of materials reviewed and approved by the Architecture Committee. Staff found that no permits were issued for any exterior work on this building besides painting. The main building was last reviewed at the 06/25/2019 meeting. Staff has identified four areas of concern on the rear elevation that significantly deviate from the plans that were last reviewed by the Architecture Committee as well as one note on the front gable.

**Rear Windows**

At the 06/25/2019 meeting the applicant had proposed the use of either two new six over nine windows or two new six over six windows to replace the one oddly proportioned six over six window. Staff noted in the report for that meeting that the use of six over nine windows on a rear elevation would be atypical and the Committee included in their motion a directive to proceed with six over six windows on the rear elevation of the main building.

Recent photographs show that rather than either of the window options being installed, new French doors and transoms were installed on the rear elevation.

### **Rear Door**

In addition to the new French doors, a previously existing rear door and transom have been completely removed and new weatherboards have been installed to eliminate the opening. The previously reviewed plans had noted that this millwork at the middle of the rear elevation was to be retained.

Staff reminds the Committee that the area where this door and the French doors are now located was likely originally a small, covered porch that was enclosed in the early part of the 20<sup>th</sup> century. This is based on Sanborn maps of the building. Still, staff is concerned about these drastic changes from previously reviewed plans and the elimination of the previous door opening. Additionally, staff finds the placement of the French doors and the elimination of the previously centered rear door gives this rear elevation an atypical, unbalanced appearance.

### **Second Floor Gable Opening**

The plans reviewed at the 06/25/2019 meeting showed the installation of new French doors and a handrail installed in the jamb of the former attic access door. The current plans show a new board and batten shutter covering this opening and note the installation of a new inswing egress door in this opening. No details are provided of the new door but photographs show that an atypical tall, single lite door/window has been installed in this opening.

Staff finds this type of millwork atypical for this opening. It appears that this opening may have retained the same width as the previous attic access door but the height of the opening has been dramatically increased. This results in an oddly proportioned opening. Staff questions what approvable millwork in this location might look like or if the width of the opening needs to be increased, consistent with the previously reviewed plans.

### **Grading**

The plans reviewed at the 06/25/2021 meeting showed relatively level grading from the sidewalk to the courtyard with the floor level of the main building noted as just over 3' above the courtyard. The current set of plans shows significant grading in the courtyard and along the side of the building with the floor height now shown at approximately 11-1/2" above the courtyard.

This work is evidently proposed to satisfy the base flood requirements for the new rear construction while maintaining the appearance of having that building's floor level very near to at grade.

Staff's primary concern with this ramping effect in the courtyard is how this additional fill might affect the piers and woodwork of the main building as well as the possible effects on the neighboring properties. The river side of the building features a property line wall with alleys on both sides but the lake side of the building is an actual masonry building wall for a portion of the alleyway. Staff is concerned that filling against that wall may result in problems for the neighboring building. Additionally, adding fill adjacent to this building will decrease ventilation and could lead to significant future problems.

Staff questions if an alternative treatment could be to leave the alleyways at their existing grading and introduce a step or steps up to the new courtyard level. This step approach would eliminate the majority of the concerns of staff.

### **Front Gable**

In preparing for this presentation staff noted one additional item located at the gable on the front elevation. It appears that hinges have been added to the sides of the louvered panels in this location. Interior photographs show that windows have been installed behind these louvers. As this space was historically unfinished attic space, it does not appear that the louvers were ever movable and were only in place to provide attic ventilation.

Although staff has no objection to the installation of windows behind these louvers, staff is concerned that the louvered panels would be kept in an open position which would create a highly atypical appearance. Staff does not find the installation of hinges on these louvered panels, or other methods of making these elements moveable, to be approvable.

### **Summary**

Staff finds the as built and proposed conditions of the rear elevation and front gable problematic and inconsistent with Guidelines and the previously reviewed plans. Staff recommends denial of the current proposal with the applicant to revise the proposal to be more consistent with Guidelines and the previously reviewed plans.

**Permit # 20-48511-VCGEN****Permit # 19-16384-VCGEN****Vieux Carré Commission Meeting of****10/20/2021****DESCRIPTION OF APPLICATION:**

10/20/2021

**Permit # 20-48511-VCGEN****Lead Staff: Nick Albrecht**

Proposal to construct new CMU building with stucco finish along rear property line, per application & materials received 08/28/18 & 08/23/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

10/20/2021

This proposed new construction was first approved by the Commission at the 12/05/2018. Following that approval, the applicant continued to work with staff and the Architecture Committee on final detailing but the owner elected to pause the project at the onset of the pandemic. The owner and applicant are now prepared to move ahead with construction, but the previous approvals are over two years old and need to be reviewed anew.

The proposed new construction would sit at the rear property line. The building would be two stories with a shed roof and measure approximately 32' wide, 12'4" deep, and 29'4" to the top of the parapet. The building would be constructed from CMU blocks and finished with a 3-coat stucco smooth finish. Staff notes the tendency of CMU joint lines to telegraph through stucco if lath is not used in the construction of the walls and therefore recommends the use of lath on these walls. There had been some discussion in recent Architecture Committee meetings of changing the building material to wood frame but this has been abandoned in favor of the originally approved CMU.

The primary elevation of the building would feature three steel and glass French doors at the ground floor with three additional steel and glass French doors at the second floor. The second-floor doors would feature rails installed between the door jambs. All six of these openings would receive new fixed louver Spanish cedar shutters.

The roof is shown as standing seam "copper or Galvalume." The applicant has stated a preference for the Galvalume standing seam roof with aluminum half round gutters and downspouts. Given that this is new construction, staff does not object to Galvalume and aluminum being used in these locations.

Staff finds the proposed new construction consistent with the Guidelines and with the plans previously approved. Staff recommends approval of the application with the proposal to return to the Architecture Committee for review of construction documents and details.

**VIEUX CARRÉ COMMISSION ACTION:**

10/20/2021

Mr. Albrecht read the staff report with Mr. Kemp present on behalf of the application. Mr. Kemp state that he had no additional comments. Ms. King asked if the reason the steel doors would be allowed was due to the fact that this would be new construction. Mr. Block stated yes, that the proportion and position of the doors would be the same but there was more leeway on the materials used.

**THERE WAS NO PUBLIC COMMENT.**

Mr. Reeves made the motion to approve the proposal to construct the new CMU building with stucco finish. Ms. King seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of****09/21/2021**

**DESCRIPTION OF APPLICATION:**  
**Permit # 20-48511-VCGEN**

09/21/2021

**Lead Staff: Nick Albrecht**

Proposal to construct new two-story wood frame building with stucco finish along rear property line, per application & materials received 08/28/18 & 08/23/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

09/21/2021

When this application was reviewed at the 08/24/2021 meeting the applicant noted that although the form of the building had not changed from previous approvals, the construction materials had been changed from the previously approved CMU walls with stucco finish to wood frame walls with stucco finish. This was a result of changes to the foundation for the building. The Guidelines note that, “*the materials used in the construction of a new building for walls, roof, windows, doors, trim, balconies, galleries, porches, and other exterior visible elements contribute to a building’s character and appearance.*” (VCC DG: 14-10) The Guidelines continue, “*inappropriate materials include those which unsuccessfully pretend to be something they are not, such as a plastic ‘brick’ and aluminum or vinyl ‘weatherboard.’ All are imitations which fail to produce the texture, proportions, finish, and colors of the real materials.*” (VCC DG: 14-10)

Although the Guidelines speak directly of “exterior visible elements” staff still finds cause for concern with the proposed building walls pretending to be something they are not. Staff suggests a new wood clad building would be more appropriate with wood frame construction.

Staff requests commentary from the Architecture Committee regarding the proposed material change of the new rear building.

**ARCHITECTURAL COMMITTEE ACTION:**

09/21/2021

Mr. Albrecht read the staff report with Mr. Hayes present on behalf of the application. Mr. Hayes stated that the siding material could not be wood because the wall was on the property line and needs to be fire rated. Mr. Hayes noted that the wall could be hardy board. He went on to say that they had a system of stucco and veneer that would protect it. Mr. Fifield asked the Committee if they had any comments or questions. Ms. DiMaggio stated that she agreed with the staff report and she questioned the use of the steel doors if the exterior wall material were to change. Mr. Bergeron stated that he was distracted by the code requirement. He went on to say that he believed they could achieve a one-hour rating with a sheathing. Mr. Fifield stated that they had originally reviewed a masonry building and now they were asked to change this with no evidence as to why. He went on to say that the proposed structure was conceived and detailed as a masonry building and that if that were to change fundamentally, then they would need to review everything again. Mr. Hayes again explained the soil work they had previously done and stated that he did not realize this change in material would be such a big deal. He then stated that if the Committee believed it to be a fundamental change, they would revert to the original plan. Mr. Fifield stated that it was in fact a very big deal. Mr. Hayes again stated that they could easily go back to the block building. Ms. DiMaggio stated that she understood the reason for the switch but if the basic material were to change, all elements should be reviewed. Mr. Bergeron agreed and stated that the finishes should be consistent with the Committee's standards of detailing. With nothing left to discuss, the Committee moved on to the next agenda item.

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

While it is not clear in the drawings, the committee should note that there is a historic kitchen building onto river side of this proposal and attaching to it will not only prevent maintenance to this structure, it also require remuneration to the owner of that structure. Therefore we encourage the applicant to work with the neighbor to avoid conflict and allow any necessary repairs to happen now while possible.

**Discussion and Motion:**

Ms. DiMaggio made the motion to deny the material change from the previously approved CMU construction building to wood frame unless the design is fully altered to reflect appropriate materiality and detailing for a wood frame construction building. Ms. DiMaggio continued to otherwise maintain the CMU construction as previously approved. Mr. Bergeron seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of****08/24/2021****DESCRIPTION OF APPLICATION:**  
**Permit # 20-48511-VCGEN**

08/24/2021

**Lead Staff: Nick Albrecht**

Proposal to construct new two-story building along rear property line, per application & materials

received 08/28/18 & 08/13/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

08/24/2021

This proposal was reviewed several times in 2018 and 2019, gaining approvals for both the concept and many of the proposed details. The applicant continued to work with staff on final detailing but the owner elected to pause the project at the onset of the pandemic. The owner and applicant are now prepared to move ahead with construction, but the previous approvals are over two years old and need to be reviewed anew.

The proposed new construction would sit at the rear property line. The building would be two stories with a shed roof and measure approximately 32' wide, 12'4" deep, and 29'4" to the top of the parapet. The building would be constructed from CMU blocks and finished with a 3-coat stucco smooth finish. Staff notes the tendency of CMU joint lines to telegraph through stucco if lath is not used in the construction of the walls and therefore recommends the use of lath on these walls.

The primary elevation of the building would feature three steel and glass French doors at the ground floor with three additional steel and glass French doors at the second floor. The second-floor doors would feature rails installed between the door jambs. All six of these openings would receive new fixed louver Spanish cedar shutters.

The roof is shown as standing seam "copper or Galvalume." The applicant has stated a preference for the Galvalume standing seam roof with aluminum half round gutters and downspouts. Given that this is new construction, staff does not object to Galvalume and aluminum being used in these locations.

Staff finds the proposed new construction consistent with the Guidelines and with the plans previously approved.

