

Vieux Carré Commission Architecture Committee Meeting

Tuesday, December 7, 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 **12/07/2021**

DESCRIPTION OF APPLICATION: 12/07/2021
Permit #20-30797-VCGEN **Lead Staff: Erin Vogt**

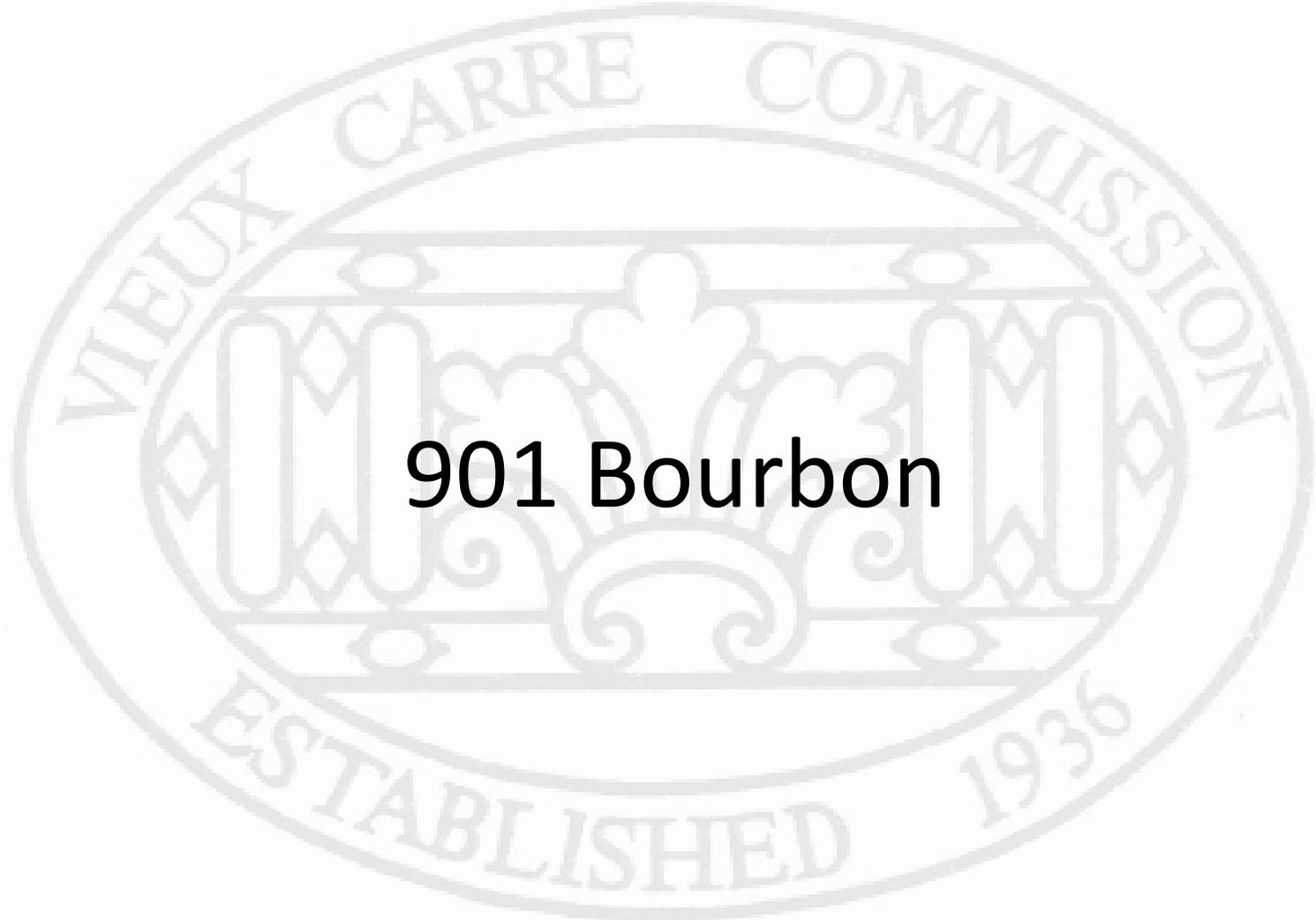
Proposal to reconstruct rear building with masonry construction, per application & materials received 06/09/2020 & 11/30/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 12/07/2021

On 11/23/2021, the Committee deferred a revised proposal for reconstruction of the rear, Bourbon-side building using contemporary masonry technology. The applicant has submitted revised details showing how the new assembly will tooth into the existing service ell wall, but does not show how the construction will tie in to the neighboring rear building at 623 Royal, which the Committee requested.

Staff notes that they have not had an opportunity to fully review the drawings as they were submitted after the meeting deadline and were placed on the agenda in the interest of moving the project forward. Staff seeks the Committee’s guidance regarding the approvability of these details, or any revisions that might be needed.

ARCHITECTURAL COMMITTEE ACTION: 12/07/2021



901 Bourbon

ADDRESS:	901-03 Bourbon/801-05 Dumaine		
OWNER:	901 Bourbon LLC	APPLICANT:	Patrick Tucker
ZONING:	VCR-1	SQUARE:	76
USE:	Commercial (bar)	LOT SIZE:	2,001 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	3 Units	REQUIRED:	400 sq. ft.
EXISTING:	1 Unit	EXISTING:	0 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Main building--Green: Of Local Architectural or Historical Importance; rear one-story addition (Dumaine Street side)--Brown: Objectionable or of no Architectural or Historical Importance.

In the early 1970s, the typical frame corner store at this address was transformed into its current appearance by the addition of brick veneer and stucco, the addition of a post-supported iron gallery (rather than the previously existing shed roof), and the modification of some of its millwork.

<u>Architecture Committee Meeting of</u>	<u>12/07/2021</u>
<u>DESCRIPTION OF APPLICATION:</u>	12/07/2021
Permit # 21-28356-VCGEN	Lead Staff: Nick Albrecht

Proposal to construct new roof over existing gallery, per application & materials received 10/11/2021 & 11/17/2021, respectively.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	12/07/2021
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This application was deferred at the 10/26/2021 meeting to allow the applicant to revise the proposal for the new gallery roof. The applicant has submitted elevations for two proposed gallery roof concepts. The primary difference between submitted options "A" and "B" is where the roof would tie-in with the existing building.

In option A, the gallery roof would attach below the existing roof gutters and the gutters would remain in place. Approximately 10" of the wall above the window and door headers would remain exposed.

In option B, the existing gutters would be removed, and the new roof would attach as high up on the wall as possible. This would leave approximately 19" of the wall above the window and door headers exposed.

Although slightly more invasive because of the removal of the existing gutters, staff prefers the finished look of option B. Given that this building was so heavily and detrimentally altered in the 1970s, staff does not find the continued proposed alteration to be any more detrimental. As the pipe columns in option B would be slightly taller, staff questions if a slightly larger diameter pipe column might be preferred.

The proposal still requires continued detailing, but staff finds the conceptual drawings potentially approvable. Staff recommends conceptual approval of the proposal with the Committee to comment on the limited details.

<u>ARCHITECTURAL COMMITTEE ACTION:</u>	12/07/2021
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<u>Architecture Committee Meeting of</u>	<u>10/26/2021</u>
<u>DESCRIPTION OF APPLICATION:</u>	10/26/2021
Permit # 21-28356-VCGEN	Lead Staff: Nick Albrecht

Proposal to construct new roof over existing gallery, per application & materials received 10/11/2021.

<u>STAFF ANALYSIS & RECOMMENDATION:</u>	10/26/2021
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The applicant proposes to install a new column supported roof above the existing wraparound gallery of

this building. Staff notes that this building was heavily altered in the 1970s with the change from wood weatherboard siding to brick veneer and stucco and the removal of the suspended metal awning and installation of the existing gallery. As such, staff does not consider the gallery to have historic significance and suggests that the entire building's rating could be considered for a downgrade.

Regarding the gallery roof proposal, staff discovered that similar proposals to install a roof above this gallery were made in 1992 and again in 1995. The proposals were approved both in 1992 and 1995, although there was considerable opposition to the proposal in 1995 due to concerns over sound.

The submitted materials show the gallery roof in a very conceptual form only with one option showing an exposed structure underside and the other showing the underside closed in with a soffit. The attachment to the building is shown at approximately the location of the existing gutters, with new gutters shown on the proposed new roof.

Significantly more details would be needed prior to any permit issuance but given the significant alterations to this building and the prior approvals of the Commission, staff finds the proposal conceptually approvable and recommends that the applicant develop more detailed plans to return to the Committee.

