

# Vieux Carré Commission Architecture Committee Meeting

Tuesday, December 21, 2021



**Old Business**



619 Royal

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

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

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

**Architecture Committee Meeting of** **12/21/2021**

**DESCRIPTION OF APPLICATION:** 12/21/2021  
**Permit #20-30797-VCGEN** **Lead Staff: Erin Vogt**

Proposal to reconstruct rear building with masonry construction, per application & materials received 06/09/2020 & 12/15/2021, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 12/21/2021

The applicant submitted the following cover letter along with revised drawings for a wood frame wall with masonry veneer:

As part of our submission for the December 21, 2021 ARC meeting we feel that, based on the Committee’s previous comments and concerns on the hybrid masonry wall system, that a masonry veneer with wood stud walls proposed at the November 9, 2021 meeting is an appropriate approach to rebuild the existing wall. We feel that this direction still maintains an exterior façade that is consistent with the original wall’s appearance and contributes to the servants’ quarters overall historic character. We hope that the ARC will consider the new masonry wall based on these factors:

**Condition of the existing rear wall**

The existing wall was deteriorated due to vegetation, water intrusion and extensive settlement due to poor foundations. This settlement can still be seen along the length of the property which was an indication of the lack of proper footings and compromised soils along the 619 and 623 Royal properties. In addition, three out of the four openings were missing doors/windows and showed a great deal of deterioration of the existing frames. The frames were constructed similar to the adjacent servants’ quarters which are load bearing wood frames versus masonry or steel lintels.

**Veneer Masonry Wall Approach**

Due to the settlement concerns it was determined that a new modern concrete footing should be incorporated as the wall was rebuilt. Based on consultation with our Structural Engineer a brick veneer with a stud wall backing is a suitable long lasting wall assembly that can be used in place of a load bearing masonry wall. Utilizing contemporary construction techniques is generally an acceptable approach in renovation projects as long as they are not visible. The team determined the advantages of using the veneer wall included the following:

- Lessening the load on the existing compromised soils
- Incorporating existing salvaged bricks for the outer masonry veneer to tooth into the adjacent masonry wall while providing adjustable brick ties anchored to the plywood/stud walls would allow the walls to move independently given that the new wall is on a contemporary footing and the old masonry walls are on corbelled brick footings.

- Incorporating a 2 x 6 stud wall behind the veneer would provide a 11 ¼" wall assembly (existing masonry walls measured 9"-10" thick) that will provide more depth and shadow line for the new openings.

In conclusion we feel that from the exterior the wall and openings will maintain a consistent look and feel of the existing wall and will not affect the defining historic character of the servants' quarter or the property as a whole. I hope that you consider these points as you review our submission for this rear masonry wall.

If you have any questions or need anything further from us, please call us at (504) 523-2772.

Sincerely,



Gabriel Virdure, AIA  
Associate

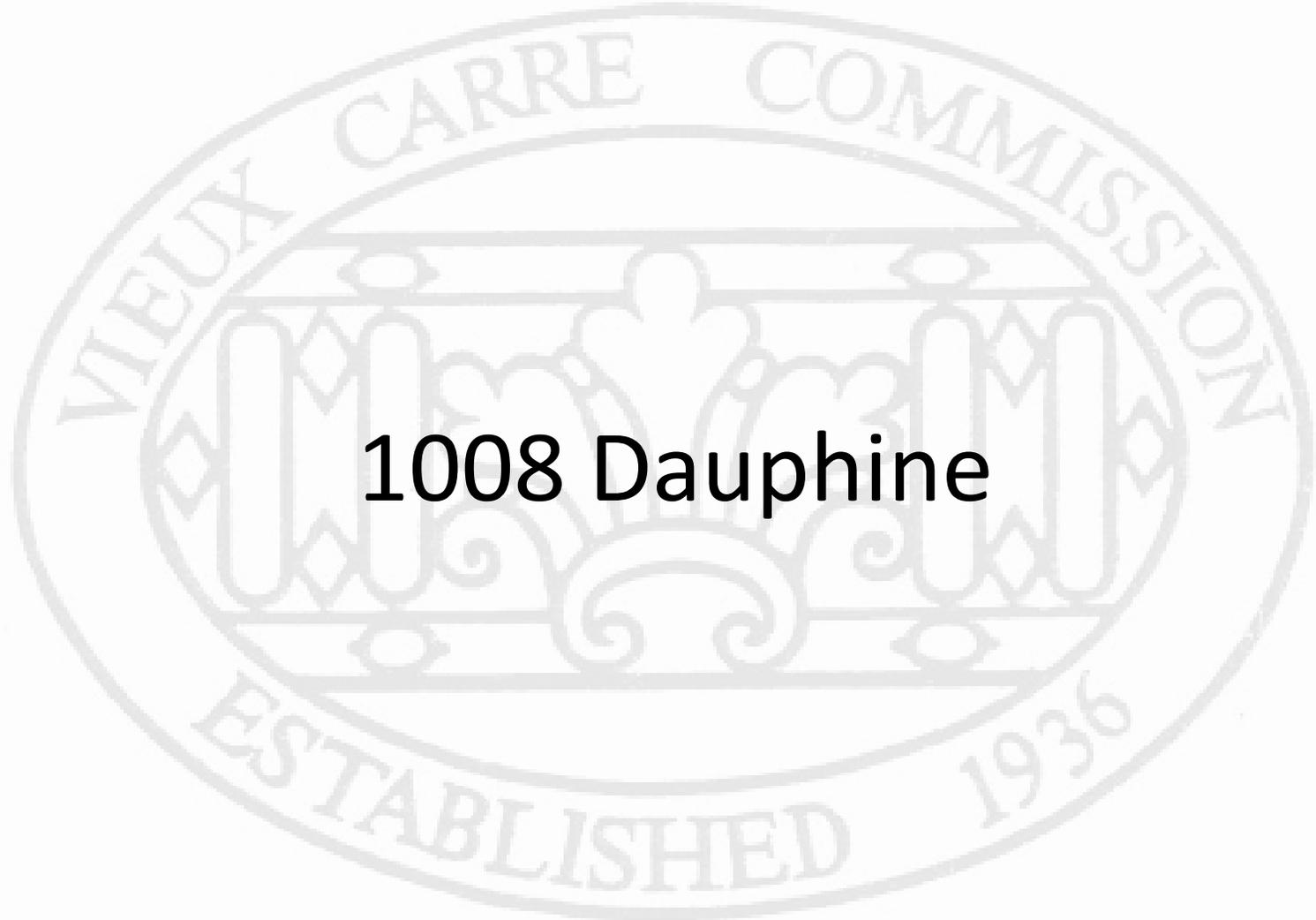
Staff seeks the guidance of the Committee regarding the approvability of the proposed wall assembly.

The applicant has also submitted elevations as requested by the Committee. While the portion of the masonry wall between the first-floor openings is markedly narrower than the previously existing conditions, it does appear consistent with the elevations reviewed and approved by the Committee and stamped by staff.

Staff notes that the elimination of the balcony at the rear building will create a conflict between the service ell rail and the shutter at opening B19. Staff requests a revised elevation of the service ell showing how the balcony rail and columns will terminate as they meet the back building, as this detail will need to be studied.

**ARCHITECTURAL COMMITTEE ACTION:**

12/21/2021



**1008 Dauphine**

ADDRESS:	1008-1010 Dauphine	APPLICANT:	Maple Ridge Architects
OWNER:	Angela C Johnson	SQUARE:	77
ZONING:	VCR-1	LOT SIZE:	2040 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	612 sq. ft.
ALLOWED:	2 units	EXISTING:	Unknown
EXISTING:	6 units	PROPOSED:	Unknown
PROPOSED:	6 units		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & kitchen: **Green**, of local architectural and/or historic significance.  
Connecting structure and rear addition: **Brown**, detrimental, or of no architectural and/or historic significance

Nice 2½-story masonry c. 1833 double townhouse, which has frieze windows across the front façade and four bays (2 doors and 2 short windows) on each floor. The upper French doors open onto a small balcony.

**Architecture Committee Meeting of** **12/21/2021**

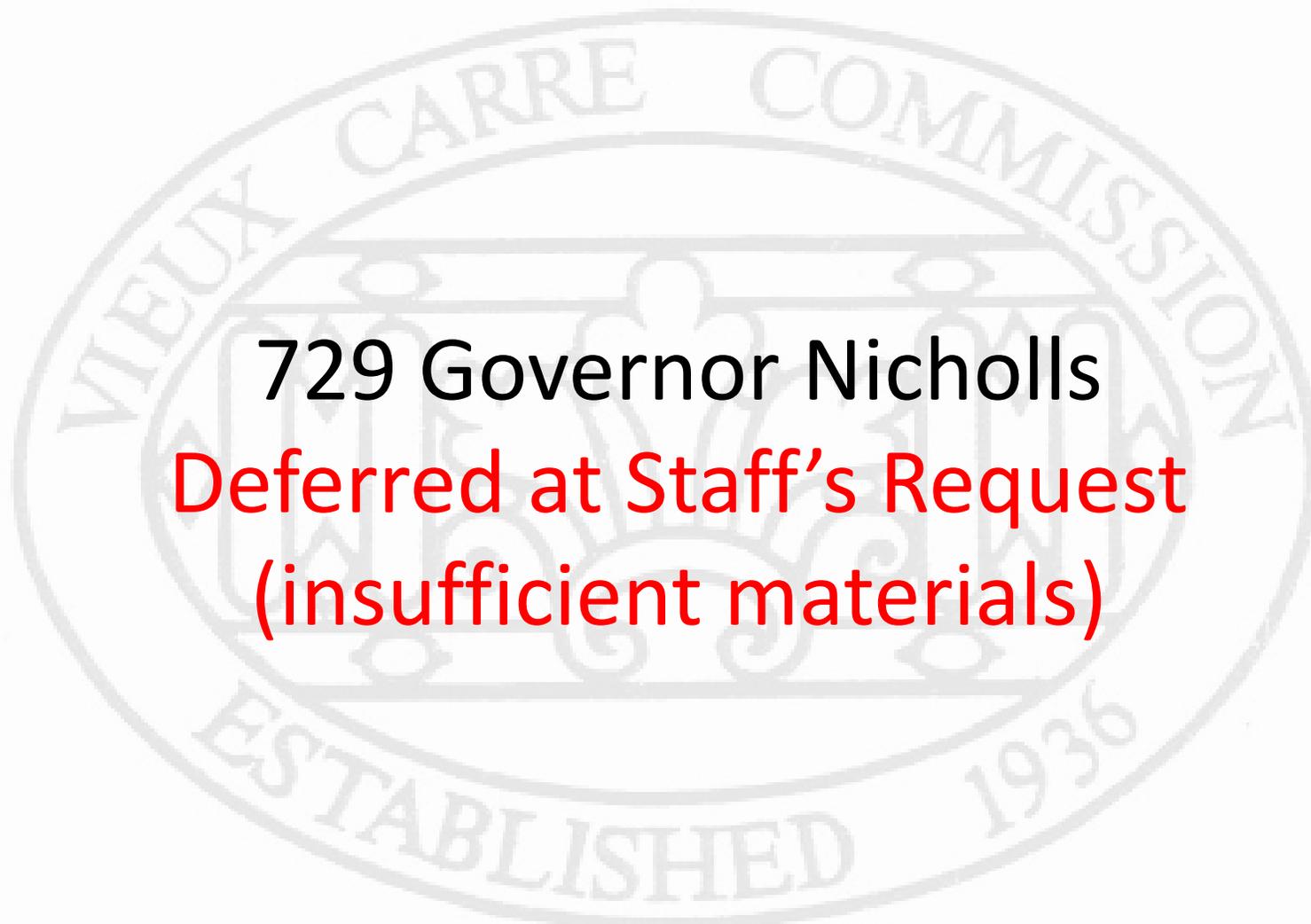
**DESCRIPTION OF APPLICATION:** 12/21/2021  
**Permit #20-48257-VCGEN** **Lead Staff: Erin Vogt**

Proposal to revise approved plans for rear stair to meet State Fire Marshal requirements, per application & materials received 12/08/2020 & 12/03/2021, respectively.

