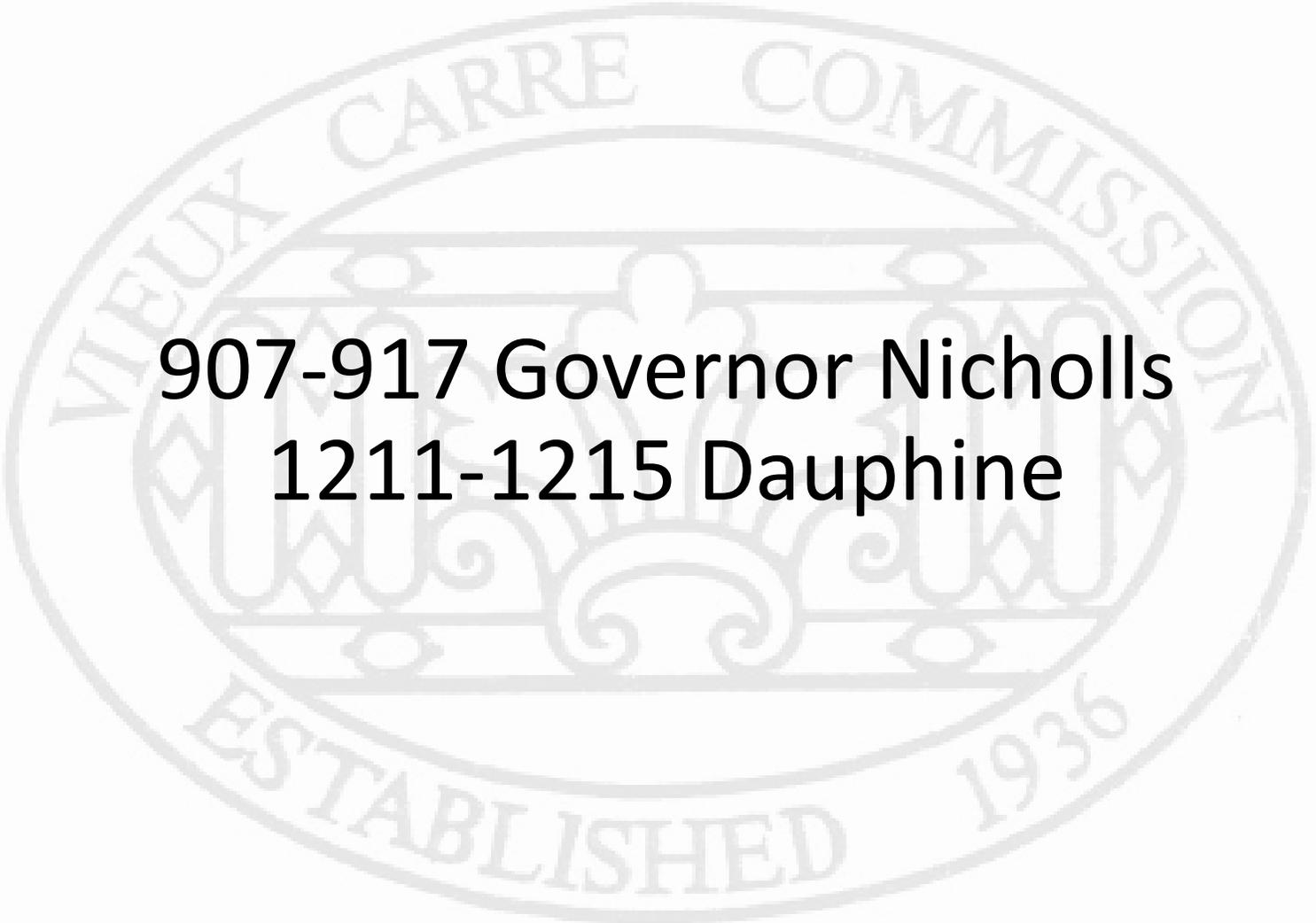


**Vieux Carré Commission  
Architecture Committee Meeting**

**Wednesday, November 9, 2022**



# Old Business

The seal of the Vieux Carre Commission is a large, faint, oval-shaped emblem in the background. It features a central crest with a crown on top and a shield below, surrounded by decorative flourishes. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

**907-917 Governor Nicholls  
1211-1215 Dauphine**

ADDRESS:	913 Gov. Nicholls, 1215 Dauphine	
OWNER:	913 Gov Nicholls, LLC	APPLICANT: John Williams
ZONING:	VCR-1	SQUARE: 82
USE:	Residential	LOT SIZE: 11,706.6 sq. ft.
DENSITY		OPEN SPACE
Allowed:	12 units	Required: 3527 sq. ft.
Existing:	4 units	Existing: Unknown
Proposed:	10 units	Proposed: approx. 3692 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

Plantation type dwelling, which may be one of the Quarter's earliest buildings, was constructed (or reconstructed from an earlier building on Bayou St. John according to an extant contract) perhaps as early as 1787 for Gabriel Peyroux, who moved into town from Bayou St. John. Owned from 1795-1878 by Josquin Ossorno, Captain of the regiment stationed in the Plaza, and his heirs, the structure was remodeled in the 1830s, most significant of which is the alteration of the original steep pitched, hipped roof. Additionally, the rear gallery area has been enclosed.

**Architecture Committee Meeting of** **11/09/2022**

**DESCRIPTION OF APPLICATION:** 11/09/2022  
**Permit #21-18881-VCGEN** **Lead Staff: Erin Vogt**

Proposal to build new two-and-a-half story building, per application & materials received 06/29/2021 and 10/02/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2022

On 07/13/2021, the Committee approved the previously permitted plans with the proviso that current building code must be met, and forwarded the application to the full Commission. The following day, Safety and Permits returned the application for revision, noting that approvals from other agencies were needed. The Vieux Carré Commission then deferred the application on 08/05/2021, until all outstanding items involving other regulatory agencies were addressed and approved. Since the VCC had no way to know if the applicant would be required to revise or change any elements of the design until these reviews were completed, the Commission found approval to be premature. The applicant has revised minor aspects of the proposal to avoid CPC review, and the IZD that would have required a height variance has since expired. BBSA review is no longer required for approval of helical piles, but Chief Building Official Jay Dufour and Senior Plans Examiner Meghan Murphy have both repeatedly informed the applicant that BBSA waivers for base flood elevation requirements are required before the review of the new construction can proceed.

The applicant requested that this item be placed back on the Committee agenda for review. Considering the Committee already approved the reconstruction with provisos, and the Commission deferred the proposal until these other outstanding items are addressed, staff again finds VCC review to be the least pressing approval needed for this application to move forward. Staff requests that the applicant comply with the Department of Safety and Permits requirement that they apply for a BFE waiver and confirm that no further revisions will be needed prior to final review by the Commission, in order to avoid additional repeated reviews of drawings that may have to change due to the requirements of other agencies.

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2022

DEPARTMENT OF SAFETY AND PERMITS  
PLAN REVIEW DIVISION

CITY OF NEW ORLEANS

LATOYA CANTRELL  
MAYOR

TAMMIE JACKSON  
DIRECTOR

November 2, 2022

Re: 1215 Dauphine St  
Reference Code: 7MTX3J

To whom it may concern,

The Plan Review Division of Safety and Permits reviewed the plans for 1215 Dauphine St and can confirm that a new appeal is required if the applicant wishes to build below the required 3' above the top of curb. One of the comments was:

PLAN REVIEW: Please revise your elevation drawings to denote the actual height required for the structure to meet the required flood elevation as determined by your Benchmark/Elevation Certificate. New construction is to be built 3ft above the top of the curb. Previous BBSA approval was only from 18" and was only for the renovation of 913 Governor Nicholls, but 3' required for new construction.

