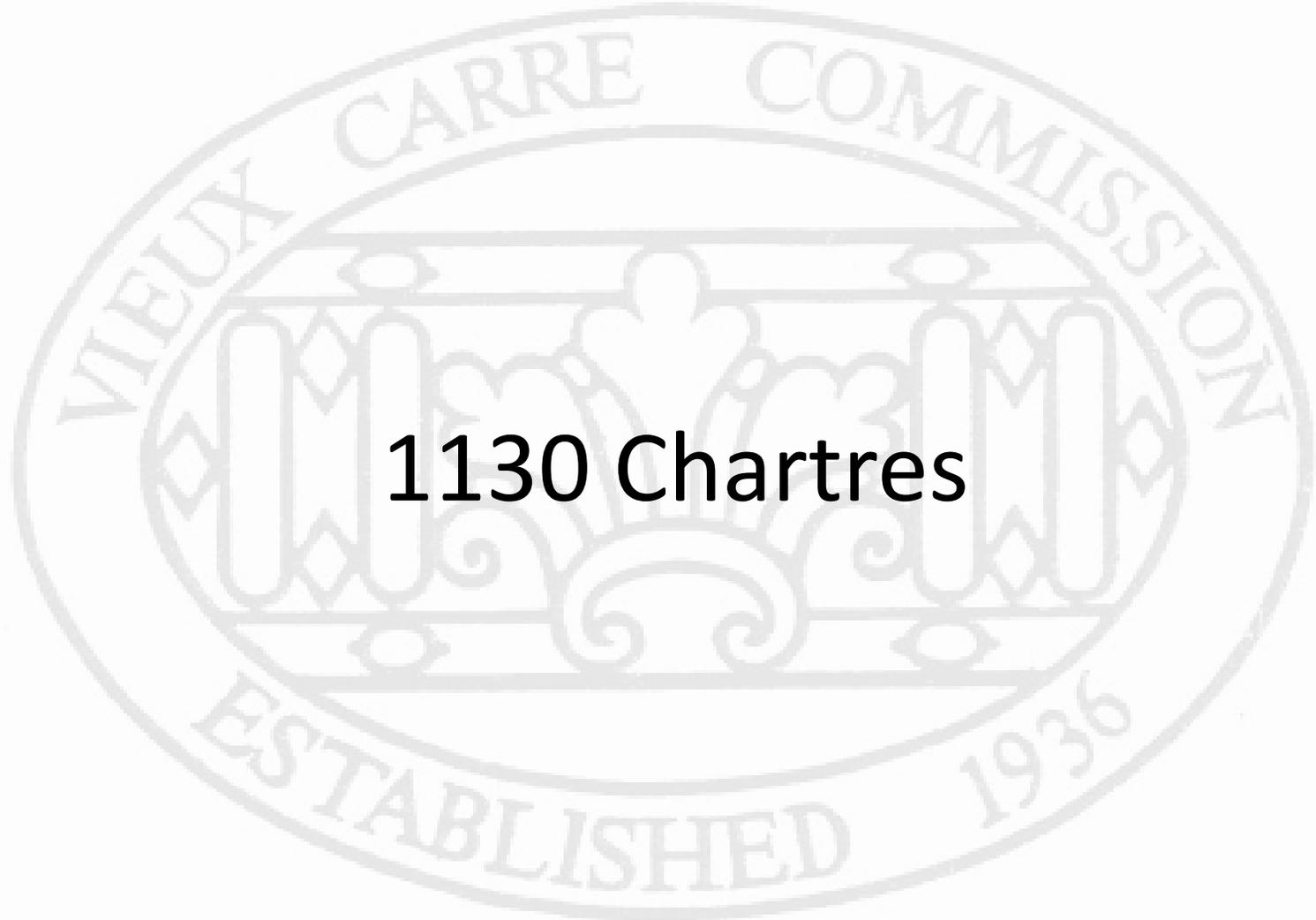


**Vieux Carré Commission  
Architecture Committee Meeting**

**Tuesday, October 25, 2022**



**Old Business**



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	OPEN SPACE-	
DENSITY-		REQUIRED:	1,857 sq. ft.
ALLOWED:	10 Units	EXISTING:	2,097 sq. ft.
EXISTING:	0 Units	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**

**10/25/2022**

#### **DESCRIPTION OF APPLICATION:** **Permit # 22-33567-VCGEN**

10/25/2022

**Lead Staff: Nick Albrecht**

Proposal to renovate buildings including review of proposed details for lighting, the carriageway gate, new window, and window and door hardware, per application & materials received 12/07/2021 & 10/13/2022, respectively.

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

10/25/2022

The applicant has submitted revised materials to try and resolve some of the pending issues and details of this renovation.

A revision bubble on the reflected ceiling plan shows the addition of three new flush mounted light fixtures on the underside of the front balcony. One fixture is shown centered over the central carriageway while the other two are shown centered between the doors on either side. The lighting guidelines typically recommend centering fixtures over the door openings or in this instance a total of five fixtures under the balcony, each centered above a door opening. The fixture itself is potentially approvable but no dimensions or specs are given. Staff has several examples of approvable fixtures for this type of installation if the proposed fixture is too large. Any fixture should be painted or prefinished to match the underside of the balcony.

A rather major change is proposed at the carriageway door as seen on sheet VCC-1. The applicant proposes to open an arched space above the proposed new solid door. Vertical bars are proposed in the new archway, likely to help compensate for the reduced ventilation that would result with a new solid door. A photograph from the interior side of the opening shows that there is some kind of archway above the opening that has been infilled with beadboard. Staff was unable to locate any historic photographs showing an archway above this opening but notably a 1963 photograph of the building does not show archways above any of the first-floor door openings. Some exploratory demolition may be warranted to help determine the appropriateness of an archway above the carriageway, but staff finds the interior side condition fairly convincing.

Staff did not note any changes for the included VCC-2 sheet which shows proposed louvered screening under the stairs. This feature was previously positively reviewed at the 08/23 meeting and staff has no objections to this proposed work.

Staff did not note any changes on sheet VCC-3 either. This sheet includes the proposed new window on the rear elevation of one of the service ell buildings. This element had been previously discussed at the 08/23 meeting, but no decisions were made. There seems to be good evidence of an opening previously existing on this floor and elevation but without indications of the exact size and location of this opening it may make sense to exactly match the existing window above as proposed.

The plans include the proposed new bluestone pavers and note that the existing pavers will be salvaged to the greatest extent possible. The applicant stated that a sample of the new paving would be provided for review at this meeting. There had previously been some discussion of concentrating all the salvaged pavers together in one area vs. intermixing the salvaged with the new pavers.

Finally, information on proposed hardware has been provided. All hardware is noted as being in an unlacquered brass finish and appears to be fairly typical for windows and doors in the district. The hardware package does include panic bar hardware noted as for installation “where required.” Staff questions if the applicant can be more specific on these locations if any of them are exterior.

Overall, staff finds the proposal largely approvable but requests commentary from the Committee and applicant on the items noted above.

**ARCHITECTURAL COMMITTEE ACTION:** 10/25/2022

**Architecture Committee Meeting of** **09/13/2022**

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**DESCRIPTION OF APPLICATION:** 09/13/2022  
**Permit # 22-33567-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate rear buildings including proposed structural work, per application & materials received 12/07/2021 & 08/31/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 09/13/2022

This application was reviewed at the 08/23 meeting for several items including the proposed structural work. The applicant has returned for review of the structural work, which appears to be the same proposal as was previously reviewed. The structural engineer previously stated that the alternative to the proposed work would be to deconstruct and reconstruct the wall. Facing that alternative, the Committee seemed to be viewing the proposal in a positive light but wished to have all Committee members present prior to making a decision.

Staff was hesitant regarding this overall approach but if the only alternative is truly complete deconstruction and reconstruction of the wall, staff finds this proposed approach preferable to complete wall deconstruction.

In addition to the proposed structural work, the applicant has also provided information on the root barrier panels that are to be installed below grade and hopefully protect this building from future problems from the large oak tree.

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

**ARCHITECTURAL COMMITTEE ACTION:** 09/13/2022

Mr. Albrecht read the staff report with Mr. Marcantel, Mr. Saxon and Mr. Carimi present on behalf of the application. Mr. Marcantel noted that the alternative to the proposed work would be to completely rebuild the wall and that this approach would reinforce so as to not have to rebuild. Mr. Saxon stated that all material used would be historic and compatible and that this approach is recognized by the National Park Service. Ms. Bourgoigne asked about the root barrier. Mr. Marcantel stated that they were going to call out an arborist and they would make the decision as to where it should go.

Mr. Fifield stated that he realized he had been the one to express concern over this method but that he still wished to caution this. Mr. Block asked Mr. Saxon to explain the method as he did at the last meeting. Mr. Saxon explained again. Mr. Carimi then stated that this wall was also splitting at the wythes. He went on to say that the strength of grout injection made the most sense here and while not appropriate everywhere, here it made sense.

Public comment: Nikki Szalwinski, representing French Quarter Citizens, stated that they remain opposed to this process. She asked why the Committee might be making an exception here, noting that it sets a bad precedent and that traditional pointing should be used.

Ms. DiMaggio noted that this approach was a step back from the extreme of total reconstruction. Ms. DiMaggio made the motion to approve the structural work and root intervention with the details to be worked out at the staff level. Mr. Fifield seconded the motion and the motion passed unanimously.

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**Architecture Committee Meeting of****08/23/2022****DESCRIPTION OF APPLICATION:**

08/23/2022

**Permit # 22-33567-VCGEN****Lead Staff: Nick Albrecht**

Proposal to renovate building and courtyard space including installation of new carriageway door, new building and landscape lighting, and the creation of a new window opening, per application & materials received 12/07/2021 & 08/09/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

08/23/2022

This submittal combines several items that have been previously reviewed in part or separately from one another along with some changes from previously proposed materials.

**Landscape and Building Lighting**

The applicant has submitted the landscape lighting plans along with the architectural plans showing the building lighting, although all these fixtures are still shown on separate documents. It would be beneficial to see an overlay of all the fixtures both on the building and in the courtyard. In comparison with previous iterations of these plans, four additional wall sconces have been added to the two service ells and three have been added in the carriageway. As the Guidelines recommend limiting the number of decorative fixtures on a property, staff recommends the use of discrete functional lighting in these locations rather than decorative lighting. At the second-floor level, the plans now show two additional gas fixtures proposed for the rear of the main building. Staff does not find fixtures in these locations in keeping with the Guidelines either and recommends revisions.

Other than these noted concerns regarding proposed new decorative fixtures, staff finds that the low-level landscape lighting would work well with the light fixtures proposed for installation on the building.

**Carriageway Door**

The applicant has returned to the proposal to install a new solid wood door at the carriageway, last seen in the proposal at the 02/22/2022 meeting. The staff report at that time noted there is currently a metal gate in this opening so the installation of a wood door would be a significant change for the front elevation. Historic photos of this building are somewhat unclear, but staff could not locate any showing a solid door in this location. A 1963 photo shows what appears to be the existing gate in place. Earlier photographs appear to all show the openness of this space. Staff questions if the applicant has uncovered any additional information that may strengthen the case for the installation of the proposed door.

**Shutter Screening**

Louvered wood shutter screening is proposed for installation under the stairs in the loggia to screen some equipment. Care should be taken not to modify the historic stairs or install the screening in a way that would not be easily removable. Provided this can be done, staff finds the proposed installation approvable.

**New Window Opening**

At the Decatur elevation end wall of one of the service ells the applicant proposes to install a new six over six window, matched to and vertically aligned with an existing six over six window on the second floor. Although there are existing windows in this wall and the matching wall of the adjacent service ell, staff notes that any windows in these walls were unlikely to have existed historically. The Guidelines discourage the addition of a window or door opening, particularly on a more prominent building façade, but do not say that such a new opening is not allowed. (VCC DG: 07-20) Perhaps some exploratory demolition could be done to see if there is any evidence of a previously existing opening.

**Structural Work**

An engineer's report has been submitted to accompany the previously proposed structural repairs. The report notes in part, "to the extent we can see powdery mortar, missing mortar or see clearly into the inside of the wall thru the mortar joints, we become concerned that the structural integrity of the wall is somewhat compromised." The report continues that the engineers, "recommend the repairs to the walls, including the use of a grout injection process developed and formulated by Masonry Solutions. These repairs and their process will restore their structural integrity to the walls without changing the appearance and using materials that are compatible with the walls." The report states, "tuck pointing of masonry walls is a only a [sic.] superficial and more cosmetic type repair and does not and cannot

provide structural rehabilitation to a masonry wall.”

Although it can be a labor-intensive process, staff notes that there are countless masonry walls in the French Quarter and elsewhere in the city that have been maintained or restored using traditional masonry practices. As a general preservation practice, work that is reversible is preferred over irreversible action. As this proposed work is seemingly irreversible, staff is hesitant regarding this approach and seeks commentary from the Committee.

### **Summary**

Staff notes that this overall project and proposals have become a little disjointed with several very different aspects of the project being submitted in a piecemeal fashion. As much as possible, staff requests that the applicant submit a complete scope of work and/or group submittals into specific categories. Staff requests commentary from the Committee regarding the items noted above.

### **ARCHITECTURAL COMMITTEE ACTION:**

08/23/2022

Mr. Albrecht read the staff report with Mr. Marcantel present on behalf of the application. Mr. Marcantel stated the following: we plan to remove the iron gate and replace with a solid wood gate. Window- we did interior demo and were unable to find any evidence of a window but in the historic photo you can see an awning over a window or door, not sure. Because we couldn't find the exact location, we just lined it up.

Mr. Bergeron asked, “what does the window get you?” Mr. Marcantel stated that the interior quality would be better, and it would match the other side. Mr. Bergeron stated, “it is a bedroom with a fanlight already, so it feels like it has enough light.” Ms. DiMaggio stated that she agreed with staff on the lighting and the landscaping. Mr. Albrecht stated that 2 gas fixtures and sconces would not be ok with guidelines. Mr. Bergeron recommended “functional and minimal.” Mr. Marcantel stated that at the doors it would be wall mounted lanterns. He went on to say that they were concerned about security and privacy for their guests, so they wanted a solid gate. Ms. DiMaggio stated, “we need a whole package, big picture.” Mr. Bourgogne reiterated that staff needed a whole plan. Ms. DiMaggio agreed.

At this point Mr. Saxon joined the meeting to review the structural elements. Mr. Saxon stated the following: that the end wall was extremely concerning but they planned to keep and reinforce the existing footings. Footings have had a lot of movement. The end wall was bulging with a rotted lintel. We will use compatible mortar. Once we get the wall done then the lintels can be worked on with compatible materials. After the work is done, you won't be able to tell it has been adjusted. Mr. Saxon concluded that they were trying not to have to rebuild the wall and that this approach was less intrusive. Ms. DiMaggio stated, “this is way better than rebuilding.” Mr. Saxon stated “yes.” Mr. Bergeron asked “Mr. Fifield believed this to be VERY invasive. Is that true?” Mr. Saxon stated no, as we will use compatible materials. Mr. Bergeron asked, “drilling holes?” Mr. Saxon stated “yes, from the ground up.” Mr. Block asked about differential settlement. Mr. Saxon stated that “the footing would be one.” Ms. Bourgogne asked about the cause, the tree. Mr. Marcantel stated that currently they had pulled back the roots and would be utilizing a subterranean root guard. Mr. Block asked if there was a sense of urgency here. He went on to say that he was asking because Mr. Fifield was not present. Mr. Marcantel stated that conditions were deteriorating. Mr. Block asked if 2 weeks would cause a huge problem. Ms. DiMaggio agreed that she had concerns about introducing modern techniques with traditional methods. Mr. Marcantel stated that the alternative was to rebuild the wall.

**Public comment:** Erin Holmes, representing VCPORA, voiced her concern over the proposed replacement of the open gate with a solid door. She continued that the lack of a solid door allows glimpses of the courtyard and suggested a less obtrusive visual barrier in the alleyway itself.

Nikki Szalwinski, representing French Quarter Citizens, reiterated the comments of Ms. Holmes and recommended no special treatment for the structural issues. Ms. Szalwinski stated that typical repairs to masonry have been made for thousands of years, that introducing metal rods into the wall will lead to rust, and that masons that she has spoken to do not have faith in this method.

Mr. Bergeron made the motion to defer the proposal to allow the applicant time to revise the proposal based on today's commentary and staff's input. Ms. DiMaggio seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of**

**07/26/2022**

**DESCRIPTION OF APPLICATION:**  
**Permit # 22-33567-VCGEN**

07/26/2022

**Lead Staff: Nick Albrecht**

Proposal to make structural repairs including installation of new tie rods, new metal lintels, and Helifix reinforcing pins, per application & materials received 12/07/2021 & 07/08/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

07/26/2022

The proposed structural work occurs near the end of the two service ells where the applicant proposes a combination of repairs at the existing arched openings, the end walls, and the footings.

**Arched Opening**

At the arched openings of both service ells, the existing doors, frames, and windows are to be removed and repaired or replaced to match existing. In the masonry above this opening, a series of Helifix ties are proposed with some installed by drilling up in a fan pattern matching the arch and some installed in horizontal mortar joints above the arch. The section detail shows how the ties drilled up into the arch would be angled approximately 30 degrees with a series drilled in from the exterior side and a series drilled in from the interior side.

Staff generally views this type of intervention as drastic but requests commentary from the Committee regarding this aspect of the proposal.

**End Walls**

At the service ell end wall closer to Ursulines, a total of four tie rods are proposed to span the full width of the building. The detail for this work shows that a pocket will be created in the exterior walls to hide the anchors and notes that holes would be cored through the entire width of the building. Staff typically sees tie rods that utilize interior attic or floor joist space rather than drilling directly through the wall. Staff seeks clarification from the applicant regarding this aspect of the proposal.