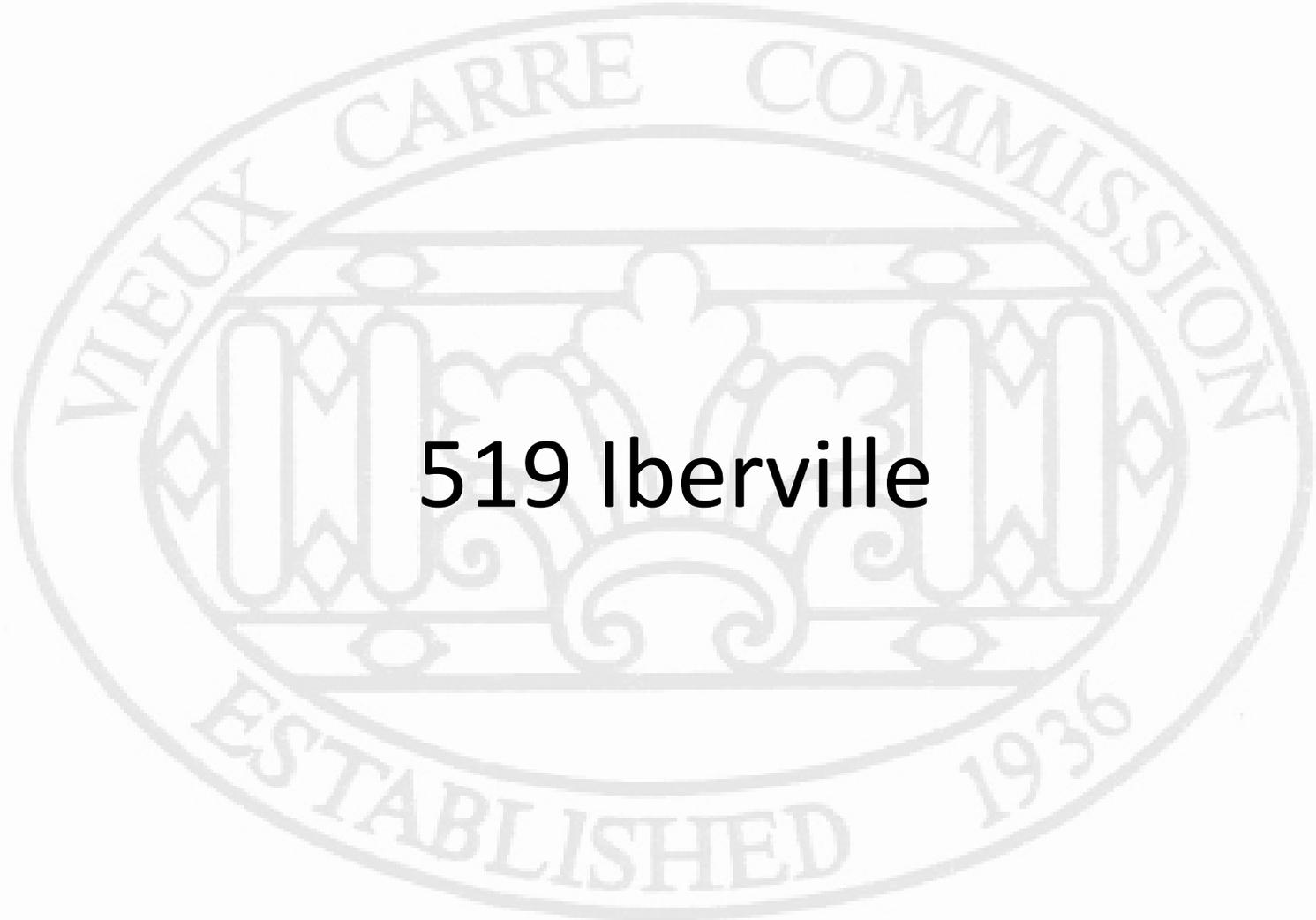
**STAFF ANALYSIS & RECOMMENDATION:** 12/21/2021

Following Committee review and approval, staff issued a permit to renovate the property on 07/22/2021. Prior to permit issuance, there was much discussion regarding the replacement rear stair and whether various aspects should be wood or metal. The approved design used wood structure, treads and decking, with a simple metal rail. The applicant has returned with revisions to the rail design, stating that the State Fire Marshal is requiring that the rail be 42” high due to the number of residential units, and has recommended several revisions, including use of pipe rails and an additional handrail. While staff understands the need to add a handrail if the overall height is increasing to 42”, staff does not find the use of pipe rails to be approvable. Prior to asking the applicant to revise, staff is requesting that the Committee review the submitted drawing and advise staff on whether the replacement design should remain metal or use a more traditional wood detail that may better fit the property’s residential typology.

**ARCHITECTURAL COMMITTEE ACTION:** 12/21/2021

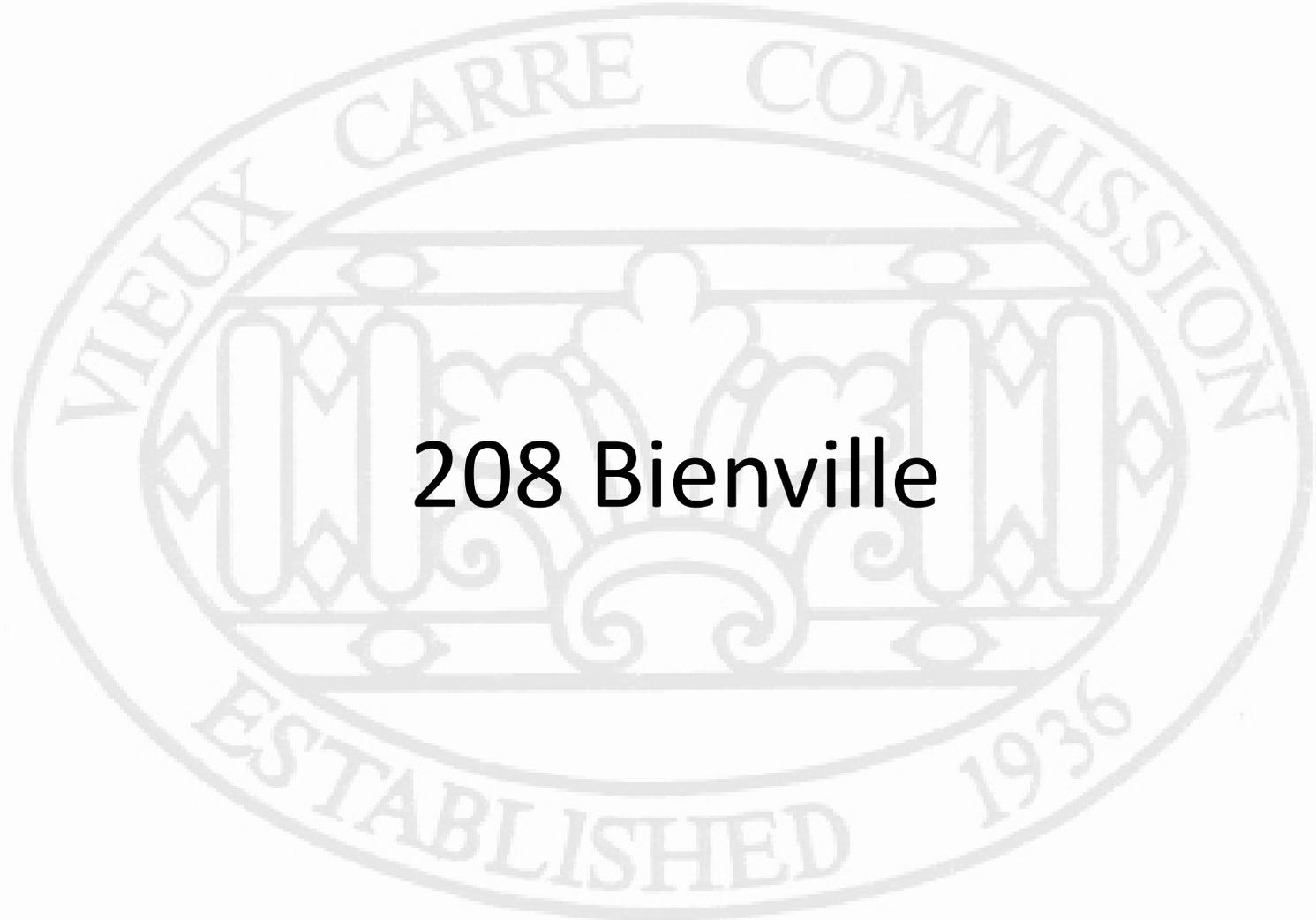
The seal of the Vieux Carre Commission is a large, faint watermark in the background. It is an oval shape with the text "VIEUX CARRE COMMISSION" at the top and "ESTABLISHED 1936" at the bottom. In the center is a heraldic crest featuring a shield with a crown on top, flanked by two figures holding a banner.

**729 Governor Nicholls  
Deferred at Staff's Request  
(insufficient materials)**



519 Iberville





**208 Bienville**

ADDRESS:	208-212 Bienville St	APPLICANT:	David Maise
OWNER:	Badine Land Ltd.	SQUARE:	3A
ZONING:	VCS-1	LOT SIZE:	2,573 sq. ft.
USE:	Residential/Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	772 sq. ft.
ALLOWED:	4 Units	EXISTING:	1,351 sq. ft. (provided by servitude)
EXISTING:	4 Units	PROPOSED:	1,111 sq. ft.
PROPOSED:	No Change		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Around the turn of the 20th century, the American Sugar Refinery Company, which was the South's largest sugar refinery, constructed this multi-story commercial style structure. Its construction represented an avant-garde use of the most advanced building techniques for the time, including reinforced masonry vaulting between steel beams.