Comments were sent to the applicant on 7/22/2021, based on the plans uploaded on 6/29/2021. To date, no revised plans have been uploaded.

We have also discussed with the Board of Building Standards and Appeals (BBSA) Chairman, Damien Serauskas, the Substitute Chairman, Jack Sawyer, and the Chief Building Official, Jay Dufour, and they have concurred that the new construction was not approved in the BBSA 17-88 appeal and that a new application would be required if the applicant wants to build at an elevation that is lower than the required 3ft above the curb. The BBSA letter written for the 17-88 appeal clearly states that it is for the renovation of an existing 3 story structure into residential apartments and is a waiver from 18", not the 3'.

The Floodplain Manager, Jerome Landry, has also confirmed that a new BBSA appeal will be required for this project.

Sec. 78-81. - Minimum elevation required.

(a)The lowest floor elevation of new residential and non-residential construction and substantial improvements must, at a minimum, be elevated to one foot above the BFE as determined by the

FIRM adopted by this article, or three feet above the highest adjacent curb (in the absence of curbing, three feet above the crown of the highest adjacent roadway), whichever is higher.

(M.C.S., Ord. No. 26906, § 1, 5-5-16, eff. 6-1-16)

Should you have any questions concerning this matter, please feel free to contact me at [mnmurphy@nola.gov](mailto:mnmurphy@nola.gov) .

Sincerely,

A handwritten signature in black ink that reads "Meghan Murphy". The signature is written in a cursive, flowing style.

Meghan Murphy  
Senior Building Plan Examiner

DEPARTMENT OF SAFETY AND PERMITS  
BOARD OF BUILDING STANDARDS AND APPEALS

CITY OF NEW ORLEANS

MITCHELL J. LANDRIEU  
MAYOR

JARED E. MUNSTER  
DIRECTOR

January 29, 2017

Damien W. Serauskas  
Chairman

John R. Sawyer  
Kerwin Julien, Sr.  
James Frischhertz  
Cameron Duplantier

Jared E. Munster, Director  
Department of Safety and Permits  
1300 Perdido Street  
Suite 7E07, City Hall  
New Orleans, LA 70112

BBSA No. 17-88  
913 Governor Nicholls Street

Dear Dr. Munster:

The appellant appeared before the Board of Building Standards and Appeals during its regular monthly meeting on January 18, 2018. Board members – James Frischhertz, Kerwin Julien, Jack Sawyer, Cameron Duplantier, and Damien Serauskas- were present.

NOTE: Damien Serauskas recused himself for this case

This is the renovation of an existing 3-story structure into residential apartments.

The appellant came to the Board for the following:

- To request a waiver from the 2012 IBC Section 1029.1 requiring emergency escape and egress openings from all occupied sleeping areas.
- To request a waiver from City of New Orleans Amendments to the Building Code Section 120.2.1 of Section 26-15. (18" rule) that the top of the finished floor shall not be less than 18" above the highest point of curb in front of the lot or site. (Curb height +3.15'. Total waiver of 0.5' below City requirement)

The Board voted 4-0 to accept the appellant's request to waive Section 120.2.1 of Section 26-15 to locate the structure less than 18" above the curb height. The Board set the minimum elevations of +4.15' NAVD for the structure in lieu of the City required +4.65'. As the BFE requirement in the X zone is N/A, the applicant would be in compliance for federal insurance purposes.



BBSA No. 17-88  
913 Governor Nicholls Street

The Board also voted 4-0 to allow 4 bedrooms to be used without operable emergency and escape rescue openings.

The Owner shall install an NFPA 72 compliant “early warning” detection system throughout the structure in all common areas. Full annunciation to all units and levels is required and smoke detectors are required in corridors. The structure shall also have NFPA 13R sprinkler protection.

A minimum of a 2-hour fire rated construction is required between the garages parking area the upper levels.

A minimum of 1-hour fire rated construction is required between all units and all wall assemblies.

Additionally, all other applicable requirements of the International Building Code 2012 Edition as amended by the City of New Orleans shall be met.

Furthermore, nothing contained herein shall be construed in any way to grant, waive or modify any additional requirements provided by law, including but not limited to, the Comprehensive Zoning Ordinance or the Code of the City of New Orleans.

Sincerely,

  
John R. Sawyer  
Substitute Chairman (in lieu of Damien Serauskas)

JRS/amm

Cc: John C. Williams  
All Board Members



**Meghan N. Murphy**

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**From:** Jay P. Dufour  
**Sent:** Thursday, October 27, 2022 1:45 PM  
**To:** John C. Williams  
**Cc:** Bryan D. Block; Tammie T. Jackson; Meghan N. Murphy; Jerome A. Landry  
**Subject:** FW: Meeting on 1215 Dauphine # 21-18881-NEWC - Permit items

FYI, our informed conclusion on the matter of the new construction going to the BBSA is that yes, it is required. The previous case was not relevant to new construction.

Jay P Dufour, AIA, LEED AP, CBO  
Chief Building Official/ Chief Plan Examiner  
Safety and Permits  
Office of Business and External Services | City of New Orleans  
1300 Perdido Street | 7<sup>th</sup> Floor | New Orleans, LA 70112  
(504) 658-7200 Office | (504) 658-7232 Direct | (504) 658-7211 Fax |  
Cell (504) 357-3745 | [jay.dufour@nola.gov](mailto:jay.dufour@nola.gov)

**From:** Damien W. Serauskas, P.E. <damienpe@cox.net>  
**Sent:** Friday, October 7, 2022 2:41 PM  
**To:** Jay P. Dufour <Jay.Dufour@nola.gov>  
**Cc:** Jack Sawyer <jsawyer@eskewdumezripple.com>; Jerome A. Landry <jlandry@nola.gov>; Meghan N. Murphy <mnmurphy@nola.gov>  
**Subject:** Re: Meeting on 1215 Dauphine # 21-18881-NEWC - Permit items

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

I was recused from this case, but I am familiar with the issue (I believe).