Staff notes that the submitted plans also show the main building. Although work on the main building was previously approved, a recent inspection showed that work on the rear elevation was completed in significant deviation of the approved plans. A separate application will be needed to address these discrepancies.

Staff recommends that the Architecture Committee forward the proposal to the Commission for consideration with a recommendation of approval but suggests that an application for the main building be submitted prior to any issuance of permits regarding the new construction.

**ARCHITECTURAL COMMITTEE ACTION:**

08/24/2021

Mr. Albrecht read the staff report with Mr. Hayes present on behalf of the application. Mr. Hayes stated the following: the original proposal – they believed they applied for both the front and the rear, at which time the rear showed piles. They couldn't do that so they had a soil study done and it wasn't ok to support the structure. They told us to take out 3' of dirt and to re-compact it. Because of this we are not using the CMU but a frame system with a 2-hour rating with a sheathing.

Mr. Fifield stated that the provided drawings were not describing this. He then asked staff if they had reviewed drawings depicting what Mr. Hayes was describing. Mr. Albrecht stated that the drawings came in late the previous day and were too late to be presented at this meeting. Mr. Fifield asked the Committee how they wished to proceed. Ms. DiMaggio stated that since she and Mr. Bergeron were not present for the initial review, she was really not ok with proceeding. Mr. Fifield stated that perhaps they could include the phrase "once Committee makes approval the proposal must come back to ARC." He then questioned page 201. He asked Mr. Hayes if this was from the original proposal or if this was a change order. Mr. Hayes stated that he believed it was from the original proposal. Mr. Fifield asked Mr. Albrecht to please confirm prior to the proposal proceeding to the full Commission.

Mr. Bergeron questioned the stucco on wood frame approach. He asked if the Committee felt this to be dishonest. Mr. Fifield stated that this was an excellent point and that originally this was a masonry building. He went on to say that this would be a "huge change." Ms. DiMaggio agreed. Mr. Fifield stated that he was concerned they weren't looking at the right drawings and that this was a method they would not normally approve. He asked the Committee how they wished to proceed. Ms. DiMaggio stated that they usually did not approve drawings they did not have in front of them. Mr. Fifield agreed and then explained to Mr. Hayes the two week prior to the meeting deadline. He then went on to say that he believed the Committee must defer the proposal until they could review the new drawings. With nothing left to discuss, the Committee moved on to the next agenda item.

**Public Comment:**

**Nikki Szalwinski, 1011 St Philip**

Having lived next to an ongoing renovation project and second floor addition for over three years, I

encourage the applicant to work with adjacent neighbors to minimize disruptions to their quality of life from dust, debris and above all noise from equipment and crew banter. In our experience this addition will inevitably increase noise in both their courtyard and adjacent ones through amplification off the masonry and they may want to consider eliminating stucco in favor of wood on its facade as well as allowing for plantings to absorb sound. Please also consider all mechanical equipment carefully as this new structure will decrease open space and available space for additional necessary equipment on the lot.

**Discussion and Motion:** Ms. DiMaggio moved to defer the application to allow the applicant to revise the proposed construction materials. Mr. Bergeron seconded the motion, which passed unanimously.

### **Architecture Committee Meeting of**

**06/25/19**

#### **DESCRIPTION OF APPLICATION:** **Permit # 18-28687-VCGEN**

06/25/19

**Lead Staff: Nick Albrecht**

Review of details of conceptually approved new rear building and proposal to renovate Orleans elevation of existing main building, per application & materials received 09/05/18 & 06/10/19, respectively.

#### **STAFF ANALYSIS & RECOMMENDATION:**

06/25/19

When last reviewed before the Architecture Committee, staff noted the proposed rear elevation of the main building as well as some details of the new construction building as areas in need of review. The applicant has returned with revisions to both areas.

#### **Main Building Renovations**

The previous proposal included creating a large 9'7" wide by 10' tall opening on the rear of the main building. Staff noted that this space was likely originally a small covered porch that was enclosed in the early part of the 20<sup>th</sup> century. The applicant now proposes to utilize either a pair of new six over nine windows or a pair of six over six windows in this location adjacent to the existing door and transom. The top of the window openings would align with the top of the existing transom. The six over nine windows would extend all the way to the floor while the sill of the six over six would be located approximately 2'8" above the floor.

The applicant notes that the St. Peter elevation of the main building currently features six over nine windows and the proposed windows for the rear elevation would be matching these existing windows. Although staff finds the use of the six over nine windows somewhat atypical for this rear elevation, as this area has been previously modified the Architecture Committee may find the proposed tall windows approvable.

#### **New Construction**

Staff and the Committee previously expressed concerns over the proposed balconies and the interaction with the shutters for these openings. In response, the applicant has eliminated the small balconies in favor of a guardrail located within the door jamb. Staff notes that this arrangement could allow for shutters on the upper floor openings with the guardrail sandwiched between the doors and shutters.

The applicant still shows two options for the ground floor shutters on the new construction. Either a traditional Spanish cedar wood louvered shutter or a much more contemporary metal shaker style shutter. Given the contemporary doors and the traditional building form, staff could find either shutter style approvable.

Staff again notes that the proposed doors for the new construction show a double glazing but with true divided lites. The guidelines do not prohibit this type of millwork provided it is approved by the Architecture Committee.

Overall, staff finds the proposal approvable but requests specific Architecture Committee commentary regarding:

- The proposed pair of six over nine windows at the rear of the main building
- The use of double glazing at the proposed new construction doors
- The preferred style of shutters at the new construction building

#### **ARCHITECTURAL COMMITTEE ACTION:**

06/25/19

Mr. Albrecht read the staff report with Mr. Hayes present on behalf the application. Mr. Musso stated that he was comfortable with a 6 over 9 lite widow and that the Committee was seeing more windows with double glazing. Ms. DiMaggio stated that they had discussed the problems with the balcony shutters at the previous meeting. Mr. Musso stated that he would prefer wood over metal in regards to the shutters. Mr. Fifield stated that it would be safer to have more traditional wood shutters. He then recommended adding shutters on the second floor. He stated that the tall windows were more traditional

on the facades of buildings and that a sill window might be more appropriate.

Mr. Musso moved for the applicant to proceed with wood shutters, 6 over 6 windows, add shutters on the second floor. Mr. Fifield seconded the motion and the motion passed unanimously.

### **Architecture Committee Meeting of**

**05/28/19**

#### **DESCRIPTION OF APPLICATION:** **Permit # 18-28687-VCGEN**

05/28/19

**Lead Staff: Nick Albrecht**

Review of details of conceptually approved new rear building and proposal to renovate Orleans elevation of existing main building, per application & materials received 09/05/18 & 05/21/19, respectively.

#### **STAFF ANALYSIS & RECOMMENDATION:**

05/28/19

The proposed demolition of the infill at this property as well as the conceptual approval of the proposed new construction was approved at the 12/05/18 Commission meeting. The applicant has returned with additional details on that new construction as well as additional details on proposed renovations to the existing building.

#### **Main Building Renovations**

The proposed exterior renovations of the main building are primarily limited to the rear elevation where the applicant proposes to modify an existing first floor window as well as the existing attic access door. Currently the first floor features a traditional six over six window with the opening measuring approximately 3'9" wide by 5'8" tall. The applicant proposes to dramatically enlarge this opening to feature a series of three large 3' x 8' single lite windows under a 3' x 1'-6" transom windows. The combined opening would now measure approximately 9'7" wide by 10' tall.

Sanborn maps from 1896 and 1908 indicate that this space was previously open air, likely a rear porch that was enclosed around the same time as the courtyard infill construction seen in the 1940 Sanborn and recently demolished. The guidelines state that, "*the VCC does not allow increasing a window size or altering the shape to allow for a picture or bay window, or a garage or carriage door.*" (VCC DG: 07-9)

Given that this is a rear elevation and was modified ca. 1930s, the Architecture Committee may find a deviation from the guidelines approvable. Alternatively, staff suggests that the applicant may consider restoring the previously existing rear porch and using new millwork between the new rear of the building and the rear porch to bring additional light into the building.

At the gable on the rear in the location of the existing attic access the applicant proposes to install new French doors and a handrail located within the jamb. The height of the opening would be increased approximately 7" but it appears the existing width of the opening would remain the same.

#### **New Construction**

The new construction was conceptually approved by the Committee at the 11/27/18 meeting and by the Commission at the 12/05/18 meeting. When last reviewed by the Committee, the Committee requested that the proposal return to the Committee for review of door details, the treatment at the second floor doors currently showing Juliet balconies, and other details.

The applicant has submitted additional elements on the doors and shutters for review.

Staff notes that given the minimal depth of the Juliet balconies at only 1', the proposed shutters could not be hinged closed and would have to be lifted off the hinges in order to be closed. Staff finds this condition to be atypical.

Based off of previous recommendations of the Architecture Committee, the applicant proposes to use very contemporary style French doors made from steel. The submitted doors show a thin metal frame with two horizontal bars at the lock rail and a higher horizontal bar near the top of the door. The details show these doors as true divided lite but with double glazing. The guidelines do allow for these details in this situation if found approvable by the Committee.

The final door is a single leaf steel door for the side entrance. All doors are shown with full glazing except for the metal frames and rails.

The applicant submitted two options for shutters. The first option is a traditional wood louvered shutter with rails at corresponding heights to the doors. The second option is an all metal paneled shutter, again

with rails shown at the same height as the door rails. Staff requests commentary from the Committee regarding the proposed shutter style or if the shutters should be removed entirely given the atypical condition presented with the small balconies.

Overall, staff finds the plans moving in a positive direction but requests commentary from the Committee on the items noted including:

- The proposed drastically enlarged opening at the rear of the main building
- Details on the proposed doors including the use of double glazing
- The style of shutters and the function of the shutters given the narrow balconies

**ARCHITECTURAL COMMITTEE ACTION:**

05/28/19

Mr. Albrecht read the staff report with Mr. Hayes present on behalf of the application. Mr. Musso questioned the difference of 12" vs 24" depth of the Juliet balconies. He stated that he would prefer to see them usable. The shallower depth would make the shutters unusable. Mr. Fifield stated that he would prefer to see no shutters and smaller balconies. Mr. Taylor stated that the applicant should make the existing window taller and add another window.

Mr. Fifield moved for a deferral in order for the applicant to revise the elevation of the service building and revisit the rear elevation. Mr. Musso agreed and stated that he wanted to see the entire proposal again. He then seconded the motion and the motion passed unanimously.

**Vieux Carré Committee Meeting of**

**12/05/18**

**DESCRIPTION OF APPLICATION:**

12/05/18

**Permit # 18-28687-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to demolish existing infill structures and to construct new two story building along rear property line, per application & materials received 08/28/18 & 11/08/18, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

12/05/18

The Architecture Committee conceptually approved the proposed new construction of a two story service building style building along the rear property line. The project would also include the demolition of two existing rear additions to the main building.

**Demolition**

The buildings proposed to be demolished are described in the survey as being originally open shed-roofed additions. They are shown on the survey map as both being green-rated.

The 1896 Sanborn map shows an open structure built along the N. Rampart property line, similar to the existing condition. By 1908 a portion or all of this structure has been demolished leaving only a small, open structure indicated in the Orleans and N. Rampart corner of the property with nothing attached to the building itself. The 1940 Sanborn map appears to show the current arrangement of two, one-story enclosed structures.