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

**Architecture Committee Meeting of 12/21/2021**

**DESCRIPTION OF APPLICATION:** 12/21/2021  
**Permit # 21-21645-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

**STAFF ANALYSIS & RECOMMENDATION:** 12/21/2021

This application was last on an Architecture Committee agenda for the 08/24/2021 meeting. As there was no one present on behalf of the application to answer questions, the Committee moved to defer the application until a representative could be present. That applicant is appealing that deferral. This proposal was on one previous Architecture Committee agenda but the applicant requested a deferral prior to that meeting. As such, the Committee has never discussed this proposal.

Staff reviewed the full property report for this building and noted several notable prior proposals and reviews:

- 2011:** Various proposals were made to renovate the building and add balconies or galleries. Staff at that time recommended against the addition of balconies or galleries and other work that would alter the building away from its utilitarian form.
- 2013:** After no action was taken after the various 2011 proposals and meetings, a new proposal is made to renovate the building. This new proposal has removed all proposed galleries and balconies noting that this was done “at the recommendation of the SHPO.” Staff noted that, “the elimination of the galleries is a very positive step towards maintaining the warehouse nature of this building.” The proposed renovation was approved after reviews by the Architecture Committee and Commission.
- 2014:** A permit for the renovation (without any balconies or galleries) was issued.
- December 2016-January 2017:** A proposal was made to create a walled-in courtyard space on the N. Peters elevation of the building. After being reviewed at two Architecture Committee meetings, the proposal gained approval and a permit was issued for the new courtyard in February 2017. The courtyard space was constructed in 2017.

The applicant now proposes to construct galleries at the second, third, and fourth floor, similar to the proposal made in 2011. Staff continues to note that the addition of galleries or balconies would be a severe departure from the industrial nature of this building. Additionally, the Guidelines state that, “*in select cases, the VCC might approve the installation of a new balcony, gallery, porch, or overhang provided that:*

- *There is documentary evidence supporting a balcony, gallery, porch, or overhang previously existed*
- *The installation is appropriate for the building type*
- *The installation does not destroy or conceal an important architectural feature or detail*
- *The proposed design is compatible in size, scale, and design to the building and surrounding streetscape.” (VCC DG: 08-9)*

Staff does not find that the proposal meets any of these criteria. Staff suggests that if additional finished outdoor space is desired that the applicant could propose additional ground level courtyard space, similar to the one recently constructed.

Director Bryan Block had a preliminary conversation with the applicant regarding this proposal. The

applicant made the case that the guidelines do not address construction of galleries upon previously industrial buildings and that several other industrial buildings in the vicinity (Jax Brewery complex, etc.) had received approval for balconies and galleries. Mr. Block explained that although the guidelines may not specifically address the addition of galleries on industrial buildings, the spirit of what is explicitly expressed about their addition (prohibitions against installing them where they historically did not exist, etc.) deems them to be inappropriate in this location, at least as currently proposed. He further explained that previous approvals on other buildings does not necessarily imply that this proposal should also be approved. The staff, committee and commission often learn from previous actions that some things approved prove to be less successful than originally thought. Preservation best practices should not be considered a static comprehension.

Staff recommends denial of the proposed addition of a gallery to this building.

**ARCHITECTURAL COMMITTEE ACTION:** 12/21/2021

**Vieux Carré Commission Meeting of** 12/15/2021

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**DESCRIPTION OF APPLICATION:** 12/15/2021  
**Permit # 21-21645-VCGEN** **Lead Staff: Nick Albrecht**

Appeal of Architecture Committee deferral of proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

**STAFF ANALYSIS & RECOMMENDATION:** 12/15/2021

This application was last on an Architecture Committee agenda for the 08/24/2021 meeting. As there was no one present on behalf of the application to answer questions, the Committee moved to defer the application until a representative could be present. That applicant is appealing that deferral. This proposal was on one previous Architecture Committee agenda but the applicant requested a deferral prior to that meeting. As such, the Committee has never discussed this proposal.

Staff reviewed the full property report for this building and noted several notable prior proposals and reviews:

**2011:** Various proposals were made to renovate the building and add balconies or galleries. Staff at that time recommended against the addition of balconies or galleries and other work that would alter the building away from its utilitarian form.

**2013:** After no action was taken after the various 2011 proposals and meetings, a new proposal is made to renovate the building. This new proposal has removed all proposed galleries and balconies noting that this was done “at the recommendation of the SHPO.” Staff noted that, “the elimination of the galleries is a very positive step towards maintaining the warehouse nature of this building.” The proposed renovation was approved after reviews by the Architecture Committee and Commission.

**2014:** A permit for the renovation (without any balconies or galleries) was issued.

**December 2016-January 2017:** A proposal was made to create a walled-in courtyard space on the N. Peters elevation of the building. After being reviewed at two Architecture Committee meetings, the proposal gained approval and a permit was issued for the new courtyard in February 2017. The courtyard space was constructed in 2017.

The applicant now proposes to construct galleries at the second, third, and fourth floor, similar to the proposal made in 2011. Staff continues to note that the addition of galleries or balconies would be a severe departure from the industrial nature of this building. Additionally, the Guidelines state that, “*in select cases, the VCC might approve the installation of a new balcony, gallery, porch, or overhang provided that:*

- *There is documentary evidence supporting a balcony, gallery, porch, or overhang previously existed*
- *The installation is appropriate for the building type*
- *The installation does not destroy or conceal an important architectural feature or detail*
- *The proposed design is compatible in size, scale, and design to the building and surrounding streetscape.” (VCC DG: 08-9)*

Staff does not find that the proposal meets any of these criteria. Staff suggests that if additional finished outdoor space is desired that the applicant could propose additional ground level courtyard space, similar

to the one recently constructed.

Staff recommends denial of the proposed addition of a gallery to this building.

**VIEUX CARRÉ COMMISSION ACTION:**

12/15/2021

Mr. Albrecht read the staff report with Mr. Sherman present on behalf of the application. Mr. Sherman gave a brief presentation on the "Sugar District," highlighting the adaptive reuse of some of the buildings still there. He went on to say that ALL buildings in the district that were currently in use had balconies or galleries added at some point. Mr. Fifield stated that the proposal needed to go before the Architecture Committee. He went on to say that the Committee had never had the chance to review this and due to that fact he was not adequately prepared to comment on the proposal's architectural merit. With nothing left to discuss, the Commission moved on to the next agenda item.

**Public Comment:**

**Discussion and Motion:**

Mr. Reeves made the motion to defer the matter and send it back to the Architecture Committee for proper review. Mr. Fifield seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of**

**08/24/2021**

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**DESCRIPTION OF APPLICATION:**

08/24/2021

**Permit # 21-21645-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

**STAFF ANALYSIS & RECOMMENDATION:**

08/24/2021

*See Staff Analysis & Recommendation of 08/10/2021.*

**ARCHITECTURAL COMMITTEE ACTION:**

08/24/2021

Mr. Albrecht read the staff report. There was no one present on behalf of the application. The Committee agreed to defer the matter until the next meeting.

**Public Comment:**

There was no public comment.

**Discussion and Motion:** Ms. DiMaggio moved to defer the application to allow an applicant to be present. Mr. Bergeron seconded the motion, which passed unanimously.

**Architecture Committee Meeting of**

**08/10/2021**

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**DESCRIPTION OF APPLICATION:**

08/10/2021

**Permit # 21-21645-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

**STAFF ANALYSIS & RECOMMENDATION:**

08/10/2021

Staff reviewed the full property report for this building and noted several notable prior proposals and reviews:

**2011:** Various proposals were made to renovate the building and add balconies or galleries. Staff at that time recommended against the addition of balconies or galleries and other work that would alter the building away from its utilitarian form.

**2013:** After no action was taken after the various 2011 proposals and meetings, a new proposal is made to renovate the building. This new proposal has removed all proposed galleries and balconies noting that this was done "at the recommendation of the SHPO." Staff noted that, "the elimination of the galleries is a very positive step towards maintaining the warehouse nature of this building." The proposed renovation was approved after reviews by the Architecture Committee and Commission.

**2014:** A permit for the renovation (without any balconies or galleries) was issued.

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space was constructed in 2017.

The applicant now proposes to construct galleries at the second, third, and fourth floor, similar to the proposal made in 2011. Staff continues to note that the addition of galleries or balconies would be a severe departure from the industrial nature of this building. Additionally, the Guidelines state that, “*in select cases, the VCC might approve the installation of a new balcony, gallery, porch, or overhang provided that:*

- *There is documentary evidence supporting a balcony, gallery, porch, or overhang previously existed*
- *The installation is appropriate for the building type*
- *The installation does not destroy or conceal an important architectural feature or detail*
- *The proposed design is compatible in size, scale, and design to the building and surrounding streetscape.” (VCC DG: 08-9)*

Staff does not find that the proposal meets any of these criteria. Staff suggests that if additional finished outdoor space is desired that the applicant could propose additional ground level courtyard space similar to the one recently constructed. Staff recommends denial of the proposed addition of a gallery to this building.