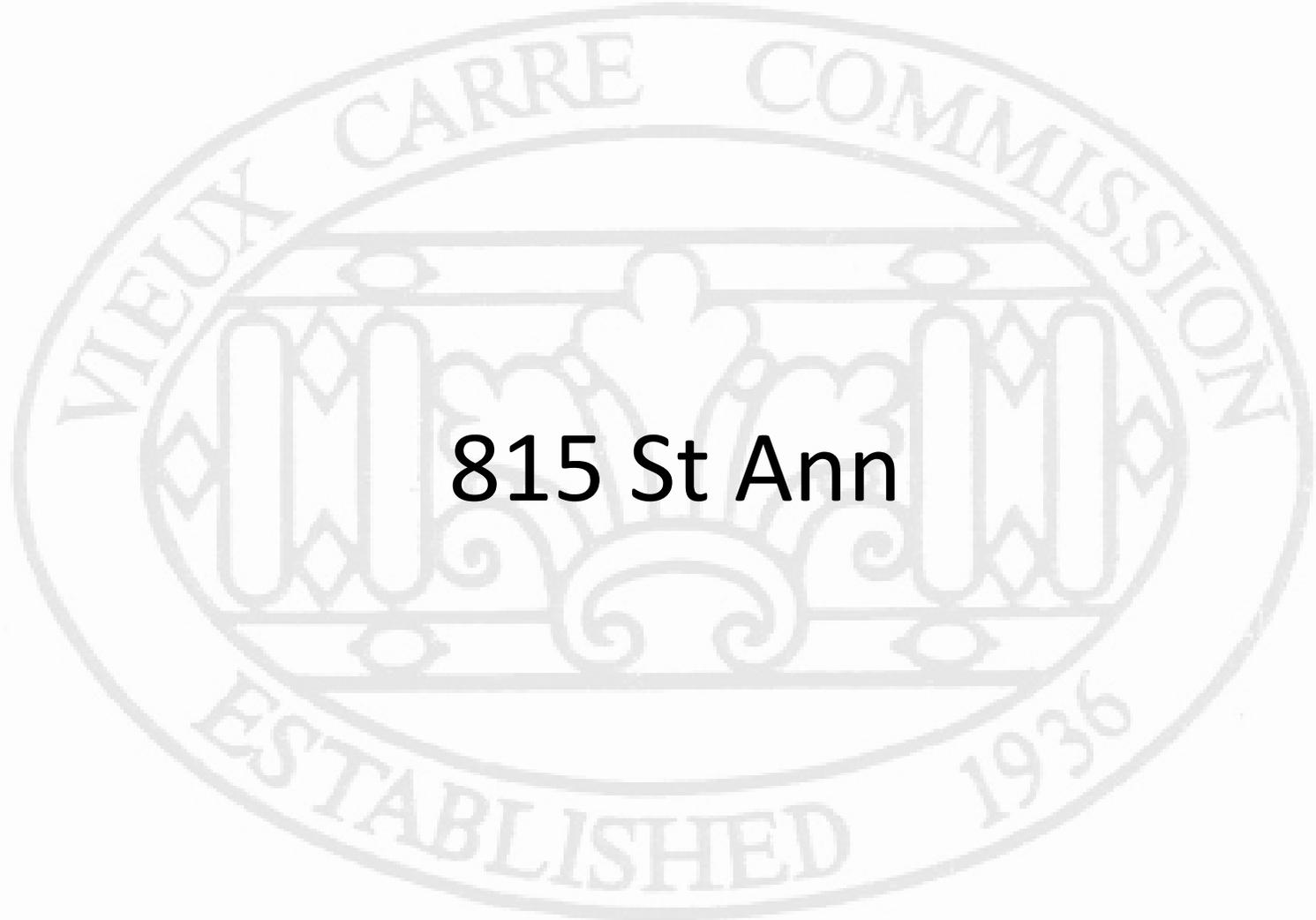
The front historic building was renovated, and they intended to build a new structure behind it. Not sure if it was due to funding or otherwise, but they deferred construction of the new structure. The Appeal clearly states that the EXISTING structure being renovated was the subject of the Appeal. The new structure was likely to be permitted separately, and would need to meet the 3'-0" rule.

At least that is my recollection...

Damien

Sent from my iPhone

On Oct 7, 2022, at 12:22 PM, Jay P. Dufour <[Jay.Dufour@nola.gov](mailto:Jay.Dufour@nola.gov)> wrote:



815 St Ann

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

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Ratings:

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

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

**Architecture Committee Meeting of** **11/09/2022**

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**DESCRIPTION OF APPLICATION:** 11/09/2022  
**Permit # 21-21655-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to shore the St. Ann elevation of the main building, remove the front masonry wall, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 10/26/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2022

This application was deferred at the 09/21/2022 Commission meeting with the request that the necessary architectural drawings and a report documenting if the building was currently static or moving be submitted for review and that an application for bracing be filed immediately.

Staff notes that an application was submitted for bracing the front wall on 10/12/2022. VCC staff issued the VCC permit the same day. The associated building permit for the bracing is still pending awaiting the submittal of a signed contract and clearance from the Department of Public Works. Staff encourages the applicant to satisfy these requirements from the Building Department as soon as possible in order to secure the permit and brace the building.

Regarding the requested drawings and documentation, a simple line drawing was sent to staff on 10/26/2022 but the drawings included no notes or details. Staff returned the drawing the same day and received a revised version with a few notes added. Staff again returned the drawing and requested that the set should include both the existing and proposed conditions. Staff noted in an email to the applicant that, “nothing goes back together quite how it came apart and there are some details that need to be documented so that they can be referenced for reconstruction. Things like the depth or projection of millwork elements in the masonry, details on the masonry cornice at the top of the wall, and any notable brick coursing details.” Staff has not received any additional drawings following this request.

Staff does not see how this project can effectively move forward without this requested information. This is not an uncommon request for a project of this scale. Staff requests commentary from the applicant and Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2022

**Vieux Carré Commission Meeting of** **09/21/2022**

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**DESCRIPTION OF APPLICATION:** 09/21/2022  
**Permit # 21-21655-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to shore the St. Ann elevation of the main building, remove the front masonry wall, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 09/16/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

09/21/2022

Staff received an updated engineer's report from Carubba Engineering at the end of last week and, as such, has not been able to fully review the new materials. Staff did note the following after a quick read of the report.

The report notes that the second floor, second floor ceiling, and roof have not been braced as per the previous recommendation of the engineer. Staff wants to make it clear that there is no opposition to temporary bracing for this structure and staff has similarly encouraged such temporary stabilization work and is prepared to permit such work immediately upon receipt of a stabilization proposal.

Following the note about the lack of bracing the report continues, "consequently, the condition of the front wall has deteriorated further since our prior observations, and in our opinion, is in eminent danger of collapse." Staff questions if these conditions would have deteriorated to this level if action had been taken to temporarily brace the wall at the time of the first observation by the engineer noted as being in December 2019.

The report summarizes the proposed actions from MMI which includes:

- Temporary shoring of the floor framing
- Stabilization of the existing masonry wall
- Demolition of the wall, salvaging the brick
- Construction of a new concrete spread footing
- Reconstruction of the existing wall, utilizing salvaged brick
- Repair of ancillary masonry cracks using Helifix products

The Carubba report opines that these proposed repairs are appropriate for the level of damage and instability of the existing front wall and that performing repairs any less than those proposed would provide, at best, a sub-par stabilization of the wall, and at worst, continued failure of the wall.

Staff requests commentary from the applicant and Commission regarding the proposal and possible paths forward. Staff encourages the applicant to apply for temporary shoring work as soon as possible and notes that full architectural drawings are still needed regardless of the path forward to repair this building.

**VIEUX CARRÉ COMMISSION ACTION:**

09/21/2022

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Williams gave a history of the project. Ms. Bourgogne read the motion from the last VCC hearing. Ms. DiMaggio asked why there was still no bracing. She went on to say that it was the building owner's responsibility and that this was not in good faith. Mr. Block stated that this was not the VCC's fault, and that staff had been requesting shoring for months- let the record show.

Public comment: Nikki Szalwinski, representing French Quarter Citizens, asked if it is in danger of collapse as the applicant states, where is the requested shoring?

Mr. Bergeron stated that there was a foundational issue here but that the VCC needed a plan for how all of this was to be put back together. Mr. Block stated that he believed the 3<sup>rd</sup> party engineer was acting in good faith, but that staff need a path forward. Ms. DiMaggio stated that she would like to make the same motion as the last meeting with the potential to waive the 30-day layover and immediate bracing applied for and installed. Mr. Block asked for clarification- so deferral but we need drawings? Ms. DiMaggio stated yes. Mr. Williams stated again that they needed conceptual approval before he would do drawings. Ms. DiMaggio stated, "we cannot grant conceptual approval on something that we don't have drawings of."

A roll call vote was taken, and the motion passed with all Commission members voting in the affirmative.

**Vieux Carré Commission Meeting of**

**07/20/2022**

**DESCRIPTION OF APPLICATION:**  
**Permit # 21-21655-VCGEN**

07/20/2022

**Lead Staff: Nick Albrecht**

Proposal to shore the St. Ann elevation of the main building, remove the front masonry wall, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 &

06/27/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

07/20/2022

The Architecture Committee has reviewed proposals for the front wall of this building since 08/24/2021 and the Commission previously reviewed a similar proposal at the 12/15/2021 Commission meeting. As a reminder, the applicant proposes to completely deconstruct the St. Ann elevation in order to pour a new concrete foundation. The wall would then be rebuilt re-using the existing bricks, millwork, trim, etc. The applicant has stated that the existing gallery could be braced and left in place while the masonry work was going on but not architectural drawings have been submitted to relate that.