New galvanized angled lintels are proposed for installation at the first-floor window opening in this wall. This lintel installation appears to be typical and approvable.

**Footings**

The footings of this same wall are proposed to receive helical ties in a grid pattern. The plans note the joints will be raked out, missing bricks replace, and the existing masonry footing injected and grouted with an engineered material that is compatible with the existing construction. The plans note that prior to grouting the footings are to have helical ties installed in a grid pattern of 24" horizontally and 16" vertically.

**Summary**

Staff requests revised documentation, possibly spread across multiple sheets, to more easily understand the full scope of work related to the structural repairs. Staff seeks commentary from the Committee regarding the various structural repairs.

**ARCHITECTURAL COMMITTEE ACTION:**

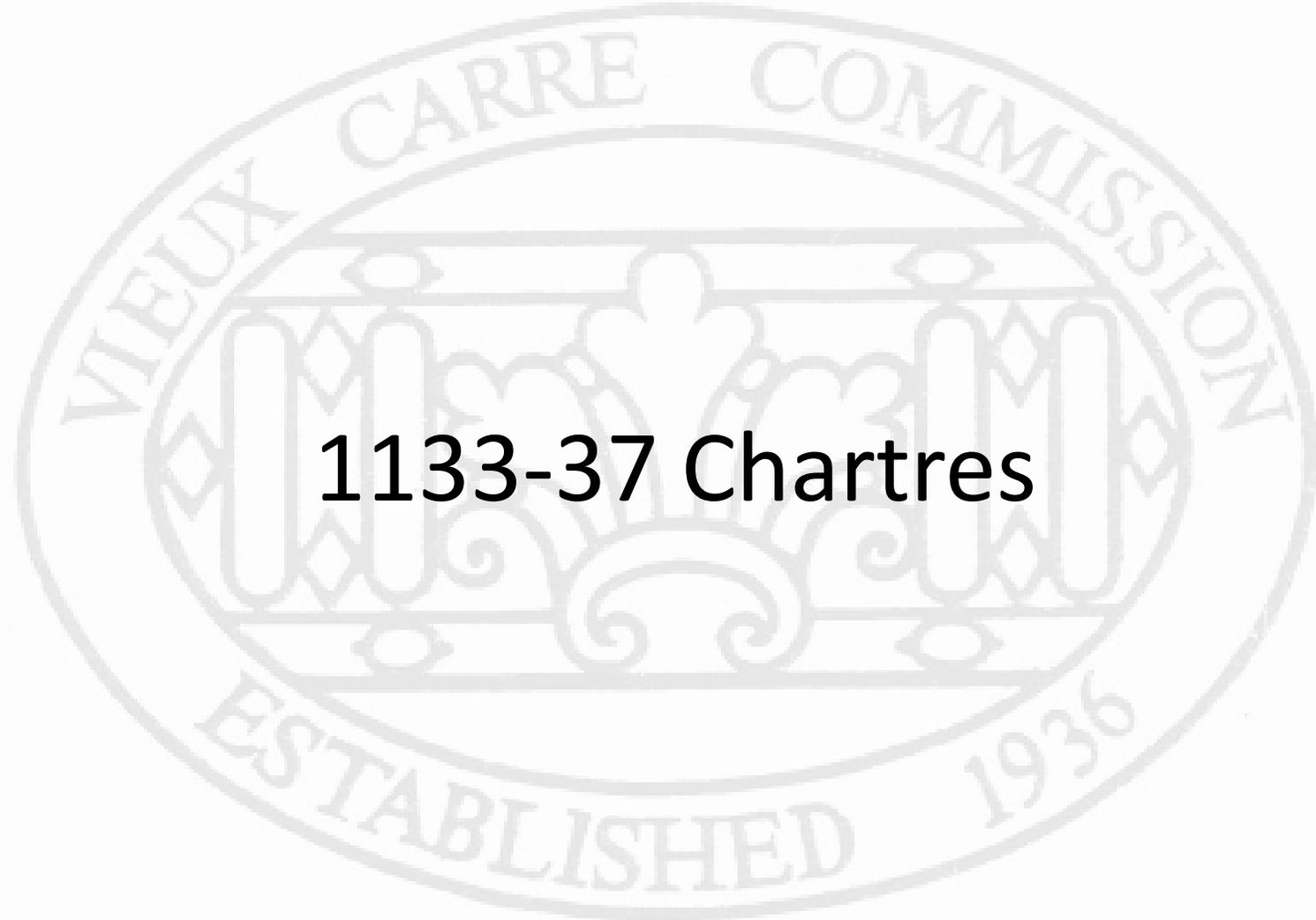
07/26/2022

Mr. Albrecht read the staff report with Mr. Marcantel present on behalf of the application. Mr. Bergeron asked for clarification on the end wall. Mr. Marcantel stated that it was failing so Mr. Saxon advised trying this method that he had done before in the district. Mr. Fifield stated that a structural report was not submitted for review. He then asked how damaging would this be to the historic fabric. Mr. Marcantel stated that he understood that this proposal was intrusive and drastic. Mr. Fifield stated that they had no assessment. He went on to say that helical ties meant drilling through soft red bricks so it would be impossible to every go back and change this or fix it if another problem occurred. Mr. Marcantel stated that the oak tree was causing the issues. Mr. Bergeron asked if the tie rods would core the wall. Mr. Marcantel stated yes. Mr. Bergeron asked if they would be parallel to an in line with the wall. Mr. Marcantel stated yes. He went on to say that they would be used at the corner to tie the wall back to the South wall. Mr. Fifield asked about the use of typical tie rods. Mr. Marcantel stated that that would be a challenge going through the interior. Ms. DiMaggio asked "challenge because of quantity?"

There was no public comment.

Mr. Bergeron asked if there was a site plan. Ms. Bourgogne asked what the plan was for the tree. Mr. Marcantel stated that they planned to do a barrier underground.

Mr. Bergeron made the motion for the deferral of the proposal in order for the applicant to submit the requested documents including the structural engineer's report and a site plan. Ms. DiMaggio seconded the motion and the motion passed unanimously.



1133-37 Chartres

ADDRESS:	1133-1137 Chartres	APPLICANT:	Jonathan Marcantel
OWNER:	Soniat Holdings LLC	SQUARE:	50
ZONING:	VCR-2	LOT SIZE:	4,993 sq. ft.
USE:	Hotel	OPEN SPACE-	
DENSITY-		REQUIRED:	1,498 sq. ft.
ALLOWED:	8 Units	EXISTING:	1,402 sq. ft.
EXISTING:	0 Units	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** **10/25/2022**

**DESCRIPTION OF APPLICATION:** 10/25/2022  
**Permit # 22-22631-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate buildings including review of proposed details for lighting, courtyard paving, and window and door hardware, per application & materials received 07/26/2022 & 10/13/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/25/2022

The revised drawings for this application attempt to resolve some of the same pending items just reviewed at 1130 Chartres.

Like at 1130, a revision bubble shows new can lights proposed under the gallery. One of the lights aligns with the carriageway but the majority of the others are aligned on wall sections. Again, the Guidelines would recommend that these light fixtures be aligned with the window and door openings.

At the second floor of the 1137 portion of the building, the applicant proposes to install two new ceiling fans. Previously this gallery featured one ceiling fan. Staff has no objection to the increase to two fans provided that the fans meet the Guidelines and do not feature light kits.

For the proposed new pedestrian gate at the courtyard end of the pedestrian alleyway, the applicant proposes new Acme lull and porter inspired hinges that would be custom fabricated to allow for double action. As staff understands it, the hinges would hold the gate closed in a resting position, but the gate could be pushed open in either direction. Staff finds this proposed hardware approvable.

Like at 1130, the plans include the proposed new bluestone pavers and note that the existing pavers will be salvaged to the greatest extent possible. The same new bluestone pavers are proposed for installation at this property. Again, the Committee may want to comment on grouping or intermixing the salvaged pavers.

The applicant has included plans to revisit the courtyard door modifications that were last reviewed at the 08/23 meeting. The applicant is proposing what was previously reviewed as option 3 for the door, to retain the existing door but to replace the current atypical lite with a new solid hinged portion. A detail notes that the new panel would be fabricated to match and align with the beaded wood of the outside of the door. When closed the panel would blend in with the rest of the door and should present a more typical appearance.

Finally, hardware is proposed that is the same or very similar to the set proposed for 1130 Chartres. Again, this would all be in an unlacquered brass finish with forms that are pretty typical. Staff again questions if specific information can be provided on locations of panic type hardware but otherwise finds the hardware set approvable.

Overall, staff finds the proposal largely approvable but requests commentary from the Committee and applicant on the items noted above.

**ARCHITECTURAL COMMITTEE ACTION:** 10/25/2022

**Architecture Committee Meeting of****08/23/2022****DESCRIPTION OF APPLICATION:**  
**Permit # 22-22631-VCGEN**

08/23/2022

**Lead Staff: Nick Albrecht**

Proposal to renovate building and courtyard space including installation of new building and landscape lighting, modifications to existing door, and installation of new pedestrian alley gate, per application & materials received 07/26/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

08/23/2022

**Landscape and Building Lighting**

Similar to at 1130 Chartres, the applicant has submitted plans for both the landscape and building lighting. Again, additional decorative fixtures are seen proposed for this property in the carriageway, alleyway, and on the service ell at both the first and second floors. The alleyway and carriageway hanging fixtures may be approvable, but staff will need to clarify which ones are existing and which are proposed. All of the decorative wall sconces and second floor hanging lanterns are noted as new and again staff recommends the use of discreet functional lighting in these locations rather than decorative lighting.

Regarding the combination of building lighting and landscape lighting, staff finds that the lighting should compliment one another and not be overpowering.

**Steel Gate**

The applicant has provided additional details for the new steel gate proposed for installation separating the entrance alleyway of the 1137 building from the larger shared courtyard space. The gate is proposed to use custom hinges modeled off of typical Acme shutter hinges. The plans note that the hinges will be modified so that the resting closed position will be at a 180-degree angle. No other hardware or locks are noted as it appears the intention is just to keep the gate closed by the action of the hinges.

**Courtyard Door Modification**

The final aspect of the proposal for this building is the proposed modification or replacement of an existing atypical door found on the service ell portion of the 1137 building. The opening currently features a board and batten type door with a rectangular opening in the top half. The applicant hopes to use this opening for coffee service and proposes new or modified millwork to allow for that use. Given that the existing millwork is highly atypical, staff does not object to replacement. The first and preferred option is to install new French doors in this opening that would be similar to existing millwork in an adjacent opening. As this type of millwork is much more typical for this type of building, staff finds this approach potentially approvable. The major difference with this proposed millwork is that it would feature a horizontal cut at the lock rail to allow the top and bottom of the door to operate independently. This would allow the top lites of the door to open to a counter.

The submitted rendering shows the proposed French and Dutch door at the interior plane of the wall, where the current door is at the outer plane. The plan shows the millwork opening outward. Staff seeks clarification from the applicant regarding the door swing, noting that an in-swinging door would be more appropriate and might help the case for the preferred door option.

The second option would be to cut the existing board and batten type door horizontally to allow the top to open outward. The third option would place a hinged door in the current location of the lite.

Staff finds the proposed option 1 potentially approvable, provided that the details of the millwork are typical, including in-swinging.

**Summary**

Staff recommends conceptual approval of the proposal provided that the lighting is modified to be more in keeping with the Guidelines.

**ARCHITECTURAL COMMITTEE ACTION:**

08/23/2022

Mr. Albrecht read the staff report with Mr. Marcantel present on behalf of the application. Mr. Marcantel stated that there was only one new gas lantern being proposed here and that the rest of the fixtures were existing but would be converted from electric to gas. He noted that the gate acts as a means of egress and would be hinged to double swing.

Regarding the proposed modifications to the atypical door, Mr. Bergeron stated that he didn't feel strongly about any of the three options. Ms. DiMaggio stated that she felt strongly against all 3 door

options, but that option 3 was less invasive. Mr. Marcantel noted that option 1 would match the adjacent door. Mr. Bergeron stated that a fourth option might be an alternate coffee service.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the gate with details at the staff level and the deferral of the lighting and door. Ms. DiMaggio seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of**

**08/09/2022**

**DESCRIPTION OF APPLICATION:**

08/09/2022

**Permit # 22-22631-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to install new courtyard paving and courtyard lighting, per application & materials received 07/26/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

08/09/2022

This proposal is very similar to the one just reviewed at 1130 Chartres St. across the street. The applicant proposes to remove the existing paving materials from the courtyard, alleyway, and carriageway which includes a combination of brick and stone pavers. New 2" thick Pennsylvania bluestone is proposed for installation throughout and will incorporate new subsurface drainage. An existing pond is proposed for removal in addition to planting beds.

Photographs from 1983 show the courtyard brick paving being installed. Prior to that it appears there was a stone or concrete paving in the courtyard. The stone paving in the carriageway appears to predate the courtyard paving.

Again, the Guidelines state, "*the VCC requires replacing existing brick or stone paving in-kind, matching what is existing in material and pattern appropriate to the building type and construction period.*" (VCC DG: 10-8) However, in this case as it is clear that the brick courtyard paving dates to 1983, staff does not find the replacement in-kind of the brick necessary. Staff suggests that the existing stone paving could be matched and used in the courtyard space.

In addition to the proposed paving, various landscaping and landscape lighting is proposed. Staff notes that rather large plants and planters are shown on the gallery space. Care should be taken with plants in this location so that accelerated deterioration of the gallery does not occur.

Various lighting is proposed around the courtyard with a combination of small landscape up lights and tree mounted fixtures. Similar to at 1130 Chartres, fixture types "A" and "B" are proposed for installation in planters and planting beds respectively but with only 6 type "A" fixtures and 14 type "B" fixtures proposed for this property. Staff questions if the tree mounted fixture type "C" of this property are proposed to be aimed down, similar to the tree mounted fixtures at 1130 Chartres.

Finally, there is a fixture labeled type D and shown in lighting zone 3, which is approximately the same location of the existing fountain. No additional information is provided for this fixture or location. This fixture is shown as a long linear LED fixture, but staff questions the details of the installation and location for these fixtures.

Staff requests commentary from the Committee regarding the proposed paving and the various proposed light fixtures.

**ARCHITECTURAL COMMITTEE ACTION:**

08/09/2022

Mr. Albrecht read the staff report with Mr. Marcantel present on behalf of the application. Mr. Marcantel stated that the lighting attached to the trees would be directed down and the strip LED would be concealed at the seating level. Ms. Bourgogne stated that they needed a complete lighting plan. Mr. Fifield asked if this was true for across the street as well. Mr. Marcantel stated that there was only one new fixture across the street and it would be located at each door. Ms. DiMaggio asked if they could use the paving from across the street in this location. Mr. Block asked if the strip lighting was white only. Mr. Marcantel stated yes. Ms. Bourgogne state that the brick was put in in the 1980s so there was a line between the carriageway and the courtyard. Mr. Bergeron asked if they had seen the stone yet? Mr. Marcantel stated "not yet, we are still trying to source it." Ms. Bourgogne stated that "samples would help." Mr. Marcantel and the ARC agreed.

There was no public comment.

Ms. DiMaggio made the motion to defer the application- revise the paving proposal and bring samples and to defer the lightning so that a full lighting plan could be revied. Mr. Bergeron seconded the motion and the motion passed unanimously.



**1301 Chartres**  
**Deferred at the Applicant's Request**



**New Business**



940 Royal

ADDRESS:	936 - 940 Royal Street	
OWNER:	Multiple	APPLICANT: John Crouch
ZONING:	VCC-1	SQUARE: 48
USE:	Residential / Commercial	LOT SIZE: 4,087 sq. ft.
DENSITY-		OPEN SPACE-
ALLOWED:	6 Units	REQUIRED: 817 sq. ft.
EXISTING:	13 Units Approx.	EXISTING: 371 sq. ft.
PROPOSED:	No Change	PROPOSED: No Change

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

This address features a c. 1841 3-story brick building, which actually includes three commercial and residential units. Especially noteworthy is its grand Greek Revival entrance, which atypically is located in the second level of the Royal St. facade, opening onto the front gallery. The ornate cast iron galleries replace earlier balconies, as illustrated on an 1858 plan book drawing, and there are courtyard additions, which date from the 1920s.

Rating: Blue - of major architectural and/or historical importance. The interior courtyard additions are rated yellow, contributes to the character of the district, and the rear additions (St. Philip Street) are rated brown, objectionable or of no architectural and/or historical importance.

**Architecture Committee Meeting of 10/25/2022**

**DESCRIPTION OF APPLICATION:** 10/25/2022  
**Permit # 22-28660-VCCAM** Lead Staff: Nick Albrecht

Proposal to install decorative hanging electric light fixtures at the first, second, and third floors, per application & materials received 09/21/2022 & 10/13/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/25/2022

The applicant proposes to install a total of thirteen new decorative fixtures with one on the ground floor, six on the second floor, and six on the third floor. The second and third floor fixtures would be centered in every other gallery bay, while the first-floor fixture would be located above the residential entrance to the building. The proposed decorative fixtures are Bevolo 14” French Quarter hanging chain electric lights.

The Design Guidelines note that decorative lighting “*should be:*

- *Compatible with the building in terms of its style, type, and period of construction*
- *Limited in number to avoid a cluttered appearance*
- *Located near a focal point of the building, such as the primary entrance door*
- *Installed in a manner that is harmonious with the building’s design, such as evenly spaced on a balcony, gallery, or porch bay, or centered on or around an element such as a door, carriageway, or window*
- *Scaled appropriately for the proposed location*
- *Constructed of materials appropriate to the building’s period, type, and style as well as the lighting design.” (VCC DG: 11-7)*

Although staff typically emphasizes limiting the number of fixtures, staff questions if the proposed design might work for the high style building and gallery. Given the large scale of this building and gallery staff does not believe the proposed fixtures would be overwhelming. A similar design was seen on a very similar building type in the recommendations of the lighting study completed in 2013 with decorative fixtures located in every other bay on the upper floors.