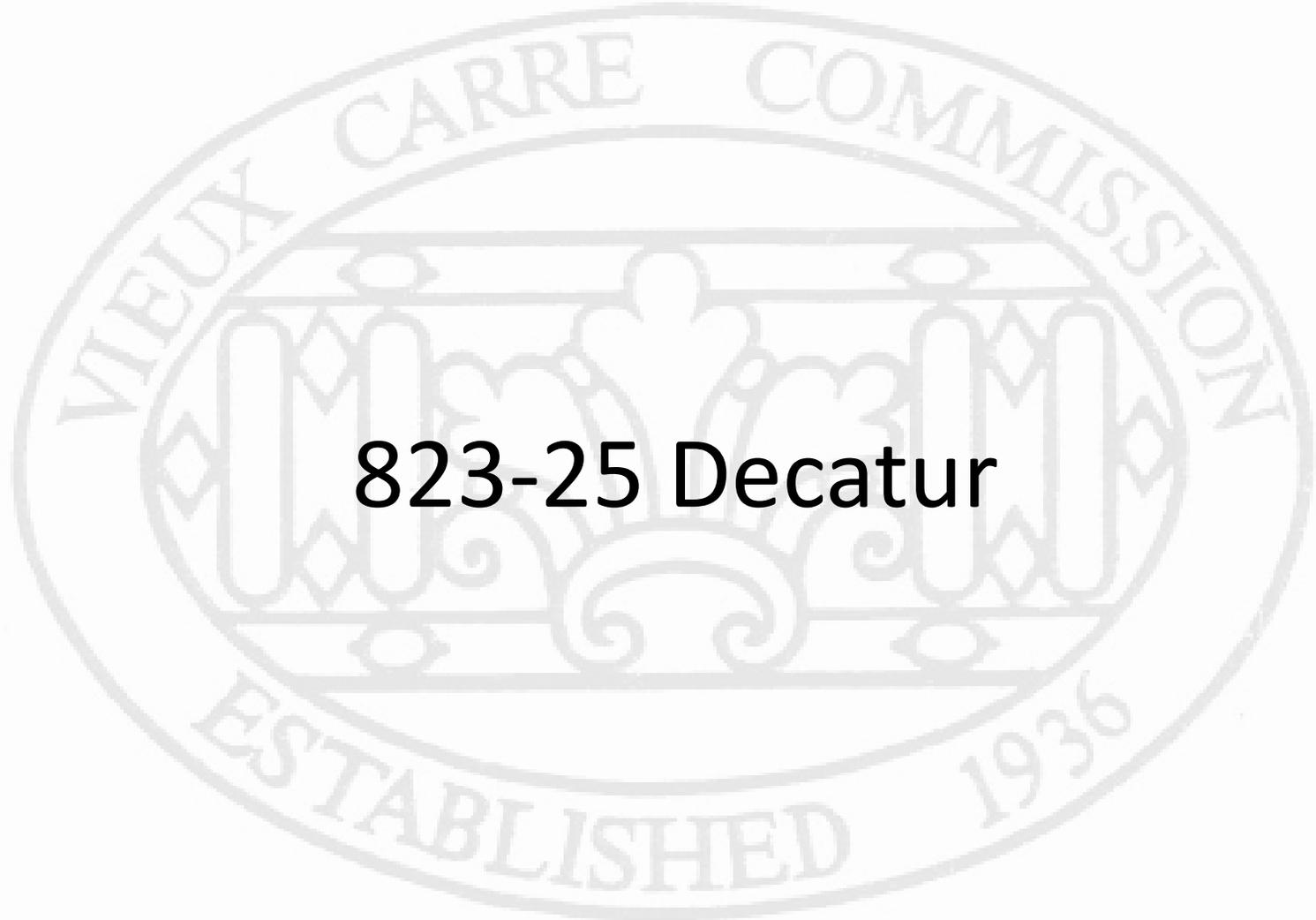
**ARCHITECTURAL COMMITTEE ACTION:**

08/10/2021

This item was deferred at the applicant’s request prior to the meeting.



**New Business**



823-25 Decatur

ADDRESS:	823 Decatur St.	APPLICANT:	David Maise
OWNER:	823 Decatur LLC	SQUARE:	22
ZONING:	VCC-1	LOT SIZE:	3,316 sq. ft.
USE:	Commercial (vacant)	OPEN SPACE-	
DENSITY-		REQUIRED:	663 sq. ft.
ALLOWED:	5 Units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: Main building: green, or of local architectural and/or historical importance.  
Service building: pink, or of local or major importance but with distracting modifications.  
Courtyard infill: brown, detrimental or of no architectural and/or historical importance.

In 1827 Joseph Cheyron bought a portion of the site of the Naval Arsenal from the U.S. Government and built a two-story brick building at the corner of Decatur Street and the newly laid Madison Street. Before 1929 when Cheyron's old building became the home of Tujague's Restaurant, it was popular as Begué's Restaurant. Several significant changes have occurred to the typically Creole building since its construction. The first floor arches have disappeared; the ground floor façade has been rusticated; and the historic courtyard area has been filled in with inappropriate construction.

#### **Architecture Committee Meeting of**

**12/21/2021**

#### **DESCRIPTION OF APPLICATION:**

12/21/2021

**Permit # 21-32318-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to correct violations and to renovate the building including proposed to remove existing garage door from the Madison elevation and restore the previously existing openings, per application & materials received 11/29/2021.

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

12/21/2021

The majority of the proposed work is in response to VCC violations and is staff approvable. Staff noted a few items of concern in the listed work:

Item 7 proposes to remove and replace all damaged doors. The Guidelines recommend repair of existing materials rather than complete replacement. Staff requests a schedule for the doors noting the needed repairs and the necessity for a complete replacement. If doors can be repaired rather than replaced, this should be noted.

Item 8 proposes to remove and replace all damaged windows. Staff has the same concerns and requests as noted for the doors above.

Item 17 proposes to remove and replace all damaged or deteriorated shutters and staff has the same concerns and requests as above.

Item 9 addresses the mechanical equipment. Staff notes that seemingly all the mechanical equipment is located on the flat roof of the brown-rated courtyard infill. Although this is the most appropriate location for mechanical equipment on the property, staff does not have records for its installation and photographs show that additional equipment has recently been added. As there is very limited visibility of this area, staff finds the retention of all mechanical equipment approvable.

Item 19 proposes to clean and repair the existing signs. Staff notes that these signs have been designated classic signs and can be retained on the building. No changes can be made to the signs without VCC approval. No changes are noted in the submitted plans.

Staff notes that there are additional violations that are not addressed in this proposal. These unaddressed violations include:

- Cracks in the walls on the Decatur and Madison elevations. Staff suggests an engineer's report may be necessary to make sure the lintels and/or walls are sound and are not moving.
- At least one column at the corner of Decatur and Madison has been stabilized without VCC review or approval. This column, and possibly others, will require proper repair.
- Metal grilles were being removed from the doors as observed by staff on 08/13/2021. Staff informed the workers that the grilles needed to be stored safely on site. Staff does not find the removal of these historic elements appropriate and recommends their reinstallation.

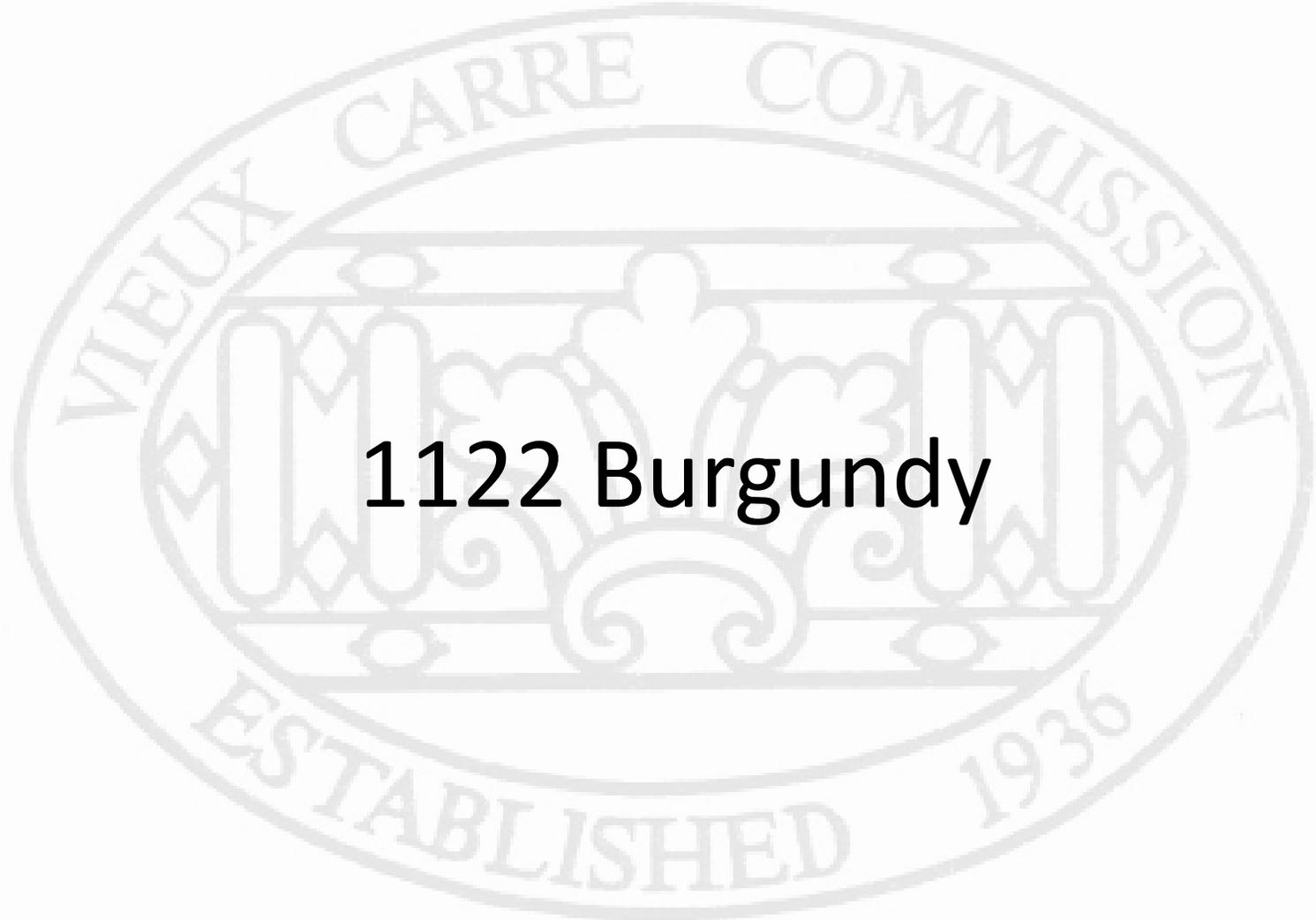
The biggest proposed change in the proposal occurs on the first floor of the Madison St. elevation of the pink-rated service building. Two arched ground floor openings have been previously modified by the installation of a large steel beam, removal of the dividing brick column, and the installation of an

inappropriately large door. The applicant proposes to revert this condition by removing the steel beam and added brick, reconstructing the center brick column, and installing two new appropriate doors. Staff finds this aspect of the proposal a great improvement for this building and conceptually approvable.

Overall, staff finds the proposal approvable but requests commentary from the applicant and Architecture Committee regarding the proposed replacement of millwork (rather than repair) and the items not included in the proposal that were noted above.

**ARCHITECTURAL COMMITTEE ACTION:**

12/21/2021



**1122 Burgundy**

ADDRESS:	1122 Burgundy St.	APPLICANT:	Robert Cangelosi
OWNER:	John A Frazee Living Trust	SQUARE:	83
ZONING:	VCR-1	LOT SIZE:	2,232 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	670 sq. ft.
ALLOWED:	1 Unit	EXISTING:	1,184 sq. ft.
EXISTING:	1 Unit	PROPOSED:	No Change
PROPOSED:	No Change		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: **Main: Green**, of local architectural and/or historical significance.  
**Rear Kitchen: Orange**, Unrated 20th/21st-century construction

Small, two-bay "maisonette" type cottage, c. 1826.

#### **Architecture Committee Meeting of** **12/21/2021**

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**DESCRIPTION OF APPLICATION:** 12/21/2021  
**Permit # 21-32521-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to replace existing louvered and paneled shutters with new beaded board shutters, per application & materials received 11/19/2021.