At that 12/15/2021 Commission meeting, the Commission voted to defer the application to allow for consolation of the wall with a third-party engineer. Although a reasonable request, staff found that the legal requirements of securing such a third-party opinion were onerous. As such, no engineer was willing to sign the required documents and give a professional opinion regarding the situation.

Additional reviews followed at the Architecture Committee level with the Committee requesting additional materials and reports, including an updated engineer's report based on a new inspection by the applicant's engineer. A new report was submitted but it still referenced the inspection completed by the engineer on October 27, 2020. The Architecture Committee was hoping to determine if there had been any changes to the building since the 2020 inspection and if the current conditions are static. This cannot be determined without an updated engineer's inspection.

Staff and the Architecture Committee view the proposed complete removal of this wall as an extreme action and one that should only be undertaken if completely necessary. Without enough documentation and analysis to support that no alternatives are available besides the proposed demolition and reconstruction; the Committee reached an impasse and forwarded the proposal to the Commission.

As the applicant and their engineer do not appear to be willing to modify their proposal and the staff and Architecture Committee agree that they have not received any information that would lead them to modify their position, this project is at an impasse. Staff recommends that the Commission either defer the matter requiring more information for their review or deny the application as proposed.

**VIEUX CARRÉ COMMISSION ACTION:**

07/20/2022

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application.

Mr. Williams stated the following: I am here to represent all parties. Staff has recommended denial and the ARC wanted to push it here to get you all to make a recommendation. We have a good team, and they want me to get this through VCC. I am relying on the engineer's opinion here. I don't want to create drawings until we get conceptual approval. We would like approval not a deferral or denial. It is a volatile situation with no insurance, there is a time element here. Please do not deny or defer.

Mr. Fifield stated the following: this is one of the most extreme requests the ARC has ever seen and that the Commission needs to consider what kind of assurances can be put in place that this will actually be rebuilt. The ARC has never seen any documentation of the conditions of the foundation from the structural engineer. We have asked if the building is still moving or is static- the engineer has given us no information. The ARC is frustrated and that is why we are here. It has not been established that this is necessary, and the applicant has again provided zero information for this drastic action. This wall is in bad shape, yes. And it has been badly managed with prior unsympathetic renovations. We are given a false choice with no information to support it.

Mr. Bergeron stated that the matter was very serious and that nothing ever goes back the way it comes apart. He went on to say that they just didn't have enough information and again this matter highlighted the necessity for an engineer on the ARC. Ms. DiMaggio state that she agreed with Mr. Fifield and asked again for documentation.

**PUBLIC COMMENT:**

Erin Holmes, representing VCPORA, stated that since this application was first reviewed, the City had been hit by Hurricane Ida and this building had survived. She continued that the complete demolition of this wall could not be the only way to renovate the building. She noted that the engineer had not reinspected the property since the initial 2020 inspection. Ms. Holmes concluded noting that no alternative proposals were submitted, and that approval here would set a bad precedent. A more sensitive approach was needed.

Nikki Szalwinski, representing French Quarter Citizens, stated that she was in a similar position with her own renovation and that this could be fixed. Ms. Szalwinski stated that she supported the staff report.

Mr. Williams stated that the information added at the last Architecture Committee meeting was the photos of the footings. He continued that the owners’ representatives determined that Hard Rock Construction was responsible for the damages.

Mr. Fifield asked Mr. Williams if he was engaged as the architect for the project. Mr. Williams stated that he was the architect but that he did not engage the engineer or contractor, the owner did. Mr. Fifield asked if Mr. Williams and the owner could hire a 3<sup>rd</sup> party engineer, noting that information from an additional engineer could break the current stalemate. Mr. Williams stated that he could not speak for the owner but wanted to move forward. Ms. DiMaggio stated that due diligence would help, and that the Commission and Architecture Committee needed information and their questions answered. Mr. Bergeron stated that this was actually a demolition and that there were different rules for a demolition. Ms. Bourgogne stated yes, and a 30-day layover period. Ms. Vogt stated that guidelines required drawings for any demolition.

Ms. DiMaggio made the motion to defer in order for the applicant’s team to provide the information requested and to address this application as a demolition with the necessary architectural drawings to be submitted and a report documenting if the building was currently static or moving. Ms. Veneziano seconded the motion and the motion passed unanimously.

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**Architecture Committee Meeting of** **07/12/2022**

**DESCRIPTION OF APPLICATION:** 07/12/2022  
**Permit # 21-21655-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to shore the St. Ann elevation of the main building, remove the front masonry wall, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 06/27/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 07/12/2022

Following the deferral at the 06/16 Architecture Committee meeting with the request that the applicant investigate alternative methods for shoring and include an updated structural engineer’s report, the applicant submitted some revised materials. The submitted framing and bracing plans appear to be identical to those previously reviewed. An engineer’s letter dated June 27, 2022 has been submitted but it still references the inspection made on October 27, 2020. It does not appear from the letter that any new inspections were performed that might offer insight as to if there has been any movement in the wall since that 2020 inspection. Determining if this was a static or dynamic situation was one of the requests of the Architecture Committee.

Some new photographs have been submitted from where the front entrance steps have been removed that offer a view of the base of a portion of the wall beyond. However, it is difficult to gain much insight from these photographs without any kind of accompanying report.

Finally, a new annotated photograph has been submitted which notes the various locations of cracks, movements, and separations in the front wall. The photo shows a circled area under the gallery and notes, “needle beams thru wall can only be placed in this area. Would remove approximately 40% of the masonry to do so.”

Staff still finds that additional information is needed including an engineer’s report based on a new inspection and information on the possibility of installing interior shoring to allow for the safe exploratory demolition around the wall footing.

**ARCHITECTURAL COMMITTEE ACTION:** 07/12/2022

Mr. Block read the staff report and noted that it seemed an impasse had been reached. Mr. Block recommended moving this application to the full Commission.

Mr. Bergeron stated that this was an aggressive solution and moved to forward the proposal to the Commission.

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**Architecture Committee Meeting of** **06/16/2022**

**DESCRIPTION OF APPLICATION:** 06/16/2022  
**Permit # 21-21655-VCGEN** **Lead Staff: Nick Albrecht**

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

respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

06/16/2022

At the 03/22/2022 Architecture Committee meeting the Committee deferred this application to allow for an exploratory demolition permit to be issued to investigate the condition of the footings. Since that time, the applicant has informed staff that the contractor stated that exploratory demolition work could not be performed without risking collapse of the wall. With no additional information to present, staff seeks commentary from the Committee, applicant, and structural engineer for the project.

**ARCHITECTURAL COMMITTEE ACTION:**

06/16/2022

Mr. Albrecht read the staff report with Mr. Capeloa, Mr. Wolfe and Mr. Avery present on behalf of the application. Mr. Wolfe stated that they could not do exterior demo to look at the footing as it would be unsafe. Mr. Avery stated that they were concerned with ANY demo without shoring. Mr. Block stated “without shoring?” He went on to say couldn’t you shore to stabilize and then do the exploratory demo. Mr. Block then stated that the building should be shored now if there was this much concern. Mr. Avery stated they could not shore from the outside because of the street. He went on to say that the foundation had completely failed and they were going to shore internally. Mr. Block stated “so we are preserving the interior to rebuild the exterior. That is not what we do here.” Mr. Avery stated again “the foundation has totally failed.” Mr. Bergeron asked about the 3<sup>rd</sup> party engineer. Mr. Block stated the staff had had an informal conversation with an engineer on site but there was no formal report due to liability concerns.