ARCHITECTURAL COMMITTEE ACTION:

10/26/2021

Mr. Albrecht read the staff report with Mr. Tucker present on behalf of the application. Mr. Tucker stated that he had no questions and that he agreed with the staff report. He went on to say that they were looking for conceptual approval before proceeding. Ms. DiMaggio stated that the Committee had recently seen another proposal that staff did not find to be conceptually approvable but that she was inclined to support staff in this case. Mr. Bergeron stated that he found all the alterations done over time to the building to be very sad, but that he agreed with Ms. DiMaggio. Mr. Fifield stated that he questioned the proportion of the bays. He went on to say that it seemed elongated and that he wondered if it could be detailed less long and skinny. Mr. Tucker stated that in reference to the roof height and column spacing- the spacing was following existing and that he believed the roof height would be lower as they did not wish to tie into the existing roof line. Mr. Tucker then asked if they had a preference on the soffit- beadboard or exposed. Ms. DiMaggio stated that staff would have the knowledge of this and that it could be worked out in the detailing. With nothing else to discuss, the Committee moved on to the next agenda item.

Public Comment:

Erin Holmes

Executive Director

Vieux Carré Property Owners, Residents and Associates

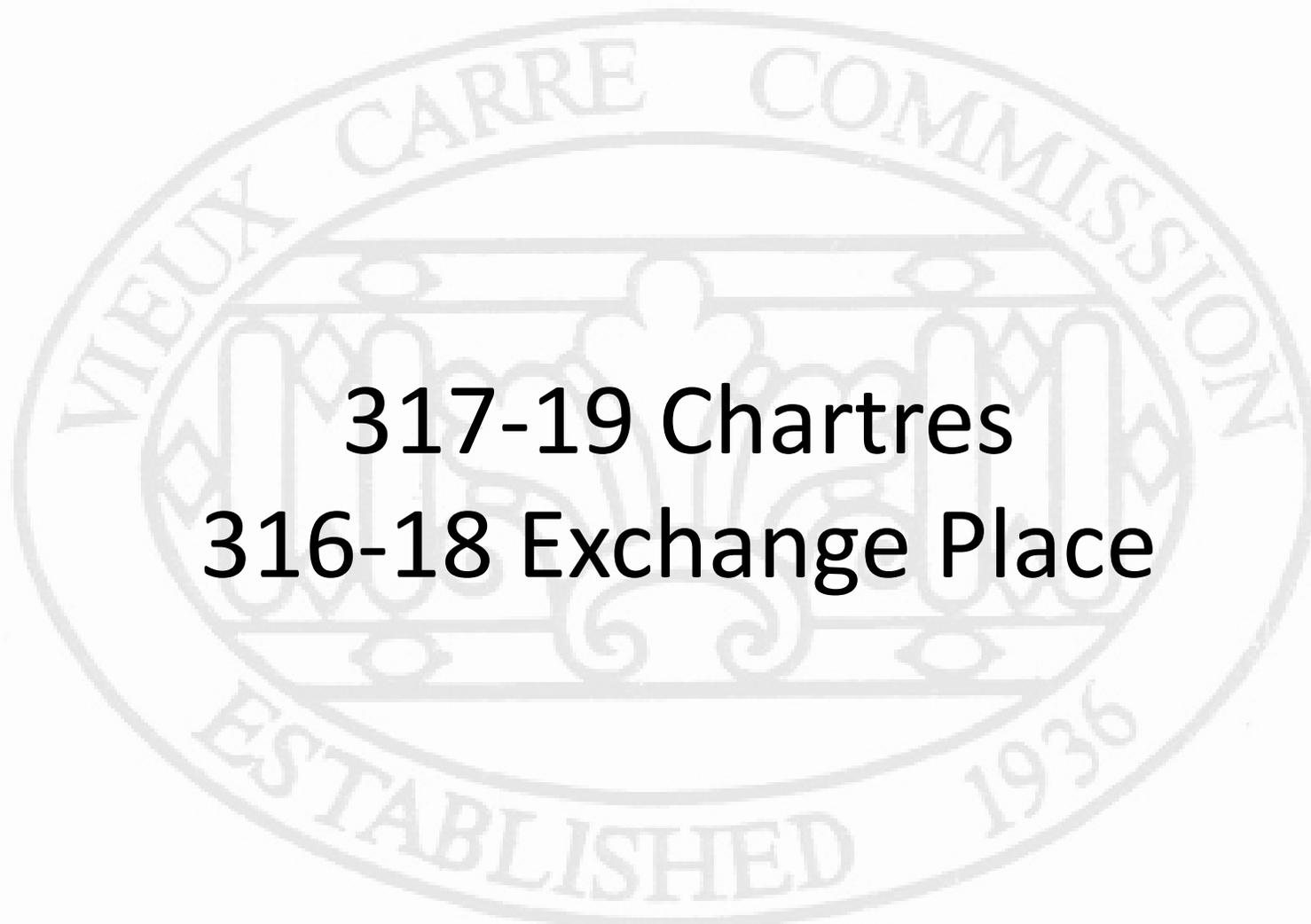
VCPORA would like to express our concern for the proposed gallery roof installation for 901 Bourbon. Residents have contacted our office to express their opposition to this addition, for the same reasons they opposed it 20 years ago. This business is located in a residential zoning district. The addition of the roof will encourage more crowding on the gallery space, leading to excessive sounds emanating into the surrounding residential corridors.

Nikki Szalwinski, FQ Citizens

We agree with Comm. Bergeron that the alterations to this building are unfortunate. Recently a similar request was approved for the same business owner for an awning at another heavily altered address on Dauphine. At that time we noted it would lead to additional applications for awnings where not only none previously existed but also where a significant facade alteration to a historic building allowed a gallery where one had not previously existed. Today the staff report suggests a color downgrade to this building because of these changes which while warranted based on the current condition may only end to further alterations being more easily approved down the road. This is also not desirable with respect to the tout ensemble. We ask that the committee consider halting further changes to this and other buildings like 901 Bourbon so as to preserve what diminishing number of original, unmolested structures in remaining in the district. We further note that the loss of the stereotypical corner store building with residential space above throughout New Orleans has over time contributed to a lack of affordable housing citywide as much as changed the nature of our neighborhoods.

Discussion and Motion:

Mr. Bergeron made the motion to defer this matter to allow the applicant time to revise the proposal base on today's discussion. Ms. DiMaggio seconded the motion, which passed unanimously.

The logo of the Vieux Carre Commission is an oval seal. It features a central crest with a crown on top and a shield below. The shield is divided into four quadrants by a cross. The top and bottom quadrants contain a fleur-de-lis, while the left and right quadrants contain a smaller fleur-de-lis. The shield is flanked by two lions. The entire crest is set against a background of a grid. The text "VIEUX CARRE COMMISSION" is written in a serif font along the top inner edge of the oval, and "ESTABLISHED 1936" is written along the bottom inner edge.

317-19 Chartres
316-18 Exchange Place

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.

After Proposed Resubdivision:

ADDRESS:	317-19 Chartres, 316-18 Exchange Place	APPLICANT:	Steve Finegan
OWNER:	D.A.A. Holdings, LLC	SQUARE:	37
ZONING:	VCC-2	LOT SIZE:	3897.3 sq. ft. (approx.)
USE:	Unknown	OPEN SPACE:	
DENSITY:		REQUIRED:	1169.2 sq. ft. (approx.)
ALLOWED:	6 units	EXISTING:	None
EXISTING:	Vacant	PROPOSED:	No change
PROPOSED:	5 units		

Architecture Committee Meeting of

12/07/2021

DESCRIPTION OF APPLICATION:

12/07/2021

Permit #21-24905-VCGEN

Lead Staff: Erin Vogt

Proposal to modify millwork and remove courtyard enclosure roof, per application & materials received 08/24/2021 & 11/22/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

12/07/2021

The architect has further developed the drawings for the renovation of the two properties, which will require a resubdivision and change of use hearing at the Commission level prior to final approval. The major areas of development are as follows:

319 Chartres, front elevation:

The first-floor doors now closely resemble similarly altered storefronts in the 200 and 300 blocks of Chartres, Bourbon and Royal. Staff finds this alteration to have been more successful than previously proposed options, as it utilizes a common language with comparable buildings in the Upper Quarter. The first and second bays are shown fixed, while the third and fourth bays are operational. The applicant noted that the electrical cabinet will be located behind the first bay, and obscured glass will be needed in one of these doors. Staff requests additional information on this proposal from the applicant, as obscured glass is typically not found approvable, and a wooden panel or permanent night blind might be a more appropriate solution. Staff recommends **conceptual approval** of the proposed doors and transoms, with additional development to be completed.