**STAFF ANALYSIS & RECOMMENDATION:** 12/21/2021

*See Staff Analysis & Recommendation of 12/07/2021.*

**ARCHITECTURAL COMMITTEE ACTION:** 12/21/2021

#### **Architecture Committee Meeting of** **12/07/2021**

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**DESCRIPTION OF APPLICATION:** 12/07/2021  
**Permit # 21-32521-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to replace existing louvered and paneled shutters with new beaded board shutters, per application & materials received 11/19/2021.

**STAFF ANALYSIS & RECOMMENDATION:** 12/07/2021

Staff notes that the existing atypical shutters are first documented in a photograph dating from 1937. Staff was unable to locate any earlier documentation of this building. Staff discussed this proposal with the applicant questioning the proposed replacement.

The applicant stated that it appears in the 1937 photograph that the shutters were either newly milled replacements or salvaged from another building as evidenced by inappropriate butt hinges and the original drive-pintel that doesn't relate to any of the rails in the three-panel design.

The applicant proposes to install new beaded board shutters to match the height of the doors. Shutters would no longer cover the transom window and new iron bars are proposed for installation at the transom window to provide security. The applicant continued that having the transom windows fully exposed without light being filtered through louvers is a specific request of their client.

The Guidelines note that this type of shutter is generally appropriate for pre-1840s buildings which matches well to the c. 1826 date of this building. (VCC DG: 07-14). However, the Guidelines also note that the VCC requires shutters that, "when closed, fill the entire door or window recess." (VCC DG: 07-15) Staff found few examples of square transom windows with metal bars. The examples staff did locate were on former (or current) commercial spaces and completely different building types. As this is a single-family residence, staff finds the introduction of metal transom bars atypical.

Although the existing shutters are certainly not original to the building, staff questions whether or not the improvised vernacular shutters speak to a certain time and may be worthy of preservation rather than

replacing with modern atypical new shutters. Staff suggests that a possible compromise may be to modify the existing louvers so that they are operable or change the fixed position to allow for more light. Staff notes that the louvered portions of the existing shutters are much taller than the transom window so they should be able to allow a fair amount of light between the transom and French doors.

Staff requests commentary from the Committee regarding the shutter proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

12/07/2021

Mr. Fifield inquired if anyone was on the call representing the application. With no one present on the call, the Committee moved on to the next agenda item.



**1025 St Louis**

ADDRESS:	1025 St. Louis Street	APPLICANT:	Robert Cangelosi, Jr.
OWNER:	1025 St Louis LLC	SQUARE:	99
ZONING:	VCC-2	LOT SIZE:	6080 sq. ft. (irreg.)
USE:	Unknown	OPEN SPACE:	
DENSITY:		REQUIRED:	1824 sq. ft.
ALLOWED:	10 Units	EXISTING:	3492 sq. ft. (approx.)
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	Unknown		

### **ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This circa 1842 2 1/2 story masonry detached house, which ranks as one of the quarter's finest examples of the Greek Revival style, is currently being renovated. As part of the ambitious renovation, an unrated garage has been demolished, and the historic side yard reopened. Additionally, the Vieux Carré Commission has approved the extension of the cast iron balcony to the ground level on the side elevation and the addition of a new masonry porch with wood decking and masonry steps and three elongated windows along this porch.

**NOTE: 2/21/96. Information obtained recently from the Friends of the Cabildo's database of building contracts corrects the above description. The house was actually built in 1847 for 1847 form commission merchant Pierre Poutz, who owned the property from 1847 until 1860. The contract is preserved in the notarial archives, conveyance book 130/27, February 6, 1847.**

**Architecture Committee Meeting of** **12/21/2021**

**DESCRIPTION OF APPLICATION:** 12/21/2021  
**Permit #21-33352-VCGEN** **Lead Staff: Erin Vogt**

Proposal to apply Prosoco Siloxane sealant to masonry walls, per application & materials received 12/01/2021.

**STAFF ANALYSIS & RECOMMENDATION:** 12/21/2021

The applicant is proposing a full scope of work to combat water intrusion at the property, including replacement of an imitation slate roof with natural slate, removal of metal cap flashing and installation of a mortar cap, and repointing the masonry with lime mortar. As part of this scope, the applicant proposes to apply Prosoco Sure Klean Weather Seal Siloxane PD, which is described by Prosoco as “a ready-to-use, water-based silane/siloxane water repellent for concrete and most masonry and stucco surfaces. Siloxane PD will not impair the natural breathing characteristics of treated surfaces. It helps masonry resist cracking, spalling, staining and other damage related to water intrusion. Low odor and alkaline stable, Siloxane PD is ideal for field and in-plant application.”

The VCC Design Guidelines state that “*a water repellent or waterproof coating is applied to prevent water from entering a masonry wall, but tends to be unnecessary on a weather-tight historic building and can be problematic long-term. Water infiltration through a masonry building often is caused by a moisture-related problem including an open mortar joint and poor or deferred maintenance. In circumstances where the surface of the masonry has been severely compromised, as with sandblasted brick, a water repellent coating might be appropriate. A water repellent coating, also referred to as a ‘breathable’ coating, keeps liquid from penetrating a surface while allowing water vapor to escape. Many types of water repellent coatings are transparent or clear when applied, but might darken or discolor over time. A water repellent coating is rarely appropriate in the Vieux Carré.*” (VCC DG: 06-11) Staff notes that this coating has been approved by the VCC for use on blue rated buildings in the past, and no discoloration or negative effects have been observed long term, including applications over a decade old. This material has also been approved for use by the National Park Service.

Staff has no objection to application of this material in instances of serious moisture intrusion but notes that other proposed remediation work such as removal of the metal cap flashing may prove sufficient for improving conditions. However, staff is also sympathetic to the desire to address all potential sources of water infiltration, as the building is of major importance. Staff requests that the applicant provide a full survey of the masonry conditions for inspection, as photos from the street show several different types of bricks and mortar in various areas, and seeks the guidance of the Committee regarding the approvability of the Siloxane PD in this case.

**ARCHITECTURAL COMMITTEE ACTION:** 12/21/2021



800 Royal

ADDRESS:	800 Royal St.	APPLICANT:	Morris Kahn
OWNER:	Meir Chee Shawl LTD	SQUARE:	47
ZONING:	VCC-1	LOT SIZE:	2,016 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	403 sq. ft.
ALLOWED:	2 Units	EXISTING:	0 sq. ft.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

This building, along with the now demolished 808-810 Royal St, was constructed c. 1801 by M. Languille. These stuccoed brick buildings are among the earliest examples locally of three-story buildings.

Rating: **Main Building: Blue**, of Major Architectural or Historical importance  
**Side Addition: Yellow**, contributes to the character of the District

#### **Architecture Committee Meeting of**

**12/21/2021**

#### **DESCRIPTION OF APPLICATION:**

12/21/2021

**Permit # 21-32782-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #21-08261-DBNVCC**

**Inspector: Marguerite Roberts**

Proposal to deconstruct portion of building in order to install new foundation, per application & materials received 11/23/2021 & 12/07/2021, respectively.

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

12/21/2021

The proposed work occurs on the yellow-rated side addition, adjacent to the collapse of the former building at 810 Royal. The applicant proposes to install shoring inside the building, completely dismantle/deconstruct the Royal St. elevation of this addition, install a new concrete footing at the base of the wall, and reconstruct the wall to match. The current review is very conceptual as the applicant has only submitted one annotated photograph regarding the work.

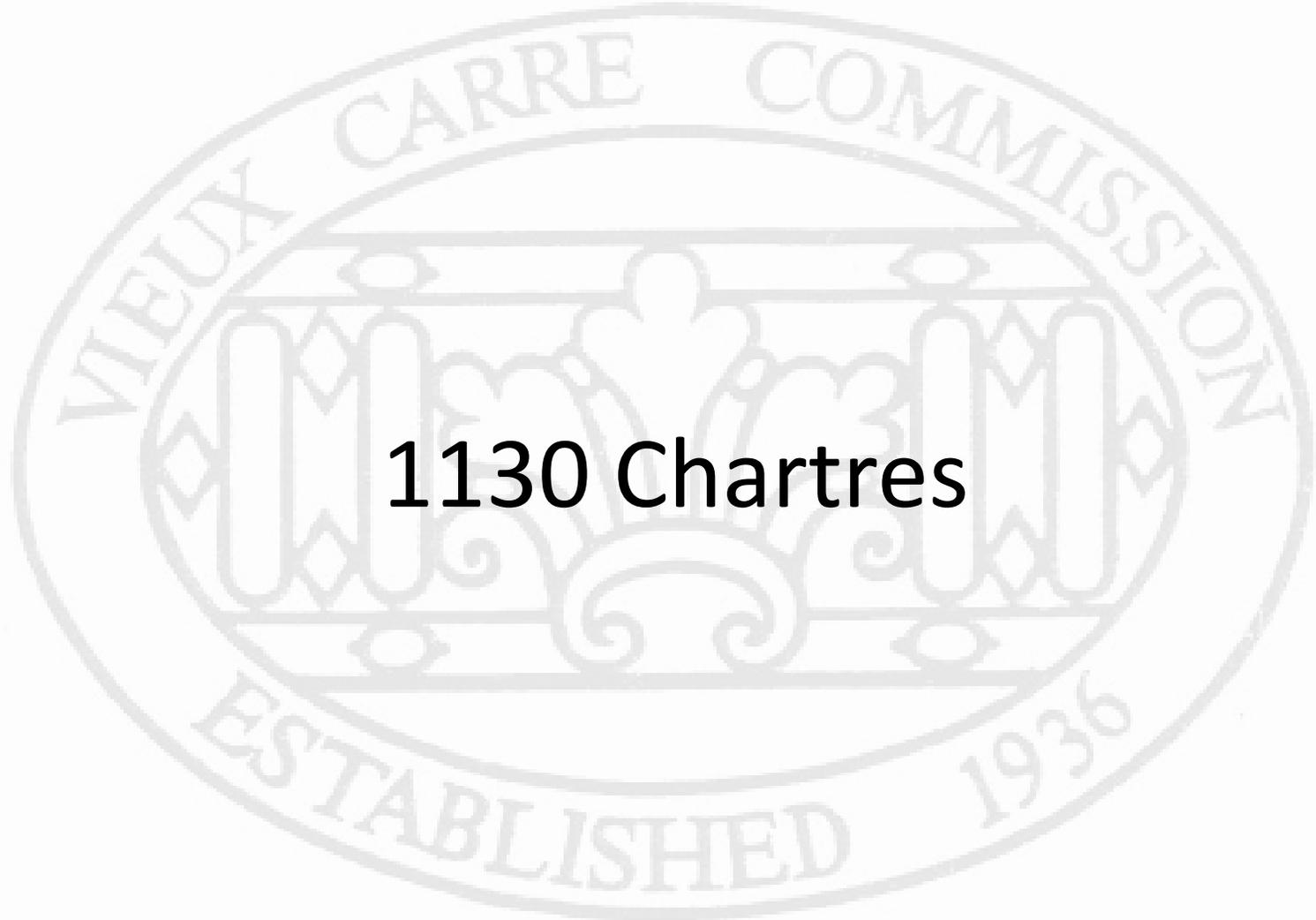
In order to move this proposal forward staff requests:

- Documentation that all less extreme measures have been explored
- Drawings of the existing and proposed conditions and millwork details, and
- A catalogue of all materials, noting what will be retained for the proposed reconstruction.