In 2004, the Architecture Committee approved some major modifications to these rear buildings including replacing windows with new doors and the installation of a new skylight.

Staff had the opportunity to visit the site and inspect the existing structures. The structure attached to the main house did show evidence of having more significant age, but again staff notes that according to the Sanborn maps none of this part of the building was present in 1908. Additionally, all of the millwork on the building is inappropriate including a vinyl window and a stock exterior door.

The second portion proposed for demolition is clearly more contemporary construction as it is a low slab on grade construction. This portion also features inappropriate millwork. It is possibly this was the earlier open air shed shown in the Sanborn maps but staff did not observe obvious historic fabric with the current conditions.

**New Construction**

The applicant proposes to demolish these structures and construct a new freestanding building built along the rear property line. The building would be two stories with a shed roof and measure approximately 32' wide, 12'4" deep, and 29'4" to the top of the parapet. The Architecture Committee has requested that the proposal return to the Committee for review of door details, the treatment at the second floor doors currently showing Juliet balconies, and other details.

Overall, staff and the Architecture Committee found the scale, form, siting, and other aspects of the proposed new construction conceptually approvable with the details to return to the Architecture Committee.

**Recommendation**

Staff recommends conceptual approval of the proposal, including the proposed demolition, with the applicant to return to the Committee for final details and the Commission to rule on whether or not to require the 30-day layover period for demolition.

**VIEX CARRÉ COMMITTEE ACTION:**

12/05/18

Mr. Albrecht read the staff report with Mr. Kemp present on behalf of the application. Mr. Musso stated that the project was moving in the correct direction. Mr. Taylor motioned for conceptual approval and to waive the 30 day layover period for demolition. Mr. Fifield seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of**

**11/27/18**

**DESCRIPTION OF APPLICATION:**

11/27/18

**Permit # 18-28687-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to demolish existing infill structures and to construct new two story building along rear property line, per application & materials received 08/28/18 & 11/08/18, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

11/27/18

The applicant has again revised the proposal based on comments of the staff and Architecture Committee. The applicant now proposes to completely demolish the existing infill construction located behind the main building. This allows the proposed rear building to be completely freestanding. The rear building is shown at 32' wide, which leaves approximately 5' clear and open to the N. Rampart side of the building.

The building's fenestration is shown with three French doors at the first floor and two French doors and a double hung window at the second floor. At an initial meeting with staff, staff recommended adding shutters to all openings and changing the second floor window to an additional door. This change would also result in the Juliet balconies being widened to accommodate the shutters. Alternatively, staff suggests that the balconies could be eliminated entirely in favor of rails installed in the door framed between the doors and shutters. Staff also questions if the heights of the openings should be reduced, possibly by eliminating the transom windows.

The doors are shown as shaker style with a single lite over a single panel on each leaf. A single lite transom is indicated above all doors. The applicant has indicated that this was done in order to help the building read as more contemporary. Staff seeks commentary from the Architecture Committee regarding the proposed simple millwork.

An additional single leaf door is indicated on the N Rampart side of the building, opening into the small open space in this location. Consistent with the guidelines, staff recommends having this door swing into the building. Staff also request details of what this door would look like.

The revised plan increases the proposed open space to approximately 800 sq. ft. which is slightly more open space than the existing layout.

Staff notes that the second floor plan now shows a Juliet balcony and new French doors on the second floor of the Orleans elevation of the main building. No additional details are provided for this change but given that it would be a major and atypical change for the ca. 1890 shotgun building, staff recommends that this aspect be removed from the proposal.

Overall, staff finds the scale, form, siting, and other aspects of the proposed new construction potentially approvable. Given that this proposal includes demolition, staff recommends that the Architecture Committee forward the proposal to the Commission for consideration of the proposed demolition and new construction. If the Committee does forward the application, staff requests that the applicant provide additional details on the portion of building proposed for demolition.

**ARCHITECTURAL COMMITTEE ACTION:**

11/27/18

Mr. Albrecht read the staff report with Mr. Kemp present on behalf of the application. Mr. Musso commented that the proposed Juliet balconies were not necessary but a balustrade between the doors and shutters may be an option. Mr. Fifield encouraged the applicant to be more rigorous with the

contemporary idiom. Mr. Musso commented that the applicant may consider the use of well detailed steel doors.

Mr. Fifield moved for the conceptual approval of the new two story building along the rear property line, with the details to return to the Committee for final approval, and that the demolition of the existing infill and the proposed new construction to be forwarded to the full Commission. Mr. Musso seconded the motion and the motion passed unanimously.

---

**Architecture Committee Meeting of**

**10/23/18**

**DESCRIPTION OF APPLICATION:**  
**Permit # 18-28687-VCGEN**

10/23/18

**Lead Staff: Nick Albrecht**

Proposal to construct new two story building along rear property line, per application & materials received 08/28/18 & 10/09/18.

**STAFF ANALYSIS & RECOMMENDATION:**

10/23/18

The applicant has significantly revised the proposal following the 09/11/18 Architecture Committee meeting and now proposes a two story outbuilding along the rear property line. A portion of the existing addition at the rear of the main building would be retained, connecting the main building and the proposed outbuilding, although there would be no interior circulation between the existing building and the proposed outbuilding.

For new secondary buildings the guidelines recommend, “*designing a new secondary building or structure to complement the period and style of the principle building and other buildings on the site – this includes using similar form, materials, colors, and simplified detailing.*” (VCC DG: 14-19) Staff finds that the proposed form may be appropriate and something to pursue but in order to avoid creating a false sense of history, the details used should read as more contemporary.

Staff finds it atypical that a portion of the existing addition would be retained as part of the proposal. Staff believes the overall proposal would be more successful if this addition were demolished so that the main building and the proposed outbuilding would be completely separate buildings. This would also allow for a more typical fenestration on the rear building compared to the current proposed fenestration. Finally, staff is concerned about the amount of open space if this addition is to be retained. Staff estimates that the current proposal would reduce what is already an insufficient amount of open space by an additional reduction of approximately 300 sq. ft. If the addition were to be removed entirely, the overall reduction would only be approximately 125 sq. ft.

Although staff finds that the proposal is moving in a positive direction, staff recommends deferral of the application to allow the applicant to:

- provide additional information and documentation of the existing structure proposed for demolition
- consider the demolition of the existing addition
- redesign the fenestration of the proposed outbuilding and incorporate more contemporary detailing
- confer with the zoning department regarding the proposed reduction of open space

**ARCHITECTURAL COMMITTEE ACTION:**

10/23/18

Mr. Albrecht read the staff report with Mr. Kemp present on behalf of the application. Mr. Fifield noted the problem of the mismatch between the shotgun main building and the proposed service building. Mr. Musso, noting the small size of the courtyard, suggested removing the proposed projecting balcony, possibly in favor of Juliette balconies. Mr. Kemp inquired if the building would be better clad in wood siding rather than stucco. Mr. Fifield stated that the building type was consistent with stucco but that the details were inconsistent with those of stucco construction.

Mr. Fifield moved for a deferral in order for the applicant to return with a modified design for the rear building. Mr. Musso seconded the motion and the motion passed unanimously.

---

**Architecture Committee Meeting of**

**09/11/18**

**DESCRIPTION OF APPLICATION:**  
**Permit # 18-28687-VCGEN**

09/11/18

**Lead Staff: Nick Albrecht**

Proposal to demolish existing rear additions and to construct new two story building in similar footprint and proposal to add new side dormer to roof of main building, per application & materials received

08/28/18.

**STAFF ANALYSIS & RECOMMENDATION:**

09/11/18

**Demolition & New Construction**

The buildings proposed to be demolished are described in the survey as being originally open shed-roofed additions.

The 1896 Sanborn map shows an open structure built along the N. Rampart property line, similar to the existing condition. By 1908 a portion or all of this structure has been demolished leaving only a small, open structure indicated in the Orleans and N. Rampart corner of the property with nothing attached to the building itself. The 1940 Sanborn map appears to show the current arrangement of two, one-story enclosed structures.

The applicant proposes to demolish these structures and construct a new slave quarters type building along the N. Rampart property line. The supplied floorplans appear to indicate that this new construction would be a completely separate unit with no interior connections to the existing building.

As the building form being proposed for construction is much earlier than the ca. 1890 main building, staff does not find it as an appropriate addition to the main building. Staff suggests that if the proposed new construction building were rotated 90° and proposed along the Orleans property line that it may be more appropriate. Additionally, staff finds some of the detailing of the proposed new construction odd, such as having the first floor level at a little over 3' above grade with a front porch measuring 4'8" deep. Traditionally, this building form has a first floor level much closer to grade.

Staff recommends that a camelback addition may be a much more appropriate option to consider for this property. The guidelines state that, "*the camelback is a traditional addition design for a wood frame shotgun or shotgun double.*" (VCC DG: 14-16)

Regarding the proposed demolition, staff requests more information regarding the existing conditions. Staff notes that the ratings map appears to indicate that this addition is green rated.

**New Dormer**

The second aspect of the proposal is to construct a new dormer on the Burgundy elevation of the main building at approximately the midpoint of the roof. The guidelines state that, "*when considering a new dormer, particularly on a historic building, the property owner is encouraged to consider comparable buildings of the same style and period, including location, form, spacing, dimensions, proportions, style, and detailing. For example, a dormer is typically not appropriate on a side elevation roof slope.*" (VCC DG: 04-7)

Staff agrees with the guidelines that a dormer on this side elevation would be inappropriate.

**Recommendation**

Staff recommends deferral of the application to allow the applicant to:

- Provide additional information and documentation of the existing structure proposed for demolition
- Restudy the siting and details of the proposed new construction or consider a camelback addition as an alternative
- Eliminate the side elevation dormer from the proposal

**ARCHITECTURAL COMMITTEE ACTION:**

09/11/18

Mr. Albrecht read the staff report with Mr. Kemp present on behalf of the application. Mr. Fifield stated that he needed to see all the elevations, and that the proposed side dormer was not appropriate. He further stated that there were alternative massing scenarios that could work. Mr. Musso motioned for deferral concurrent with the staff report in order for the applicant to provide additional information and documentation of the existing structure, restudy the siting and details of the proposed new construction, and to eliminate the side dormer proposal. Mr. Fifield seconded the motion and the motion passed unanimously.



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** **11/09/2021**

**DESCRIPTION OF APPLICATION:** 11/09/2021  
**Permit #20-30797-VCGEN** **Lead Staff: Erin Vogt**

Proposal to reconstruct rear building as frame and veneer construction, per application & materials received 06/09/2020 & 10/25/2021, respectively.