Rear elevation of 319:

The doors have been revised to improve the proportions but are currently shown with no muntins. Three lites would be appropriate for the date of construction, but the lack of muntins may indicate that the doors are not original. Staff seeks the Committee's guidance on this recommendation.

Connecting roof deck:

In addition to removing the roof from the brown rated connecting structure, the existing frame construction side walls will be reduced to 6'-0" tall, capped with metal coping, and finished with stucco veneer. A new kitchen exhaust hood will be located in the Exchange/Conti corner of the roof deck, extending in height over the full height wall. Seven condensers and three skylights are also shown in this area, as well as a 6'-0" tall "screen wall to block noise and views of A/C units and Pelican Club exhaust system. Staff notes that additional development and details, including manufacturer's spec sheets (as applicable) will be needed for all items. However, staff finds the proposed plan **conceptually approvable** for this stage of development.

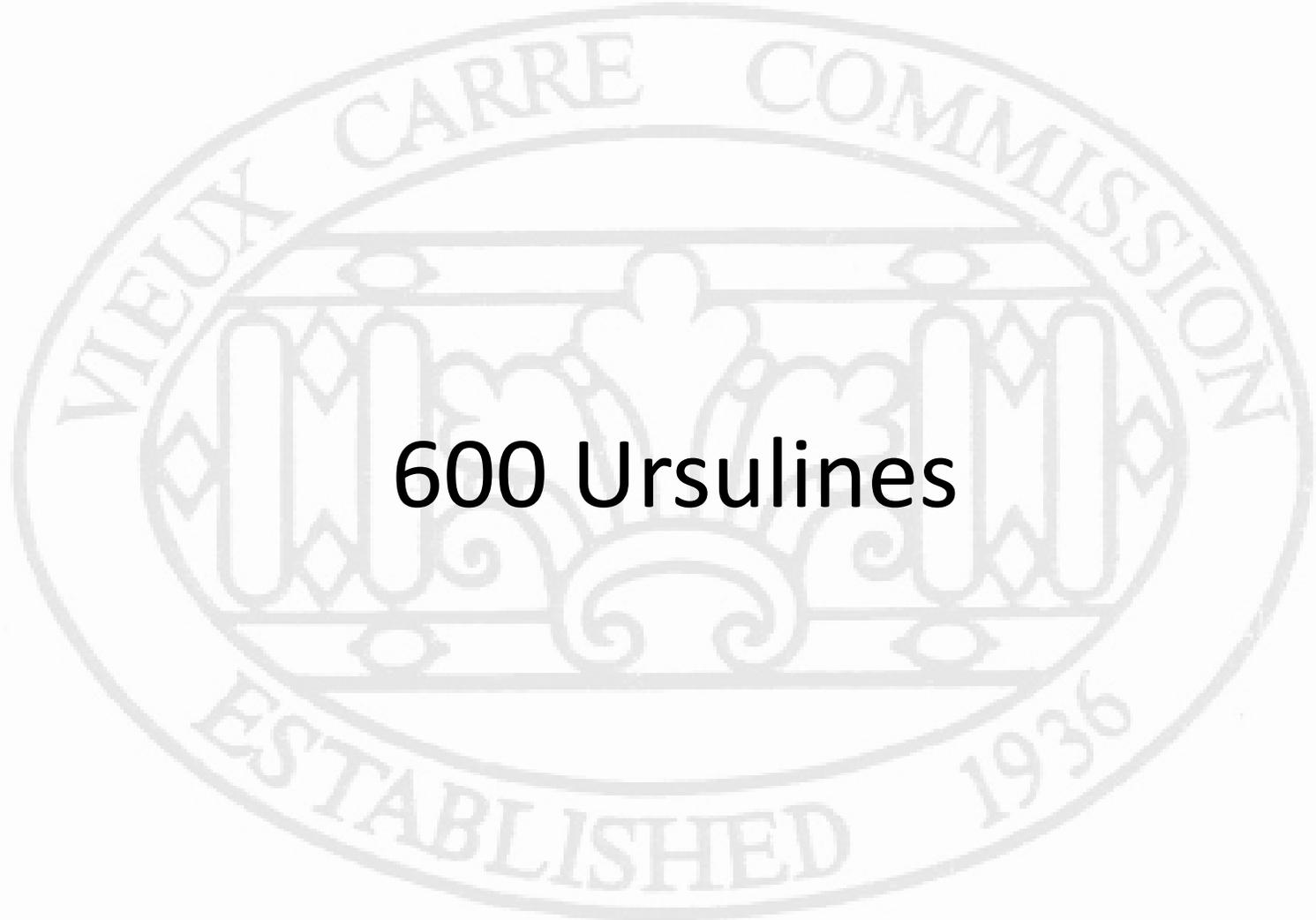
Overall, staff finds the proposed alterations **conceptually approvable** and recommends that the applicant proceed to the design development stage, with the change of use and resubdivision to be forwarded to the Commission for consideration.

ARCHITECTURAL COMMITTEE ACTION:

12/07/2021



New Business



600 Ursulines

ADDRESS:	600 Ursulines\1039-43 Chartres		
OWNER:	Butterfields Butter LLC	APPLICANT:	C-Mack Enterprises LLC
ZONING:	VCR-2	SQUARE:	49
USE:	Residential	LOT SIZE:	2,797.75 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	4 Units	REQUIRED:	559.4 sq. ft.
EXISTING:	1 Unit	EXISTING:	620 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Green: Of Local Architectural or Historical Importance.

This classic early double Creole cottage was constructed c. 1825 for the Ursuline Nuns. This cottage and the two neighboring ones were owned by the Order until 1870. A 1984 renovation added a new dormer to the front (Chartres St.) facade and refurbished the patio area.

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

DESCRIPTION OF APPLICATION: 12/07/2021
Permit # 21-21747-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install 1” thick brick tiles on top of existing concrete courtyard, per application & materials received 07/30/2021 & 11/18/2021, respectively.

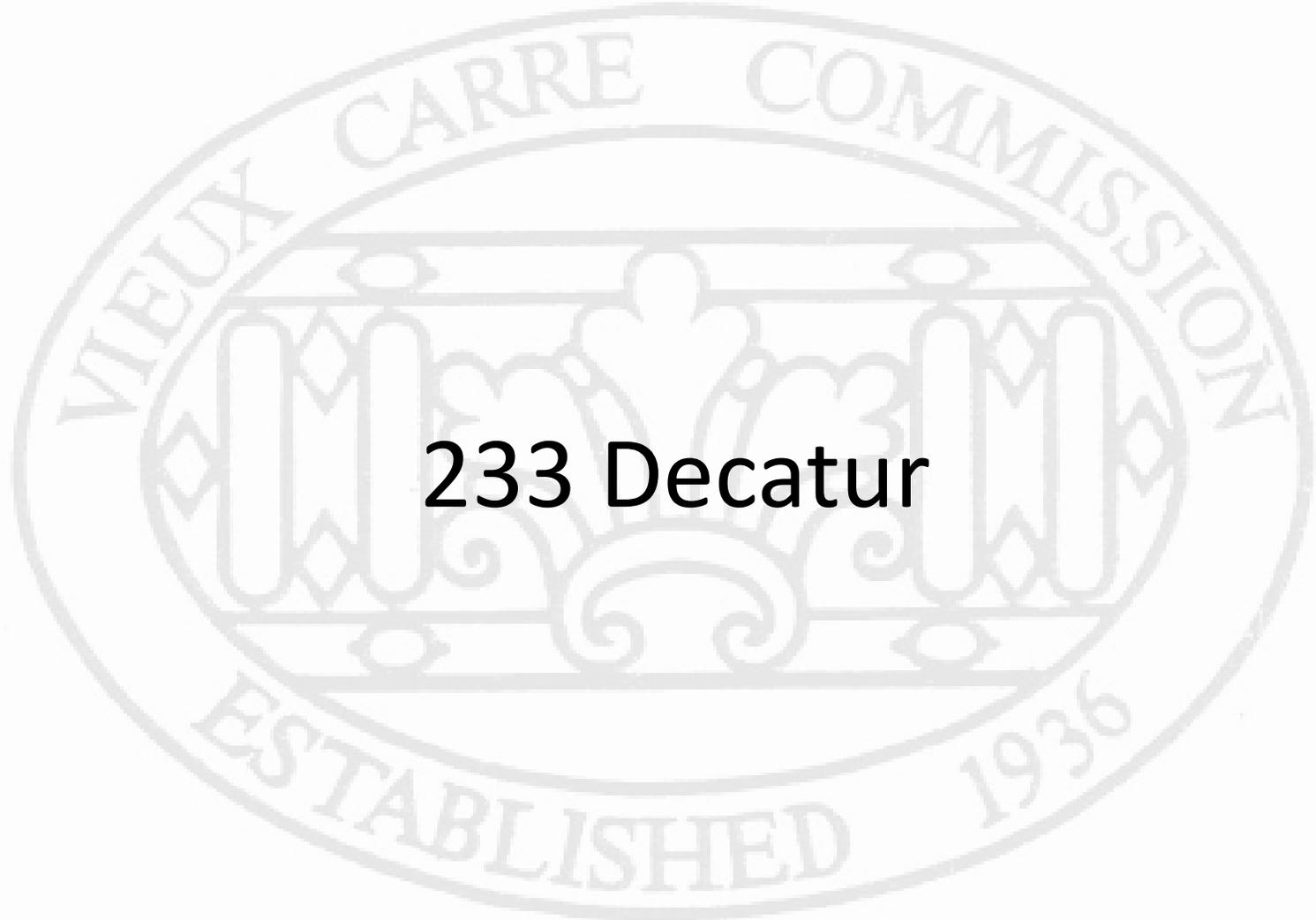
STAFF ANALYSIS & RECOMMENDATION: 12/07/2021