Staff recommends deferral of the application.

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

12/21/2021



**1130 Chartres**

ADDRESS:	1130 Chartres	APPLICANT:	Sarah Nickelotte
OWNER:	Soniat Holdings LLC	SQUARE:	19
ZONING:	VCR-2	LOT SIZE:	6,191 sq. ft.
USE:	Hotel	DENSITY-	
ALLOWED:	10 Units	REQUIRED:	1,857 sq. ft.
EXISTING:	0 Units	EXISTING:	2,097 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: Green: Of Local Architectural or Historical Importance.

This masonry Transitional style townhouse with central carriageway was built between 1836 and 1837 for Edmond Soniat. Its unusual courtyard configuration consists of twin service wings, terminating in symmetrical bays. Originally described as having three stories, this building today has only two stories, covered with an unoriginal flat roof.

#### **Architecture Committee Meeting of**

**12/21/2021**

#### **DESCRIPTION OF APPLICATION:** **Permit # 21-33567-VCGEN**

12/21/2021

**Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of new mechanical equipment, installation of metal cap flashing, and conversion of existing lanterns from electric to gas, per application & materials received 12/02/2021.

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

12/21/2021

Staff notes that the submitted plans include references to both this property and the next property on the agenda, 1133 Chartres. Staff has separated the plans as much as possible but there is still overlap and references on the plans to 1133 Chartres. This report will only pertain to the work related to 1130 Chartres.

Exterior work related to 1130 Chartres begins on sheet A1.06 with the roof plan. Staff notes the following proposed new roof work:

- A new TPO roof
- New HVAC equipment (VRF system)
- New mechanical roof jacks
- A new roof cricket, and
- New metal cap flashing

The new TPO roof is likely approvable but staff requests information on the proposed color noting that the Guidelines do not allow these roofs to be white and/or reflective.

The new HVAC equipment is shown behind existing rooftop condensers and staff notes that this flat roof has several other pieces of mechanical equipment. The elevation on sheet A2.0 shows the new equipment rising about 2' above the front parapet but staff notes that this equipment is more than 21' back from the front wall and therefore should not be visible.

The detail for the proposed new cap flashing is shown on sheet A5.01. The detail shows the parapet rising well above the flat roof, with the TPO flashing completely independent of the proposed cap flashing. Staff finds the proposed detail slightly confusing as it notes the wall surfaces and parapet cap will be plastered with soft lime mortar but it appears this is shown under the proposed copper metal coping. The proposed coping would partially obscure the existing architectural detail of the parapet.

As it appears this proposed cap flashing is simply to waterproof the top of the parapet, staff believes other details are available that would successfully accomplish this without the need for the metal coping. This could be through the use of harder mortar/Portland cement, vapor permeable waterproofing products, and/or a combination of these.

Staff notes that the roof plan also shows a generator on a small rear storage building. This text is partially greyed out and staff found no additional information regarding this generator. Staff questions if the applicant plans to address this aspect with a separate application.

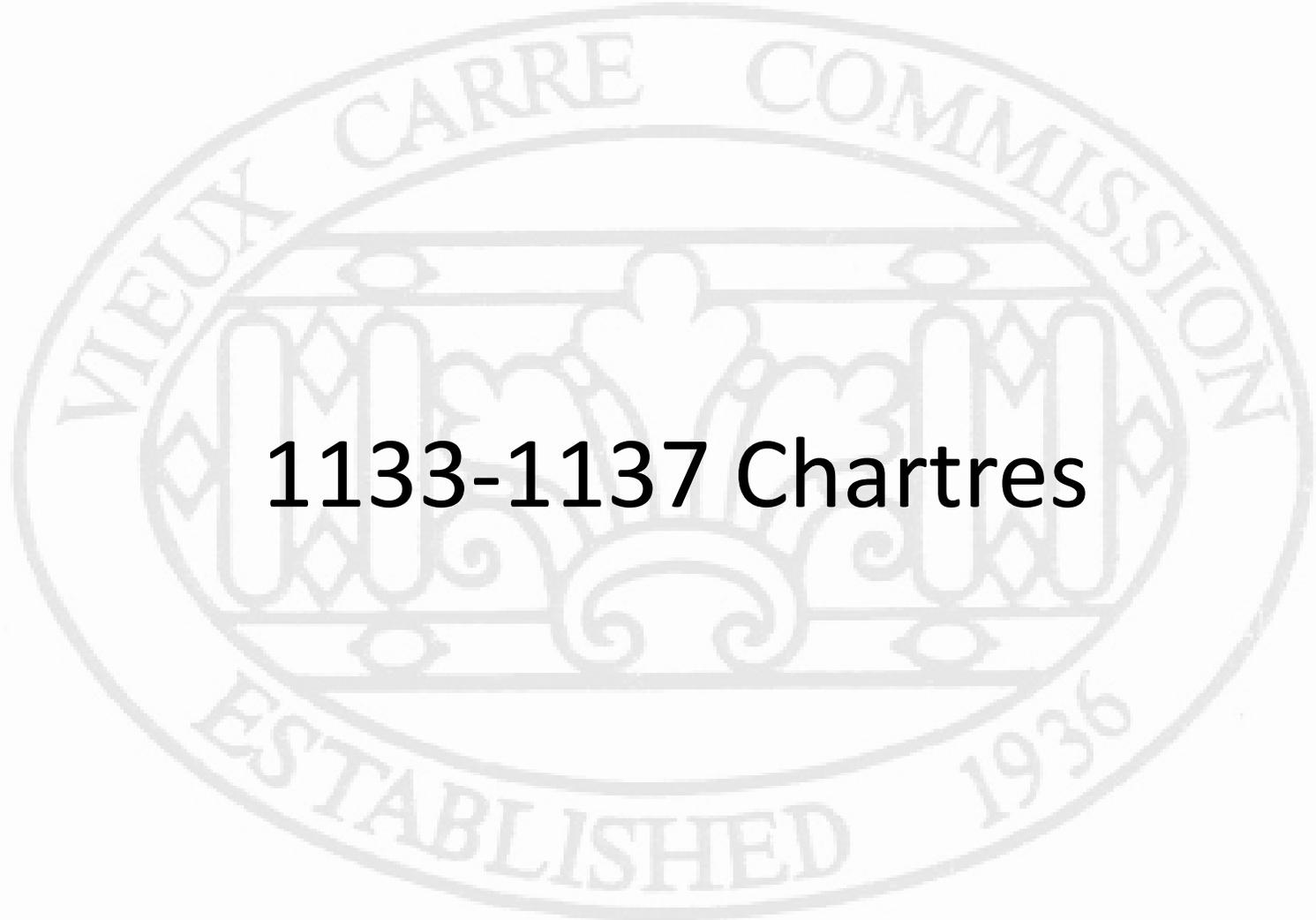
It appears the only other exterior changes proposed for this building is the conversion of all existing

electric decorative fixtures to gas. This includes three fixtures on the front elevation, three fixtures down the carriageway, and one fixture each on the two service ells. As these are existing decorative fixtures staff has no objection to the proposed conversion to gas. Staff only notes that gas fixtures tend to emit less light than electric and that the conversion may necessitate the addition of more functional lighting.

Staff recommends denial of the proposed cap flashing detail and conceptual approval of all other aspects of the proposal, with final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:**

12/21/2021



**1133-1137 Chartres**

ZONING:	VCR-2	SQUARE:	50
USE:	Hotel	LOT SIZE:	4,993 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	8 Units	REQUIRED:	1,498 sq. ft.
EXISTING:	0 Units	EXISTING:	1,402 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

The Soniat House is housed in an outstanding Creole townhouse in the late Georgian style, which was built in 1829 by builder Francois Boisdore for Joseph Soniat Dufossat. An archival drawing from 1865 shows the house with all round-headed openings on the ground floor, rather than the existing square-headed ones; with the original wrought iron balcony, rather than the existing cast iron gallery; and with two round-headed dormers, rather than the existing pediment-type ones.

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

#### **Architecture Committee Meeting of**

**12/21/2021**

#### **DESCRIPTION OF APPLICATION:** **Permit # 21-33579-VCGEN**

12/21/2021

**Lead Staff: Nick Albrecht**

Proposal to renovate building including construction of new skylights, installation of new mechanical equipment, and installation of a new steel gate, per application & materials received 12/02/2021.

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

12/21/2021

Staff again notes that these plans have some overlap with the previously reviewed 1130 Chartres. The work proposed for this building is slightly more involved than the proposed work for 1130 Chartres.

On the first floor at the entrance into the 1133-1135 portion of the property, the applicant proposes to modify the existing door and add a new metal gate. This is seen in the plan on sheet A1.01 and detailed on sheet A5.08. The proposed changes include cutting the existing panel doors vertically and hinging them together. The existing fixed side panels would also be hinged so the now three pieces of each side of the door could be folded flat against the jamb. A new decorative metal gate is then proposed for installation behind the existing door.

Although photographs indicate that the existing carriageway doors were installed sometime after 1963, staff finds the proposed modifications highly atypical. A plan book drawing from 1865 shows paneled carriageway doors similar to the existing. Although a proposal to modify the doors to open the full width of the carriageway may be approvable, staff is hesitant regarding the proposed subdividing of the existing center portions of the doors.

The proposal to install a new gate on the interior side of the doors in a carriageway is atypical and not directly addressed by the Guidelines. The Committee more frequently reviews proposals to install new gates at the entrance to deep vestibules rather than in carriageways. Staff is concerned that the combination of these two elements could dramatically change how this carriageway functions with the doors left open the majority of the time and the gate being used as the entrance.

A “new arch and security gate” are shown at the end of the alleyway for the 1137 Chartres entrance to the property on sheet A1.01. Staff was unable to locate any details on this proposed gate and requests additional information regarding this aspect of the proposal.

On the same sheet, one pair of double doors is noted as being modified to be fixed in a closed position. Staff requests additional information on how this would be done, noting that this type of work should be reversible.

At the roof plan on sheet A1.06 several new and enlarged skylights are proposed on this building. Staff notes that currently there are two small skylights on the front slope of this building and several additional skylights on the rear slope. Staff found in the report reviews from 1988 concerning the installation of two new 2'4" x 4'6" skylights on the rear roof slope of the main building. These skylights were approved but there was no mention of skylights on the front slope and it is unclear when these skylights were installed.