Public comment- Nikki Szalwinski, representing French Quarter Citizens noted that this is drastic. She then discussed her own home on St Philip and how she went to this site with a level which showed that the wall was close to plumb.

Mr. Fifield stated that they had no drawings- existing or proposed. He went on to say that they needed to shore from the inside and that they had just given the Committee the answer. Mr. Avery stated that they had not really considered that approach and he was still concerned about dealing with a wall that had greatly moved. He went on to say that he would have to come up with a shoring plan. Mr. Fifield stated that he believed that was a reasonable request. Ms. DiMaggio questioned what interior elements they were concerned about losing. She went on to say that it seemed to her it could all be replicated. Mr. Wolfe stated that they would have to shore 15’ back on the interior, scaffold and then do the same thing on each level. Mr. Fifield then asked, so after all that and you do determine it is the foundation, then what? Has the structural engineer been monitoring this. Mr. Wolfe stated that he was unsure and would have to ask. Mr. Fifield stated “we need to know if it is stable now.” Ms. Vogt stated “we have no report since 2020.”

Mr. Bergeron made the motion to defer in order to allow the applicant time to investigate alternative methods for shoring. Ms. DiMaggio asked to amend the motion to include actual materials for review. Mr. Bergeron agreed to the amendment. Mr. Fifield amended the amended motion to include an updated structural engineer’s report. Mr. Bergeron agreed to the amendment. Ms. DiMaggio seconded the twice amended motion and the motion passed unanimously.

**Architecture Committee Meeting of**

**03/22/2022**

**DESCRIPTION OF APPLICATION:**  
**Permit # 21-21655-VCGEN**

03/22/2022

**Lead Staff: Nick Albrecht**

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

**STAFF ANALYSIS & RECOMMENDATION:**

03/22/2022

In the time since this property was last reviewed staff and members of the Architecture Committee have been able to perform further observations of the wall. These observations included some exploratory interior demolition to get a better view of the interior side of the masonry wall. Staff also had the opportunity to discuss this proposal with a third-party professional engineer. The engineer stated that the building is not in imminent danger of collapse.

Upon further study, staff does not believe that a complete deconstruction of this masonry wall is necessary. The condition of the wall near the base of the wall is in poor shape, but the masonry conditions appear to improve higher up on the wall. Considerable work is required for the wall, but staff believes this can be accomplished without a complete deconstruction of the wall.

Staff requests commentary from the Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

03/22/2022

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Williams stated that their initial reports from the structural engineer and leveler suggested the deconstruction and reconstruction approach of work. Mr. Williams continued that the third party engineer suggested a reconstruction without full deconstruction. Mr. Williams thought it may be possible to hold the building at the second floor and to rebuild underneath.

Mr. Fifield asked if the footings were currently exposed. Mr. Williams stated no but that Abry thought the whole footing would need to be replaced. Mr. Fifield stated that there was quite a bit of deferred maintenance on the masonry and the intervention had not been done well. He went on to say that the second floor was in better condition. Mr. Williams stated that the last slide before the plans showed a photograph with 1”-1 ½” separation between the bricks. He went on to say that they could work with MMI and Abry to come up with a plan but they first needed to look at the footing. Mr. Williams stated that they would be happy to do the exploratory demo and come back. Mr. Block stated that the second floor was remarkably intact, so the idea of removing a whole wall to examine a footing is a bad precedent. Ms. Bourgogne then explained the problems with the request for an independent engineer with legal. Mr. Block stated that to be fair, Abry and their engineer could come back after the exploratory demo.

**Public Comment:**

Erin Holmes, representing VCPORA, stated that she appreciated the due diligence being paid by the VCC and applicant and stated her concern with replicating a building element compared to renovating it.

Nikki Szalwinski, representing French Quarter Citizens, stated that she agreed with Ms. Holmes and was generally against the proposal to completely remove the wall and rebuild new.

Mr. Williams stated that he believed they should get the exploratory permit.

**Motion:** Ms. DiMaggio made the motion to defer to allow the exploratory demo after the permit was submitted, approved and issued by staff and to use that information to formulate a plan, with the structural engineer to be in attendance for the next time this proposal was heard. Mr. Bergeron seconded the motion and the motion passed unanimously.

**Vieux Carré Commission Meeting of**

**12/15/2021**

**DESCRIPTION OF APPLICATION:**

12/15/2021

**Permit # 21-21655-VCGEN**

**Lead Staff: Nick Albrecht**

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

**STAFF ANALYSIS & RECOMMENDATION:**

12/15/2021

The Architecture Committee has reviewed this proposal to completely demolish the St. Ann elevation of the main building a few times since August of this year. Although limited documentation has been provided to date, based off of staff observations and photographs the Committee found that this proposed work was warranted and that less extreme alternatives may not be successful.

The applicant proposes to completely deconstruct the St. Ann elevation in order to pour a new concrete foundation. The wall would then be rebuilt re-using the existing bricks, millwork, trim, etc. The applicant has stated that the existing gallery could be braced and left in place while the masonry work was going on.

Staff had the opportunity to visit and inspect the interior of 815 St. Ann back on 11/04/2021. The interior inspection was very insightful as the problems experienced by the wall are much more evident on the

interior side. There is significant cracking along the interior side of the first floor of the front wall as well as possible separation from the front wall and the perpendicular side and interior walls. The floor level immediately behind the front wall has sunk by an estimated 2” and there appears to possibly be a rolling effect of the wall below the windowsill. Similar cracking, spacing, and other damage was also observed at the second-floor level, though not to the extreme seen at the first.

Staff still requires significant documentation prior to permit issuance and final approval but overall staff has been convinced that the concept proposed by the applicant appears to be the most viable option for the renovation of this building.

The Committee found the proposal conceptually approvable at the 11/09/2021 meeting and forwarded the proposal to the Commission for review. Staff recommends conceptual approval of the deconstruction and reconstruction with the applicant to provide documentation including detailed drawings, a catalog of existing material to be salvaged and reinstalled, and a breakdown of approximate timeline and order of operations.

**VIEUX CARRÉ COMMISSION ACTION:**

12/15/2021

Mr. Albrecht read the staff report with Mr. Williams and Mr. Saxon present on behalf of the application. Mr. Williams stated again that there was limited documentation because they wanted to make sure their strategy would be ok and get conceptual approval before they did all the drawings. He went on to say that if approved they would develop the plans for the deconstruction and reconstruction with the gallery in place and they would detail it stage by stage. Ms. Gasperecz asked if there were any questions from the Commission. Mr. Fifield stated that it was very unfortunate that this had happened and perhaps routine maintenance could have prevented this tragedy. He went on to say that the ARC was not and should not be allowed to review something as structural as this in nature and that it would be beneficial in the future to have access to an independent engineer. Ms. Gasperecz asked if the neighboring buildings and the right of way would be in jeopardy. Mr. Bergeron asked if perhaps once they started it might not be as bad as they initially thought. Mr. Saxon stated "doubtful." He went on to say that he thought it would in fact be worse and that there has been a significant amount of movement. Mr. Saxon again stated that his was from the street and sidewalk construction done not lack of maintenance. He went on to say that they had actually removed part of the building's footing when doing the street and sidewalk construction. With nothing left to discuss, the Commission moved on to the next agenda item.

**Public Comment:**

I am writing to express my concern about the proposed demolition of the facade at 815 St. Ann. While I was attending the Harvard Graduate School of Design, there was a problem with the historic homes in the Beacon Hill area. The water table had subsided and the original Oak pilings on the homes rotted. It would have been convenient to simply demolish the historic structures and build anew. The neighborhood association required excavation and new foundations laid beneath the homes without disturbing the original facades. One of the advantages of brick masonry construction is the ability to repoint and repair. I have been doing this work on my home and feel it is appropriate here.