Staff request commentary from the Architecture Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:** 10/25/2022

Nick,

Please see that the following letter is handed out to all the participants in tomorrow's meeting.

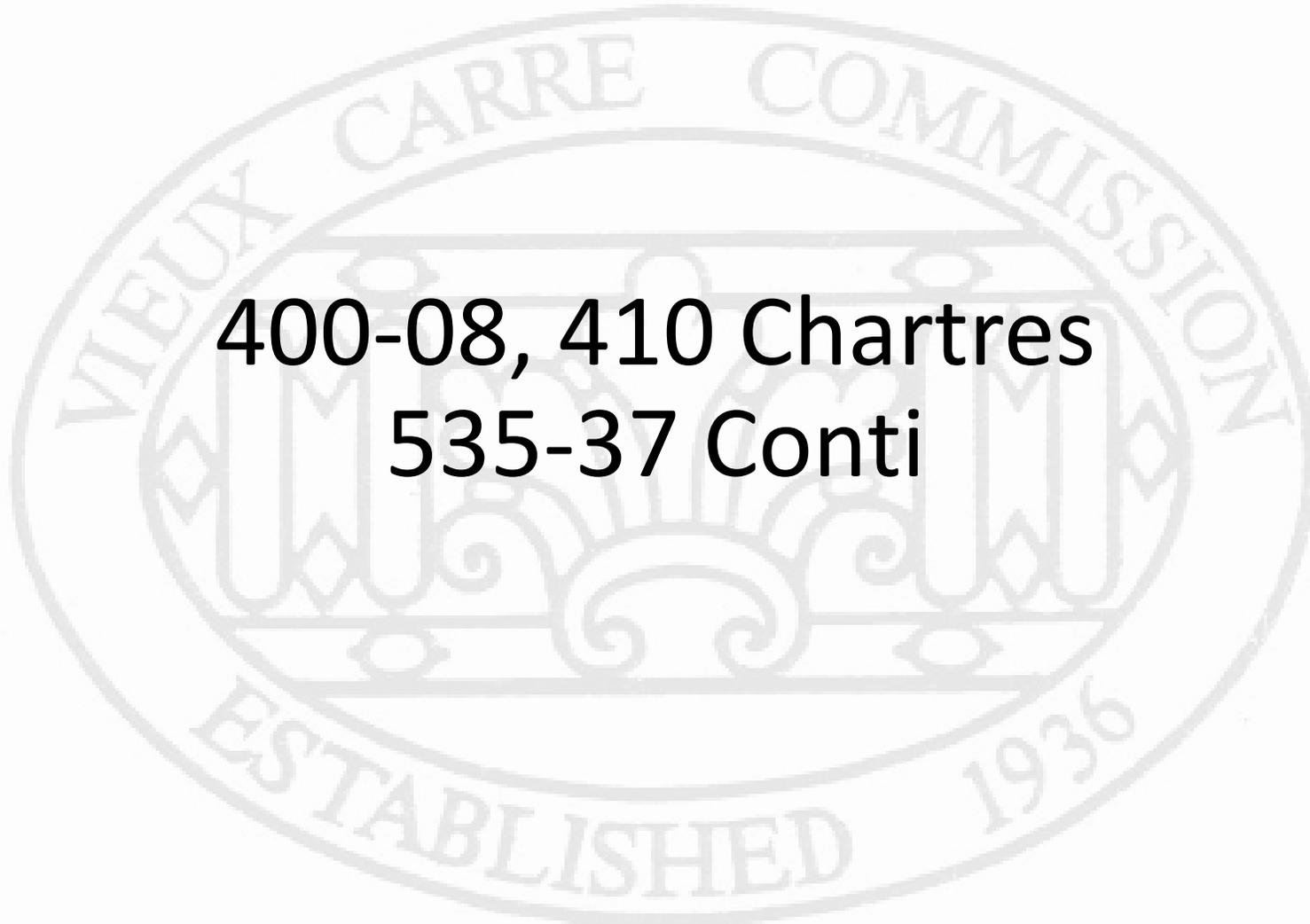
Ladies & Gentlemen of the Architectural Committee of the Vieux Carre Commission,

I am writing to ask you to deny a request by the owners of 940 Royal. They are asking that light fixtures be installed on the first, second, and third floors. The annotated pictures they sent of the proposed installation space shows 9 total fixtures where there are currently none. I am the owner of the building just down the street (830 Royal) and see the proposed changes as being Unsightly, and not keeping with the original architectural integrity of the 940 Royal Building which was built in the early 1800's. New light fixtures will look architecturally out of place as no other buildings in the immediate vicinity have similar electric lights and they are CERTAINLY not a part of the original building construction. Furthermore, the electric lights will change the overall exterior lumens output on that immediate street corner and dramatically change the ambience of the area as the light fixtures flood the area with unwanted and unnecessary light.

I humbly beseech you to deny such request as that corner is so very iconic and the sole person to gain anything (with everyone else losing) is the 940 Royal owner.

Thank you very much for your time.

Harvey Mueller  
General Partner  
Pescador Partners, Ltd.

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a decorative, scroll-like design. The shield is flanked by two vertical elements that resemble stylized columns or pillars. The entire shield is set within a circular border. The text "VIEUX CARRE COMMISSION" is written along the top arc of the border, and "ESTABLISHED 1936" is written along the bottom arc.

**400-08, 410 Chartres  
535-37 Conti**

ADDRESS:	400-08 Chartres, 410-12 Chartres & 535-37 Conti		
OWNER:	Kemper & Leila Williams Foundation dba The Historic New Orleans Collection	APPLICANT:	Moses Engineers
ZONING:	VCC-2	SQUARE:	28
USE:	Museum	LOT SIZE:	18,237 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	30 units	REQUIRED:	3647.4 sq. ft.
EXISTING:	None	EXISTING:	2425 sq. ft.
PROPOSED:	No change	PROPOSED:	No change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

[In 2002, a formal re-subdivision took place that combined lot “W” (410-12 Chartres) with lot “F” (535-37 Conti) resulting in a single lot “K”.]

**400-08 Chartres:** Rating: **Blue:** Of Major Architectural or Historical Importance.

This important brick building, known as the Destrehan-Perrilliat house, was constructed circa 1825-30, possibly by the well-known architect/builders Gurlie and Guillot. Restored in 1939 by pioneer preservation architect Richard Koch, the building is now part of the Historic New Orleans complex.

**410-12 Chartres:** Rating: **Green** - of Local Architectural or Historical Importance.

The old Second City Criminal Court and Third Precinct Police Station was constructed in 1915 under the supervision of City Architect, E. A. Christy, who also designed a number of other notable early 20th-century fire stations and schools scattered throughout this city. In 1994 this Beaux Arts style building was renovated for use as the Williams Research Center, with Davis Jahncke as architect.

**535-37 Conti Street** Rating: **Orange,** or post-1946 construction

This new structure, used as part of the museum complex, replicates a circa 1828 hotel building (known over the years as the Richardson Hotel, the Conti Hotel or the Conti Verandah Hotel). Jahncke & Burns, architects for this project, based its design on a 19<sup>th</sup> c. watercolor preserved in the Orleans Parish Notarial Archives.

**Architecture Committee Meeting of** **10/25/2022**

**DESCRIPTION OF APPLICATION:** 10/25/2022  
**Permit #22-28878-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install rooftop mechanical equipment and pipe enclosure suspended over alley, per application & materials received 09/23/2022 and 10/21/2022, respectively.

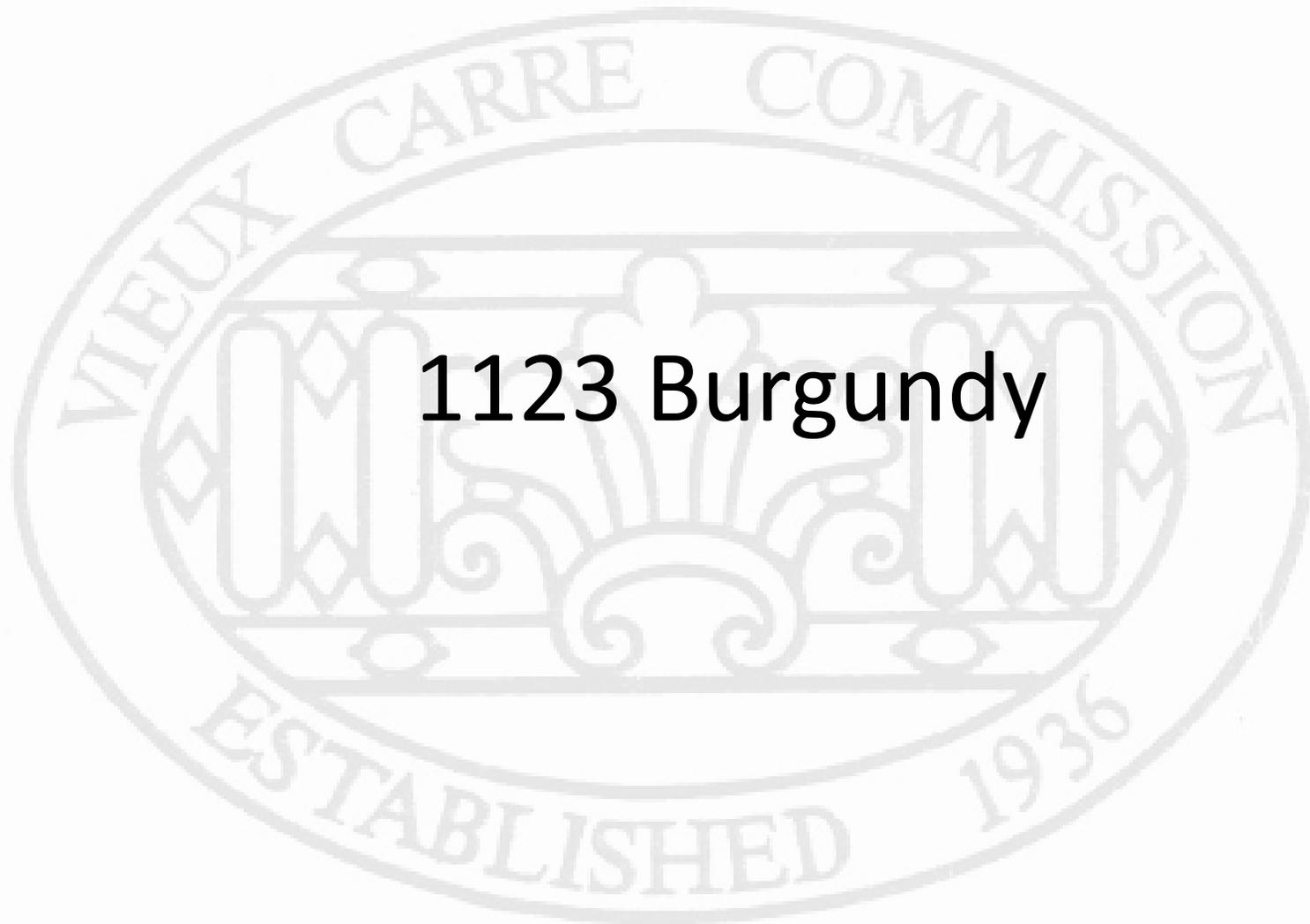
**STAFF ANALYSIS & RECOMMENDATION:** 10/25/2022

New equipment will be installed on the rear, flat roof of 410 Chartres, servicing the corner building 400 Chartres. The equipment consists of a new fluid cooler, fluid cooler drain, and a boiler. A 4’x 3’ galvanized steel storage enclosure will also be installed. Staff finds the equipment typical and discreetly located.

Since this equipment is serving the entresol level of the adjacent building, several pipes will run along the Conti side of 410, down the side of the building, and then cross the alley into 410 Chartres. It is not clear from the drawings and diagrams submitted how far it will be set back from the street, or at what height it will cross the alley. Staff notes that the Conti elevation of 410 includes several large windows and pilasters, and it is unclear how the pipe enclosure may or may not interact with these features. The sheet metal enclosure is proposed to be 15” x 18” to allow room for future installation, and will be painted. It is shown as 3 sided as it runs 25’ along the wall of 410 Chartres, and four sided as it spans the 5’-6” wide alley.

While questions remain about the pathing this enclosure would take and how it would interact with the architectural features on these elevations, staff finds installing the equipment in this location and running the pipes across the alley preferable to locating the equipment in a more obtrusive location. Staff requests supplemental diagrams with more complete dimensions from the applicant, showing the building elevations to provide context, but recommends **conceptual approval**.

**ARCHITECTURAL COMMITTEE ACTION:** 10/25/2022



1123 Burgundy

ADDRESS:	1123-25 Burgundy Street	APPLICANT:	David Oreilly
OWNER:	518 South Rampart LLC	SQUARE:	106
ZONING:	VCR-1	LOT SIZE:	5936 sq. ft. (approx.)
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	1780.8 sq. ft.
ALLOWED:	6 units	EXISTING:	3400 sq. ft. (approx.)
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

Unlike earlier examples of this building type, this c. 1850 4-bay, 1 1/2 story Creole cottage is set back from the sidewalk. Also unlike later examples, this late cottage, especially its dormers, has grand proportions. Additional detailing includes a scored plaster facade.

**Architecture Committee Meeting of** **10/25/2022**

**DESCRIPTION OF APPLICATION:** 10/25/2022  
**Permit #22-29861-VCGEN** **Lead Staff: Erin Vogt**

Proposal to modify rear courtyard paving, per application & materials received 10/05/2022.

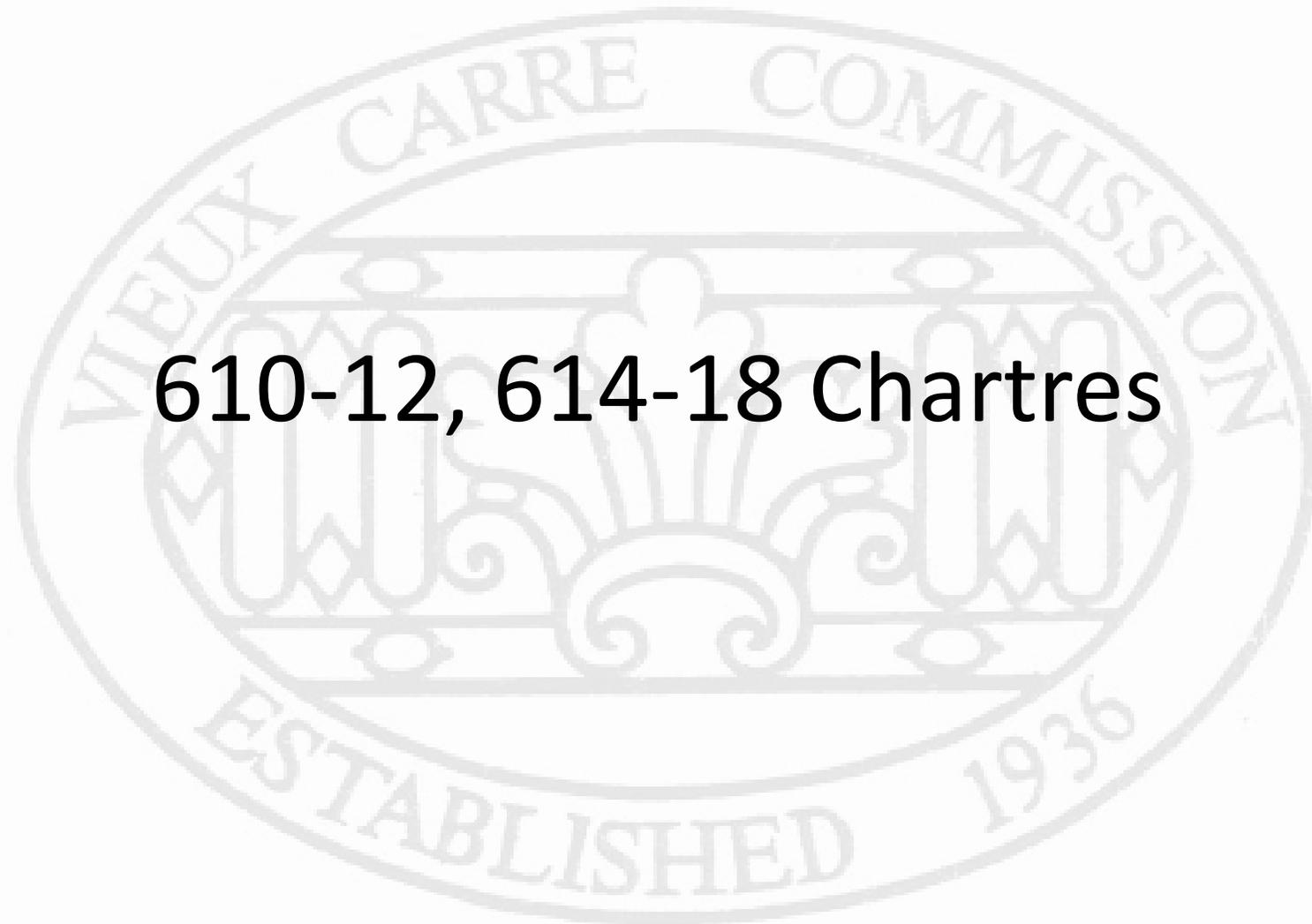
**STAFF ANALYSIS & RECOMMENDATION:** 10/25/2022

The alleys and side patios at this property are paved with concrete, with a slab patio in the courtyard behind the rear service building. The rear portion of the site is unpaved and landscaped. The applicant proposes to modify three areas:

A small walkway strip between the rear courtyard slab and Gov. Nicholls-side property line will be replaced with brick. Prior to permit, staff requires additional information on the type of brick and pattern, and whether or not it will be permeable or mortared, but finds this **conceptually approvable**.