The applicant proposes to enlarge one of the existing skylights on the front slope to a new size of 5'2-1/2" x 7'. On the rear slope, the applicant proposes to install a completely new 4'5" x 7' skylight near the two existing skylights on this slope. Finally, a small existing skylight on the rear slope of the 1137

Chartres building is proposed to be enlarged to a new 5'6" x 7' skylight.

Regarding skylights the Guidelines state that, "*a skylight can dramatically alter the appearance of a roof. Therefore, an appropriate location for a new skylight is fairly limited.*" (VCC DG: 04-10) The Guidelines continue that a skylight, "*should be installed in a manner that:*

- *Minimizes its visibility from all locations*
- *Minimizes changes to existing roof framing*
- *Minimizes the number of skylights, such that it comprises a maximum amount of 3-percent of a roof slope*"(VCC DG: 04-10)

Staff does not find that the proposed skylights satisfy these criteria.

The roof plan also indicates new heat pumps on the rear slope of the main building. Regarding rooftop mechanical equipment, the Guidelines state that, "*the installation of rooftop mechanical equipment... is not permitted where it will be visibly obtrusive.*" (VCC DG: 04-11) The visibility of this proposed equipment is unclear but as this is a blue-rated building with no existing rooftop mechanical equipment, staff would highly encourage that alternative locations are sought. It appears that all existing mechanical equipment is located on a mechanical rack located between the main building and service ell.

"New roof jacks for exhaust fans" are noted on the front slope of the main building. Staff requests additional information regarding this aspect of the proposal.

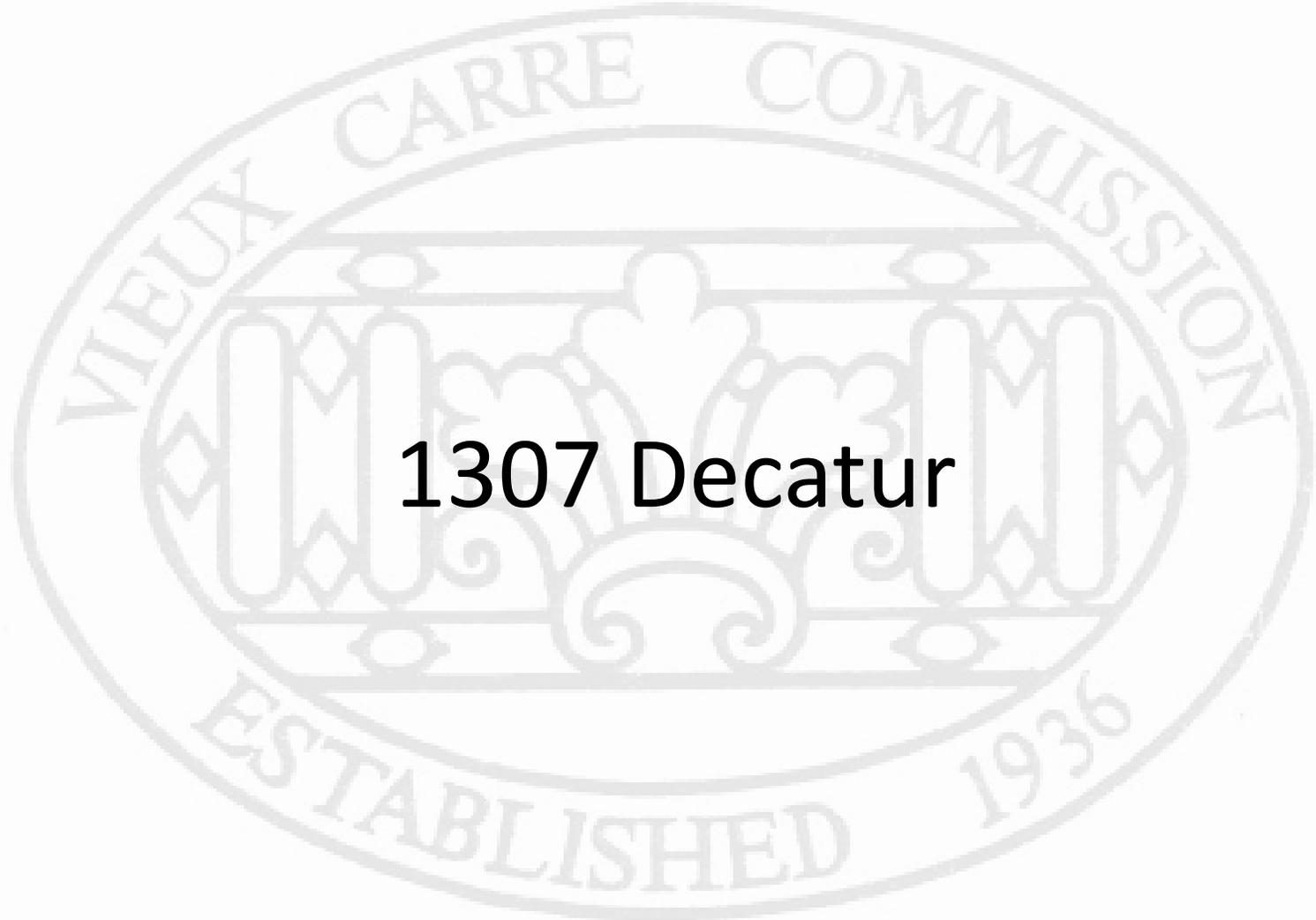
Finally, the roof plan shows a generator in the Gov. Nicholls and Royal corner of the property. Like the one at 1130 Chartres, this one is also partially greyed out and staff questions if this will be applied for separately.

Also like at 1130 Chartres, all existing electric decorative fixtures are proposed for conversion to gas fixtures. Again, staff finds this aspect of the proposal approvable but notes that additional functional lighting may be required because of the overall reduction in light emitted from gas fixtures.

Staff recommends deferral of the overall application to address the items noted above but requests commentary from the Committee and applicant regarding:  
the proposed door modification and gate installations,  
the proposed skylights, rooftop mechanical equipment, "new roof jacks," and generator

**ARCHITECTURAL COMMITTEE ACTION:**

12/21/2021



**1307 Decatur**

ADDRESS:	1307 Decatur St.	APPLICANT:	Bert Brown
OWNER:	George Kantor	SQUARE:	17
ZONING:	VCC-1	LOT SIZE:	1,848 sq. ft.
USE:	Mixed Use	OPEN SPACE-	
DENSITY-		REQUIRED:	554 sq. ft.
ALLOWED:	1 Unit	EXISTING:	115 sq. ft. approx.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

This c. 1834 3½- story townhouse, the twin of 1305 Decatur, also has distracting alterations on its ground floor front façade and on its rear façade. During the late 19th century this building housed the Baltimore Hotel.

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

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

### **Architecture Committee Meeting of**

**12/21/2021**

### **DESCRIPTION OF APPLICATION:**

12/21/2021

**Permit # 21-33661-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to remove existing second floor balcony decking and install new Aeratis synthetic decking, per application & materials received 12/03/2021.

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

12/21/2021

The applicant has provided photographs showing the extent of the deterioration of the existing decking and staff believe that total replacement is warranted. The conditions of this gallery meet the majority of criteria that staff has established in reviewing synthetic decking proposals. However, staff has some concerns regarding the structure under the decking. Staff inquired about the existing purlin spacing and the applicant responded that they are currently 28” on center. As the synthetic decking requires a spacing of only 16” on center, approximately four additional purlins would need to be added to the five existing purlins in order to achieve the proper spacing. Staff is concerned that this drastic increase could detrimentally affect the appearance of the underside of this gallery.

Staff questions if a smaller and less visible support could be added between the existing wood purlins in lieu of adding so many additional full-size purlins.

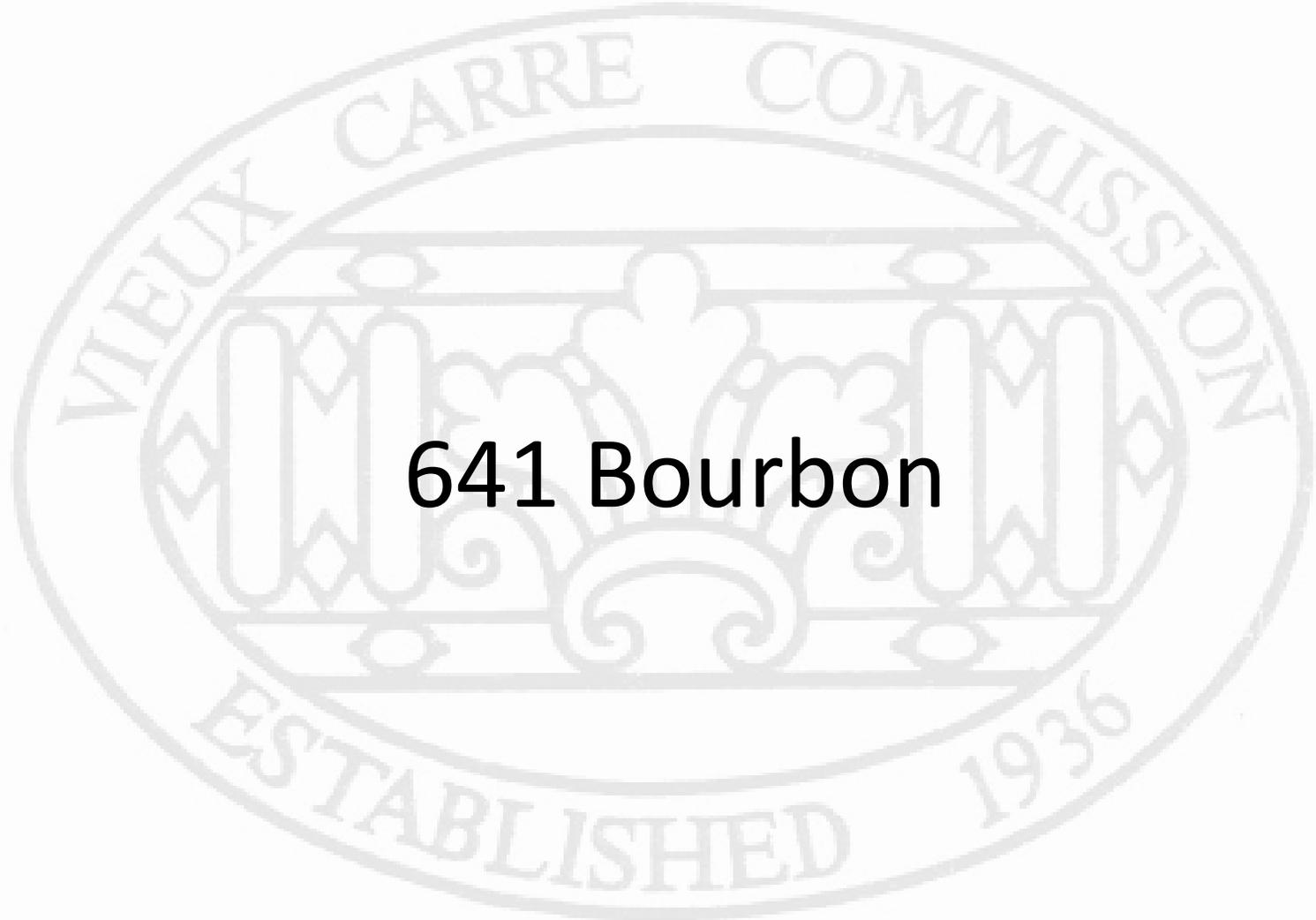
Staff requests commentary from the Committee regarding the proposal and the need for additional structure if approved.