### **STAFF ANALYSIS & RECOMMENDATION:** 11/09/2021

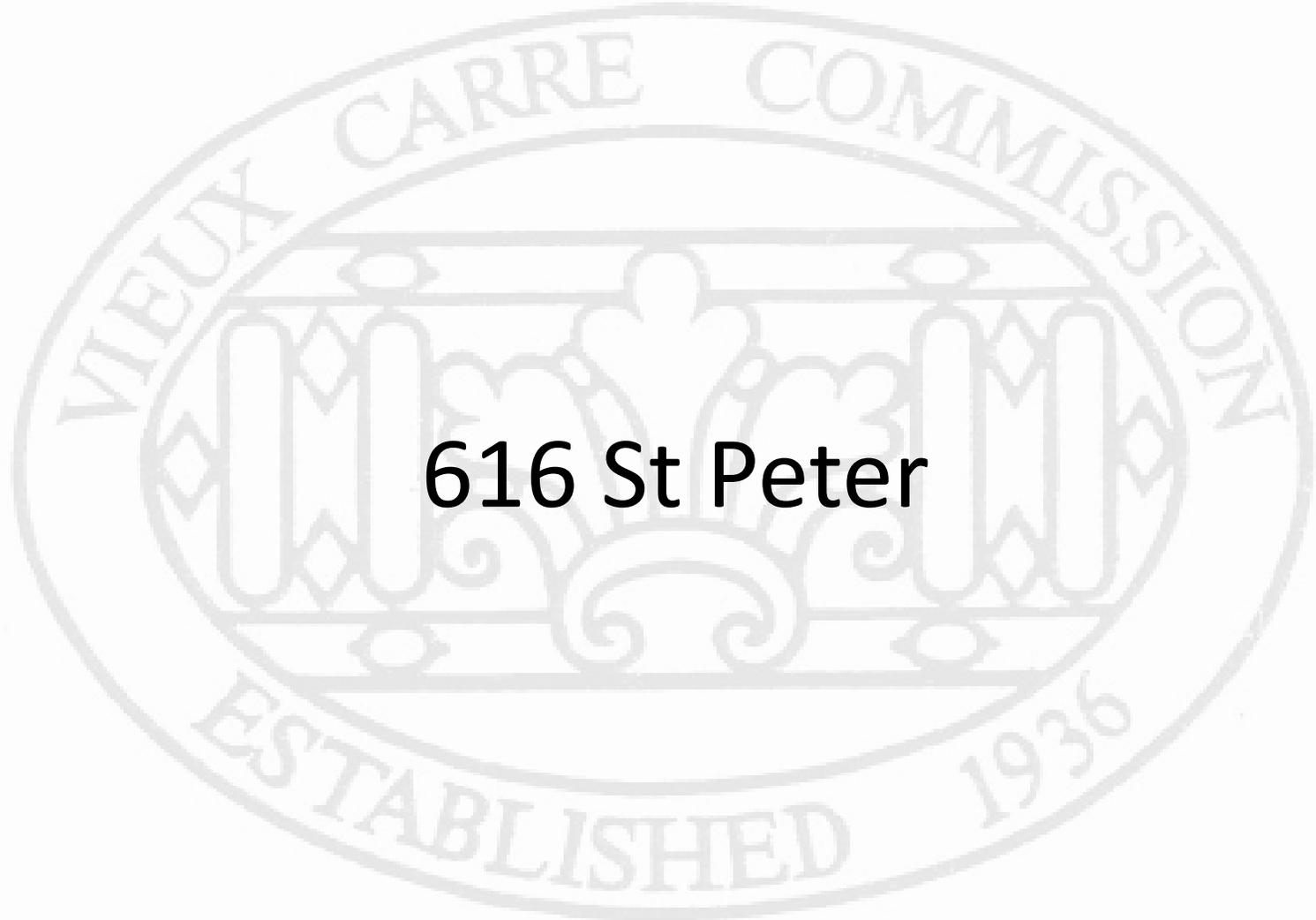
When last reviewed on 10/12/2021, the Committee asked the applicant for additional information on the demolition of the rear building, why the scope of work was exceeded, and how they intended to proceed with reconstruction. The applicant submitted the following information in a cover letter, along with detail drawings of the proposed future work:

*“The existing masonry wall had major structural issues and needed to be rebuilt. After discussion with the structural engineer and within the design team, we felt that a wood framed masonry veneer wall would be the best solution for the building given the structural issues that it had previously. The proposed new wall will be constructed with 5-1/2” treated wood framing, plywood sheathing, weather barrier, 1” air gap and brick as shown in wall type x3 on A4.01 and in detail 5/A5.03. The wall is about 1” thicker than the solid masonry wall but will visually appear the same from the exterior. Trapolin Peer Architects maintained the 2” set back from the masonry that the existing gallery doors have so that the depth/shadow line is the same between the two walls. Drawings [have been] submitted showing the details of the wall and how it affects the jamb details and the previously approved millwork drawings.”*

The Design Guidelines do not directly address whether or not veneer walls may be considered appropriate; this has been left to the discretion of the Committee. When making a recommendation to the Committee regarding new construction, staff has raised concerns about veneer when it is either a) unconvincing or b) negatively affects other aspects of the design, such as the depth and reveal of millwork. Since the thickness of this wall is being maintained, the risk of millwork appearing “surface mounted” does not appear to be a concern. Staff seeks the guidance of the Committee regarding the approvability of the proposed veneer wall.

Regarding the millwork, staff notes that the approved drawings maintain the “quirky” character of the existing millwork, which is very inconsistent throughout the property. The setback of trim, doors and windows varies significantly. Currently, the drawings show the trim for these four openings set back 2” from the face of the brick, while the doors themselves are hung on the interior face of the wall. [Notably, the proposed shutters at openings B19 and B20 die into the transom bar instead of the header; staff notes that this is consistent with the existing second-floor service ell doors.] Staff notes that the second-floor doors should be true French doors instead of mulled since they are not used for egress and mulled doors are rarely convincing. The reveal of the wooden sill below these doors should also be slightly increased in depth to match previously existing conditions. Additionally, door A18, which is ADA-compliant access to the first-floor restroom, should also be hung on the inside face so its exterior appearance is consistent with the other openings. Staff will work with the applicant on these minor revisions.

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2021



**616 St Peter**

ADDRESS:	600-16 St. Peter & 625 Chartres		
OWNER:	Le Petit Theater Du Vieux Carre, 616 St. Peter St, LLC	APPLICANT: Gabriel Viridure	
ZONING:	VCC-2	SQUARE: 42	
USE:	Theater/Restaurant(s)	LOT SIZE: N/A	
DENSITY		OPEN SPACE	
Allowed:	N/A	Required:	N/A
Existing:	N/A	Existing:	N/A
Proposed:	no change	Proposed:	no change

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

600-14 St. Peter, 633-43 Chartres – **Orange**, 20<sup>th</sup> century construction.  
616 St. Peter – **Blue**, or of major architectural or historical importance.

600-14 St. Peter, 633-43 Chartres: This stuccoed 2-story building, which now is part of Le Petit Theatre, is a 1962 reconstruction of a c. 1796 Spanish Colonial townhouse, which was constructed by architect Gilberto Guillemard for Joseph X. de Pontalba. Although restored in the 1920s by Koch and Armstrong, the Spanish Colonial building was razed. The new construction reused the fine original wrought iron railing made by the local craftsman, Marcellino Hernandez.

**Architecture Committee Meeting of****11/09/2021****DESCRIPTION OF APPLICATION:**  
**Permit #21-18629-VCGEN**

11/09/2021

**Lead Staff: Erin Vogt**

Review of proposed changes to conceptually approved ironwork to be installed in conjunction with construction of a new gallery roof, per application & materials received 06/28/2021 & 10/14/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

11/09/2021

On 08/05/2021, the Commission renewed their approval to install a gallery roof with decorative wrought iron panels. Following this hearing, the applicant contacted staff and informed them that the specified top panel, “Victoria A,” had been discontinued, but a similar panel “Michelle C,” was currently available. The scrollwork pattern is identical, but the panel itself is 10-1/2” deep instead of 12-1/2” deep.

Staff requested a full elevation to see the full impact of this change and did not find it to be significant. However, staff did note that the proposed “Michelle” replacement uses a ¼” flat bar instead of the ½” flat bar used in the “Victoria” panel. The applicant confirmed that the existing 18<sup>th</sup> century wrought iron rail is made from ½” bars.

Staff is concerned that the ¼” “Michelle” panel may appear flimsy and cheap when installed adjacent to the more substantial historic rail, and did not find this alteration to be approvable at staff level without further consideration by the Committee. Noting the prominence of this building as part of the Jackson Square viewshed, staff seeks the guidance of the Committee regarding the proposed change.

**ARCHITECTURAL COMMITTEE ACTION:**

11/09/2021



**1310 N Rampart**

ADDRESS:	1310 N. Rampart Street		APPLICANT:	Giuseppe Dipasquale
OWNER:	Esplanade Nola LLC		SQUARE:	108
ZONING:	VCC-2		LOT SIZE:	1492.95 sq. ft.
USE:	Vacant & Residential		OPEN SPACE:	
DENSITY:			REQUIRED:	447.9 sq. ft.
ALLOWED:	1 Unit		EXISTING:	70 sq. ft.
EXISTING:	Unknown		PROPOSED:	No change
PROPOSED:	No change			

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Brown**, detrimental, or of no architectural and/or historic significance

A c. 1920 commercial structure with no architectural merit or detailing.

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

**DESCRIPTION OF APPLICATION:** 11/09/2021  
**Permit #20-46919-VCGEN** **Lead Staff: Erin Vogt**

Review of proposed rooftop equipment screening, per application & materials received 11/20/2020 & 10/26/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2021

The applicant has returned to a previous proposal to install louvered wooden panels to screen the rooftop mechanical equipment. The originally approved metal screening was not available due to supply chain issues, and the previously reviewed metal screening mockup allowed too much visibility of the equipment. Staff suggested two staggered layers of the metal screening to obscure the equipment further, but the applicant stated that the rooftop could not handle doubling the weight of the metal panels.

The wooden screening will be installed in approximately 4’-0” wide panels and will have an operable gate on the N. Rampart side so the equipment can be serviced. It’s noted as 6’-8 ½” tall, “to match equipment height, VIF.” The bottom of the screening is shown as notched to fit around the steel I-beam equipment platform. Staff requests that the applicant confirm that there will be sufficient space around the equipment to perform maintenance and repairs without removal of the screening, and suggests that the louvers be oriented down instead of up to better screen the equipment.

Staff has no objection to the wooden louvered screening but seeks additional feedback from the Committee prior to final approval due to the extreme visibility of this corner and large scale of the equipment.

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2021



**515 Toulouse**

ADDRESS: 515 Toulouse  
 OWNER: 515 Toulouse LLC APPLICANT: Pamela Hill Romain  
 ZONING: VCC-2 SQUARE: 26  
 USE: Unknown LOT SIZE: 2091 sq. ft.

DENSITY		OPEN SPACE	
Allowed:	2 units	Required:	626.37 sq. ft.
Existing:	None	Existing:	None
Proposed:	No change	Proposed:	438 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY**

This address features a four-story exposed brick Transitional style building (c. 1830) with the original arched openings on the ground floor and double-hung openings on the upper floors. Although located on separate lots of record, this building and the adjacent one at 516 Wilkinson historically have been under common ownership.

Rating: **Green** - of local architectural and/or historical importance.



ADDRESS:	517-31 Toulouse	APPLICANT:	Pamela Hill Romain
OWNER:	515 Toulouse LLC	SQUARE:	26
ZONING:	VCC-2	LOT SIZE:	8813 sq. ft.
USE:	Vacant	OPEN SPACE-	
DENSITY-		Required:	2,643.9 sq. ft.
Allowed:	14 units	Existing:	None
Existing:	0 unit	Proposed:	No Change
Proposed:	No change		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY**

Site of the Crescent Rice Mills which in 1896 was noted as ruins on the Toulouse Street side. The existing building is an early 20th c. industrial style brick building, which housed the Haspel Suit Factory.