Respectfully,  
Terrence Patrick Jacobs

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We vehemently oppose this proposal which sets a terrible precedent in an area where numerous buildings desperately need maintenance and repointing. In fact 800 Royal has already filed a similar request for the wall adjacent to 808 which collapsed in 2014 after many years of neglect.

Our concerns:

Was foundation inspected 8-10 feet down where it steps out under the public right of way?

Why not shore the facade and repoint/repair the facade and foundation in kind as others have done and as required? The building withstood Ida and we question how unstable it really is that repair is not an option. Why not test a section? Look at other buildings that repaired similar damage by repointing?

A concrete foundation will introduce differential settling relative to side and rear walls and is in conflict with the design guidelines which requires “replacing masonry that matches the historic masonry in type, color, texture, size, shape, bonding pattern and compressive strength.”

What guarantees do we have that this will be completed once it is taken down and materials will be reused? Will they be required to escrow funds to guarantee work will be completed in a timely fashion?

If the entire facade is replaced how will this affect the current vcc rating?

If damage was done by Hard Rock Construction and they are in litigation have they had any structural analysis done? Why are the properties not suffering the same damage?

We agree with Comm. Fifield that it is imperative that VCC have access to independent engineers as the commission and public have no way of knowing what was actually discussed with the engineer to arrive at this drastic intervention. Please deny this proposal and ask for one that repairs rather than demolishes history.

Nikki Szalwinski

FQ Citizens

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We want to reiterate the concerns we previously submitted about this very drastic intervention. The structure has suffered deferred maintenance in the years prior to the damage from the recent construction work. The applicant seemed to immediately pursue a full deconstruction, rather than a traditional shoring and repointing remediation measure that historic property owners typically resort to. If the commission chooses to allow this to move forward, we hope that every effort will be made to repurpose all usable building materials, including the original brick, and that the façade be rebuilt in an exact manner and appearance as it was originally. Further, the disruption to the surrounding properties must be mitigated to avoid any other collateral damage to this block.

Lastly, this brings up a larger issue for the VCC and the preservation of this important district. How can this body and the city work to prevent this kind of damage to our historic inventory resulting from insensitive and destructive contract work for city services?

Erin Holmes

Executive Director

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With regard to the proposed plans for 815 St. Ann please note my objection and comments. This plan will set a bad precedent for this historic neighborhood. I am aware of at least one other similar request already and this plan has not yet even been approved. Has the VCC met with the structural engineer to determine why he feels this is the only plan? Have shoring and repointing as alternatives been discussed? What will this do to the building's current rating if the entire façade is replaced? If this building is so unstable that drastic measures are required, how did it survive IDA? There are many more questions that should be answered by the VCC before this type of "overhaul" is allowed – this is a slippery slope and if allowed no doubt many more such applications are in the wings.

Angie Bowlin

French Quarter resident/property owner

Angela M. Bowlin

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Good afternoon. I don't always participate in VCC meetings because the commissioners and my colleagues at VCPORA and French Quarter Citizens do such reliably good work. I joined today, however, because a concerned resident of the Quarter reached out to PRC about this project.

I want to endorse Mr. Fifield's suggestion that the commission retain a third-party structural engineer to advise on situations such as this one. Morphy Makofsky is a very respectable firm, but that may not be the case in other situations. Perhaps the VCC can coordinate with the Historic District Landmarks Commission to retain an independent evaluator to advise and consult in all the city's historic districts. I am sure the HDLC would benefit as well.

Regarding the deconstruction and reconstruction, I would advise that all historic doors, windows, trim and bricks be cataloged and reinstalled and that staff inspect the process to ensure they are retained.

Thank you,

Nathan Lott  
Policy Research Director & Advocacy Coordinator  
Preservation Resource Center of New Orleans

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**Discussion and Motion:** Mr. Bergeron made the motion to defer in order for staff to consult with a third-party engineer. Mr. Fifield seconded that motion and the motion passed unanimously.

**Architecture Committee Meeting of**

**11/09/2021**

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**DESCRIPTION OF APPLICATION:**  
**Permit # 21-21655-VCGEN**

11/09/2021

**Lead Staff: Nick Albrecht**

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

**STAFF ANALYSIS & RECOMMENDATION:**

11/09/2021

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

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

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

**ARCHITECTURAL COMMITTEE ACTION:**

11/09/2021

Mr. Albrecht read the staff report with Mr. Williams and Mr. Abry present on behalf of the application. Mr. Williams stated that staff had taken a lot of time to visit the site and walk through the building. Mr. Bergeron stated that he had been hesitant to approve this application as he was not sure this was completely necessary however, after seeing the photos he felt more confident that this was the correct path. Mr. Abry stated that they could keep the gallery in place and do the work around it. Mr. Williams that they wanted to start and work through the process together. Mr. DiMaggio thanked everyone for attending the meeting. She went on to thank staff as the photos were a “huge help.” With nothing left to discuss, the Committee moved on to the next agenda item.

**Public Comment:**

**Nikki Szalwinski**

**FQ Citizens**

While there is no denying that this building is in dire need of maintenance which has been absent for decades, we still believe this is a drastic intervention: One that not only sets a bad precedent but also raises concern that additional changes will be offered along the way of this proposal, resulting in a significantly different building.

The existing foundation for a building of this type is typically a number of feet below street level and likely steps out, in this case under the public right of way. Today’s presentation does not make clear how the foundation will be rebuilt given the depth of the historic foundation, if it will be rebuilt in kind and how they will deal with the public utilities below the sidewalk. We are also extremely concerned that this proposal will result in damage to the existing foundations of the rest of the building and the eventual loss of the entire structure. If this proposal is allowed to go forward what guarantees do the VCC and more importantly the public have that the work will use salvaged or period materials AND be completed versus abandoned or drawn out over many years, causing significant disruptions?

We note numerous properties throughout the city have suffered settling and have been restored and kept in use without tearing down a facade. The applicant could stabilize and rebuild only the failing cracks and

instead repair the interior to account for the settling as numerous other properties owners have done. Please consider another approach to this issue than what is offered currently.

**Discussion and Motion:** Ms. DiMaggio moved to conceptually approve the proposal to be forwarded to the Commission for review. Mr. Bergeron seconded the motion, which passed unanimously.

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

**10/12/2021**

#### **DESCRIPTION OF APPLICATION:** **Permit # 21-21655-VCGEN**

10/12/2021

**Lead Staff: Nick Albrecht**

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

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

10/12/2021

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

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

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

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

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

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

10/12/2021

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

**Public Comment:**

**Erin Holmes**

**Executive Director**

**Vieux Carré Property Owners, Residents and Associates**

We echo the Review Committee's concerns regarding the drastic nature of this request. If dismantling the full facade and reconstructing it in place is the only possible solution, we would hope that the applicants will submit a component catalogue, or something similar, indicating all historical elements that will be salvaged, repaired, and reused.