Staff issued a permit back in August for the renovation of the existing swimming pool including the application of new pool plaster, new water line tile, and new coping. At that time the applicant noted that they would likely be pursuing the installation of new brick paving in the courtyard in the near future. Staff noted that the existing concrete paving was only slightly below the door thresholds, particularly on the rear building, and asked how additional paving might interact with these openings. The applicant recently responded that they propose to cut the bricks to 1” thickness, leaving the original face intact. At only 1” thick the new paving would work fine with the existing thresholds.

Staff finds this technique atypical and may fall into the category of materials pretending to be something they are not, a concept that is generally discouraged by the Guidelines. (VCC DG: 14-10) A preferred treatment would be to remove the concrete from the courtyard and to install new full-size bricks on a bed of gravel and sand. This would be a more typical installation, would not interfere with the existing door thresholds, and would increase the permeability of the site.

Staff requests commentary from the Committee regarding the proposed use of the 1” brick tiles on top of the existing concrete.

ARCHITECTURAL COMMITTEE ACTION: 12/07/2021



233 Decatur

ADDRESS:	233 Decatur Street	
OWNER:	233 Decatur Real Estate LLC	APPLICANT: Myles Martin
ZONING:	VCE-1	SQUARE: 30
USE:	Commercial	LOT SIZE: 1,998.75 sq. ft.
DENSITY:		OPEN SPACE:
ALLOWED:	3 Units	REQUIRED: 599.6 sq. ft.
EXISTING:	Vacant	EXISTING: None
PROPOSED:	Unknown	PROPOSED: No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1910 3-story "Decorative Brick style" commercial building, constructed after the fire of 1908. Ground floor of front façade has received distracting alterations.

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

DESCRIPTION OF APPLICATION: 12/07/2021
Permit #21-28136-VCGEN **Lead Staff: Erin Vogt**

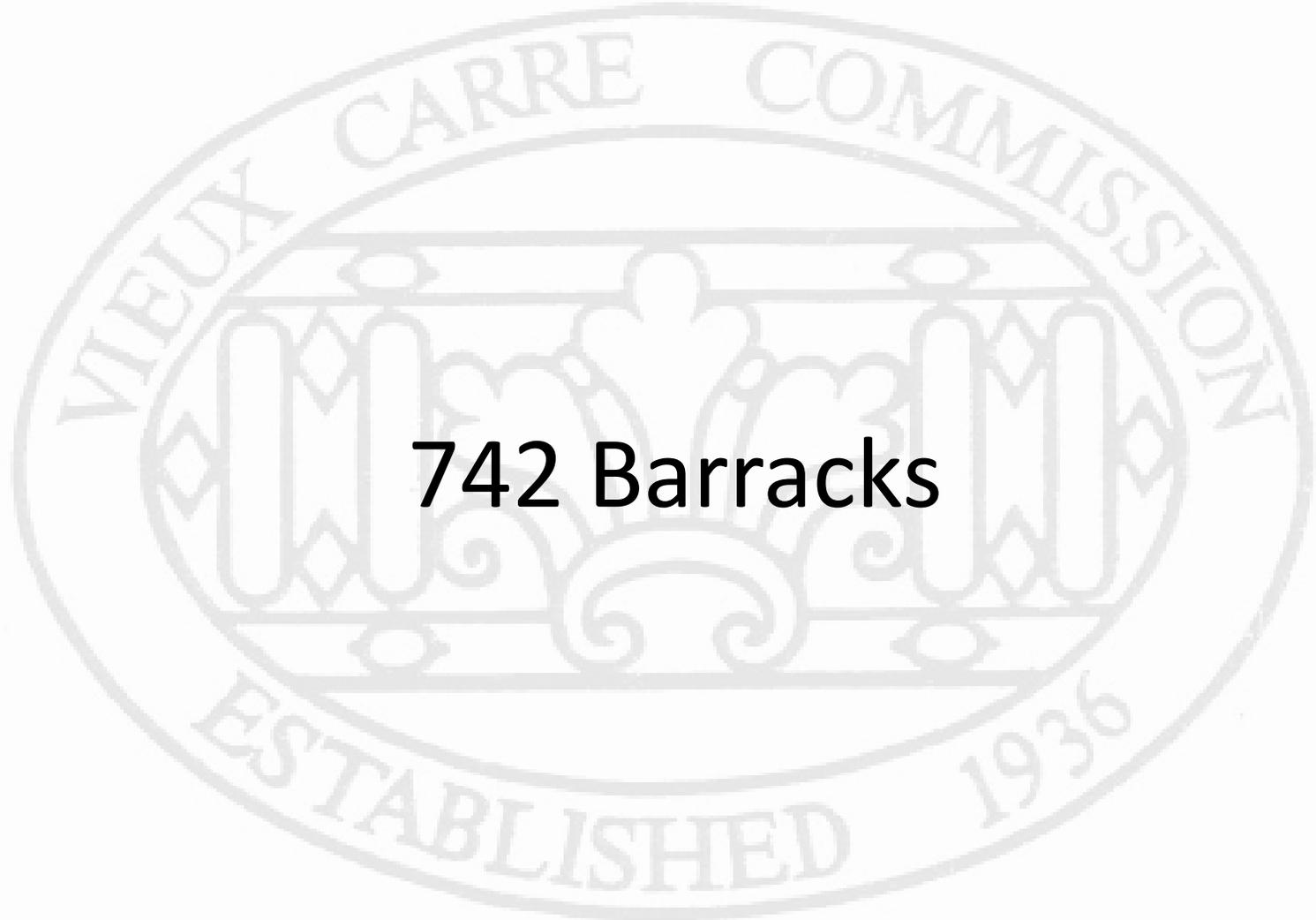
Proposal to install rooftop mechanical equipment in conjunction with a **change of use** from *vacant* to *bar*, per application & materials received 10/12/2021 & 11/22/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 12/07/2021

Proposed exterior work is limited to a rooftop access hatch, hood vent (including duct work), rooftop walk pads, and two condenser units on the roof of the building. The roof plan does not call for any work on the roof itself. The hatch measures 3'-0" x 3'-0" and has an aluminum cover and frame. The condensers are 5-ton Carrier units measuring approximately 31" x 31" x 28.5", with a weighted dBA of 78. The hood vent is a typical "mushroom" type vent, measuring 38" across. Notes on the roof plan call for the vent to have a minimum of 10'-0" clearance to adjacent buildings, property lines, and air intakes, with 5'-0" clearance to any combustible structure. Staff finds the proposed mechanical work and roof hatch **approvable**.