Rating: **Yellow** – contributes to the character of the district.



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

**DESCRIPTION OF APPLICATION:** 11/09/2021  
**Permit #21-14550-VCGEN** **Lead Staff: Erin Vogt**

Proposal to modify first floor doors, per application & materials received 05/19/2021 & 08/25/2021, respectively. [Notices of Violation sent 06/15/2017, 04/20/2018, 11/19/2019]

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2021

[NOTE: When last reviewed on 07/27/2021, no applicant was present to respond to Committee comments or questions. Despite this, the Committee chose to hear the item due to the condition of demolition by neglect and concerns that delays might be detrimental to the building. Staff notes that permits to address the demolition by neglect violations have not yet been issued; the Committee’s motion included a proviso that the engineer who provided the report must confirm that no tiebacks, reconstruction, or lintel replacement would be required to stabilize the building. Staff did not hear back from the engineer until 11/8/21 when we were informed that his inspection was insufficient to answer these questions and the project would be handed over to Mr. Hank Smith, who had previous experience with the property.]

As part of the submittal for review on 07/27/2021, the applicant included a preliminary sketch proposing to alter the doors at 517-31 Toulouse. Communications with the applicant have been unclear, but staff is now unsure if they are proposing to modify the doors and sidelites or replace them entirely. Staff spoke with a contractor for the property by phone who stated that they would attend this hearing and asked that this item be placed back on the agenda.

If any alterations or replacement are considered worth pursuing following discussions between the Committee and applicant at this hearing, staff requests that Mr. Smith also provide scaled and dimensioned shop drawings for further review prior to permit issuance.

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2021

**Architecture Committee Meeting of** **07/27/2021****DESCRIPTION OF APPLICATION:**  
**Permit #21-14550-VCGEN**07/27/2021  
**Lead Staff: Erin Vogt**

Proposal to address demolition by neglect violations, including extensive brick repair and repointing work, and to modify first floor doors, per application & materials received 05/19/2021 & 07/12/2021, respectively. [Notices of Violation sent 06/15/2017, 04/20/2018, 11/19/2019]

**STAFF ANALYSIS & RECOMMENDATION:**

07/27/2021

Staff inspected the property on 11/11/2019 and issued a violation notice for extensive demolition by neglect, including brick deterioration and shifting, vegetation growth, missing windows and damaged/missing gutters and downspouts. The applicant has submitted a scope of work to address many of the issues, most of which can be handled at staff level. Due to the level of brick movement and deterioration, staff required Committee review of this item prior to permit, and asked the applicant to provide an engineer's report on their condition. The report, by Mr. David M. Ackermann, P.E., states that the "buildings are structurally adequate to support the proposed exterior brick repair project," but does not mention whether there is any active movement that would be causing the shifting, cracking, and protruding bricks that can be seen in multiple areas on the Green rated building. Staff requests confirmation from the engineer prior to permit that no structural ties, lintel replacement, or reconstruction will be needed, and recommends **conceptual approval**.

On the vacant Yellow rated building at 517-31 Toulouse, the applicant is proposing to modify the first-floor doors and sidelites to remove the glass lites and install 1x6 tongue and groove panel inserts on a diagonal inside the stiles. A 1-3/4"x 6" lock rail will also be added. Staff finds this proposal to be preferable to the installation of plywood while the building is vacant, since the modifications are similar in concept to night blinds. Staff seeks the guidance of the Committee regarding whether these alterations are approvable as proposed or whether any revisions should be required.

**ARCHITECTURAL COMMITTEE ACTION:**

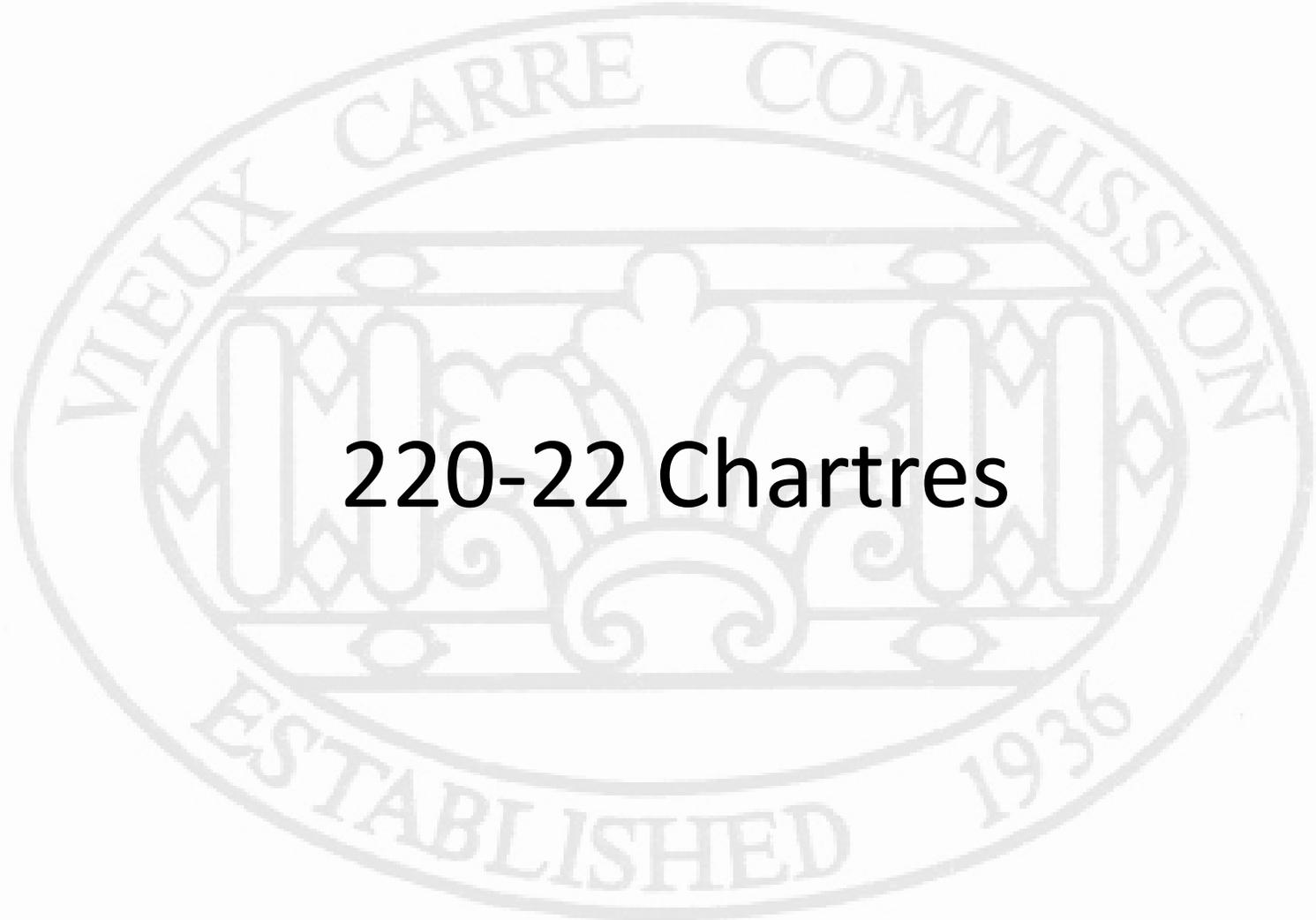
07/27/2021

Ms. Vogt read the staff report. There was no one present on behalf of the application. Mr. Fifield stated that he was concerned and wanted to encourage the Committee to make a recommendation regardless of whether anyone was in attendance to represent the project. Ms. DiMaggio stated that she agreed with Mr. Fifield, but staff's questions for the engineer must be answered.

Mr. Fifield added that he was reluctant to approve the proposed door alterations as it would further inactivate the block. With nothing left to discuss, the Committee moved on to the next agenda item.

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

Ms. DiMaggio moved to **approve** all work pertaining to the critical stabilization and the correction of demolition by neglect concerns, to be handled at staff level following a response from the engineer. She also moved to **defer** the millwork in order to allow applicant time to be present at the next ARC meeting. Mr. Bergeron seconded the motion and the motion passed unanimously.



# 220-22 Chartres

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

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

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

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

**DESCRIPTION OF APPLICATION:** 11/09/2021  
**Permit #21-17006-VCGEN** **Lead Staff: Erin Vogt**

Proposal to reverse door swing on front elevation for egress purposes, in conjunction with a change of use from *vacant* to *specialty restaurant*, per application & materials received 06/15/2021 & 10/21/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2021

The applicant proposes to reverse the door swings on the center two bays and has submitted a section detail and a letter from the State Fire Marshal for consideration following deferral on 10/12/2021. Staff has also provided more detailed photos of the existing conditions for review and comparison, and notes that the transom bars in these two bays have been stripped of their original profiles. The section shows the current stripped transom bar and the doors hung on the interior face of the jamb, but the drawings do not show how the transom bars will “function as a stop” as stated by the applicant previously. It also does not address the apron present below the glass lite, and how this would be affected by altering the door swing.

Regarding the equivalency from the SFM and the use of panic hardware, the signed letter states the following:

<b>Deficiency Description</b>	SFM CLARIFICATION: IBC 1010.1.10 Doors in a required means of egress serving any ASSEMBLY area having an occupant load of 50 or more persons shall NOT be equipped with a latch or lock other than panic hardware or fire exit hardware.  [SFM OBSERVATION: The A-2 occupant load is 129. Panic hardware is not proposed at the main entry door E102]
<b>Proposed Equivalency</b>	SFM CLARIFICATION: The historic doors have glass panels which would make the panic bars visible from the street. Due to the historic nature of the building and the determination by the Vieux Carre Commission that view of the panic bars would negatively impact the preservation of the doors, a 'push/pull' type door hardware is proposed. After hours of operation, the doors will be locked by dead bolt and cane bolts at the top and bottom of the inactive leaf. <b>A second means of exit egress (with panic bar) is from Door 102.</b> A third means of egress is from Doors E103.

It appears from this letter that one of these two sets of doors will still require panic hardware. The lock rail height is not noted on the drawings. Staff requests that the applicant provide clarification from the State Fire Marshal.

As several questions still remain, staff recommends **deferral**, and encourages the applicant to consider restoring the historic transom bar profile as part of this scope of work.