On the Ursulines side of the patio, directly across from this area, the applicant proposes to remove the concrete slab and install a geofabric barrier and gravel. The large area at the back will have landscaping removed, in addition to concrete pavers and miscellaneous broken concrete slabs, with a geofabric barrier and gravel to be installed here as well. Gravel is not a typical paving material in the Vieux Carré, but since this area is largely landscaped and at the very rear, staff does not object as long as more information is provided regarding the fabric and gravel to be used. Staff does not anticipate any issues with storm water management, since their review appears to be limited to parking and commercial applications, but this should be checked with the Department of Safety and Permits prior to final approval. A planter is then shown at the N. Rampart and Ursulines side property lines, with a new “brick garden barrier.” It is unclear if the brick would be flush with the gravel or if the bed will be raised. Staff requests additional information prior to permit, but recommends **conceptual approval**.

**ARCHITECTURAL COMMITTEE ACTION:** 10/25/2022



**610-12, 614-18 Chartres**

ADDRESS:	610-18 Chartres Street	APPLICANT:	Reliable Foundations LLC
OWNER:	610-618 Chartres LLC	SQUARE:	26
ZONING:	VCC-2	LOT SIZE:	6541 sq. ft.
USE:	Commercial/Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	1308.2 sq. ft. (corner lot)
ALLOWED:	10 units	EXISTING:	1952.5 sq. ft.
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	Unknown		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

**610-14 Chartres:**

This c. 1830 Transitional style 2-story, 4-bay masonry store/residence with an added late 19th c. cast iron balcony, which is the twin building of 616-18 Chartres Street, was owned by John McDonogh and his estate between 1844-59. There is a detached kitchen building.

Main and rear buildings – **Green**, or of local architectural and/or historic importance.

**616-18 Chartres:**

The twin of 610-614 Chartres, this c. 1830 Transitional style 2-story, 4-bay masonry store/residence has a detached 2-story kitchen building and a late 19th c. cast iron balcony. It, like the other building, was owned between 1844-59 by John McDonogh.

Main and rear buildings – **Green**, or of local architectural and/or historic importance.

**Architecture Committee Meeting of** **10/25/2022**

**DESCRIPTION OF APPLICATION:** 10/25/2022  
**Permit #22-29907-VC GEN** **Lead Staff: Erin Vogt**

Proposal to modify courtyard drainage and regrade pavers, per application & materials received 10/03/2022.

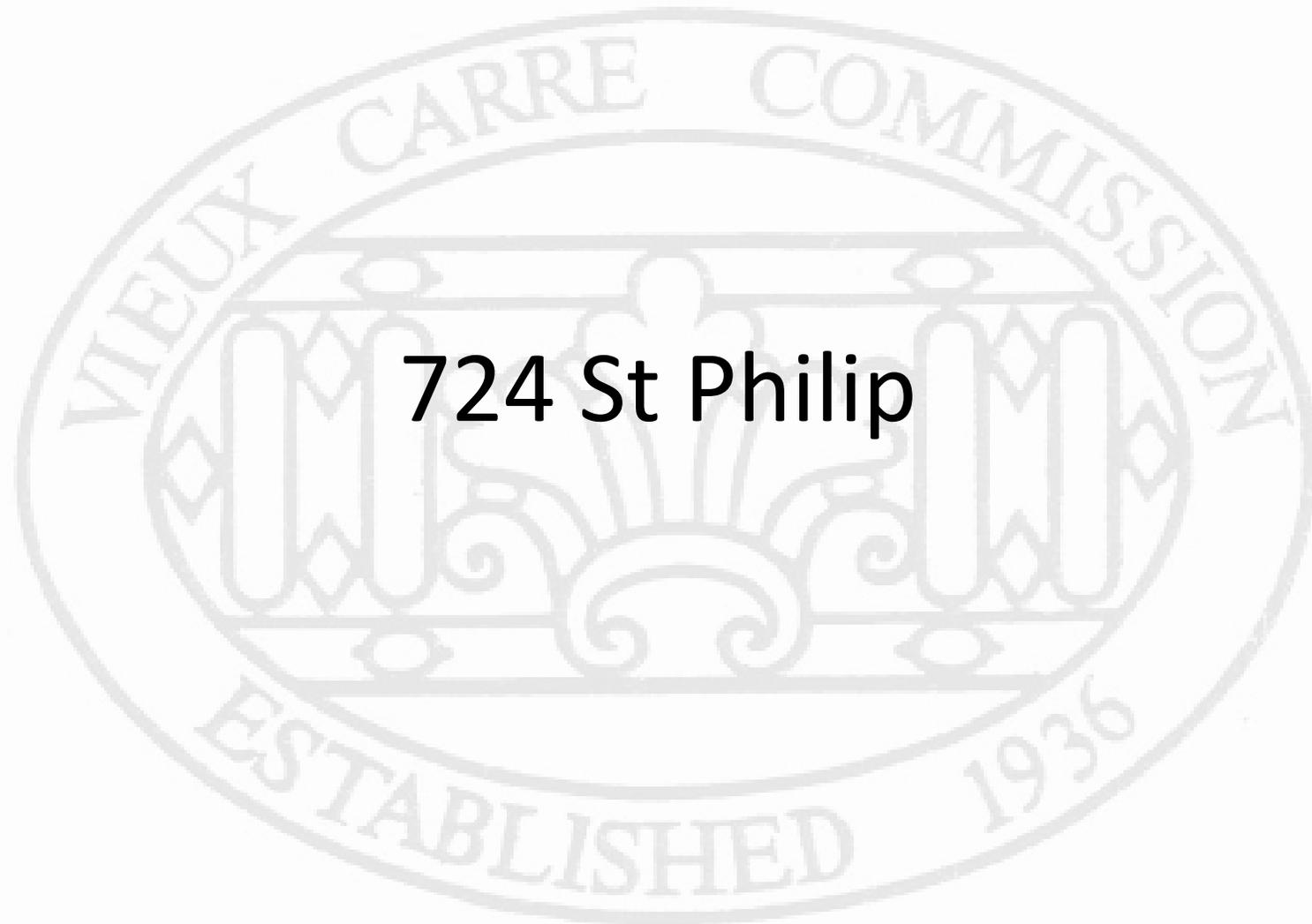
**STAFF ANALYSIS & RECOMMENDATION:** 10/25/2022

The applicant proposes the following scope of work for the central courtyard and alley between the two buildings, as follows:

- Pick up approximately 2000 sq ft of all existing flag stones and move them into one of the buildings in the back
- Bring in 3 trucks of gravel/soil to re-grade areas better for drainage
- Remove all old existing drainage lines and dispose of
- Install 147 ft of new 4 inch PVC line to replace the old existing 3 inch lines and add 3 additional catch basins
- Install old existing flag stone and any additional flag stone needed will be close to matching as possible
- Mortar all joint between the flag stones and clean up debris as needed
- Install small concrete repair over back pad where area has broken up
- Additional 85 ft of subsurface drainage to put all down spouts into the subsurface connections as well as drain the water out into the Wilkerson side city line
- Add grate drain where walkway meets back patio for water overflow

Currently, there is a mix between downspouts that drain into the courtyard versus those that tie-in to subsurface drainage, and staff saw no existing catch basins. The existing flagstone appears to be mortared in, but this may have deteriorated in several areas. Staff requests dimensions and information on the proposed materials for the catch basins, as well as the grate drain between the courtyard and alley. Overall, staff finds the proposed work **conceptually approvable**, with permits to be issued once the above information is submitted to staff for final review and approval.

**ARCHITECTURAL COMMITTEE ACTION:** 10/25/2022



724 St Philip

ADDRESS:	724 St. Philip	APPLICANT:	Mabile Barbara
OWNER:	Minacore Investments, LLC	SQUARE:	57
ZONING:	VCR-1	LOT SIZE:	5532 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	1660 sq. ft.
ALLOWED:	5 units	EXISTING:	2725 sq. ft.
EXISTING:	5 units	PROPOSED:	No change
PROPOSED:	No change		

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

#### **Previous building ratings, requires reevaluation after demolition and new construction:**

Main building (Bourbon side) - **Pink**, of potential local or major architectural significance but with detrimental alterations

Remainder of masonry building(s) (Bourbon side), including two story service structure – **Green**, of local architectural/historical importance

Rear building (wood sided, Bourbon St. side) – **Green**, of local architectural/historical importance

Hidden behind an inappropriate, twentieth century facade is a long, service building type structure on the Bourbon Street side of the lot, which actually consists of an intact 1820 masonry Creole cottage at the street front and a series of additions, which produce the long building effect (the majority of which was demolished in 2015).

The Sanborn Maps and an investigation of the property by the staff suggest the chronology of the additions made to the property. Soon after the small cottage at the street front was constructed in the early 1820s, an addition was made directly behind it. The two-story service building - originally detached - was constructed either at the same time as the front cottage, or immediately afterward, when the first addition was made. Later additions made to the property were the one-story, frame addition at the extreme rear of the property, behind the two-story section and the infill section, which connects the two-story section with the front building. According to the Sanborn Maps and site investigation, both the frame addition and the infill section date from between 1900 and 1910.

\*\*When the architectural/historical ratings were reevaluated in 1989, the staff did not have access to the interior of properties. Therefore, not until access was made available was it ascertained that the rear building dates from the late 19th or early 20th centuries. Additionally, interior inspection revealed the change of roof lines, indicating the progression of the buildings at this address.

**Architecture Committee Meeting of** **10/25/2022**

**DESCRIPTION OF APPLICATION:**  
**Permit #22-29984-VCGEN**

10/25/2022

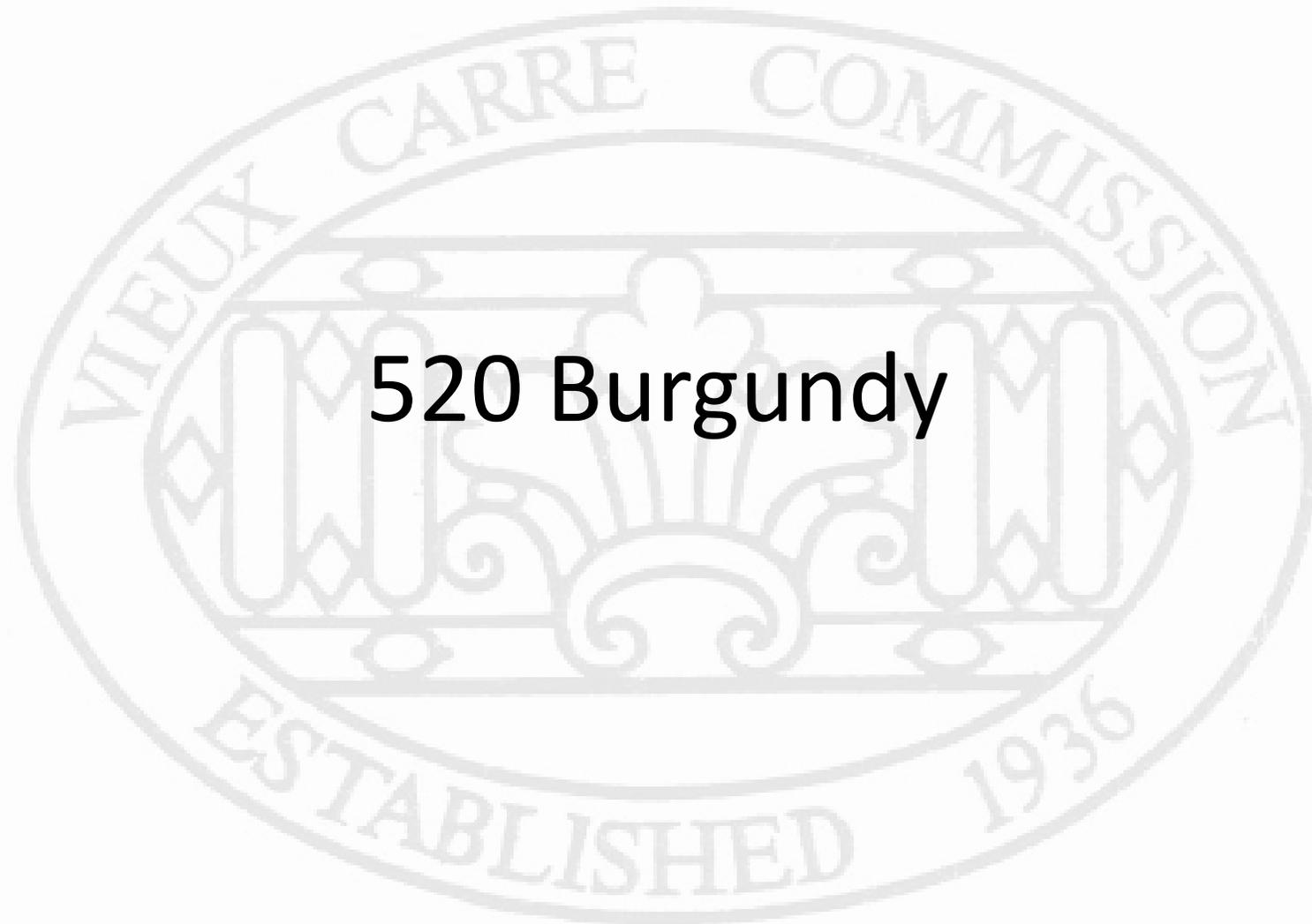
**Lead Staff: Erin Vogt**

Proposal to install metal spikes at property line fence and gates, per application & materials received 10/04/2022 & 10/05/2022.

**STAFF ANALYSIS & RECOMMENDATION:** **10/25/2022**

The applicant is proposing to add spikes as a security measure to prevent people from jumping the fence or gates at the front property line. From the submitted materials, it is not clear if they would be installed at the masonry fence or just the pedestrian and vehicular gates, since light fixtures and the gate mechanism appear to be present at the top of the wall. The proposed spikes are made from 1.5 mm stainless steel, are 2.75" tall and are trident shaped. Staff does not object to installing spikes as a security measure in this location, but more traditional steel spikes, with a simple point at the top, resembling fence pickets, should be installed instead of the stylized tridents. Staff recommends **conceptual approval**, with the applicant to propose a suitable alternative for review and approval prior to permit.

**ARCHITECTURAL COMMITTEE ACTION:** **10/25/2022**



520 Burgundy

ADDRESS:	518-520 Burgundy	APPLICANT:	Loretta Harmon
OWNER:	488 Holdings LLC	SQUARE:	90
ZONING:	VCR-1	LOT SIZE:	3,072 sq. ft.
USE:	Vacant/Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	921.6 sq. ft.
ALLOWED:	3 Units	EXISTING:	925 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	1 Units		

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

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

Dormered 1½-story c. 1840 Creole cottage type (double) with later decorative additions of brackets under the overhang and Eastlake lintels.

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

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

Dormered 1½-story c. 1840 Creole cottage type (double) with later decorative additions of brackets under the overhang and Eastlake lintels.

### **Architecture Committee Meeting of**

**10/25/2022**

### **DESCRIPTION OF APPLICATION:**

10/25/2022

**Permit # 22-30480-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to demolish existing open-air lean-to and to construct new enclosed addition, per application & materials received 10/07/2022.

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

10/25/2022

At the rear of the main building there is an existing structure previously used to house a washer and dryer and a water heater. The structure is crudely built with corrugated metal roofing and minimal framing and is clearly not historic.

The applicant proposes to demolish this structure and to construct a more substantial structure in a similar footprint. Exact dimensions are not provided for the existing structure, but the new structure is shown as being 4'1" deep by 17' wide. The interior of the structure would house a new bathroom and what is noted as pool equipment. Staff notes that there is not currently a proposal for a new pool at this property, but the applicant stated that a proposal for one is currently being finalized.

The roof of the new structure is proposed with a low slope and is shown with two condensing units on the roof. The condensing units are shown screened with horizontal wood rails. The entire structure and mechanical screening fits within the outline of the rear elevation. The rear wall of the structure is shown clad in wood siding with no wall penetrations. Each end of the narrow structure is shown with a new two panel wood door. The doors are shown as outswing which is atypical but understandable given the small interior space.

In regard to small structures, sheds, and enclosures, the Guidelines state that, "*a small structure, shed, or enclosure should be constructed of materials that are approved for the existing main building,*" "*should be minimal in size,*" and should "*be located to minimize its impact on the historic character of the surrounding area (generally to the rear of the main building).*" (VCC DG:10-10)

Staff finds the proposed structure generally in keeping with these Guidelines including the proposed materials, size, and location of the structure. The only concern would be that this structure attaches directly to the rear wall of the historic and green-rated addition. Although no changes are indicated for this wall, it would essentially become interior space with the construction of this structure and therefore fall out of the jurisdiction of the VCC.