Staff notes that violations remain on this property that have not been addressed. Additionally, while vegetation abatement and painting were undertaken within the last eighteen months, vegetation remained between 233 Decatur and the neighboring property at 237 Decatur. This vegetation has continued to grow and is affecting the windows on the upper floors. Photos from 12/07/2020 show that the masonry needed further repointing in this location to abate the vegetation growth, and an inspection of the inside of the property on 08/13/2020 showed extensive moisture intrusion and masonry separation. Furthermore, severe roof ponding can be seen at this corner of the building in all satellite imagery going back to 2004, despite obvious roof repair work. Staff is concerned that more extensive repairs need to be undertaken at this corner of the building, and requests that the applicant provide an engineer's report addressing the existing masonry separation for review prior to permit issuance. Staff recommends that the proposed **change of use** from *vacant* to *bar* be forwarded to the Commission for review with a **positive recommendation**, with the proviso that all remaining violations must also be addressed in this scope of work prior to final approval and permit issuance.

ARCHITECTURAL COMMITTEE ACTION: 12/07/2021



742 Barracks

ADDRESS:	742 Barracks	APPLICANT:	
OWNER:	Michael Skinner	SQUARE:	54
ZONING:	VCR-1	LOT SIZE:	1,701 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	340.2 sq. ft.
ALLOWED:	1 Unit	EXISTING:	520 sq. ft.
EXISTING:	1 Unit	PROPOSED:	506 sq. ft.
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Main building:** Green, or of local architectural and/or historical importance.
Rear shed: Brown, or of no architectural and/or historical significance

Simply detailed 2-story, 3-bay frame house with brackets and a wooden balcony balustrade.

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

DESCRIPTION OF APPLICATION: 12/07/2021
Permit # 21-32303-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install two (2) new air conditioning condensing units in the courtyard at grade, per application & materials received 11/17/2021 & 11/24/2021, respectively.

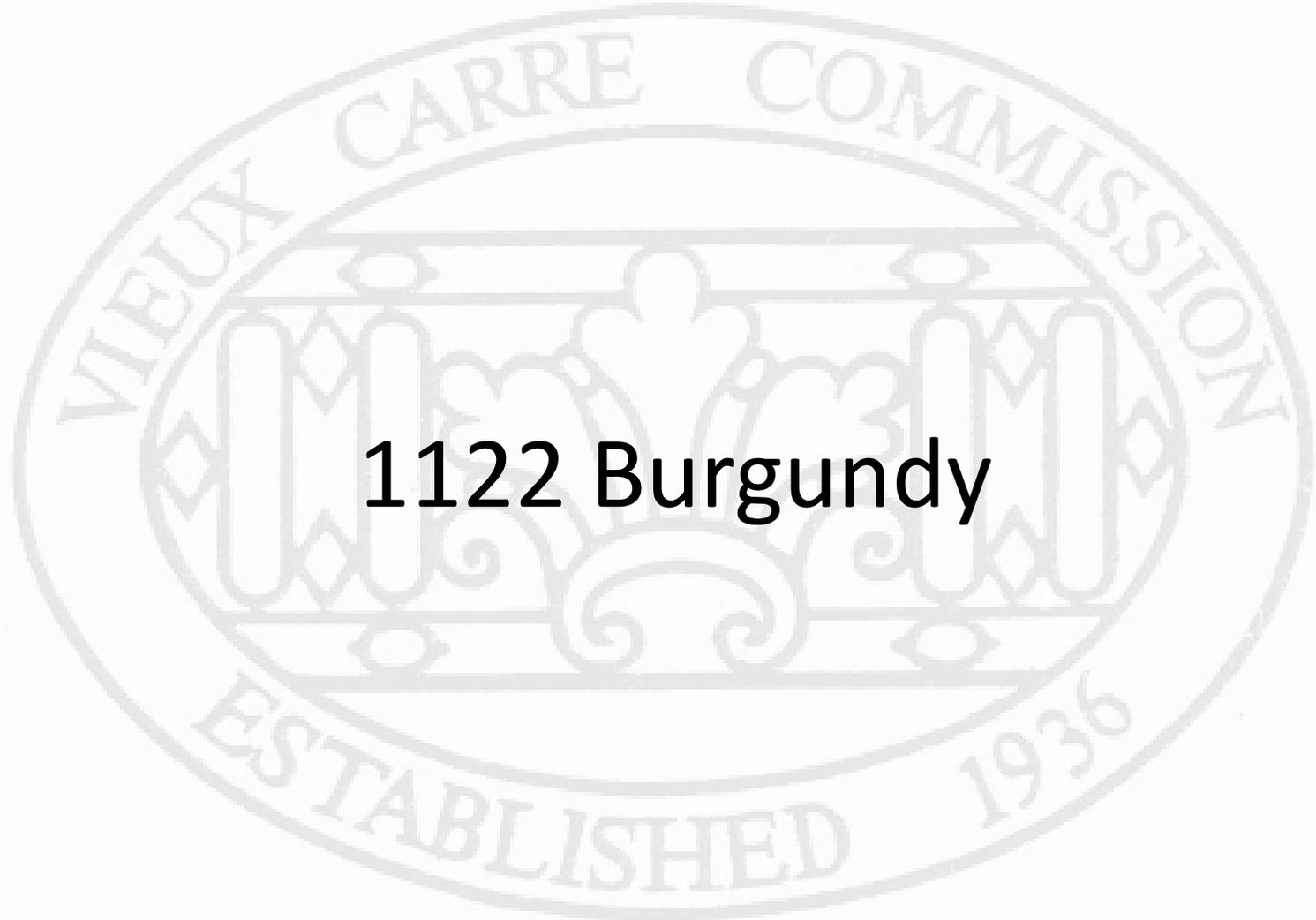
STAFF ANALYSIS & RECOMMENDATION: 12/07/2021

The applicant proposes to install two Heil 3-ton units in the Royal & Governor Nicholls corner of the courtyard, adjacent to the existing garage. Guidelines require that all new mounted equipment applications be reviewed at least at the Architecture Committee level.

The proposed units will be installed at grade and the specs on the units note the operating sound level “as low as 76 decibels.” This decibel level appears to be in the average range for air conditioning condensers, although quieter units do exist.

Staff finds the proposed location consistent with the Guidelines including minimizing the visibility and quantity of mounted equipment on a parcel. (VCC DG: 10-11) Provided that the proposed location satisfies the requirements of the Zoning and Mechanical Departments, staff recommends approval of the proposal with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION: 12/07/2021



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

12/07/2021

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.

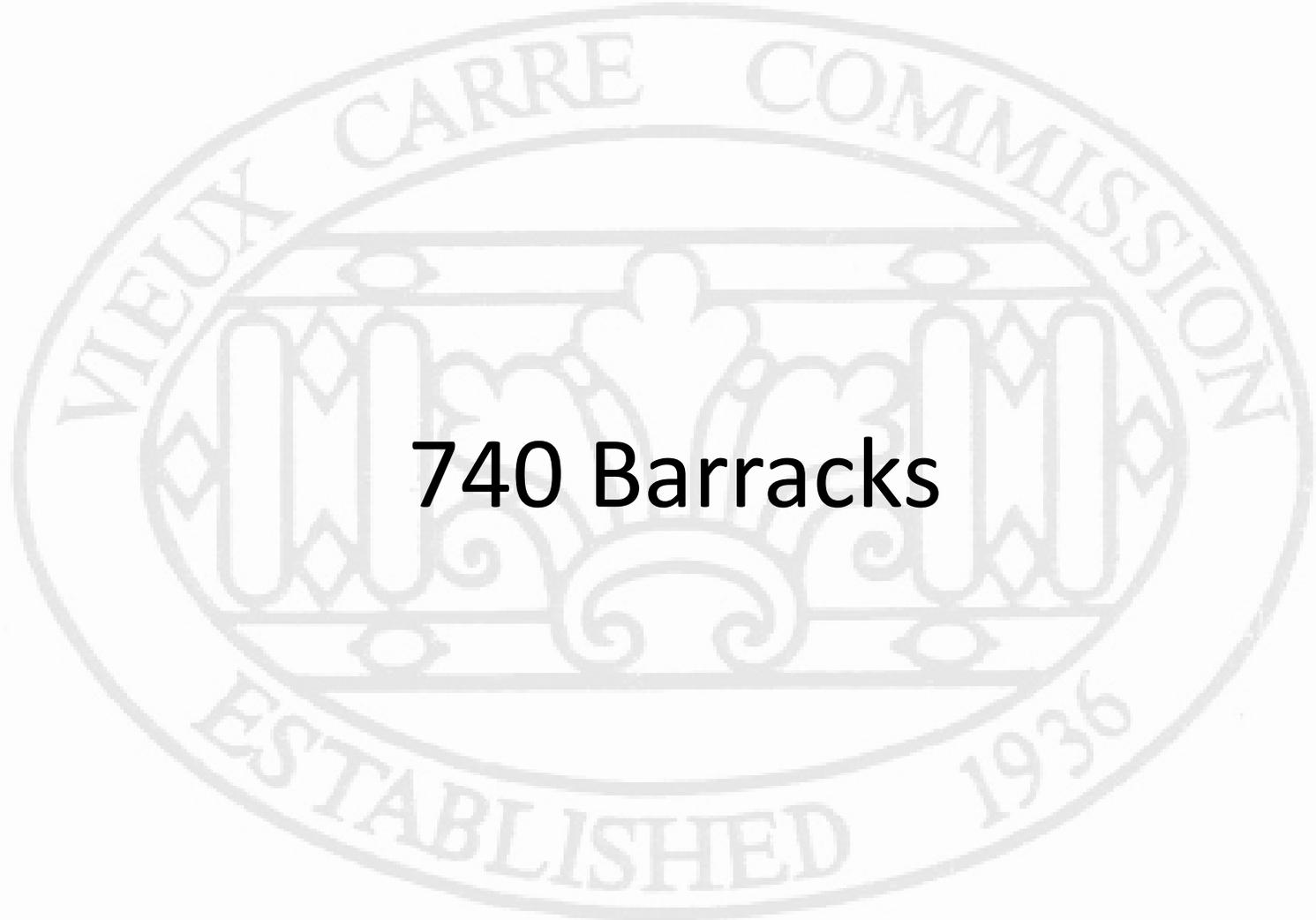
The Guidelines note that this type of shutter is generally appropriate for pre-1840s buildings which matches well to the c. 1826 date of this building. (VCC DG: 07-14). However, the Guidelines also note that the VCC requires shutters that, "*when closed, fill the entire door or window recess.*" (VCC 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