### **ARCHITECTURAL COMMITTEE ACTION:**

12/21/2021



# Appeals and Violations



**641 Bourbon**

ADDRESS:	639-41 Bourbon	APPLICANT:	Erika Gates
OWNER:	641 Bourbon Street, LLC	SQUARE:	72
ZONING:	VCE	LOT SIZE:	2,299 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	459 sq. ft.
ALLOWED:	2 units	EXISTING:	396 sq. ft. (approx.)
EXISTING:	None	PROPOSED:	No Change
PROPOSED:	No change		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

This c. 1840 two-story brick building with a deep, wraparound gallery was constructed at the same time as the two (2) neighboring buildings at 635-37 Bourbon & 633 Bourbon. All three buildings have similar Greek Revival detailing.

**Green** - Of local architectural or historical importance

**Architecture Committee Meeting of** **12/21/2021**

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**DESCRIPTION OF APPLICATION:** 12/21/2021  
**Permit # 21-33080-VCGEN** **Lead Staff: Nick Albrecht**  
**Violation Case #18-11678-DBNVCC** **Inspector: Marguerite Roberts**

Proposal to address VCC violations including relocating unpermitted balcony mounted HVAC units to the courtyard and to demolish existing planter bed to facilitate the installation, per application & materials received 12/07/2021.

**STAFF ANALYSIS & RECOMMENDATION:** 12/21/2021

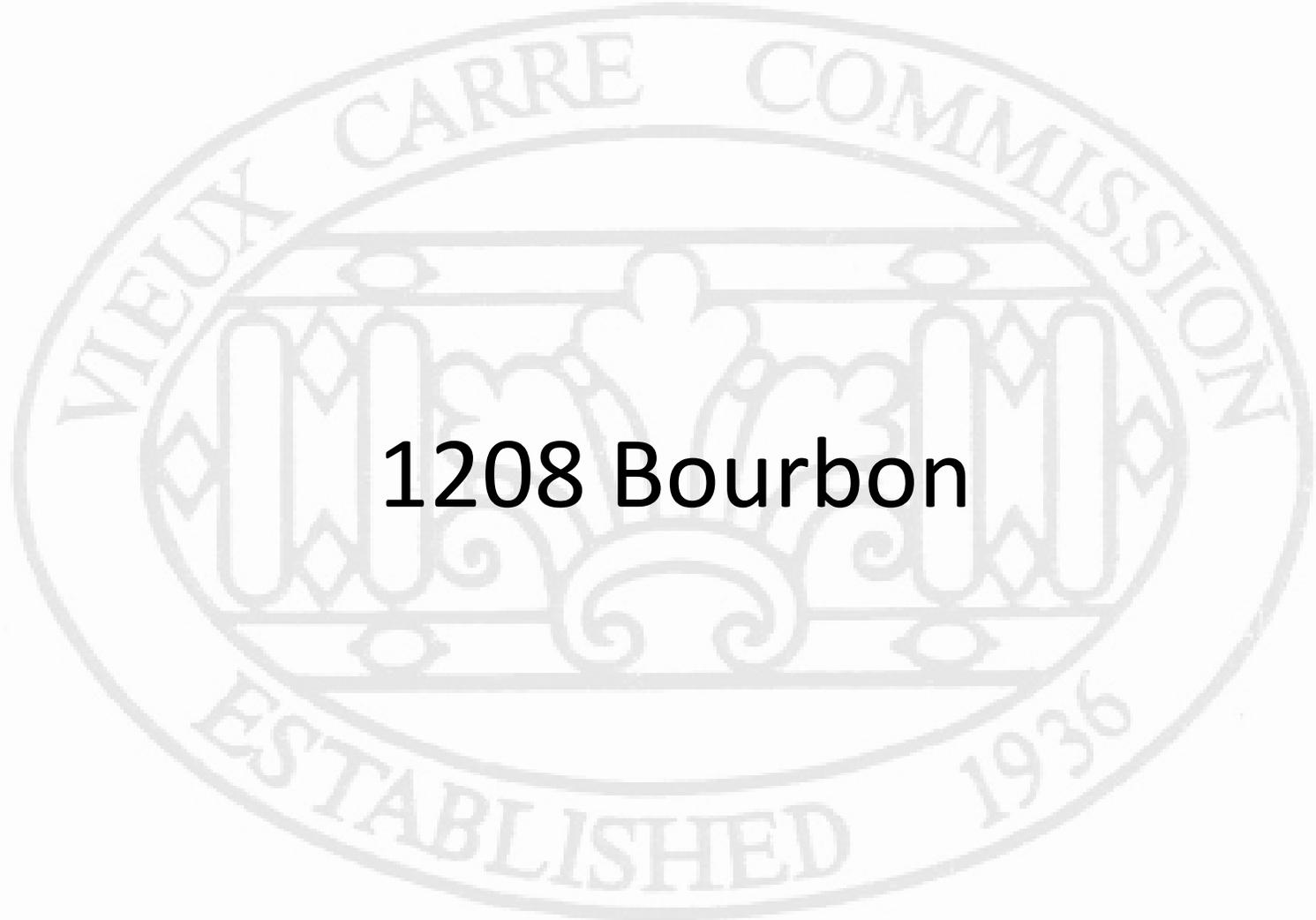
The applicant proposes to address the long withstanding violation of unpermitted HVAC condensers located on the balconies of both the main building and rear building by relocating all four units to a new mechanical rack in the courtyard. The rack is proposed for the Dauphine and Toulouse corner of the courtyard with the units stacked two over two. The submitted rendering shows the top of the equipment and screening remaining well below the balcony of the rear building. The rack is shown screened with horizontal boards spaced 3” apart.

In order to facilitate the construction of the new mechanical rack, the existing planting bed in this corner of the courtyard would be removed. Staff has no objection to the removal of this planting bed.

Staff finds this proposal a vast improvement over the existing conditions and consistent with the Guidelines for mounted equipment.

Staff recommends approval of the proposal with any final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:** 12/21/2021



**1208 Bourbon**

ADDRESS:	1208 Bourbon	APPLICANT:	Pierre W Mouledoux
OWNER:	Rex F Toole Jr	SQUARE:	54
ZONING:	VCR-1	LOT SIZE:	3,328 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	998 sq. ft.
ALLOWED:	3 Units	EXISTING:	1248 sq. ft.
EXISTING:	2 Units	PROPOSED:	No Change
PROPOSED:	No Change		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

This and the neighboring building at 1204-06 Bourbon are two identical, 4-bay c. 1890 frame shotgun cottages.

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

#### **Architecture Committee Meeting of**

**12/21/2021**

#### **DESCRIPTION OF APPLICATION:**

12/21/2021

**Permit # 21-33198-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #21-07943-DBNVCC**

**Inspector: Marguerite Roberts**

Proposal to replace existing fiberglass shingle roof with new Timberline Fiberglass Asphalt Architectural Shingles, per application & materials received 12/01/2021.

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

12/21/2021

Staff found that a permit was issued in 1981 for the removal of an existing asphalt shingle roof and the installation of a new fiberglass shingle roof. Staff was unable to locate any additional information or documentation regarding this atypical approval. Hurricane Ida recently damaged the now 40-year-old roof and the applicant proposes to replace the existing roofing with another asphalt shingle roof. The applicant has cited hardship as a reason to replace with the proposed material.

The Guidelines note that green-rated buildings shall receive no roof of lower rank than cement, slate-type shingles or Ludo slate. As such, staff recommends that a material of at least this quality be proposed. As the owner has enjoyed the use of this lessor material for approximately forty years, staff cannot encourage the replacement with a similar material.

Staff recommends denial of the proposal with the applicant to revise the proposal to something that conforms to the Guidelines.

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

12/21/2021



**906 Esplanade**

ADDRESS:	900-06 Esplanade Avenue		
OWNER:	Wesley M Jr Shrum, James K Ozborn, Blaine M McBurney, Anthony L Walker, Elyse M Couvillion, Joint Revocable Trust Sommers, Bruce E Mohat, Frederick E Lutz, Michael D Robeson, Jeffrey M Cusimano, Chere M Theriot, Michael P Cusimano, Mary F Berry, Georgia L Self Mullens, Henrietta L Alves		
ZONING:	VCR-1	APPLICANT:	Pete Santacruz
USE:	Residential	SQUARE:	81
DENSITY:		LOT SIZE:	Not applicable
		OPEN SPACE:	
ALLOWED:	Unknown	REQUIRED:	Unknown
EXISTING:	Unknown	EXISTING:	Unknown
PROPOSED:	Unknown	PROPOSED:	Unknown

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & service building (906 Esplanade): **Green**, of local architectural and/or historic significance.

A 3-bay, side-hall, brick, Greek Revival townhouse, constructed in 1835 for Noel Bathelemy Le Breton. An undated sketch, attributed to James Gallier, Jr., depicts fourth floor additions (changing the original attic floor) and the addition of a third floor, rear, cast iron gallery.

Main building (900 Esplanade): **Brown**, detrimental, or of no architectural and/or historic significance

A brown-rated, "mansard roofed", c. 1955 apartment building was constructed on the site of the historic side yard of 906 Esplanade. The c. 1835 stable, however, remains standing at 1313 Dauphine.

**Architecture Committee Meeting of** **12/21/2021**

**DESCRIPTION OF APPLICATION:** 12/21/2021  
**Permit #21-33857-VCGEN** **Lead Staff: Erin Vogt**

Proposal to retain Gaco roof covering over entire metal roof, per application & materials received 12/09/2021.

**STAFF ANALYSIS & RECOMMENDATION:** 12/21/2021

On 08/02/2021, staff issued a permit to replace a failing standing seam roof in kind, with the color to be light gray or natural galvalume, and to apply Gaco silicone in the valley gutter around the standing seam roof and on the inside face of the parapet walls. The applicant provided photos of the work, which showed that the deteriorated roof was left in place and coated entirely with the light gray Gaco silicone. The applicant is appealing to retain the work as completed. Staff recommends **denial** of the appeal, as this method of repairing a standing seam roof is not in keeping with best preservation practices.

**ARCHITECTURAL COMMITTEE ACTION:** 12/21/2021