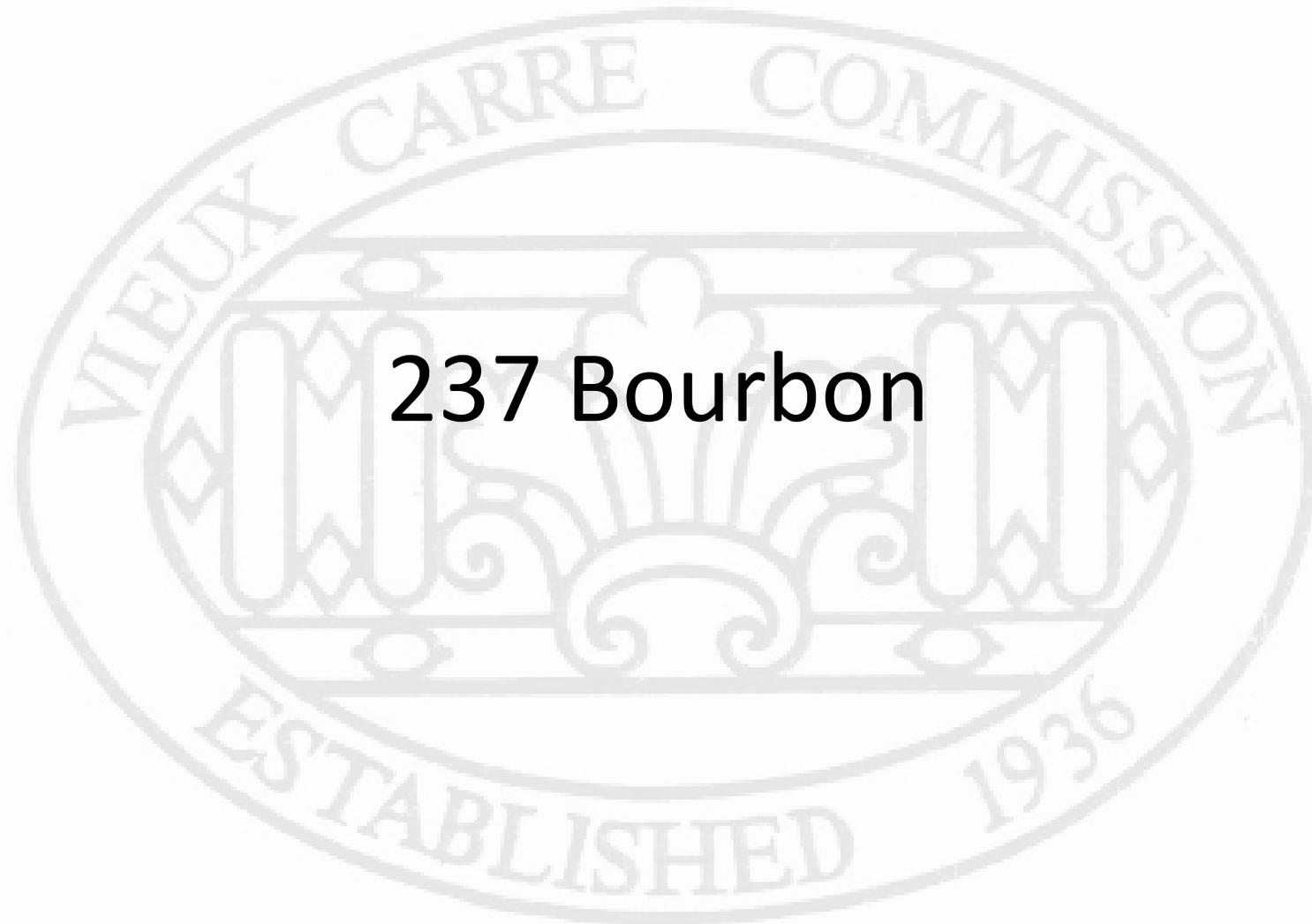
One other item noted in the plans is the proposed removal of the chimney of the green-rated rear addition. The Guidelines note that, "*the VCC approves the removal of a historic chimney only if it is structurally deficient.*" (VCC DG: 04-7) The plans note the chimney as "damaged" but no other information is provided. The Guidelines note that the removal of a chimney from a building of this rating would require

Commission level review.

Overall, staff recommends conceptual approval of the proposed new small structure and deferral of the proposed chimney removal to allow the applicant to revise the proposal or provide additional information regarding the structural condition of the chimney.

**ARCHITECTURAL COMMITTEE ACTION:**

10/25/2022



237 Bourbon

ADDRESS: 235-237 Bourbon Street  
 OWNER: 235 Holdings LLC  
 ZONING: VCE  
 USE: Commercial

APPLICANT: Loretta Harmon  
 SQUARE: 68  
 LOT SIZE: 1,408 sq. ft. sq. ft

DENSITY  
 Allowed: 0 Units  
 Existing: None  
 Proposed: 2 Units

OPEN SPACE:  
 Required: 422 sq. ft.  
 Existing: None  
 Proposed: No change

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

One in a row of three, 3 1/2 story stores constructed c. 1840. The buildings have detached three-story service buildings, replaced between 1876 and 1896 with attached service buildings. A balcony at the second level unifies the front facades of the three buildings and wraps around the Bienville Street side of the corner building.

Main and rear service building – Green  
 Covered infill -- Brown.

**Architecture Committee Meeting of** **10/25/2022**

**DESCRIPTION OF APPLICATION:**  
**Permit # 22-31927-VCGEN**  
**Violation Case #20-22716-VCCNOP**

10/25/2022  
**Lead Staff: Nick Albrecht**  
**Inspector: Marguerite Roberts**

Proposal to renovate building (in conjunction with 239-241 Bourbon St.) including a proposed change of use on the third floor from vacant to short term rental, per application & materials received 10/11/2022 & 10/19/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/25/2022

Staff notes that the submitted plans for this proposal include both 235-237 Bourbon St. and the neighboring 239-241 Bourbon St. Although these buildings form a matching row, they do sit on two separate lots of record. Although the ground floors are shown as remaining completely separate along the property line, the second and third floors are shown as being connected. Staff questions if there is any plan to re-subdivide these properties or, if not, how these openings across the property line might be viewed by other City departments.

The overall scope of the project is to renovate the first floor to remain as a bar with kitchen, to renovate the second floor which is noted as a “lounge space with kitchenette,” and to construct five short term rental units on the third floor. The exterior work specific to the 235-237 Bourbon property consists of the construction of a new rooftop mechanical rack on the rear service ell to receive equipment currently located on the Bienville elevation of 239-241 Bourbon St. and visible from the street in its current location. The details of the mechanical rack are minimal, but the plans show five condensing units in this new rooftop location. This location will most likely require permanent access and safety railings per the mechanical code so the applicant should confirm these requirements and how they may affect the proposal. Staff appreciates the concept of removing the now visible equipment from the Bienville elevation of 239-241 Bourbon St. but again questions some of the details given that these are technically separate properties.

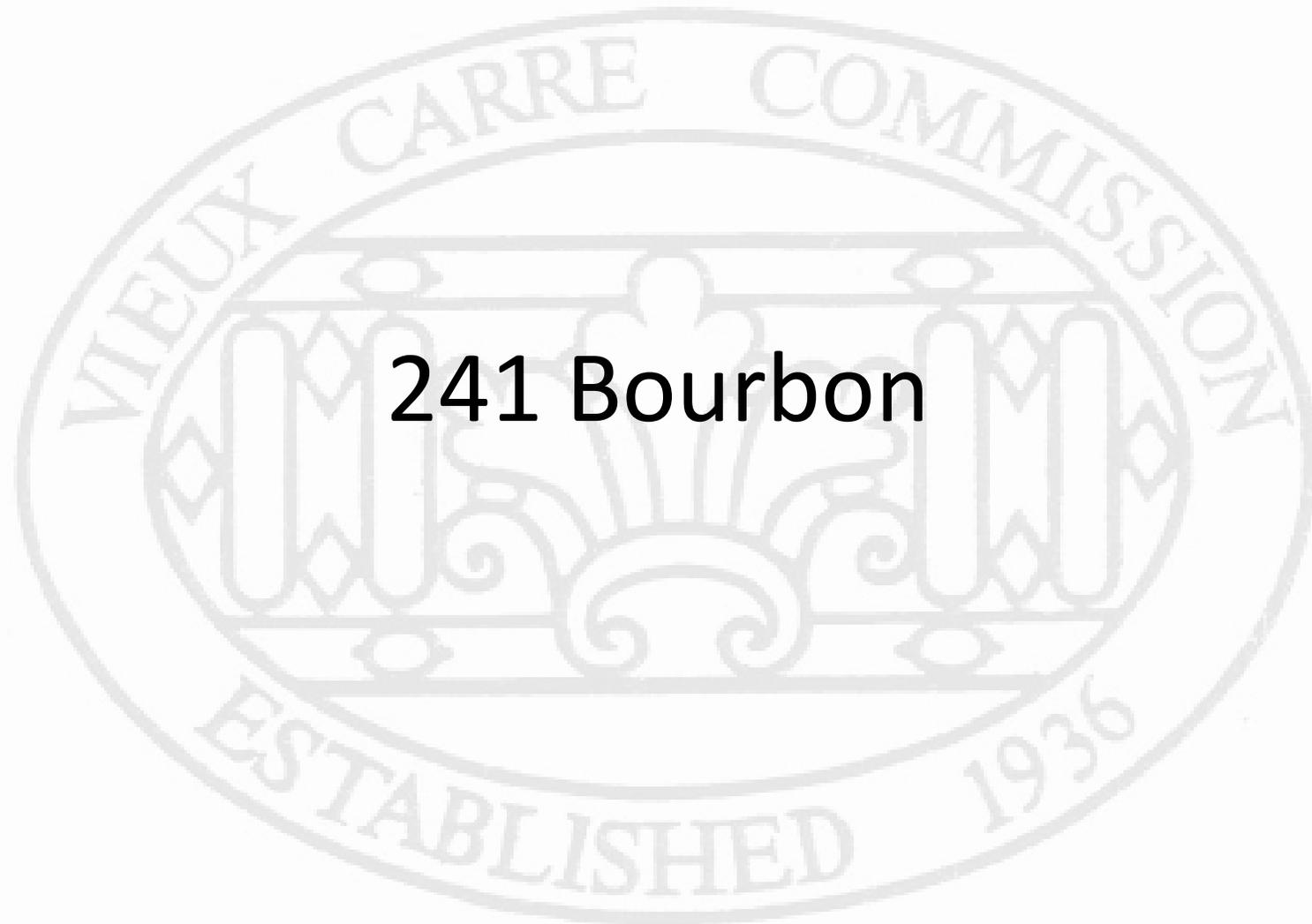
No other exterior work is noted specific to this property except general repairs and painting. On the interior, the third floor of this property is proposed to be renovated into two short term rental apartments, units C and E. Unit C is shown as a two-bedroom, two-bathroom unit, while unit E is a small studio type apartment. Unit C is shown as having the ability to join with unit B across the property line.

Staff notes that short term rentals (STRs) are an allowable use in the VCE zoning district. Per the CZO, A STR unit is required to be a “dwelling unit” which includes, “complete, independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation.” Each dwelling unit can have up to five bedrooms.

Although not allowed in any other zoning district in the French Quarter, staff finds the proposed STR use in this location welcome as a way to bring the upper floor of this building back into an active use. There are several other buildings in the VCE zoning district that may benefit from a similar treatment and that are very unlikely to return to a standard residence.

Although there are several questions regarding the details of the mechanical rack and the intermixing across the property line that will need to be answered, staff finds the proposed work related to this building generally approvable. Staff recommends conceptual approval of the proposal with the applicant to provide additional information on the items noted above.

**ARCHITECTURAL COMMITTEE ACTION:** 10/25/2022



241 Bourbon

ADDRESS:	239 - 41 Bourbon Street	APPLICANT:	John C. Williams
OWNER:	241 Holdings LLC	SQUARE:	68
ZONING:	VCE	LOT SIZE:	2725.3 sq. ft
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	545 sq. ft.
ALLOWED:	4 Units	EXISTING:	0 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	3 Units		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: Main and service buildings: green: or of local architectural and/or historical importance.  
Courtyard infill: brown: objectionable, or of no architectural and/or historical importance.

This application pertains to two in a row of three Greek Revival buildings, constructed in 1843 by the builder Benjamin Howard. Constructed for residential use on the upper floors and commercial use on the ground floors, these simply detailed buildings have ground floor openings which were altered in the 20th century while being used as a restaurant.

**Architecture Committee Meeting of** **10/25/2022**

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**DESCRIPTION OF APPLICATION:** 10/25/2022  
**Permit # 22-30621-VCGEN** **Lead Staff: Nick Albrecht**  
**Violation Case #20-22701-VCCNOP** **Inspector: Marguerite Roberts**

Proposal to renovate building (in conjunction with 235-237 Bourbon St.) including a proposed change of use on the third floor from vacant to short term rental, per application & materials received 10/11/2022 & 10/19/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/25/2022

*Also see report for 235 Bourbon St.*

The exterior work specific to the 239-241 Bourbon St. property includes proposed changes to window and door openings, relocation of mechanical equipment as previously noted for the 235-237 Bourbon St. property, partial demolition of courtyard infill construction, and the construction of an elevator override.

**Window and Door Openings**

On the ground floor of the Bourbon St. elevation, it appears that existing bi-fold doors are proposed for conversion to new double doors. The existing doors fold into the building while the new doors are shown as out-swinging in plan. Staff encourages the retention of the existing doors which are more typical but notes that all of the ground floor millwork of this building has been changed multiple times over the years.

On the ground floor of the Bienville elevation, two existing window openings are proposed to be converted to new French doors. French doors are actually seen in these two openings from 2008 until 2011 but while preparing this report staff found that this work was done without VCC permits. The VCC cited the property and was able to get the windows reinstalled. Besides this unpermitted condition, staff did not find any documentation of doors existing in these openings historically. As the Guidelines generally do not allow this type of window/door conversion without documentation, particularly in a prominent location, staff recommends that this aspect of the proposal be removed.

Further down on the Bienville elevation there is an existing gate at what was historically the courtyard wall of this property but now accesses the courtyard infill. This will become the primary entrance for the short-term rental units above. The applicant proposed to widen this opening and to install new double doors similar to the ones proposed for installation on the Bourbon St. elevation. Staff finds that a new door in this location could be approvable, but questions the proposal to greatly enlarge the opening. Staff measured the proposed enlarged opening at 6’10” wide, while the existing is only about 3’ wide. The double doors are also shown as out-swinging in the plans.

On the second floor of the service ell, what are shown as a large and small window openings are proposed to be converted to new faux or paired French doors. Once again, the Guidelines discourage this type of conversion for openings, but as this is a less prominent location and the historic photographs may show these two openings as previously being doors, staff finds this aspect of the proposal potentially approvable. The third-floor openings directly above are seen both in historic photographs and today in a window, door, door arrangement. One of these faux French doors is shown as in-swinging, while the other is shown as out-swinging. Staff encourages both doors to be in-swinging, or at least installed at the interior side of the wall. The first opening in this arrangement is

proposed to be boarded over as the proposed elevator would be installed directly behind this opening. The existing millwork in this opening appears to be some kind of French doors although it is unclear if this is an original condition. Either way, if approved, staff recommends that the millwork in this opening be retained behind any shutters rather than being completely removed.

The third floor is proposed for a similar treatment, and again staff recommends maintaining the millwork in the first opening. New fused French doors are proposed in the other two openings. All of the proposed new doors on the service ell are shown as two lites over two panels. Staff questions if these paired French doors are approved should they be modeled off of existing French doors on the building, that is six lites over a single panel on each side of the door.

### **Mechanical Equipment**

As previously noted in the property report for 235-237 Bourbon St, the equipment currently located on the roof of the courtyard infill of 241 Bourbon St. will be removed. This equipment is currently readily visible from the street so staff welcomes the proposal but again notes concerns about things crossing the property line.

### **Infill Demolition**

The proposed demolition is limited to what is referred to in the plans as a staircase enclosure, located at the second floor of courtyard infill of the 239 portion of the building. This structure also has mechanical equipment on its roof which will also be relocated to the proposed new rooftop location. Staff has no objection to the proposed demolition.

### **Elevator Override**

An elevator override is proposed near the intersection of the main building and service ell. It is difficult to determine the full impact of the proposed addition from the elevation drawings but a submitted rendering shows that it will be readily visible from Bienville St. The Guidelines encourage this type of addition to be as unobtrusive and minimally visible as possible. The rendering shows the override as being stuccoed and attempting to blend in with the surrounding building. Additional information will be needed to determine the full impact and alternatives either for the location or of the technology used should be explored.

### **Balcony Stairs**

The final aspect of the proposed exterior work is modifications to stairs and openings between the main building and service ell for egress purposes. At the second floor and third floor this includes creating a small alcove and modifying the steps to meet code. Staff believes that the creation of the small alcoves has minimized the visible impact of this work and makes it more easily reversible if needed in the future.