740 Barracks

ADDRESS:	740 Barracks	APPLICANT:	Corbett Scott
OWNER:	Brad Michael Williams Irrevocable Trust		
ZONING:	VCR-1	SQUARE:	54
USE:	Vacant/Residential	LOT SIZE:	1,197 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	0 Units	REQUIRED:	359 sq. ft.
EXISTING:	1 Unit	EXISTING:	449 sq. ft.
PROPOSED:	No Change	PROPOSED:	

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

C. 1898 frame 2-bay shotgun camelback, which has brackets and Eastlake detailing over its front openings.

Architecture Committee Meeting of

12/07/2021

DESCRIPTION OF APPLICATION:

12/07/2021

Permit # 21-32681-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-08088-DBNVCC

Inspector: Marguerite Roberts

Proposal to renovate building to enlarge existing camelback, per application & materials received 11/22/2021.

STAFF ANALYSIS & RECOMMENDATION:

12/07/2021

Long neglected and subject of an extremely questionable homestead exemption by the previous owner, this property thankfully recently sold to a new owner who is proposing a complete renovation. The biggest aspect of the proposal is the enlargement of the existing camelback. The applicant proposes to bring the front wall of the camelback forward by 20'1". This would slightly more than double the depth of the existing camelback. The existing camelback front wall is currently setback from the front wall of the first floor by approximately 37' and this dimension would be reduced to 19'3" if the camelback was enlarged. Staff notes that the proposed enlargement would cover the one existing chimney of this property and no chimney is proposed for the addition.

The existing camelback features a single window on the Barracks St. elevation while the proposed enlarged camelback shows two equally sized windows. The new windows are shown closer to the side walls compared to the original. Staff finds this spacing atypical and recommends the windows be brought slightly closer to center, comparable to the position of the existing. Besides this spacing, staff does not find the introduction of a second window objectionable.

The Bourbon St. elevation of the camelback currently features one six over six window. Two additional six over six windows are proposed on this elevation as part of the proposed addition. Staff finds the proposed new windows appropriate.

Staff notes that this building is neighbored by two, two-story buildings and the proposed addition would only be slightly visible from Barracks St. as the side elevation would remain obscured. The applicant shows both a gabled roof and a hipped roof alternative. Although the hipped roof variation would slightly reduce visibility of the addition, given that the existing camelback has a gabled roof, staff prefers the proposed gabled roof design.

The Guidelines go into far fewer details regarding camelback additions compared to other rooftop additions, noting "*a traditionally designed camelback proposed for a wood-framed shotgun building is not subject to the more rigorous submittal requirements for rooftop additions.*" (VCC DG: 14-16) Additionally, as this is the enlargement of an existing camelback, rather than a brand-new camelback, staff finds the proposal potentially approvable.

Staff only noted two areas of changes on the first floor of the building. On the Bourbon St. elevation, the applicant proposes to slightly move and enlarge an existing window. The proposed new six over six window appears to match others on this elevation in both size and positioning. The existing window appears to be out of line compared to the adjacent openings. A small side porch is also shown on this elevation to access both of the side doors on this elevation. Currently one of the doors is accessed by simple steps, while the other is essentially inaccessible and simply drops to the alleyway below. No notes are including regarding the materials of this side porch but staff finds the concept approvable.

The final noted work on the first floor occurs on the rear elevation where another atypical opening is

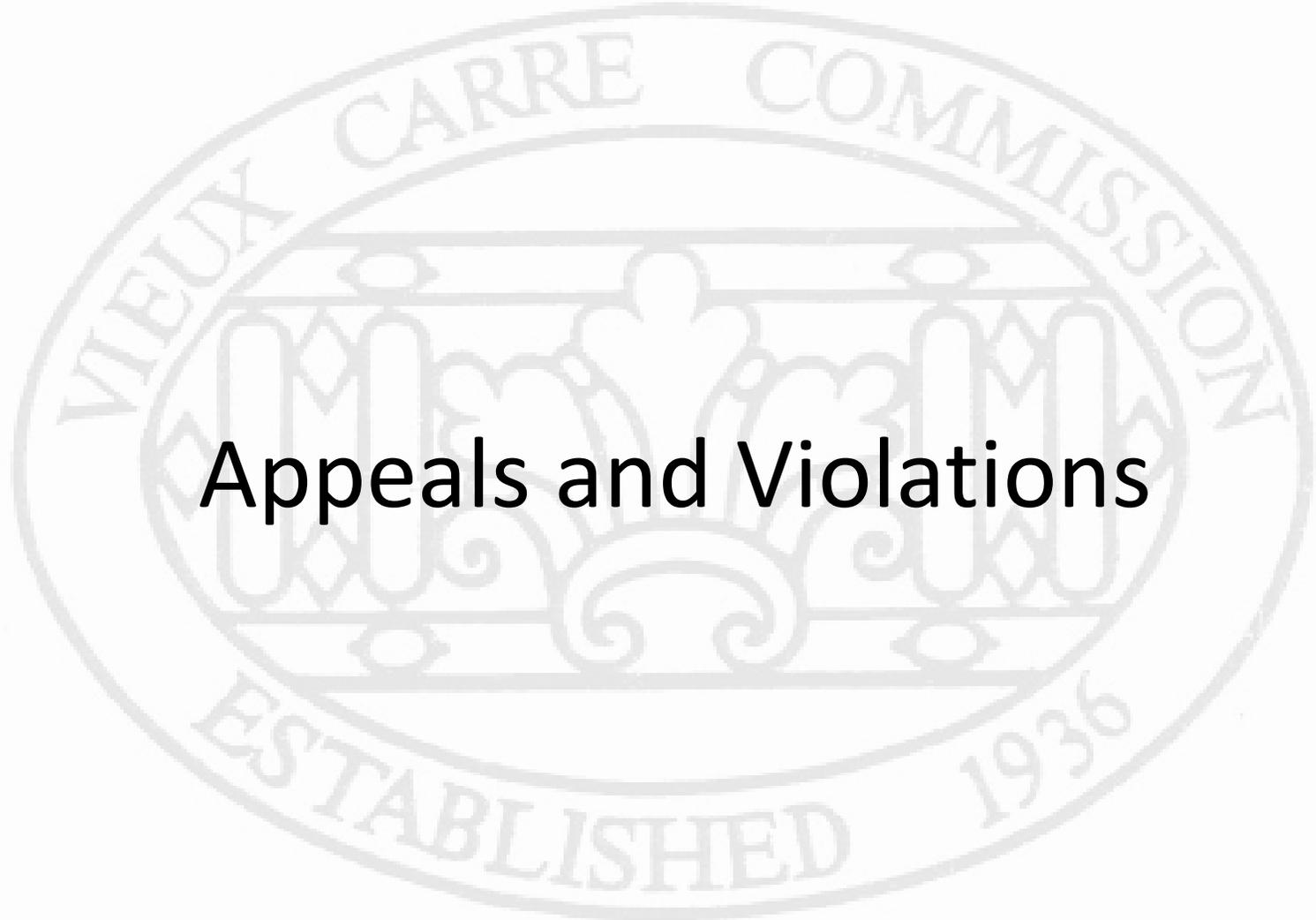
marked for removal and another six over six window is shown. These openings are partially obscured in the drawings and staff requests additional details regarding this aspect of the work but again finds the concept likely approvable.