**Nikki Szalwinski**

**FQC**

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

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

**Motion and Discussion:**

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

**Architecture Committee Meeting of**

**08/24/2021**

**DESCRIPTION OF APPLICATION:**

08/24/2021

**Permit # 21-21655-VCGEN**

**Lead Staff: Nick Albrecht**

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

**STAFF ANALYSIS & RECOMMENDATION:**

08/24/2021

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

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

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

Staff seeks the advice of the Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

08/24/2021

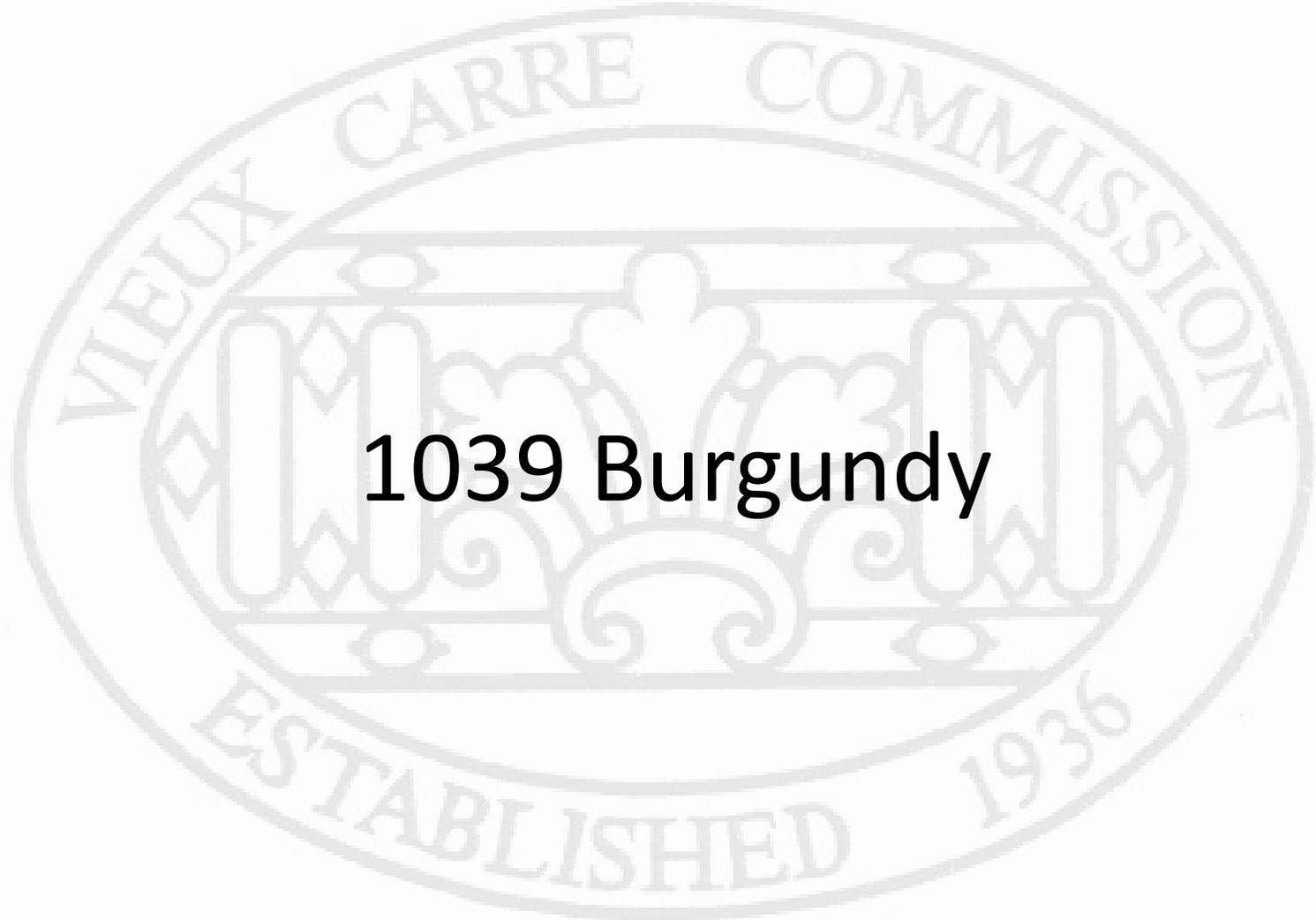
Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Fifield commented that the drawings appeared to be out of order. Mr. Fifield stated that there didn't seem to be much to talk about here. He asked the applicant if there was a collapse here. Mr. Williams stated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

**Public Comment:**

**Nikki Szalwinski, FQ Citizens**

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

**Discussion and Motion:** Ms. DiMaggio moved to defer the application noting that much more information was needed before something this extreme could be approved. Ms. DiMaggio noted that structural engineer reports or letters need to be submitted and that the engineers should be present for future meetings. Finally, staff will perform an inspection in the interim. Mr. Bergeron seconded the motion, which passed unanimously.



**1039 Burgundy**

ADDRESS:	1039 Burgundy Street	APPLICANT:	John C Williams
OWNER:	Michael Katzenstein	SQUARE:	105
ZONING:	VCR-1	LOT SIZE:	2945 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	589 sq. ft.
ALLOWED:	3 units	EXISTING:	600 sq. ft.
EXISTING:	3 units	PROPOSED:	No change
PROPOSED:	1 unit		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Green**, of local architectural and/or historic significance.  
Attached service building and Garage: **Orange**, post 1946 construction.

The first floor of this 2-story masonry corner commercial building, which has millwork in the Greek Revival style, evidently dates from the mid-19th c. Its second floor, however, was added c. 1880-90. The attached service ell does not appear on any Sanborn maps and is not seen in a 1964 photo.

**Architecture Committee Meeting of** **11/09/2022**

**DESCRIPTION OF APPLICATION:** 11/09/2022  
**Permit #22-15634-VCGEN** **Lead Staff: Erin Vogt**

Proposal to construct addition on roof of orange rated garage, modify garage doors, modify millwork openings, and install roof deck, per application & materials received 05/24/2022 & 10/25/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2022

The applicant has revised the following items:

Roof deck:  
 The roof deck size has been reduced to be smaller than when last reviewed on 9/13/2022 (no meeting was held on 8/19, the date noted on the drawings). However, it is still larger than when it was presented to the Commission on 8/17. It is set back 3'-0" from the neighboring property at 1012 Ursulines (previously 3'-0 - 1/4" when reviewed at Commission and objected to by the neighboring owner), 4'-0" from Ursulines, and 3'-6" from Burgundy (previously set back 4'-6" when reviewed at Commission). The overall size is noted as 195 sq. ft. The decorative, cast-iron rail is shown. The parapet is still shown raised approximately 5 courses. Staff maintains the same concerns they have voiced through all reviews.

Rooftop addition:  
 The millwork has been modified to be a folding door with three panels, each with twelve lites and a wide single wood panel below.

Main building and service ell:  
 Two doors are shown at the rear of the main building. They have been reduced in size so they would be smaller than the other openings in this room, on the Ursulines and Burgundy elevations of the main building and would instead match the height of the new proposed openings at the service ell. While this does reduce the crowded appearance on this elevation as the space between the openings has increased, it would be highly unusual for main building doors to be different from others elsewhere on the building. Staff does not find it appropriate for them to correspond to the service ell openings.

At the service ell, the first floor doors have been reduced from 8'-10" to 8'-0" tall and from 4'-5" wide to 4'-0". While these doors can be found elsewhere on the property, the design, profiling, and proportions of these doors are highly atypical. The overall height and width being proposed are more appropriate than previously seen and are potentially approvable, but staff seeks the guidance of the Committee regarding whether the detailing of the atypical doors on the main building should be perpetuated.

Garage door:  
 The garage door has been revised to be 7'-4" tall with an overall width of 18'-0". The header has been squared off with a lintel similar to those on the main building and service ell. It is shown as paneled with 8" wide beaded boards, and is simulated to appear to be two sets of doors. It is noted as being a "wood, overhead, roll-up, custom milled door, with details to be approved by the VCC." Staff finds the appearance of this door to be more successful than others presented, but similar doors have been found too heavy to function and staff is concerned that this may have the same issue.