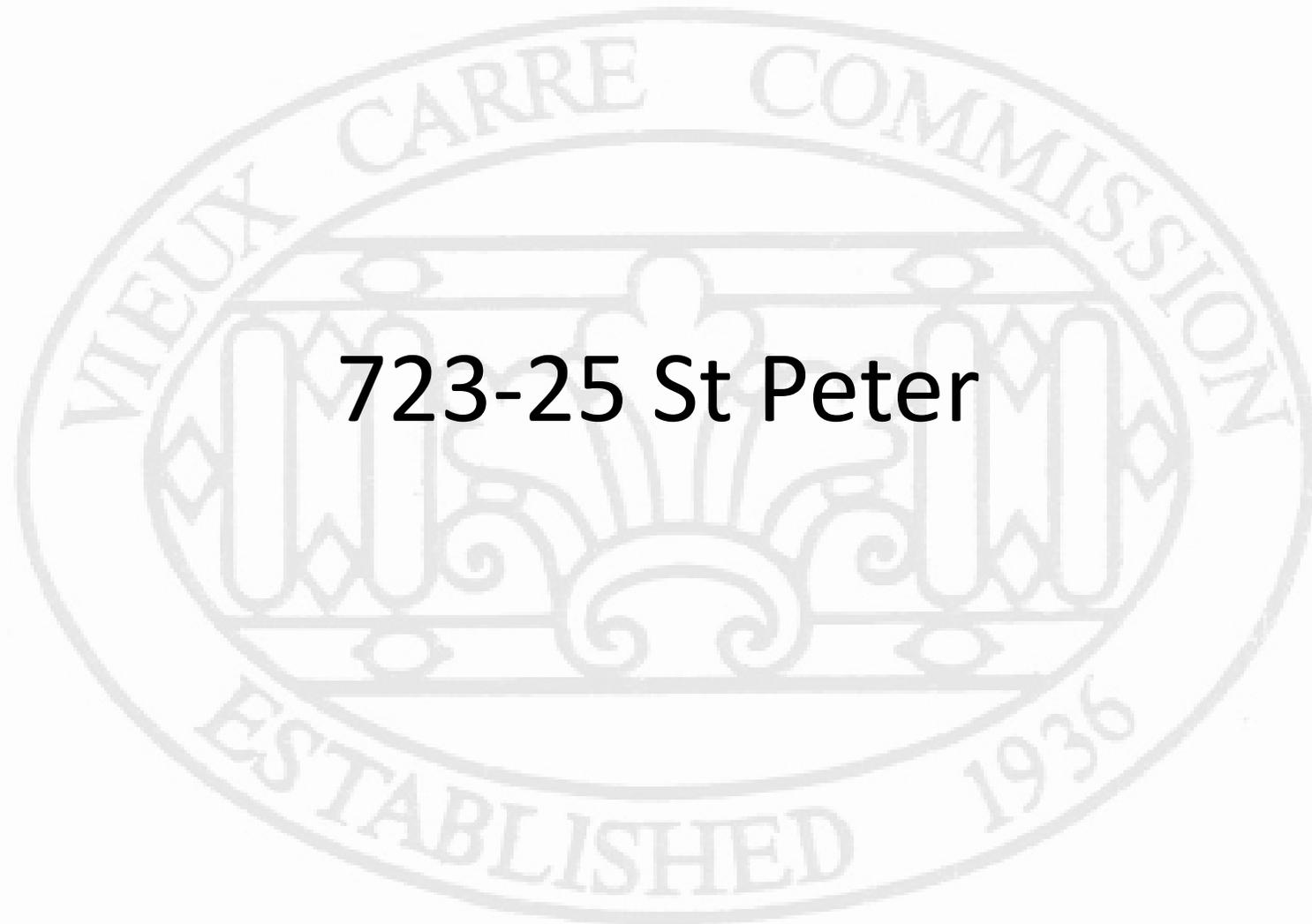
### **Summary**

As noted in the 237 Bourbon St. report, the third floor of this property will become three short term rental units. Units A and B are shown as two-bedroom, two bathroom each and unit D is a studio style apartment. Staff again notes that unit B is shown as having the possibility to join unit C across the property line.

Staff's primary concern with the overall proposal for this building are some of the noted millwork changes, the impact of the elevator override, and the previously noted concerns regarding the property line. Staff recommends deferral of this application to allow the applicant to revise the proposal and submit additional information as noted.

**ARCHITECTURAL COMMITTEE ACTION:**

10/25/2022



723-25 St Peter

ADDRESS:	723-25 St. Peter Street	APPLICANT:	Emily Flagler, Architect, LLC
OWNER:	FQ Voodoo LLC	SQUARE:	60
ZONING:	VCC-2	LOT SIZE:	– sq. ft.
USE:	Commercial	OPEN SPACE:	
DENSITY:		REQUIRED:	– sq. ft.
ALLOWED:	Unknown	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	No change
PROPOSED:	No change		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

A c. 1817 double masonry Creole cottage with dormers with arched glazing and a detached 2-story service building.

**Architecture Committee Meeting of**

**10/25/2022**

**DESCRIPTION OF APPLICATION:**  
**Permit #22-30724-VCGEN**

10/25/2022

**Lead Staff: Erin Vogt**

Proposal to modify alley gate and install light fixtures in conjunction with a **change of use** from *retail* to *restaurant (standard)*, per application & materials received 10/11/22.

**STAFF ANALYSIS & RECOMMENDATION:**

10/25/2022

Very little exterior work is being proposed in conjunction with this change of use, as no cooler or hood vents will be installed. The kitchen will be located on the first floor of the rear dependency, where no work is proposed. In the courtyard, brick pavers will be removed and reinstalled to allow for the installation of subsurface electrical service. A metal gate at the rear of the Royal-side alley will be removed. The jamb of the wooden front gate on this side will be modified to allow the gate to swing out for egress. Staff notes that the Departments of Property Management and Public Works will have to review and approve this change, as it will swing into the public right of way.

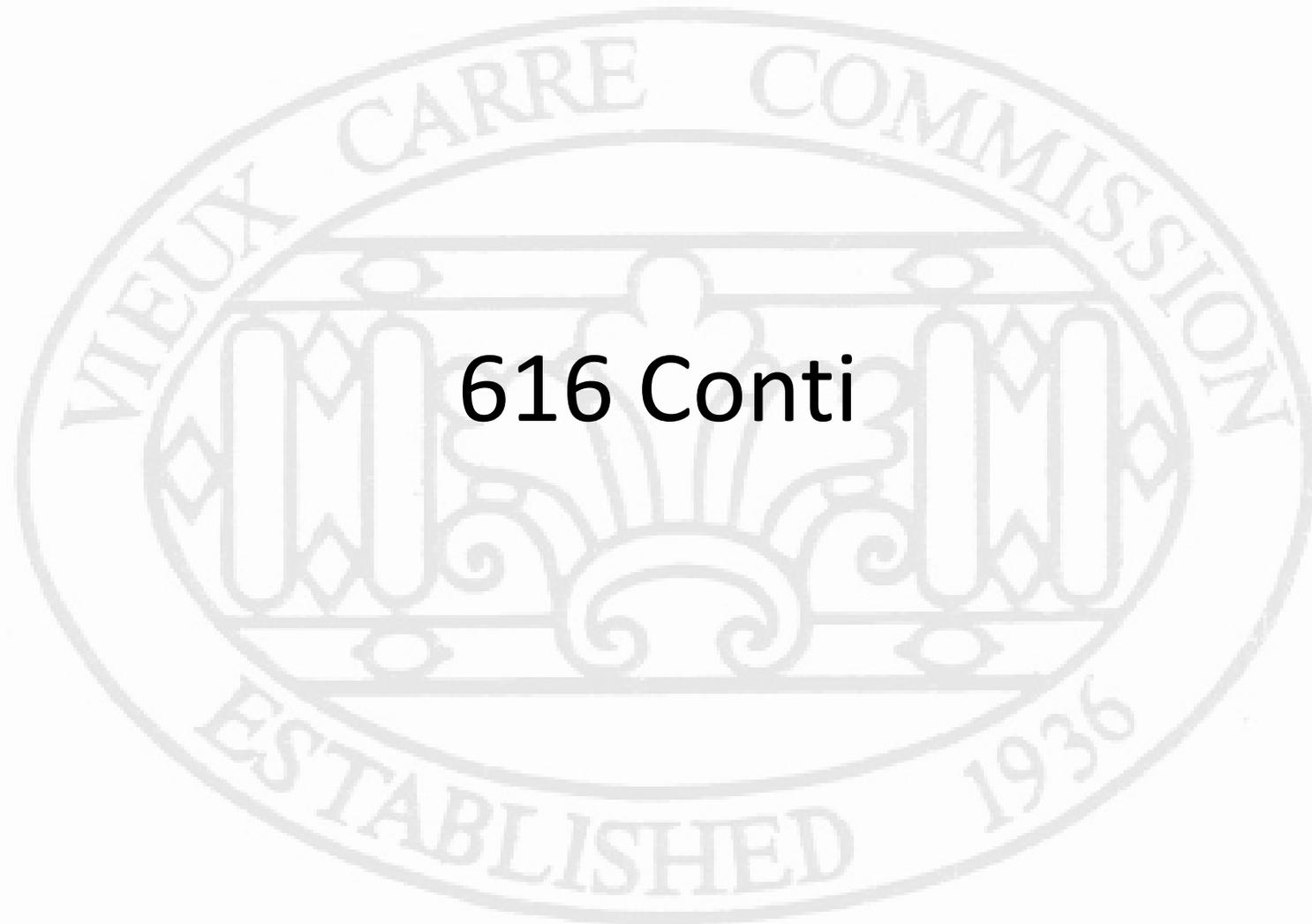
Two small light fixtures are shown installed on the Royal elevation of the main building, over the alleyway. Fixture specs and lamping information must be submitted for review, but can be handled at staff level. Staff notes that the applicant indicated that existing historic millwork will be restored by modifying the interior, as the rear dormers and doors on the Royal and Chartres elevations were blacked out with unpermitted paneling on the interior.

Multiple demolition by neglect violations are present on this property and additional work without permit violations were discovered during a recent site visit, which was the first time VCC staff had inspected the full site since 2011. The property recently changed hands, and the new owner stated intent to address these violations, but they will not be handled as part of this scope of work as they are unrelated to the proposed change of use.

Staff recommends **conceptual approval** of the proposed work, with lighting to be handled at staff level and with clear notes indicating which openings on the side elevations will be restored to remove interior paneling. Since the work in conjunction with the **change of use** is much less invasive than typically needed for a *restaurant (standard)*, staff also recommends that the Committee forward a **positive recommendation** to the full Commission for their consideration.

**ARCHITECTURAL COMMITTEE ACTION:**

10/25/2022



616 Conti

ADDRESS:	614-16 Conti	APPLICANT:	Terri Dreyer
OWNER:	Conti Street Holding, LLC	SQUARE:	37
ZONING:	VCC-2	LOT SIZE:	1696 sq. ft.
USE:	Vacant	OPEN SPACE	
DENSITY		REQUIRED:	508.8 sq. ft.
ALLOWED:	2 units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	Unknown		

### ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main building – **Green**, of local architectural or historical importance  
 Courtyard infill – **Brown**, objectionable or of no architectural or historical importance.

This three-story masonry structure with four bays on the two upper floors and an altered ground floor dates from c. 1830. A three-story detached dependency was demolished between c. 1908 & c. 1940-51; the courtyard was infilled and a partial second floor was added on the Decatur side, mimicking a service ell. A third floor was illegally added sometime between 2009-10.

Architecture Committee Meeting of 10/25/2022

DESCRIPTION OF APPLICATION: 10/25/2022  
Permit #22-31816-VCGEN **Lead Staff: Erin Vogt**

Proposal to reconstruct rear additions and renovate building in conjunction with a **change of use** from *vacant to restaurant (standard)*, per application & materials received 10/21/2022 & 09/20/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 10/25/2022

This application is similar to proposals reviewed in 2019 to address severe demolition by neglect and work without permit violations, which had been long standing prior to purchase by current ownership. Previously, the applicant appealed to retain an unpermitted third floor that had been built on top of a prescribed mid-century courtyard infill, which left the property with no open space. The applicant provided an engineer's report that stated that some interior reinforcement would be needed to handle the load of the proposed restaurant use, but that the infill construction was otherwise stable. The Committee and Commission conceptually approved retention of the structure, which included significant work to improve the rear building and to address all violations present. A sunken roof deck was also conceptually approved on the roof of the first-floor courtyard infill, and the unfortunate unpermitted rear dormer was to be modified for the installation of a hood vent.

On 1/8/2020, Safety and Permits issued a permit for interior demolition. The scope of work for the renovation was split into two applications, to be handled as a Phase 1 and Phase 2. Phase 1 was approved by the VCC in December 2020. The applicant informed staff that the phases were split with Phase 1 to encompass the repair and enclosure of the building, with a desperately needed new roof to be installed on the main building. Some reframing of the rear buildings were called for in that drawing set, but at no point was staff informed that the rear additions and infill were no longer structurally sound and required complete reconstruction. Due to difficulties with the pandemic, the project was paused, and the permit expired. All applications were dormant for nearly two years, and Committee and Commission approvals expired after 12 months.

Staff contacted the applicant and was invited to visit the site in March 2022, at which time the applicant stated that the project would be resuming soon after some adjustments to plans based on the owner's expenses. When staff inspected the site, all infill construction had been removed, including the one-story courtyard infill, the mid-century 2<sup>nd</sup> floor "service ell" and the unpermitted 3<sup>rd</sup> floor that the applicant had appealed to retain. Based on satellite imagery, the demolition took place before October 2020 (prior to the issuance of Phase 1, when only an interior demolition permit had been issued). The Green rated building is open to the elements at the rear of the property, and extensive roof damage was seen in the attic and third floor where the unpermitted dormer remains unaltered. Staff renewed the Phase 1 permit so the violations and repairs at the main building could be addressed, but it is not clear if any of this work began, as the owners were exploring options for reducing the cost of the project. In September 2022, the applicant returned with diagrams showing a revised proposal, with the massing of the rear building substantially reduced. Since the applications were inactive for such an extended period, and since it had been over two years since any aspects of the proposed work were reviewed by the Committee, staff requested the applicant submit a fresh 2022 application.

On 10/20/2022, the applicant submitted a revised set of construction documents for the work, based on the

smaller massing of the rear building. Those drawings were not submitted in time for consideration at this hearing, so only the diagrams showing the revised massing, roof plan, elevations, and equipment layout are being reviewed at this hearing. The kitchen, which previously would have been located on the third floor of the rear addition, has been relocated to the main building, reducing the height of the rear structure from three stories to two. This places the mechanical equipment on the roof closer to the sunken roof deck, which may have a detrimental impact, but otherwise, staff finds this change to be relatively minor and potentially conceptually approvable.

However, staff finds that it is no longer accurate to think of this application as an appeal to retain the unpermitted rear addition, but rather to reconstruct the mid-century courtyard infill and 2<sup>nd</sup> story “service ell.” There is no rear structure remaining to retain. Whether or not the infill construction may be allowed to be rebuilt will have to be determined by the Zoning Department, as the lack of open space at this property was previously grandfathered. Staff reached out to Safety and Permits for a determination prior to this hearing, and received the following response from Zoning Administrator Nicholas Kindel:

“As best as I can tell from their plans, basically the entire lot was covered by a structure, and they are proposing for the entire lot to be covered by a structure. In the VCC-2 District for an interior lot, there is a 0.30 open space ratio requirement.

If they had renovated the structure, that deficiency would be grandfathered in. Since they have demoed the rear of the structure, they have brought the structure into compliance with that requirement (712 sf open space, 1,110 sf ground floor structure = .064 open space ratio). Therefore, they are going to have to either reduce the footprint of the structure (to maintain a 0.30 open space ratio) or seek a variance of the open space ratio to build the structure as shown on the plans.”

While staff finds the proposed alterations to the overall scope of work to be something the Committee and Commission may view favorably, at this time it is not clear if it will be allowed by other departments. Staff has returned the application to the Committee for discussion and consideration so the applicant can consider any recommendations the Committee may make in the meantime, but otherwise recommends **deferral** until the applicant is able to pursue an open space variance with the BZA.

**ARCHITECTURAL COMMITTEE ACTION:**

10/25/2022

**Architecture Committee Meeting of****11/26/19****DESCRIPTION OF APPLICATION:****Permit # 19-36250-VCGEN  
Violation Case #18-12141-VCCNOP**

11/26/19

**Lead Staff: Erin Vogt  
Inspector: Tony Whitfield**

Proposal to address numerous long-standing VCC violations by renovating the building, in conjunction with a **change of use** from *vacant* to *commercial (restaurant)*, per application & materials received 11/11/19.

**STAFF ANALYSIS & RECOMMENDATION:**

11/26/19

The proposal to convert the building from *vacant (residential)* to *commercial (restaurant)* will address the violations that have been repeatedly cited since a significant amount of illegal work was undertaken in 2009-10, including installation of an inappropriate dormer on the rear slope of the main building, a third story addition on the rear brown-rated mid-20<sup>th</sup> century “service ell,” modifications to doors and windows, and unpermitted electrical, gas, and plumbing work. The applicant is proposing to fully renovate the building and has submitted a separate application for all staff-approvable items. The following items require Committee review and approval:

**Service ell addition:**

The applicant has submitted an engineer’s report for the illegal construction, explaining the existing structure and necessary modifications to accommodate restaurant use.

The report states that: “the walls are wooden framing with gypsum sheathing. The east wall framing appears to be supported by the existing masonry load-bearing wall. The west-most end appears to bear on the wooden wall studs constructed for the second and third floor. The framing consists of wooden joists which are not original to the structure, and steel beams, whose age cannot be determined. We did not observe any visible deflection of the framing members supporting the rear building construction.

There are isolated locations of the second floor framing that have experienced deterioration due to moisture intrusion. Additionally, there are isolated joists that have been notched outside of the acceptable range for wood framing. These conditions can be repaired by replacing the existing wooden joists. The steel beams have been inserted into the existing masonry walls without structural fastening. The masonry below the steel beams appears to be in poor condition. These conditions can be repaired by tuck-pointing the existing masonry, and grouting-in the existing steel beams to the masonry walls.”

In response to VCC concerns about the structure at the 12/12/17 review, the report states that “we observed what appears to be an added composite wood beam that falls beneath the wood stud wall addition of the second and third floors. This beam ties into the structural steel beam and a “pack-stud” column landing on the existing load bearing, brick masonry wall. We believe this to be the structural reinforcement added for constructing the upper floors of the addition.

The existing framing at the enclosed courtyard does not have any visible signs of deflection or over-stress. The second and third floor occupancy appears to currently be residential. [...] Additionally, the space is to be converted to restaurant occupancy, which requires a higher live load per the IBC. From our observation, the building appears structurally sound as it relates to these improvements. We have empirical evidence that the structure is currently stable given that there are no signs of stress or deflection of the existing framing. **A licensed general contractor shall be hired to install framing reinforcement as designed by our office to increase the loading capacity of the structure to support the restaurant occupancy.**

**The modifications to the existing structure will likely include attachment of steel plate to existing steel beams, sistering of steel plate to existing wood composite beams, and infill of wood joists between existing, as required for added load.** The load path will be for load to transfer to the existing load bearing masonry walls.

**We conclude that the structure is currently stable in its present condition, and able to be renovated to meet the required loading of the proposed new usage. Engineering drawings will be produced by our office at a later date detailing the required structural additions to support the loading associated with restaurant occupancy.”**

Based on the engineer’s report, and the fact that it is an addition on top of another brown-rated building (rather than historic fabric), staff has no objection to the retention of the massing, conceptually. However, the detailing of the wall finish materials, flashing, door and window openings, and roofing must be carefully considered and reviewed in detail. At the moment, insufficient information is available for how this part of the building will be modified to make its appearance appropriate for the district, and the

proposed clerestory windows and metal door may not be found approvable. Further elevation studies of both the Chartres and Exchange Alley facades must be submitted, and structural reinforcement drawings must be reviewed by the Committee. If conceptually approved, retention of the third floor must be forwarded to the Commission for review.