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2021

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

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

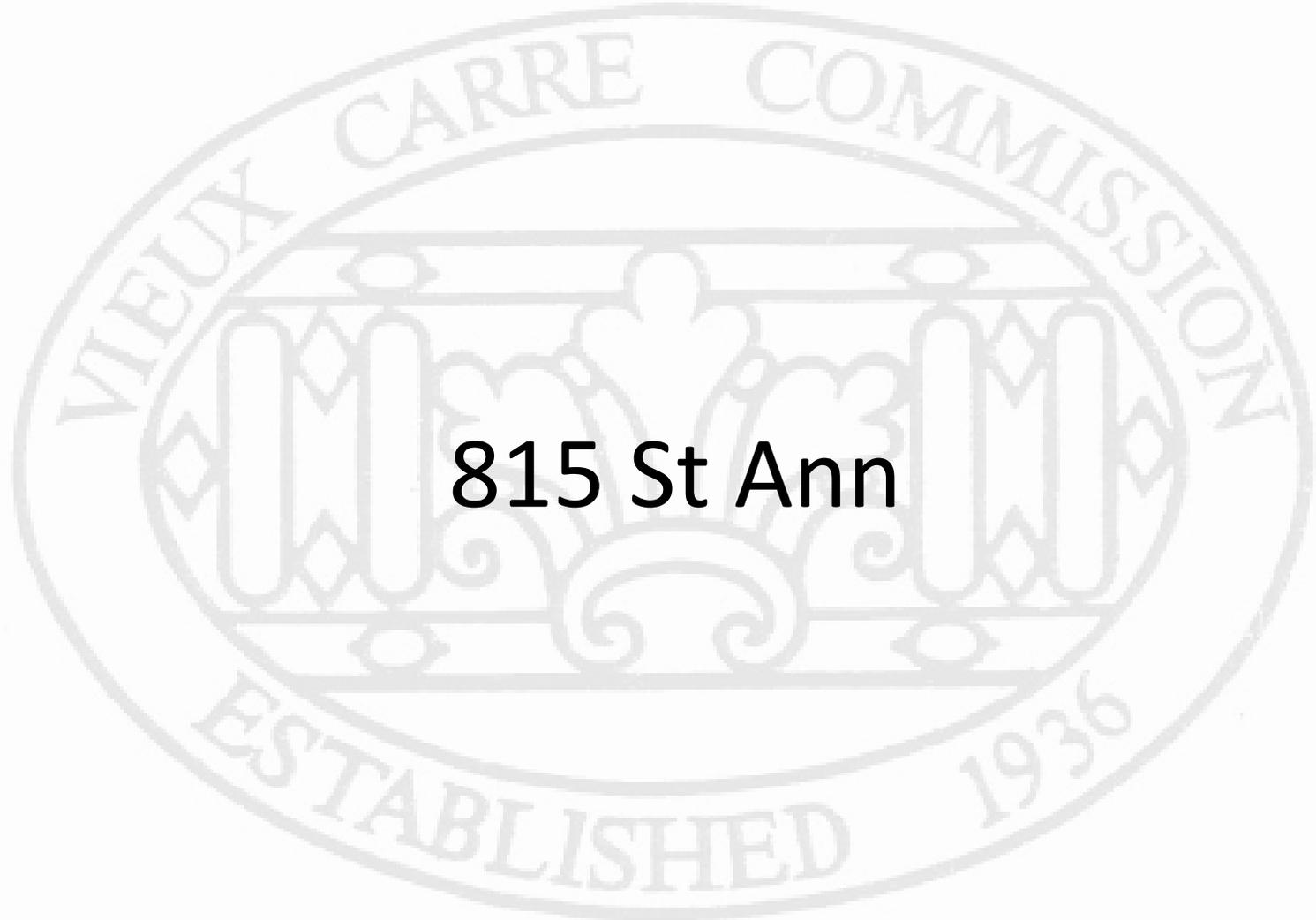
Proposal to reverse door swing on front elevation for egress purposes, in conjunction with a change of use from *vacant* to *specialty restaurant*, per application & materials received 06/15/2021 & 09/27/2021, respectively.

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

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

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

Ms. Vogt read the staff report with Mr. Williams and Mr. Lara present on behalf of the application. Mr. Lara stated that they agreed with the staff report. Mr. Fifield asked if the exterior door on page 102 was the door in question. Mr. Lara stated yes. Mr. Fifield asked if this changed it in the plan or the other doors on that elevation. Mr. Lara stated no. Mr. Fifield stated that graphically it looked as if it would change. Mr. Lara stated that the hinge face would change. Mr. Williams stated that the jamb would be pushed back. Mr. Lara stated no. Mr. Fifield stated that the drawings did not support what they were saying. Ms. DiMaggio agreed and stated that this was her question as well. She went on to say that before this could be approved staff would need that detail. Ms. Vogt stated that this was her mistake and she had copied in an earlier drawing but the most recent was as described in the report. Mr. Fifield asked if there would be panic hardware on the door. Mr. Lara stated yes. Mr. Fifield asked if it would be visible or low on the lock rail. Mr. Lara stated that it would not be visible. Mr. Bergeron stated that for it to not be visible they would have to operate the hardware with their knees. Mr. Fifield asked if they could confirm the hardware location. Mr. Lara stated that he would ask the Fire Marshall. Ms. DiMaggio asked staff if there was a section detail. Ms. Vogt stated no but they would require one. Mr. Lara stated that he did not think egress would be a problem as the transom bar would serve as a doorstop so they would have to reverse, but that he would provide a detail. With nothing left to discuss, the Committee moved on to the next agenda item.



815 St Ann

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

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Ratings:

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

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

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

---

**DESCRIPTION OF APPLICATION:** 11/09/2021  
**Permit # 21-21655-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 11/04/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2021

Staff had the opportunity to visit and inspect the interior of 815 St. Ann following the last Architecture Committee meeting. The interior inspection was very insightful as the problems experienced by the wall are much more evident on the interior side. There is significant cracking along the interior side of the first floor of the front wall as well as possible separation from the front wall and the perpendicular side and interior walls. The floor level immediately behind the front wall has sunk by an estimated 2” and there appears to possibly be a rolling effect of the wall below the windowsill. Similar cracking, spacing, and other damage was also observed at the second-floor level, though not to the extreme seen at the first.

Given the previously submitted engineer’s report as well as staff’s own observations, staff is comfortable moving forward with the proposed deconstruction and reconstruction method suggested by the applicant. Staff still requires significant documentation prior to permit issuance and final approval but overall staff has been convinced that the concept proposed by the applicant appears to be the most viable option for the renovation of this building.

Staff recommends conceptual approval of the deconstruction and reconstruction with the applicant to provide documentation including detailed drawings, a catalog of existing material to be salvaged and reinstalled, and a breakdown of approximate timeline and order of operations.

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2021

**Architecture Committee Meeting of****10/12/2021****DESCRIPTION OF APPLICATION:**  
**Permit # 21-21655-VCGEN**

10/12/2021

**Lead Staff: Nick Albrecht**

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

**STAFF ANALYSIS & RECOMMENDATION:**

10/12/2021

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

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

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

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

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

**ARCHITECTURAL COMMITTEE ACTION:**

10/12/2021

Mr. Albrecht read the staff report with Mr. Williams, the architect, Mr. Saxon, the structural engineer, and Mr. Avery present on behalf of the application. Mr. Williams stated that he had all parties present and that they were looking for conceptual approval before he went through and did all the drawings. Mr. Saxon stated that the wall was very buckled- 5'-6' above grade. He went on to say that all the windows and doors would have to come out. He then stated that they were going to shore the roof, floors and gallery. Mr. Avery stated that he agreed with Mr. Saxon and that they just felt there wasn't enough material left at the end so to rebuild seemed the right way to go. Mr. Fifield asked Mr. Williams if he would supply all the drawings. Mr. Williams stated yes and method and means. For clarification Mr. Fifield asked Mr. Williams if he was looking for an agreement that this concept was ok. Mr. Williams stated yes. Mr. Bergeron asked if the building was in imminent danger of collapse. Mr. Saxon stated that given the right circumstance, yes. Mr. Fifield stated that he was in this building a decade ago and at that time he was concerned. Mr. Block stated that that they needed to figure out if this needed to go to the full Commission. Mr. Fifield stated that that was a procedural issue for staff. Mr. Block agreed. Mr. Williams stated that he was fine going to Commission. With nothing left to discuss the Committee moved on to the next agenda item.

**Public Comment:****Erin Holmes****Executive Director****Vieux Carré Property Owners, Residents and Associates**

We echo the Review Committee's concerns regarding the drastic nature of this request. If dismantling the full facade and reconstructing it in place is the only possible solution, we would hope that the applicants

will submit a component catalogue, or something similar, indicating all historical elements that will be salvaged, repaired, and reused.

**Nikki Szalwinski**

**FQC**

This building has arrived at this unfortunate state due to lack of maintenance over many decades but this request is an extreme and drastic request which lacks prepared drawings to truly evaluate. While we do not deny that this building needs masonry repairs and repointing, a complete facade demolition is a harsh approach which sets a terrible precedent. After all numerous buildings in the district could use this same approach rather than simply preserving what exists. Demolition shouldn't be a substitute for repointing. The current owners purchased units in 2013 and 2015 and are only now claiming this is a necessary intervention. We note that one of the present owners was cited and fined \$3000 by the city short term renting Unit 1. One stop shows this fine remains unpaid.

Lastly granting conceptual approval when the applicant has provided NO drawings has been used by others in the past gain approvals from other city agencies as well as advantages in litigation. Please deny.

**Motion and Discussion:**

Mr. Bergeron made the motion to defer the application in order to have the opportunity to ask the applicant further questions. Ms. DiMaggio seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of**

**08/24/2021**

**DESCRIPTION OF APPLICATION:**

08/24/2021

**Permit # 21-21655-VCGEN**

**Lead Staff: Nick Albrecht**

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

**STAFF ANALYSIS & RECOMMENDATION:**

08/24/2021

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

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

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

Staff seeks the advice of the Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