Overall, staff is enthusiastic to see a proposal for this long-neglected property. Although a great deal of additional information will be required prior to the issuance of permits, staff finds the proposed concepts submitted for review today to be conceptually approvable. Staff notes that if any permits are needed in the interim to weatherize or stabilize the building, staff is available to issue permits for this work.

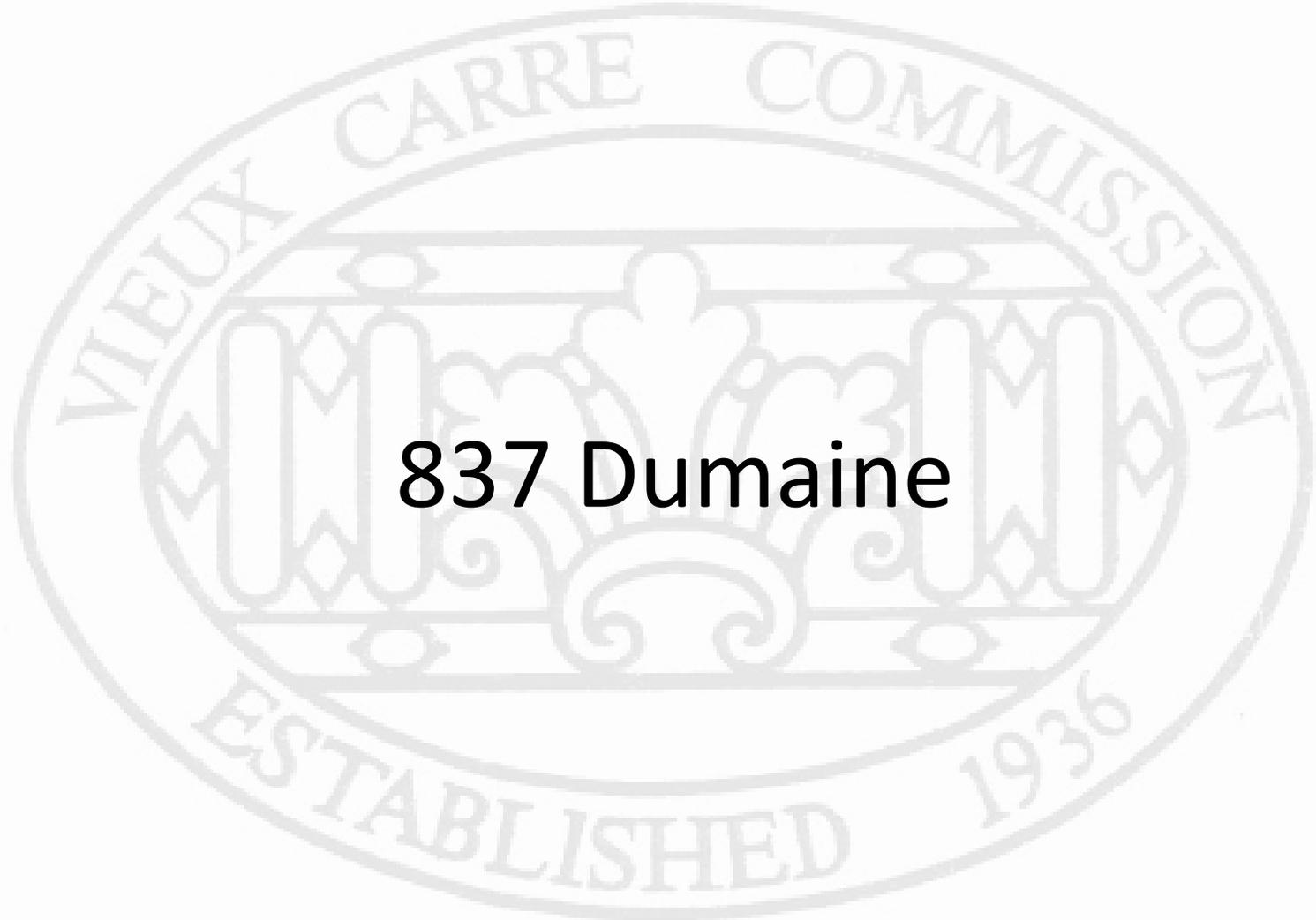
Staff recommends conceptual approval of the enlarged addition and renovation with the applicant to develop more detailed drawings for additional review.

ARCHITECTURAL COMMITTEE ACTION:

12/07/2021



Appeals and Violations



837 Dumaine

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

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

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

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

Architecture Committee Meeting of

12/07/2021

DESCRIPTION OF APPLICATION:

12/07/2021

Permit # 21-22947-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-07869-VCCNOP

Inspector: Anthony Whitfield

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

STAFF ANALYSIS & RECOMMENDATION:

12/07/2021

Staff posted a Stop Work Order on this property back on 09/13/2021 for unpermitted work being done to the side masonry wall including the application of an unusual blue tinted product. Photographs of the bucket of the product reveals that it is called Aguagrip. Staff researched this product and found that it is advertised as a primer for recoating flat roof systems and is used to “re-adhere loose granules on a cap sheet, and to encapsulate difficult to remove dust and dirt.” Staff found no mention on the products website regarding the application of this product to walls, let alone historic masonry walls. The product notes that it dries to a slightly tacky consistency, ready to accept a final roof coating.

The applicant noted that work was being done to try and eliminate water intrusion into the building and staff had previously issued staff approvable permits for window repairs at this property. It is possible that this window work has eliminated much of the water intrusion. The applicant stated that they are no longer experiencing water problems in the area where the Aguagrip was applied but they are experiencing new problems in other location.

Although this application may have accomplished the goal of the applicant for this particular area, staff is at a loss as to why this particular product was used and notes that it just created similar problems in other areas. Staff questions if this material can be successfully removed in order to properly weatherize the wall. Staff is particularly concerned regarding the tacky condition and how that might affect paint or other topping materials.

Staff requests commentary from the Committee regarding the best path forward for this building.

ARCHITECTURAL COMMITTEE ACTION:

12/07/2021

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

DESCRIPTION OF APPLICATION:

11/23/2021

Permit # 21-22947-VCGEN**Lead Staff: Nick Albrecht****Violation Case #21-07869-VCCNOP****Inspector: Anthony Whitfield**

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

STAFF ANALYSIS & RECOMMENDATION:

11/23/2021

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

ARCHITECTURAL COMMITTEE ACTION:

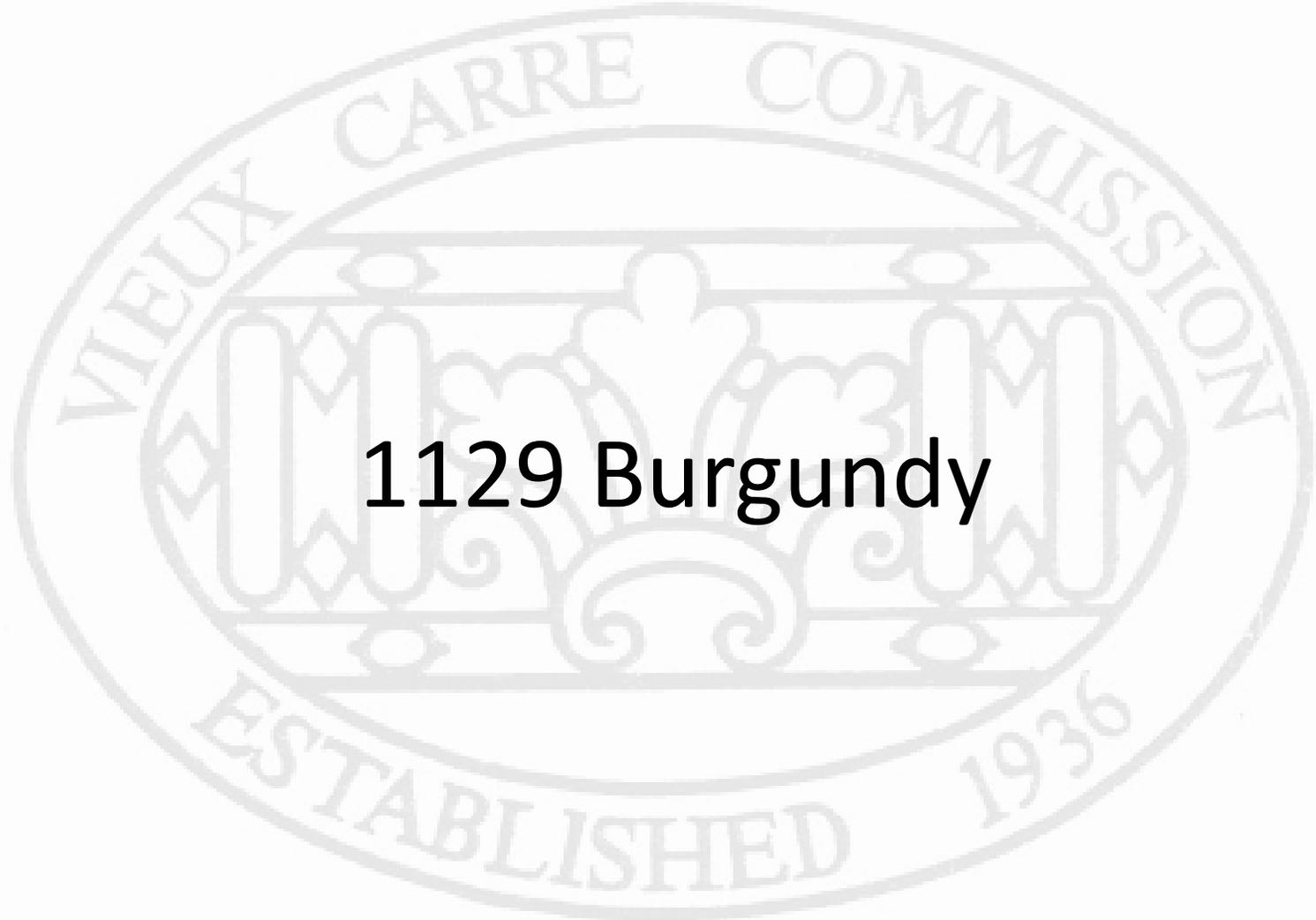
11/23/2021

Staff noted that the applicant had requested a deferral prior to the meeting.

There was no public comment.

Discussion and Motion:

Mr. Bergeron moved to defer the application, noting that applicant's request to do so prior to the meeting. Ms. DiMaggio seconded the motion, which passed unanimously.



1129 Burgundy

ADDRESS:	1129 Burgundy	APPLICANT:	John C Williams
OWNER:	Mary Smith	SQUARE:	106
ZONING:	VCR-1	LOT SIZE:	3310 sq. ft. (approx.)
USE:	Residential		
DENSITY-		OPEN SPACE-	
ALLOWED:	3 Units	REQUIRED:	993 sq. ft. (approx.)
EXISTING:	1 Unit	EXISTING:	Unknown
PROPOSED:	No change	PROPOSED:	No change

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Main and service buildings – **Green**, or of local architectural and/or historic significance

A c. 1830 gable-ended, 2-bay, 1½-story brick cottage, the detailing of which includes banding which outlines its front façade, a front overhang and a nicely detailed dormer. This long house has a detached 2-story service ell.

Architecture Committee Meeting of

12/07/2021

DESCRIPTION OF APPLICATION:

12/07/2021

Permit # 21-23486-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate building and correct or retain various examples of working without a permit including proposal to install new wood windows in window openings constructed without benefit of VCC review or approval, per application & materials received 11/09/2021.

STAFF ANALYSIS & RECOMMENDATION:

12/07/2021

Staff posted a Stop Work Order on this property on 08/17/2021 when work was observed without a permit, including the installation of a highly atypical projecting metal awning around the service ell balcony. Thankfully, the applicant is not seeking retention of this element and simply proposes to remove the unpermitted awning.

Following the Stop Work Order, staff visited the site and discovered additional examples of working without a permit and discussed other work being proposed. The most egregious example of working without a permit was the installation of new vinyl windows in new wall openings at the N Rampart elevation of the rear service building. Aerial photographs indicate that the four window openings were all constructed sometime after February 20, 2021. New exposed metal headers were installed in the masonry wall and four (4) new vinyl windows were installed with two (2) at the second floor and two (2) at the first floor. The applicant proposes to retain the four window openings and to install four (4) new wood six over six windows.

The Guidelines note that, “*the arrangement, size, and proportions of window and/or door openings are key components of a building’s style and character. As a result, the modification or addition of window or door openings is discouraged.*” (VCC DG: 07-20) This elevation of a rear service ell would not traditionally have any window or door openings. As the window openings were only newly installed, were done so without permits, and in a rudimentary way with the large, exposed metal headers, staff does not find the retention of the window openings approvable.

Behind the wall where the applicant proposes to install the new windows, staff observed a permanent generator had been installed at grade. Staff finds this location for a generator potentially approvable but notes that it is in close proximity to one of the window openings proposed for retention. It is likely the distance between the generator and window opening is less than allowable per building code. This condition may be acceptable if the window were removed and masonry restored.

In addition to the proposed window work, the applicant proposes to install two new projecting aluminum awnings, with one located above an existing second floor window and one above a ground floor window, both on the Gov. Nicholls elevation of the main building. The other openings on this elevation currently feature similar aluminum awnings and awnings are seen on these openings since at least 1986. Staff finds the installation of the two new proposed awnings potentially approvable.

The final aspect of the proposed work is the reconfiguring of the downspout on the rear slope of the main building. Currently the gutter and downspout of the upper roof portion of the main building drain onto the lower roof of the main building. This roof then drains into the courtyard from a single downspout. The applicant noted this lower roof gutter and downspout being inundated during events of heavy rains. In order to try and solve this problem, the applicant proposed to reroute the downspout from the upper roof to run over the parapet and drain directly into the alleyway.

Staff does not object to the concept of a new downspout but notes that the new downspout is not shown

on the proposed side elevation. Provided that the new downspout would not interfere with the existing windows and shutters, staff finds the proposed new downspout conceptually approvable.

In summary, staff recommends:

- Denial of the proposed retention of the window openings, and
- Approval of the other proposed work with all final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

12/07/2021



527 Conti

ADDRESS:	527 Conti Street	APPLICANT:	David Carimi
OWNER:	Bevolo Gas & Electric Lights LLC		
ZONING:	VCC-2	SQUARE:	28
USE:	Commercial/Vacant	LOT SIZE:	1,411 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	1 Unit	REQUIRED:	423 sq. ft.
EXISTING:	0 Units	EXISTING:	225 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:

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

One in a row of three, 3-story brick c. 1850 stores in the Greek Revival style with cast-iron posts and night blind remnants, both on the ground floor. According to Sanborn Maps, the building in the 19th century most likely had a facade gallery, which extended across the subject building and the demolished structure at 531-35 Conti, known historically as the “Verandah Hotel” and depicted in an 1853 notarial archival drawing (plan book 63A, folio 59). The 1876 Sanborn Map labels both the subject building and the demolished building as the “Verandah Hotel.” (description revised, June 11, 2004)

Architecture Committee Meeting of

12/07/2021

DESCRIPTION OF APPLICATION:
Permit #21-32428-VCGEN

12/07/2021

Lead Staff: Erin Vogt

Appeal to retain copper roof infilling rear courtyard, per application & materials received 11/19/2021.
[Notice of Violation sent 08/30/2019]

STAFF ANALYSIS & RECOMMENDATION:

12/07/2021

Staff issued a Notice of Violation on 08/30/2019 which cited the property for the unpermitted infilling of the rear courtyard. Satellite imagery shows that the rear courtyard was still open to the sky as of 03/04/2016, but was covered by a copper roof by 01/28/2017. The applicant is appealing to retain the infill.

VCC Design Guidelines do not allow for new construction or alteration of courtyard spaces without VCC review and approval, and the Guidelines note that “the Zoning Commission regulates the required percentage of open space for each city parcel,” (VCC DG: 10-2) which for this property is 30% of the total site area. 30% open space is not currently met on the property and is considered legal non-conforming, but further reduction of the open space would not be allowed by their division. Regarding VCC guidelines for new construction, not enough is known about the method of construction to evaluate whether this infill could be considered appropriate for retention, but the reduction in open space would make this application a non-starter if the application had been submitted prior to work being undertaken. Given this, staff recommends **denial** of the retention, with the courtyard to be restored to its 2016 state.

ARCHITECTURAL COMMITTEE ACTION:

12/07/2021