The applicant is proposing to remove the asphalt shingle roof from the service ell and install a metal roof system. The mechanical equipment will be installed in this area to free up the first floor courtyard infill for an exterior dining space, in what is essentially a raised courtyard rather than a roof deck. A mechanical plan and preliminary specs for equipment has been submitted; staff will review this with the Mechanical Division to ensure that there are no potential conflicts with mechanical code, but notes that permanent access will be required and a roof hatch should be shown on the plan. Staff has no objection to locating the equipment in this location. Metal louvered screens are proposed on the Chartres and Exchange Alley elevations to obscure the equipment.

Courtyard infill dining area:

The applicant is proposing to utilize the roof of the courtyard infill as an outdoor dining area. While this space must be detailed like a roof deck (with similar concerns to drainage, decking, etc.) it is much more similar to a courtyard since it is recessed into a well and surrounded by taller buildings. Staff has no objection to this conceptually, but will require significantly more details before making a recommendation to the Committee.

Main building:

The inappropriate rear dormer will be removed entirely and the roof repaired and replaced with natural slate on both slopes.

The first floor, Conti-side millwork will be modified to allow for sufficient means of egress as required by building code. Three alternatives are proposed, as follows:

- Scheme 1: Add exit door to far left with two lites and transom. Maintain original width between pilasters by adding sidelite. Paneling to match existing door on far right. Modify storefront opening at center-right to reflect paneling pattern of exit doors. Install glass at existing transom above exit door.
- Scheme 2: Replace existing exit door at right to reflect the design of the storefront display windows. Add exit door to far left with single glass lite. Maintain original width of opening by installing sidelite. Paneling to match existing storefront display windows.
- Scheme 3: Add exit door to far left with single glass panel and transom. Maintain original width of opening by adding sidelite, with paneling to reflect sizing and rhythm of existing bi-fold doors. Modify storefront opening at center-right to reflect paneling pattern of bi-fold doors. Modify exit door upper panels and install glass in transom.

Staff finds either Scheme 1 or 3 to be the most successful, as they would involve maintaining the existing transom above the far right door.

Three options are proposed to repair the granite lintel that was inappropriately modified. Option 1 would reinforce with a structural steel beam and finish with a granite veneer slab. Option B would reinforce with a structural beam, finish with stucco and paint to match adjacent granite piers and lintels. Option C depends on finding an appropriately-sized granite lintel on the interior of the site, and would relocate it to the façade. Since Option C is unlikely to be an option, and Option B is not approvable, staff recommends Option A.

The applicant wishes to add an extension to the gallery rails on the front elevation and has proposed two options. The first option would add a minimal handrail to the top of the existing rail between the gallery bays, raising it to the required height of 42". The second option raises the existing rail and adds the extension between the circle-and-diamond pattern and the vertical pickets on the second floor, and adds a minimal rail below the cathedral rail on the third floor. Staff has generally found raising the rail to be more successful for wrought iron galleries than it is for cast iron galleries, but notes that the differing patterns on the second and third floors may bring complications to the appearance of raising the rails, particularly if the circle-and-diamond panel is left in place and the extension installed between it and the vertical pickets. Staff seeks the guidance of the Committee.

In conclusion:

Staff welcomes the return of this building to commerce and the attention given to addressing the long-standing and complex violations at this site. Staff recommends:

- A **positive recommendation** for the **change of use** be forwarded to the Commission,
- **Conceptual approval** of the retention of the third floor massing. The design, appearance and structure should not be conceptually approved until further study and information is provided, including structural drawings.
- **Conceptual approval** of the proposed mechanical location and layout, with the proviso that the Mechanical Division finds it approvable,

- **Deferral** of the proposed courtyard infill dining area, until additional information is provided (such as drainage, materials, etc.)
- **Approval** of the removal of the dormer,
- **Conceptual approval** of Scheme 1 or 3 for the modifications to the first floor millwork,
- Staff requests feedback from the Committee regarding the railing extension for the front galleries.

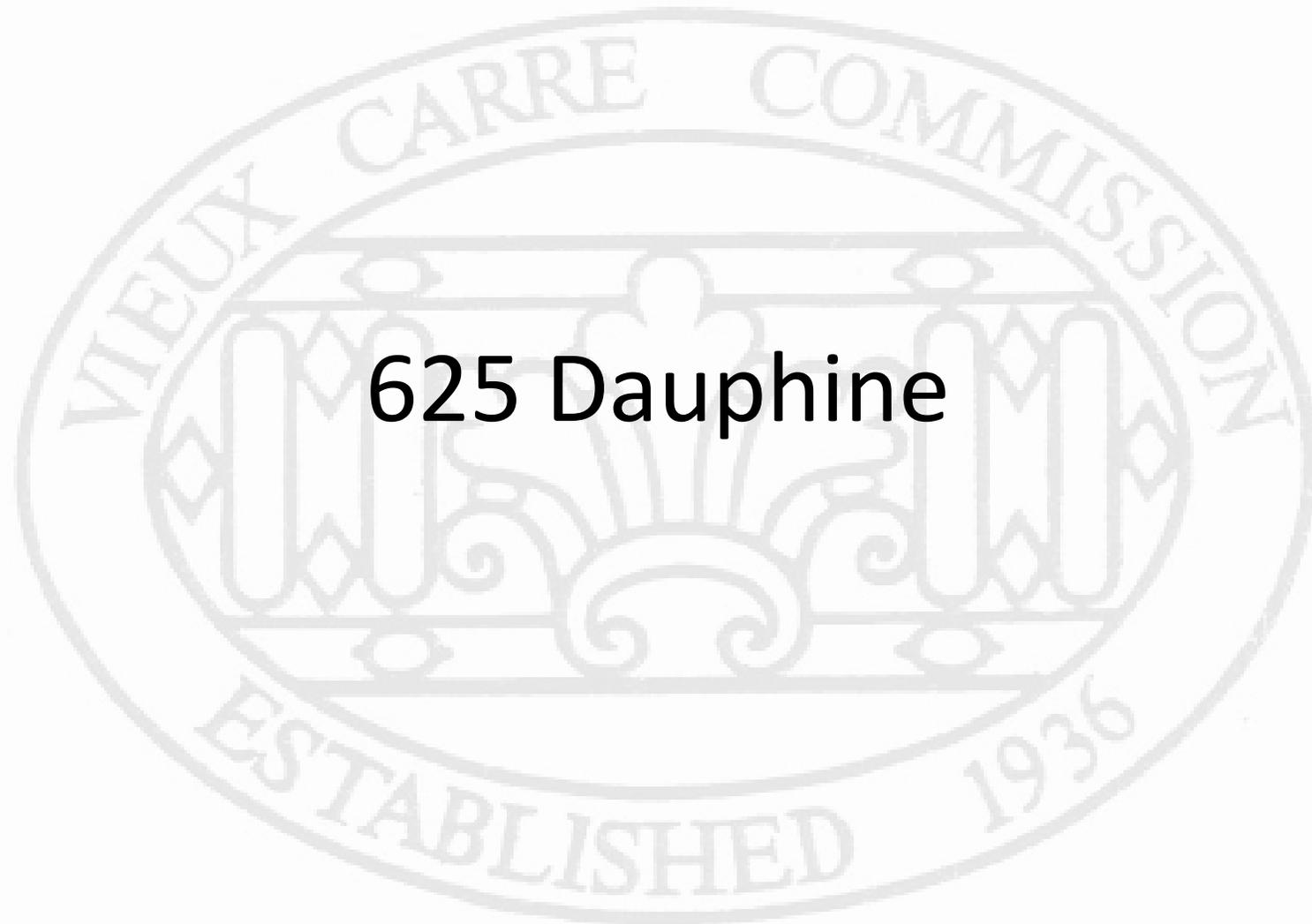
**ARCHITECTURAL COMMITTEE ACTION:**

11/26/19

Ms. Vogt presented the staff report with Ms. Dreyer and Ms. Kobilá present on behalf of the application. Ms. Dreyer agreed with staff's preference for Option A for the granite lintel, and stated that the second rail proposal was unusual due to an existing condition with the toe kick. Mr. Fifield stated that the first option was less invasive and required no alterations to the existing rail, and recommended its use on both floors with the lightest possible touch. Regarding the first floor millwork, Ms. Dreyer stated that she preferred Option 3; Mr. Fifield agreed, stating that the existing conditions have been heavily altered and Option 3 reflects those changes over time.

Erin Holmes, representing VCPORA, addressed the Committee and stated that they were excited the building would be renovated and all violations addressed as part of the building returning to commerce. She expressed concern over the use, stating that they had no objections to a restaurant but that they had seen seven different press releases that described the business as a bar. Since bars are not allowable in VCC-2, she asked if the business would have a full kitchen and operate as a true restaurant. Ms. Dreyer responded that the business would have a large, full kitchen in the service ell that extends into the main building, and that the New York location also serves food. She noted that Irish pubs are known for serving food and that the business reflects that traditional use. Ms. Kobilá stated that the final design of the kitchen is still being developed in regards to necessary equipment and placement, and Ms. Dreyer stated that they had been in communication with the Zoning Department and Safety and Permits Director Zachary Smith regarding the use. Mr. Block requested that communications with the other departments be provided to VCC staff prior to the Commission hearing. Ms. DiMaggio noted that the VCC, and especially the Architectural Committee, consider the implications of the new building use on the architecture to establish appropriateness, and that none of the proposed changes in conjunction with the change of use are unusual or inappropriate for this building. Mr. Fifield agreed with staff requests for additional information on the mechanical equipment, and that the Committee will request use of an inline fan instead of a mushroom hood.

Ms. DiMaggio moved with staff recommendations; that a **positive recommendation** for the change of use be forwarded to the Commission; **conceptual approval** of the third floor massing (only) and mechanical layout (with the proviso that the Mechanical Division finds it approvable); **deferral** of the courtyard dining area until more information is provided; **approval** of the dormer removal; **conceptual approval** of Scheme 3 for the first floor millwork; and **conceptual approval** of Scheme 1 for the rail extension. Mr. Bergeron seconded the motion, which passed unanimously.



625 Dauphine

ADDRESS:	625 Dauphine	APPLICANT:	Kent Wells
OWNER:	625 Dauphine St LLC	SQUARE:	89
ZONING:	VCR-1	LOT SIZE:	8,988 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	2,696 sq. ft.
ALLOWED:	10 Units	EXISTING:	5,687 sq. ft.
EXISTING:	1 Unit	PROPOSED:	Undetermined increase
PROPOSED:	No Change		

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

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

This circa 1813-15 creole cottage sits on a deep lot that was owned in the early 1800s by two sets of French born and trained architect/builders. Between 1811 and 1813, Arsene Latour and Hyacinthe Laclotte owned this site along with the sites of 619-21 and 631 Dauphine. Then, between 1813 and 1867, Claude Gurlie and his heirs owned the cottage at 625 Burgundy. His partner Joseph Guillot owned the neighboring property at 619 Dauphine in the 1820s and 1830s. City directories list Gurlie and Guillot on Dauphine between Toulouse and St. Peters Streets. Therefore, the subject property was most likely part of the operational center for the enterprising partners until Guillot's death in 1838.

A plan book drawing from 1838 shows the original appearance of the cottage's front facade, similar to that remaining today with the exception of the front openings having been changed from two windows and two doors to four narrow doors. The early construction date of the property is especially apparent in the hand-hewn beams seen on the detached service building and in interior millwork and hardware details in the first floor of the cottage.

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

**10/25/2022**

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

10/25/2022

**Permit # 21-33678-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #21-08164-VCCNOP**

**Inspector: Marguerite Roberts**

Proposal to retain gas lights and other lighting installed without benefit of VCC review or approval, per application & materials received 12/09/2021 & 10/05/2022, respectively.

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

10/25/2022

This application was last reviewed at the 06/28/2022 meeting where it was deferred "in order to allow the applicant time to submit a comprehensive lighting plan including landscape lighting as well as what fixtures were installed when, and to consider keypad and intercom alternatives." The applicant has submitted a site plan indicating the locations of the light fixtures and a breakdown of all of the fixtures that were ordered, noting some as completely new installations. According to the fixture breakdown, only three of the current fixtures are completely new installations. Staff disagrees with this count based off of photographs of the property and counts nine fixtures that are completely new installations. This includes all four fixtures installed on the wall on the Toulouse St. side of the property that are not seen in any prior photographs of this property.

Staff stands by the recommendation made at the 06/28/2022 meeting that although the number of decorative fixtures are still excessive compared to the Guidelines, staff suggests that retaining the now gas fixtures in the locations where fixtures were previously documented may be an approvable compromise. This would not include the three fixtures on the front elevation which are clearly documented as being installed in 2016 without benefit of VCC review or approval. For this age of building staff does not find decorative gas fixtures particularly appropriate. Perhaps one decorative fixture on the front elevation may be approvable.

The submitted lighting plan shows four small functional landscape lights in the open yard area. No up-lights are shown on the plans. Staff finds these functional lights approvable.

No additional information was submitted regarding the proposed retention of the keypad or cap flashing.

Staff reminds the Committee that although this review is in regard to some remaining details, this property received a total of five Stop Work Orders between July and December 2021. Photographs showed significant interior work in conjunction with the unpermitted exterior work, but no permits were ever issued by the Building or Electrical Departments for any work.

Staff recommends denial of the retention of all decorative fixtures documented as new installations, denial of retention of the cap flashing, and denial of the retention of the keypad.

**ARCHITECTURAL COMMITTEE ACTION:** 10/25/2022

**Architecture Committee Meeting of** **06/28/2022**

**DESCRIPTION OF APPLICATION:** 06/28/2022  
**Permit # 21-33678-VCGEN** **Lead Staff: Nick Albrecht**  
**Violation Case #21-08164-VCCNOP** **Inspector: Marguerite Roberts**

Proposal to retain gas lights and other lighting installed without benefit of VCC review or approval, per application & materials received 12/09/2021 & 05/10/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 06/28/2022

*See Staff Analysis & Recommendation of 05/24/2022.*

**ARCHITECTURAL COMMITTEE ACTION:** 06/28/2022

Mr. Albrecht read the staff report with Mr. Zimmer present on behalf of the application. Mr. Zimmer stated that there were a total of 18 lights on the property with 15 of the lights being refurbished and 3 new lights. Mr. Bergeron noted that a plan noting the different fixtures would be beneficial.

Nikki Szalwinski, representing French Quarter Citizens, stated that attaching lighting to common fences and walls should not be allowed as it was not good for their building. Ms. Szalwinski continued that electric lighting should be directed downward and not into people's houses.

Ms. DiMaggio made the motion to defer the application in order to allow the applicant time to submit a comprehensive lighting plan including landscape lighting as well as what fixtures were installed when, and to consider keypad and intercom alternatives. Mr. Bergeron seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of** **05/24/2022**

**DESCRIPTION OF APPLICATION:** 05/24/2022  
**Permit # 21-33678-VCGEN** **Lead Staff: Nick Albrecht**  
**Violation Case #21-08164-VCCNOP** **Inspector: Marguerite Roberts**

Proposal to retain gas lights and other lighting installed without benefit of VCC review or approval, per application & materials received 12/09/2021 & 05/10/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 05/24/2022

The applicant has submitted additional materials that attempt to resolve the remaining issues regarding work without permits at this property.

### **Balustrade**

The first item on their submittal is in regards to the balustrade and masonry pilasters around the pool area. These elements were previously removed without benefit of VCC review or approval. The applicant previously submitted a simplified design for a replacement, however, after seeing the existing conditions in person, staff recommended proposing to keep the conditions as-is without any balustrade. The masonry around the pool is only approximately 14" higher than the lawn and does not require a guardrail from a building code perspective. This entire pool area dates to the ca. 1980s and is not historically significant. Staff has no objection to the proposed complete removal of the balustrade and pilasters.

### **Decorative Gas Lighting**

The second element in need of review is the proposed retention of several decorative fixtures located around the property. Three decorative gas lights have been installed across the front of the building, two additional gas lights have been installed on the side of the building above the alleyway, two gas fixtures have been installed on the rear elevation of the main building, approximately eight fixtures have been installed on the detached service building, and approximately twelve fixtures have been installed around the perimeter of the wall and pool for a total of approximately twenty seven decorative gas fixtures total on

the property.

Regarding decorative lighting the Guidelines state that fixtures “*should be:*

- *Compatible with the building in terms of its style, type, and period of construction*
- *Limited in number to avoid a cluttered appearance*
- *Located near a focal point of the building, such as the primary entrance door*
- *Installed in a manner that is harmonious with the building’s design, such as evenly spaced on a balcony, gallery, or porch bay, or centered on or around an element such as a door, carriageway, or window*
- *Scaled appropriately for the proposed location*
- *Constructed of materials appropriate to the building’s period, type, and style as well as the lighting design.” (VCC DG: 11-7)*

Based on these Guidelines, staff finds the current installation of decorative fixtures excessive and suggests that at most three or four decorative fixtures are likely appropriate for this entire property. The applicant has stated that the three decorative gas fixtures on the front elevation replaced three previously existing electric fixtures. Photographs indicate that these decorative fixtures were installed between March and August 2016 by a previous owner without permits.

On the side elevation it appears there was previously one decorative fixture compared to the two now installed. On the rear elevation, photographs show that two decorative fixtures have been in these approximate locations since at least 1992, although the new fixtures do not match those previously existing. A similar condition is seen at the service building where there were approximately five previously existing electric decorative fixtures on the building and are now eight gas fixtures.