08/24/2021

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

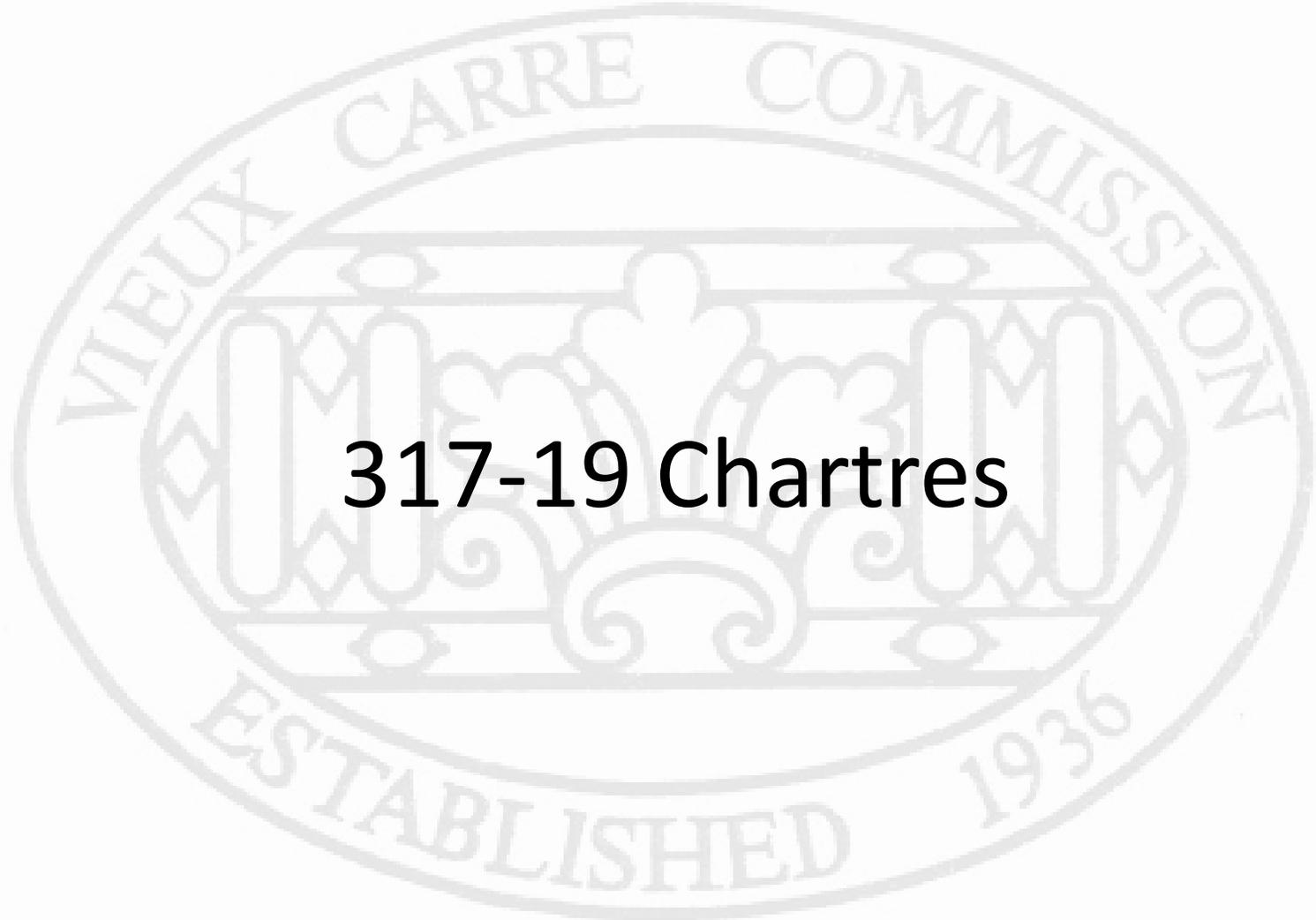
**Public Comment:**

**Nikki Szalwinski, FQ Citizens**

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

**Discussion and Motion:** Ms. DiMaggio moved to defer the application noting that much more information was needed before something this extreme could be approved. Ms. DiMaggio noted that structural engineer reports or letters need to be submitted and that the engineers should be present for

future meetings. Finally, staff will perform an inspection in the interim. Mr. Bergeron seconded the motion, which passed unanimously.



**317-19 Chartres**

ADDRESS:	317-19 Chartres	APPLICANT:	Steven J Finegan Architects
OWNER:	SA Mintz, LLC	SQUARE:	37
ZONING:	VCC-2	LOT SIZE:	2,517 sq. ft.
USE:	Commercial	OPEN SPACE:	
DENSITY:		REQUIRED:	755.1 sq. ft.
ALLOWED:	4 units	EXISTING:	None
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	Unknown		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

C. 1840 3-story brick commercial building with its lintels and double-hung windows intact on the upper floors.

ADDRESS:	316-18 Exchange Place	APPLICANT:	Steven J Finegan Architects
OWNER:	Albert Mintz	SQUARE:	37
ZONING:	VCC-2	LOT SIZE:	1380.3 sq. ft.
USE:	Unknown	OPEN SPACE:	
DENSITY:		REQUIRED:	414.1 sq. ft.
ALLOWED:	2 units	EXISTING:	None
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	Unknown		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

Rear infill: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1890 1-story masonry warehouse with denticulated cornice and parapet. The site never had one of the Exchange Alley arcaded buildings but in 1876 was still the site of an open yard.

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

**DESCRIPTION OF APPLICATION:** 11/09/2021  
**Permit #21-24905-VCGEN** **Lead Staff: Erin Vogt**

Proposal to modify first floor millwork and remove courtyard enclosure roof, per application & materials received 08/24/2021 & 10/18/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2021

The applicant has started their application to resubdivide the properties and it is currently under review by the City Planning Commission. Additional development of the drawings has primarily been focused on 319 Chartres, as follows:

First floor Chartres-side doors: Four options are still proposed, two of which retain the existing two lite transoms. Staff finds them to be high waisted at the lock rail and difficult to understand how they will operate without plans for each option. Staff also notes that the details do not show the relationship between the doors and transoms. Options 2&3 retain the existing transoms, while Options 1&4 propose new three-lite transoms. Staff notes that trim thickness should be increased over what is shown in the jamb detail. Given the alterations to the first-floor millwork, and the common use of single lite double doors at buildings with similar alterations in the 200 and 300 blocks of Chartres, Bourbon and Royal, staff requests that the applicant propose an option that would be similar to these commonly found first floor elevations for consideration by the Committee. Staff requests that the Committee help narrow down the options for the millwork and make recommendations to further this development.

Rear elevation of 319:

Following the proposed demolition of the second-floor roof, nine-over-nine double-hung windows matching those on the front elevation will be installed in the first and fourth bays. The second and third bays will hold doors and transoms to access the small roof deck. Staff finds the doors need further development. Six-over-six windows will be installed in existing openings on the third floor.

Staff recommends **deferral**, with the applicant to more develop the drawings further so the VCC can provide additional feedback and recommendations.

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2021



**New Business**



**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**

**11/09/2021**

**DESCRIPTION OF APPLICATION:**  
**Permit #21-29855-VCPNT**

11/09/2021

**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

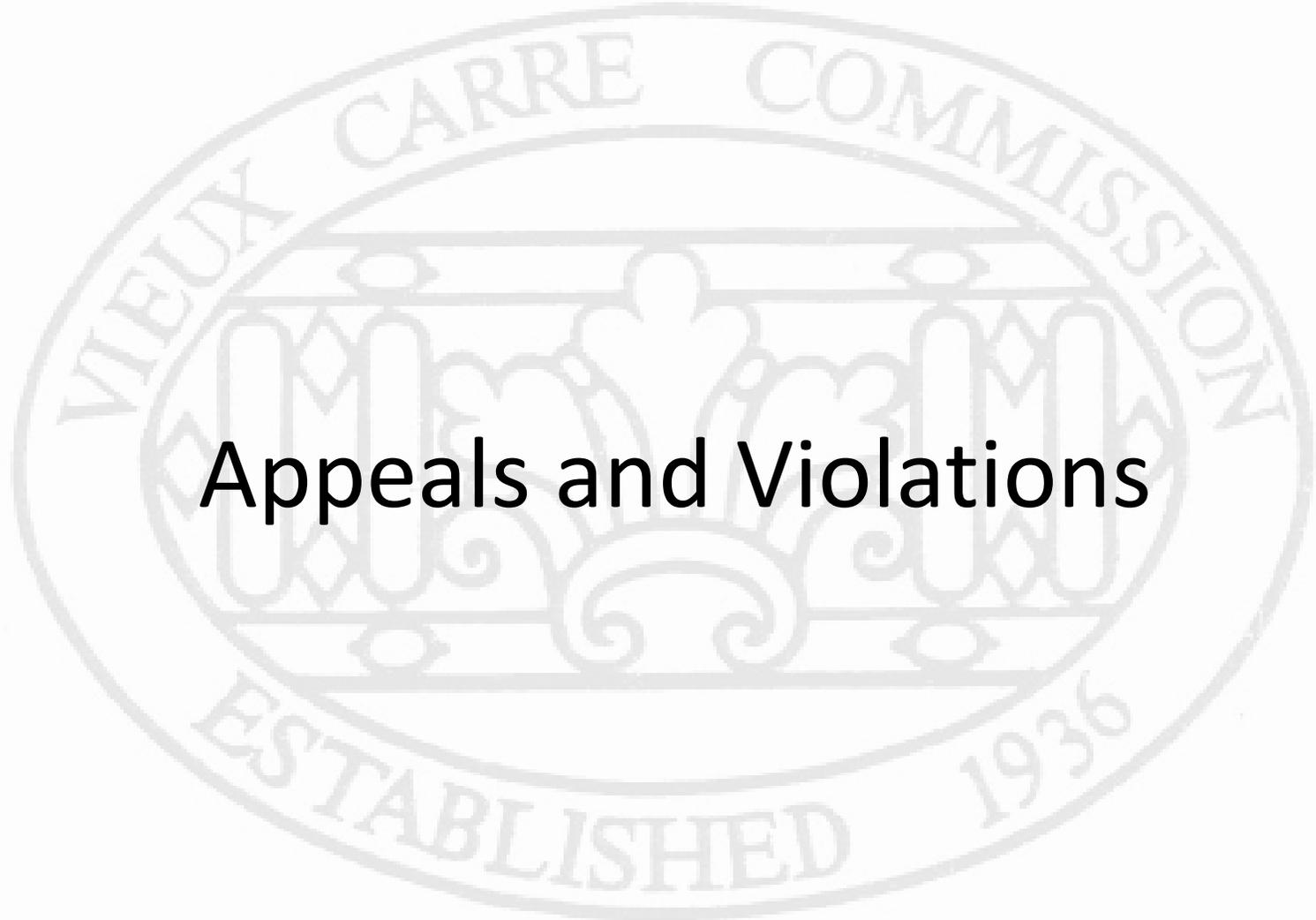
The applicant is proposing to install LED “bistro” string lights by Embrighten in the side alley and courtyard. The lights are spaced 2’-0” on center, have 1 watt per bulb, are listed as 120 volts, and have 2200K color temperature, which is described as a “warm white.” 6” stainless steel shades are also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