The four decorative fixtures around the pool appear to predate the current ownership but again were converted from electric to gas. The other approximately seven or eight fixtures around the perimeter of the property are all brand new installations.

Although it is not entirely clear when all the decorative fixtures were installed by the previous owner and their numbers are still excessive compared to the Guidelines, staff suggests that retaining the now gas fixtures in the locations where fixtures were previously documented may be an approvable compromise. This would not include the three fixtures on the front elevation which are clearly documented as being installed in 2016. For this age of building staff does not find decorative gas fixtures particularly appropriate. Perhaps one decorative fixture on the front elevation may be approvable.

### **Functional Lighting**

Along the St. Peter elevation of the main building, the applicant proposes to install two low electric “puck lights” to illuminate the walkway. These proposed fixtures are round with a 3” diameter and 2” depth. Provided these fixtures are painted to match the adjacent building wall, staff finds them discrete and approvable.

### **Landscape Lighting**

The submitted materials note a total of four landscape lights around the property noted as downfacing landscape lights “to illuminate trees and foliage in the courtyard.” When staff last visited the site, numerous uplights were observed around the several trees of the property. Regarding ambient lighting the Guidelines note that these “*fixture types should be:*

*Focused to illuminate a surface such as a stoop, porch, sidewalk, or walkway, with minimal light spillover onto an adjacent property or into the night sky.” (VCC DG: 11-8)*

It seems from the submittal that this proposed lighting would not satisfy this criteria as it would be used for illuminating the trees rather than illuminating walking surfaces or providing any kind of security. There is also a good chance for light spillover depending on the height of the installed fixtures. Short garden fixtures as shown in the Guidelines (VCC DG: 11-8) may be an approvable alternative to illuminate the walking surfaces located further away from the buildings.

### **Screening and Hedgehog**

The next item in the proposal concerns repairs to existing shutter style screen located above a masonry wall adjacent to the service building. Staff has no objections to these repairs to match existing. There is an existing hedgehog type security device located above this screening. The applicant proposes to remove this element completely. Staff has no objection to this proposed removal.

### **Security Cameras and Keypad**

The final aspect of the proposal concerns proposed installation of security cameras and the replacement of a keypad. Staff finds the proposed type and location of security cameras approvable.

The proposed keypad replaces a previously existing one. It appears that the previously existing keypad

was installed around 2016 like the decorative fixtures on the front elevation and again without benefit of VCC review or approval. The keypad is located on a small portion of the side elevation located between the front of the building and the alleyway gate. The proposed keypad features both the keypad and what appears to be an intercom system. Given the technology readily available today, staff questions the need for this type of installation. The Guidelines discourage this type of intercom system in favor of more discreet options. (VCC DG: 07-18)

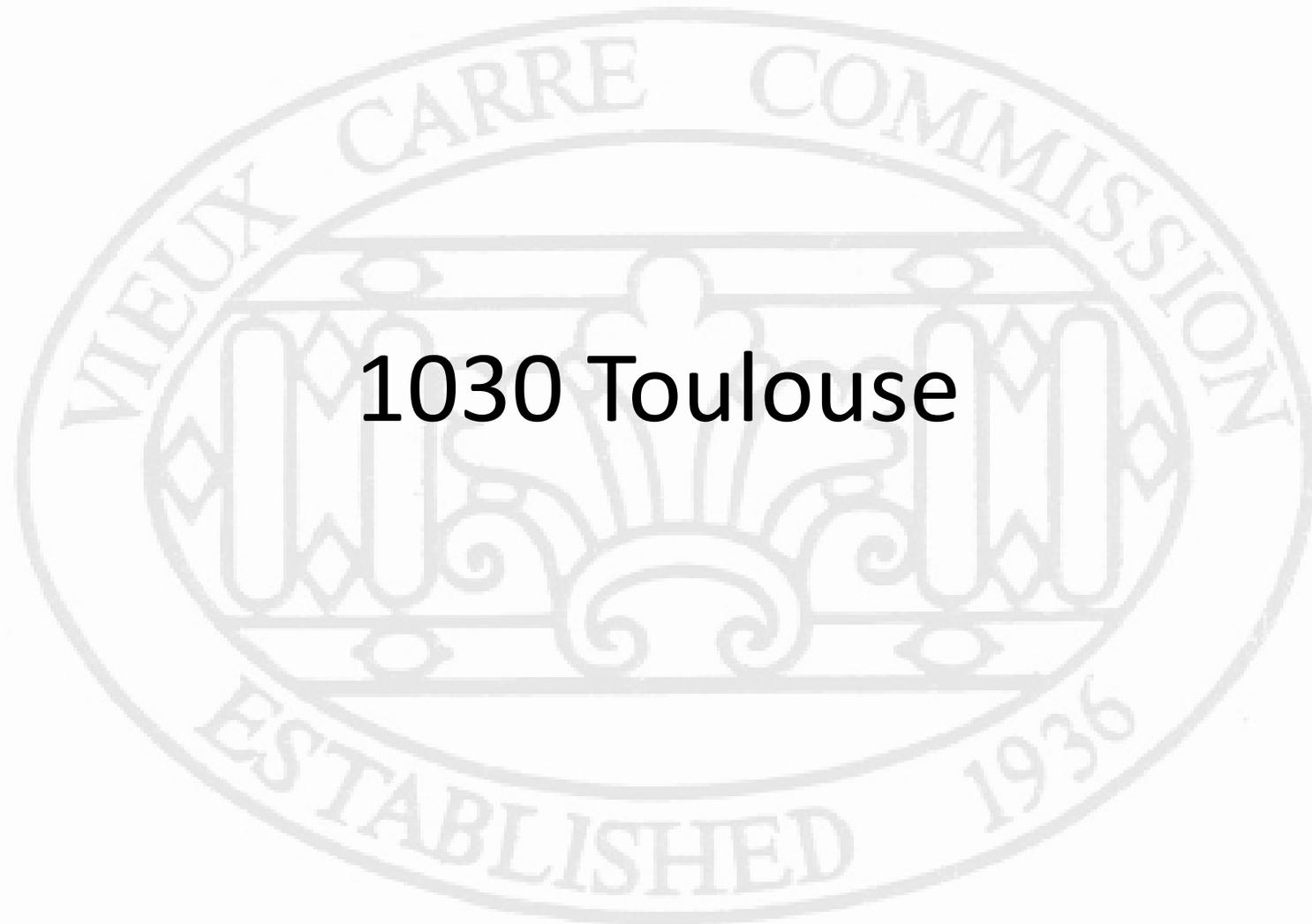
**Summary**

In summary, staff requests commentary from the Architecture Committee regarding the gas lighting, landscape lighting, and keypad; and recommends approval of all other elements of the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

05/24/2022

There was no one present on behalf of the application. Mr. Bergeron made the motion to defer in order to allow the applicant time to be present. Ms. DiMaggio seconded the motion and the motion passed unanimously.



1030 Toulouse

ADDRESS:	1026-1030 Toulouse	APPLICANT:	Sal Sunseri
OWNER:	Alfred Sunseri	SQUARE:	99
ZONING:	VCC-2	LOT SIZE:	4,371 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	1,311 sq. ft.
ALLOWED:	7 Units	EXISTING:	900 sq. ft.
EXISTING:	None	PROPOSED:	No Change
PROPOSED:	No Change		

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

As early as 1896, this Creole cottage building type accommodated a wagon shop.

Main Building: Green - of local architectural and/or historical importance.  
 Garage and Rear Addition: Brown - Objectionable or of no architectural importance

**Architecture Committee Meeting of** **10/25/2022**

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**DESCRIPTION OF APPLICATION:** 10/25/2022  
**Permit # 22-11563-VCGEN** **Lead Staff: Nick Albrecht**  
**Violation Case #20-23128-DBNVCC** **Inspector: Marguerite Roberts**

Proposal to retain cement board siding installed on the rear elevation of the main building without benefit of VCC review or approval, per application & materials received 05/25/2022 & 09/29/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/25/2022

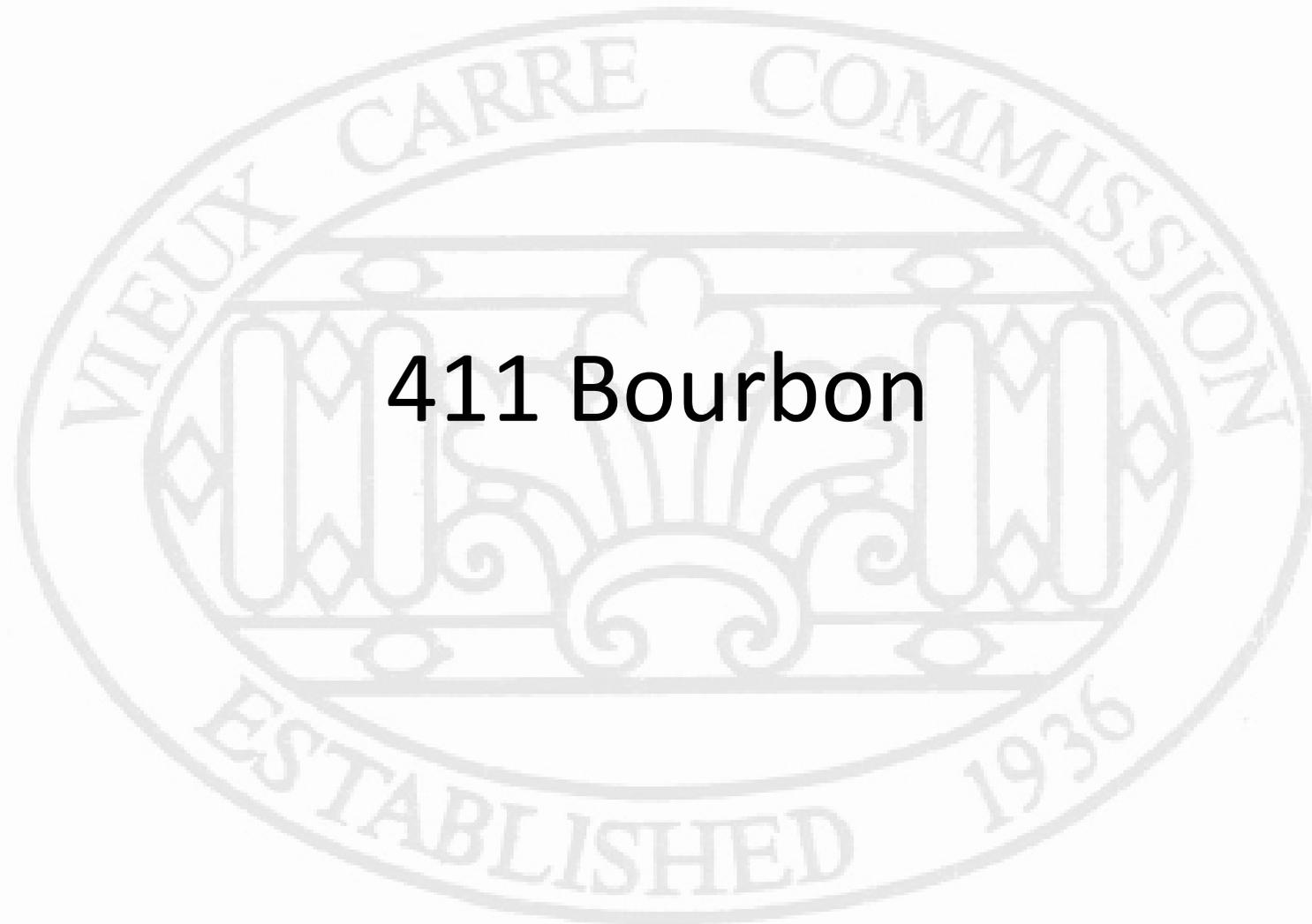
This property was cited in December 2020 regarding several demolition by neglect type issues. A permit was issued in January 2021 to address several of these issues and included approved work to the rear of the main building. The stamped approved materials stated, “replace existing wood weatherboards with new wood weatherboards matched to existing in material, exposure, and profile.”

Sometime in later 2021 or early 2022 all the wood was removed, and new textured cement board siding was installed. The applicant stated that someone with the VCC gave permission to install this material, but staff was unable to locate any records to that effect. The applicant is seeking to retain this material as installed. Cement board siding has only ever been approved in very limited circumstances, generally when maintenance access is virtually non-existent.

In this case the wall is readily accessible and is fairly visible from neighboring properties. As such, staff does not find the retention of this material approvable.

Staff recommends denial of the proposed retention with the applicant to install new wood weatherboards as previously permitted.

**ARCHITECTURAL COMMITTEE ACTION:** 10/25/2022



411 Bourbon

ADDRESS:	411-15 Bourbon Street	APPLICANT:	Webre Consulting
OWNER:	Cajun 411 LLC	SQUARE:	70
ZONING:	VCE	LOT SIZE:	5,888 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	1,766.4 sq. ft.
ALLOWED:	9 Units	EXISTING:	1,050 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

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

**Main building:** **Yellow**, or contributory to the streetscape  
**Detached service building:** **Green**, or of local architectural and/or historical significance.

This wide two-story masonry commercial building presents as a circa 1925 Spanish revival building. Site investigations as well as a comparison of the historical configuration of the buildings on this site confirm that a 19th-century building lies behind the facade. The original building likely was of late 18<sup>th</sup> or early-19<sup>th</sup> century vintage like its blue-rated neighbor at 409 Bourbon. In fact, the two buildings share a long service building.

**Architecture Committee Meeting of** **10/25/2021**

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<b><u>DESCRIPTION OF APPLICATION:</u></b>	10/25/2021
<b>Permit # 22-12877-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #19-06325-VCCSN</b>	<b>Inspector: Marguerite Roberts</b>
<b>Violation Case #20-23376-VCCNOP</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to address VCC violations including proposed retention of mechanical equipment installed in deviation of approved plans and exterior sprinkler lines, per application & materials received 05/11/2022 & 07/28/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 10/25/2022

*See Staff Analysis & Recommendation of 09/27/2022.*

**ARCHITECTURAL COMMITTEE ACTION:** 10/25/2022

**Architecture Committee Meeting of** **09/27/2021**

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<b><u>DESCRIPTION OF APPLICATION:</u></b>	09/27/2021
<b>Permit # 22-12877-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #19-06325-VCCSN</b>	<b>Inspector: Marguerite Roberts</b>
<b>Violation Case #20-23376-VCCNOP</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to address VCC violations including proposed retention of mechanical equipment installed in deviation of approved plans and exterior sprinkler lines, per application & materials received 05/11/2022 & 07/28/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 09/27/2022

A separate proposal to retain a variety of violations for both the main building and rear building was reviewed at the 06/08/2021 where the Committee moved to defer the application to allow the applicant a chance to work with staff to pursue potential proposals for mitigation of unpermitted work. Little new information has been submitted and the applicant is again proposing to retain the unpermitted work at the rear building.

As a quick reminder on the history of this building, in 2017 the City Council overturned the Commission's denial of the third-floor addition to the main building. Since that time, VCC staff has worked with the applicant regarding the main building but has been firm that the more historic and more highly rated rear building needed to be held to a higher standard. The as-built conditions of the rear building differ greatly from the stamped approved plans. At the 06/08/2021 meeting staff noted that all proposed retentions for the rear building were inappropriate and recommended denial of these items. The applicant seeks to retain this work in deviation of the plans.

### **Mechanical Equipment**

The approved plans for the rear building showed one wall mounted piece of mechanical equipment and the majority of the equipment installed on a courtyard rack. The as-built conditions have placed four pieces of equipment on the roof and none on either the wall mounted rack or in the courtyard. As the Guidelines recommend “*minimizing the visibility and quantity of mounted equipment on a parcel*” and “*minimizing equipment noise bleed-over to a neighboring property*” (VCC DG: 10-11) staff finds the previously approved courtyard location much preferred to the current rooftop mounted location.

Staff notes that during initial reviews of this overall project in 2016-2017, staff consistently recommended against the placement of mechanical equipment on this roof and the Committee specifically instructed that the equipment be placed in the courtyard.

### **Exterior Sprinkler Lines**

The applicant has indicated that the large silver piping across the front of the rear building contains sprinkler plumbing. Because this sprinkler line was installed on the exterior of the building, the applicant stated that the Fire Marshal required the plumbing to be insulated to protect it from freezing. Staff can think of no other instance where sprinkler lines have been installed on the exterior of a building except when it is to protect an exterior element like a balcony or gallery. Even in those rare cases, the piping has not been insulated and is generally painted to match the adjacent building surface. These insulated sprinkler lines all run to sprinkler heads inside the building and do not appear to offer protection to any exterior elements. Staff does not find this condition to be acceptable and recommends that either the sprinkler lines be relocated to the interior of the building or that the applicant seek to remove the sprinklers from the building all together. This rear building is used for back of house services for the restaurant and is not open to the restaurant’s customers.

Again, staff notes that this is a green-rated building and that this work was likely done in this way out of convenience and because of cost savings to the owner, at the direct detriment to the historic building.

### **Door at Walk-in Cooler**

The approved plans show the door at the walk-in cooler measuring 3’-3-1/2” wide, matching the width of the immediately adjacent window and door. No dimensions have been provided for the as-built width of this door, but the opening has clearly been widened to accommodate the new inappropriately wide door.

### **Fans**

Two fans have been installed under the small balcony of the rear building. These fans are just additional unnecessary items on the historic building. Staff recommends that they be removed in favor of portable fans.

### **Summary**

In summary, staff finds the unpermitted work at the rear building unfortunate but notes that all of these violations could be corrected rather easily. Staff recommends denial of the proposed retentions with the applicant to submit plans to renovate this building to match the previously approved plans.

### **ARCHITECTURAL COMMITTEE ACTION:**

09/27/2022

The applicant requested a deferral prior to the meeting. Ms. DiMaggio moved to defer the application at the request of the applicant. Mr. Bergeron seconded the motion which passed unanimously.