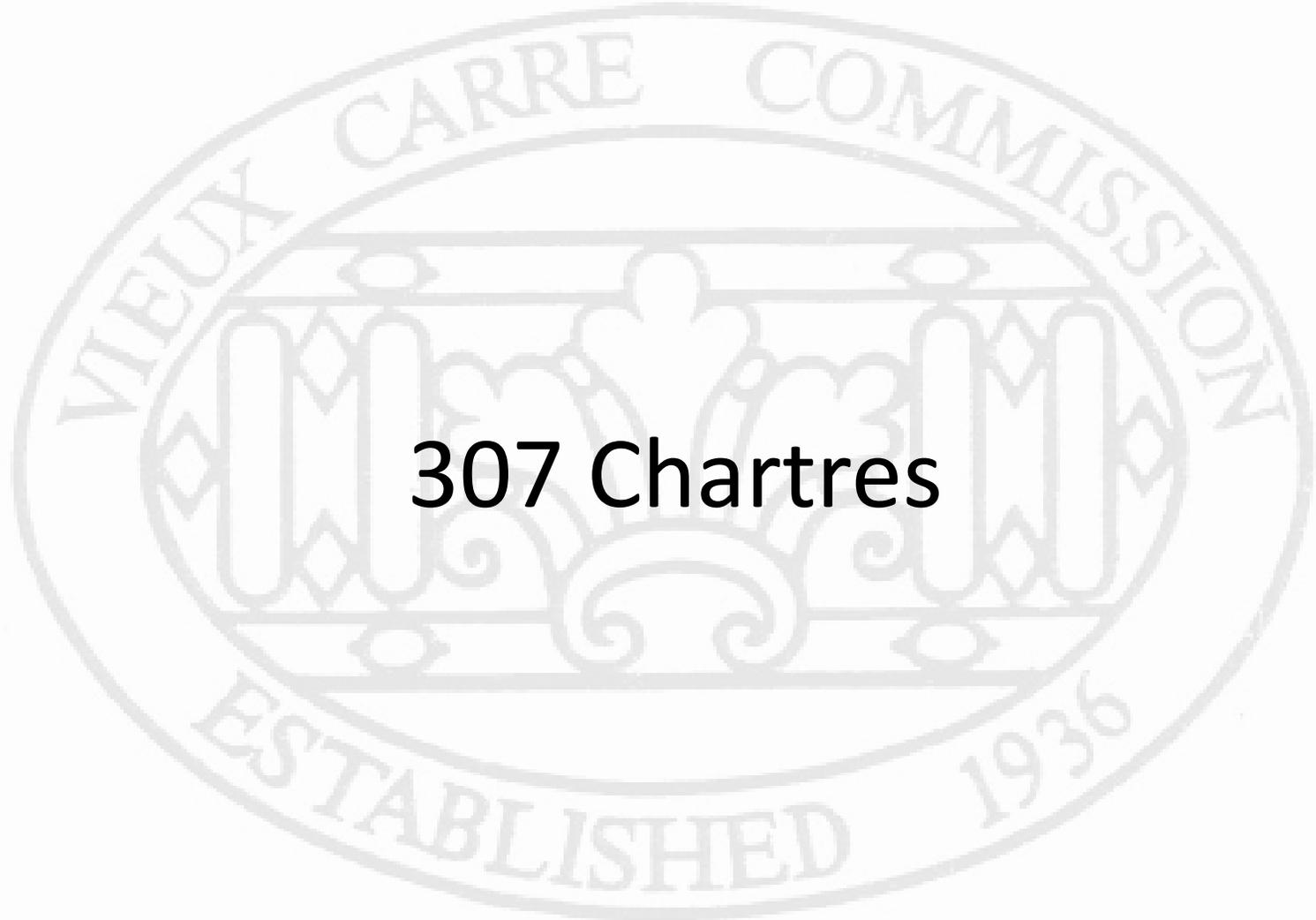
Staff notes that string lights may be an approvable solution if thoughtfully considered for this particular property. The permitted installation of catenary lighting at 1215 Decatur was considered successful for that exterior space, but those fixtures met the lamping requirements of the Design Guidelines 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



# Appeals and Violations



**307 Chartres**

ADDRESS:	307 Chartres Street	APPLICANT:	Gates Erika
OWNER:	Chartres Management Group LLC		
ZONING:	VCC-2	SQUARE:	37
USE:	Commercial	LOT SIZE:	1728 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	2 units	REQUIRED:	518.4 sq. ft.
EXISTING:	Unknown	EXISTING:	Unknown
PROPOSED:	No change	PROPOSED:	No change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This two-story brick building may be a late 19th-century or early 20th-century remodeling of a c. 1830 building. Its brick veneer façade above typical posts and lintels on the ground floor uses well-detailed decorative elements that eclectically reflect the influence of the Art Nouveau movement and of the Sullivanesque styles. The balcony and French doors were added in a 1984 renovation.

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

**DESCRIPTION OF APPLICATION:** 11/09/2021  
**Permit #21-27235-VCGEN** **Lead Staff: Erin Vogt**

Appeal to retain roofing, HVAC equipment, and rooftop platform installed without benefit of VCC review and approval, per application & materials received 10/06/2021. [**Notice of Violation sent 03/08/2019**]

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2021

*See Staff Analysis & Recommendation dated 10/26/2021.*

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2021

**Architecture Committee Meeting of** **10/26/2021**

**DESCRIPTION OF APPLICATION:** 10/26/2021  
**Permit #21-27235-VCGEN** **Lead Staff: Erin Vogt**

Appeal to retain roofing, HVAC equipment, and rooftop platform installed without benefit of VCC review and approval, per application & materials received 10/06/2021. [**Notice of Violation sent 03/08/2019**]

**STAFF ANALYSIS & RECOMMENDATION:** 10/26/2021

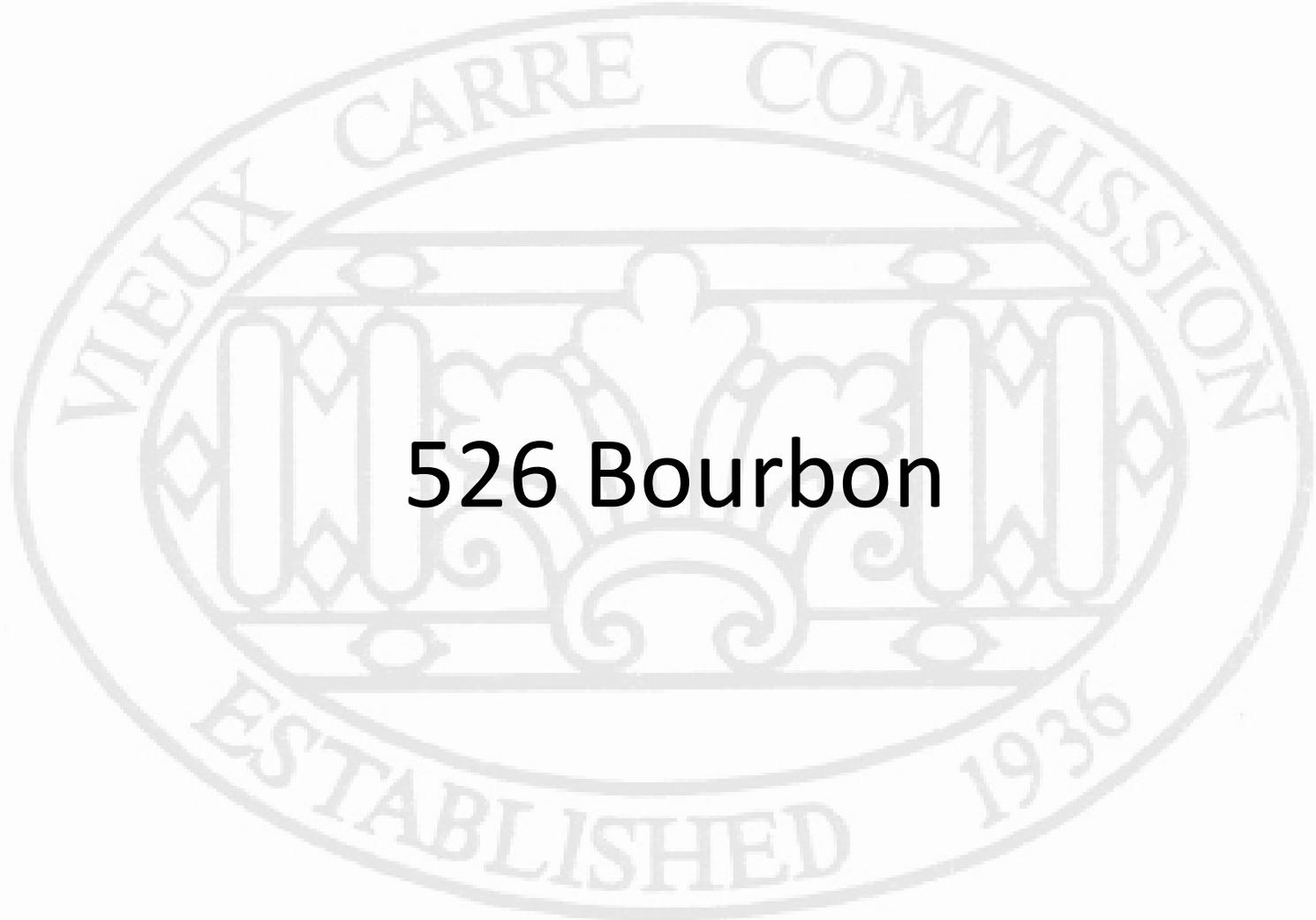
The applicant has submitted a proposal to address several demolition by neglect and work without permit violations at the staff level, and is appealing to retain a standing seam metal roof, mechanical equipment, and a rooftop platform installed without benefit of VCC review and approval.

Standing seam metal roofs are rarely found approvable for service ell roofs of this pitch, and staff notes that this one appears to be in poor condition in several locations, particularly the parapet cap flashing. Staff has no objection to allowing temporary retention of the roof, to be replaced within 12 months with a natural slate or cementitious slate system.

The platform and HVAC condensers are discreetly located and may be retained, particularly given that any changes to the platform would likely trigger code requirements resulting in a much larger supporting structure. Sound data from the field was provided by the applicant for the exhaust fan at the rear of the property, averaging 78.8 dBA and reaching a peak of 96.4. Staff is unsure if there are any means for reducing the noise from this equipment, but notes it is in an isolated location on the site.

**ARCHITECTURAL COMMITTEE ACTION:** 10/26/2021

*The item was deferred due to an absence of representation on behalf of the application.*



**526 Bourbon**

ADDRESS:	526 Bourbon Street		APPLICANT:	Erika Gates
OWNER:	526-526 1/2 Bourbon Street			
	LLC, owner			
ZONING:	VCE	SQUARE:	62	
USE:	Commercial	LOT SIZE:	2,618.9 sq. ft.	
DENSITY:		OPEN SPACE:		
ALLOWED:	4 units	REQUIRED:	785.7 sq. ft.	
EXISTING:	Unknown	EXISTING:	Unknown	
PROPOSED:	Unknown	PROPOSED:	No change	

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & service building: **Green**, of local architectural and/or historic significance.  
Shed: **Brown**, detrimental, or of no architectural and/or historic significance

Originally c. 1828-39 1½-story Creole cottage which was constructed for Christoval de Armas, this building had its half-story made into a full story after 1894. The late addition has a front overhang and a cast iron balcony.

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

**DESCRIPTION OF APPLICATION:** 11/09/2021  
**Permit #21-28615-VCGEN** **Lead Staff: Erin Vogt**

Proposal to replace keypad on gate with new Bluetooth hardware, per application & materials received 10/13/2021. **[Notice of Violation sent 10/15/2019]**

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2021

On 10/14/2019, staff inspected the property and issued a notice of violation for multiple demolition by neglect and work without permit issues, including a keypad that was installed on the Toulouse-side passageway door without benefit of VCC review and approval. The applicant proposes to remove the metal plate and keypad and install a new, unspecified knob and “Neo cylinder” Bluetooth compatible deadbolt made by Salto Systems, which will allow them easier use for short term renters. Measurements are not provided for the portion of the cylinder that protrudes on the exterior of the door, but it appears to stick out least 1-2 inches. Finishes are limited to stainless, chrome, black, brushed brass, or brass, which are generally not considered historically appropriate.

The Committee has encouraged the exploration of more advanced technology that avoids a large, visually obtrusive keypad. However, staff notes that more discreet Bluetooth deadbolts have been approved, which have a traditional, flat profile, and are available in finishes such as rubbed bronze.

Staff notes that other violations remain on the property, which has been going through the administrative adjudication process, that have not yet been addressed. Extensive repointing is needed, as well as abatement for graffiti, paint, wiring, missing shutters, and general demolition by neglect. While not within the VCC’s jurisdiction, staff also notes that the property does not have a short-term rental license. Additionally, a note from 08/29/2019 is present in the City’s permitting system which states “no further STR licenses to be issued at this property until there is a change in ownership. By order of the hearing officer in 17-13617-RENT on 08/28/2019.”

Based on the reveal and available finishes, staff recommends **denial** of the proposed hardware.

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2021