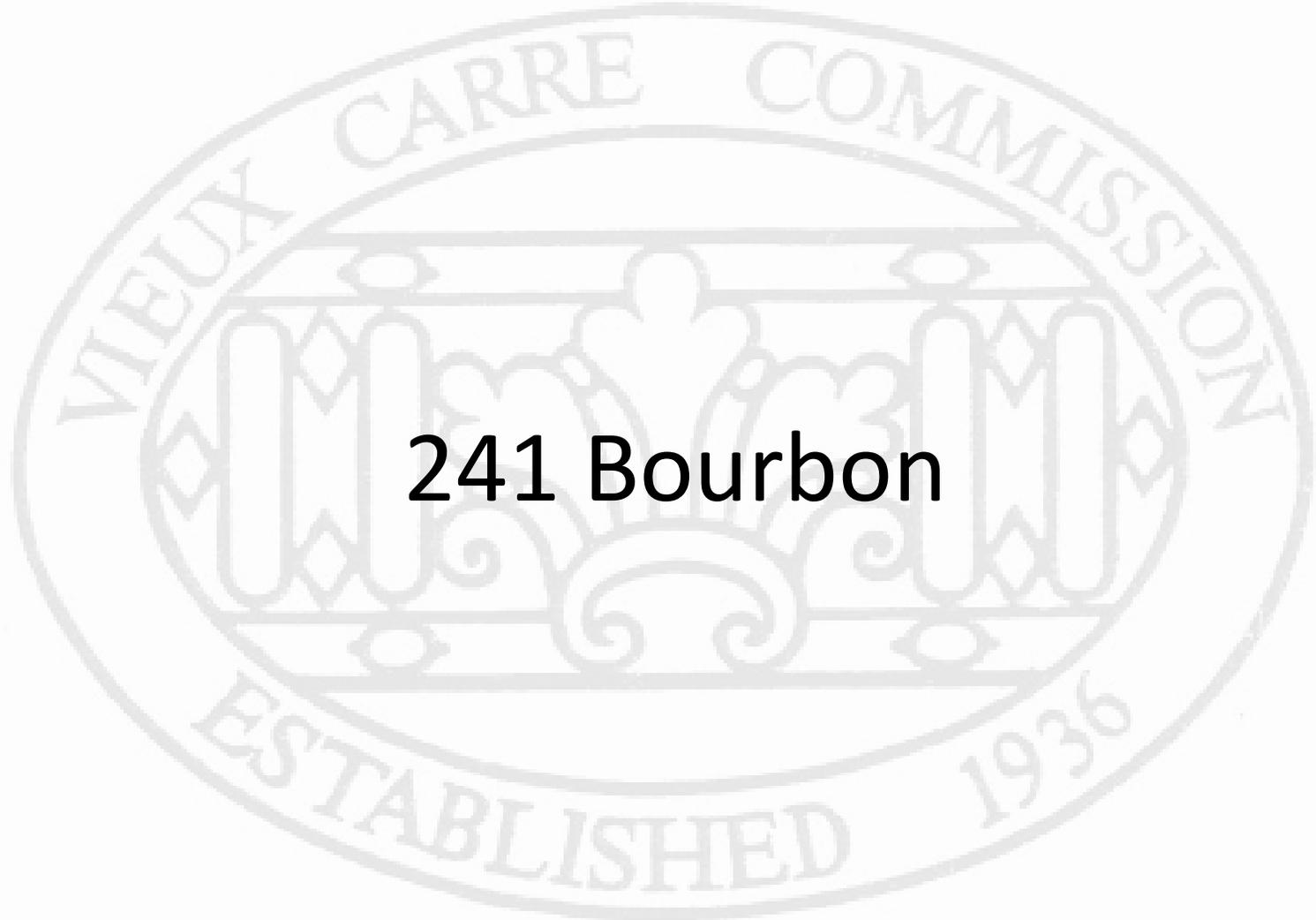
**Generator:**

Staff notes that a generator has been added to the scope of work as of this drawing set and is shown in the St. Philip side alley. Specs were not submitted until after the deadline. Staff informed the applicant that this location would not be found code compliant due to the proximity of the openings in the neighboring building. Another location was proposed on the roof, adjacent to the addition, likewise after the submittal deadline. This location was also not code compliant and could not be considered due to safety reasons. This item should be **deferred** until the applicant can consider other locations.

At the previous hearing, the Committee requested that the Ursulines-side elevation show more of the adjacent building so the increased parapet height could be considered in context, and moved for deferral until the owner could meet with the neighboring property owner. Staff requests that the applicant provide an update on these items.

**ARCHITECTURAL COMMITTEE ACTION:**

11/09/2022



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** **11/09/2022**

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**DESCRIPTION OF APPLICATION:** 11/09/2022  
**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 & 10/28/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2022

Following the deferral at the 10/25/2022 meeting the applicant submitted a revised proposal that takes into account several of the concerns of staff and the Committee.

**Window and Door Openings**

The existing bi-fold doors on the first floor of the Bourbon St. elevation are still 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 again encourages the retention of the existing doors which are more typical but recommends that if this change is being made due to egress requirements that the doors be detailed more typically. The proposed double doors appear to have atypical proportions.

The proposal to convert the existing windows on the first floor of the Bienville elevation to new doors has been removed from the proposal. The existing French doors on this elevation are shown as remaining as typical French doors in the elevation drawing but are shown as a single out swinging door in plan (Door marked 100E on 2.1). Staff seeks clarification from the applicant.

The entrance door to the short-term rental area has been narrowed from the previous proposal and is now shown as a paired French door with each side having three lites over a small lower panel. The top of this door is now aligned with the existing adjacent French doors but without a transom window. The door is still shown at the outer plane of the wall and swinging out. Again, staff would encourage this door to be detailed more typically, mounted at the interior plane of the wall and possibly a solid door rather than a joined French door.

At the second floor of the Bienville elevation the applicant is now proposing to install shutters in order to close the opening at the existing first opening. The existing window is now proposed for retention at the second opening and the third opening is shown as a single leaf door. The note about this door being a paired French door has been removed and the door now appears to be a solid four panel door. The use of a solid wood door in this location is potentially approvable and may be preferred over a faux French door, although the historic precedence is for French doors on this part of the building. The retention of the window at the second opening has eliminated the concern of the previously proposed out swinging door in this location.

A similar treatment is proposed at the third floor with the existing window of the first opening being closed with shutters. The other two openings are shown with four panel doors swinging into the building. Again, the historic precedence is for true French doors in these openings.

**Courtyard Infill Roof**

As noted in the previous staff report, the mechanical equipment currently located on the roof of the courtyard infill is proposed to be relocated to a new rooftop mechanical rack. The applicant is now showing the replacement of the existing railing at the street wall with a new railing. It appears that the intention is to make this an occupiable rooftop space. Although this is an atypical location for an occupiable rooftop, staff finds this proposed condition better than the existing rooftop mechanical equipment. Any work that would be in conjunction with this conversion including built in furniture or lighting will need to be included in the proposal.

**Balcony**

On sheet 1.25 there is a note about restructuring the balcony to prevent sag and references a structural drawing. Those structural drawings were not included in the original submittal, but the applicant did provide them to staff late last week. The detail shows the welding of a new L bracket between two existing balcony support pieces. It is unclear if this bracket would be interior or exterior. Staff seeks clarification from the applicant regarding this aspect.

Staff also noted other elements included in the structural set that do not appear in the architectural set including new tie backs. Staff requests that these relevant structural plans be included in future submittals for adequate review.

**Elevator Override**

No additional information has been provided regarding the proposed elevator override. Staff still has concerns regarding the visual impact of this proposed element.

**Summary**

Staff seeks commentary from the applicant and Committee regarding the items noted above.

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2022

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

**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

Mr. Albrecht read the staff report with Mr. Williams and Mr. Levison present on behalf of the application. Mr. Williams noted the intention to have the override blend into the building and noted its appearance in the rendering. Mr. Levison noted that they may propose a canopy over the entrance to the rental units and that the elevator required a 13' override above the last stop. Mr. Fifield inquired why the doors to the short term rentals

were so wide and squat. Mr. Williams stated they could go narrower and taller.

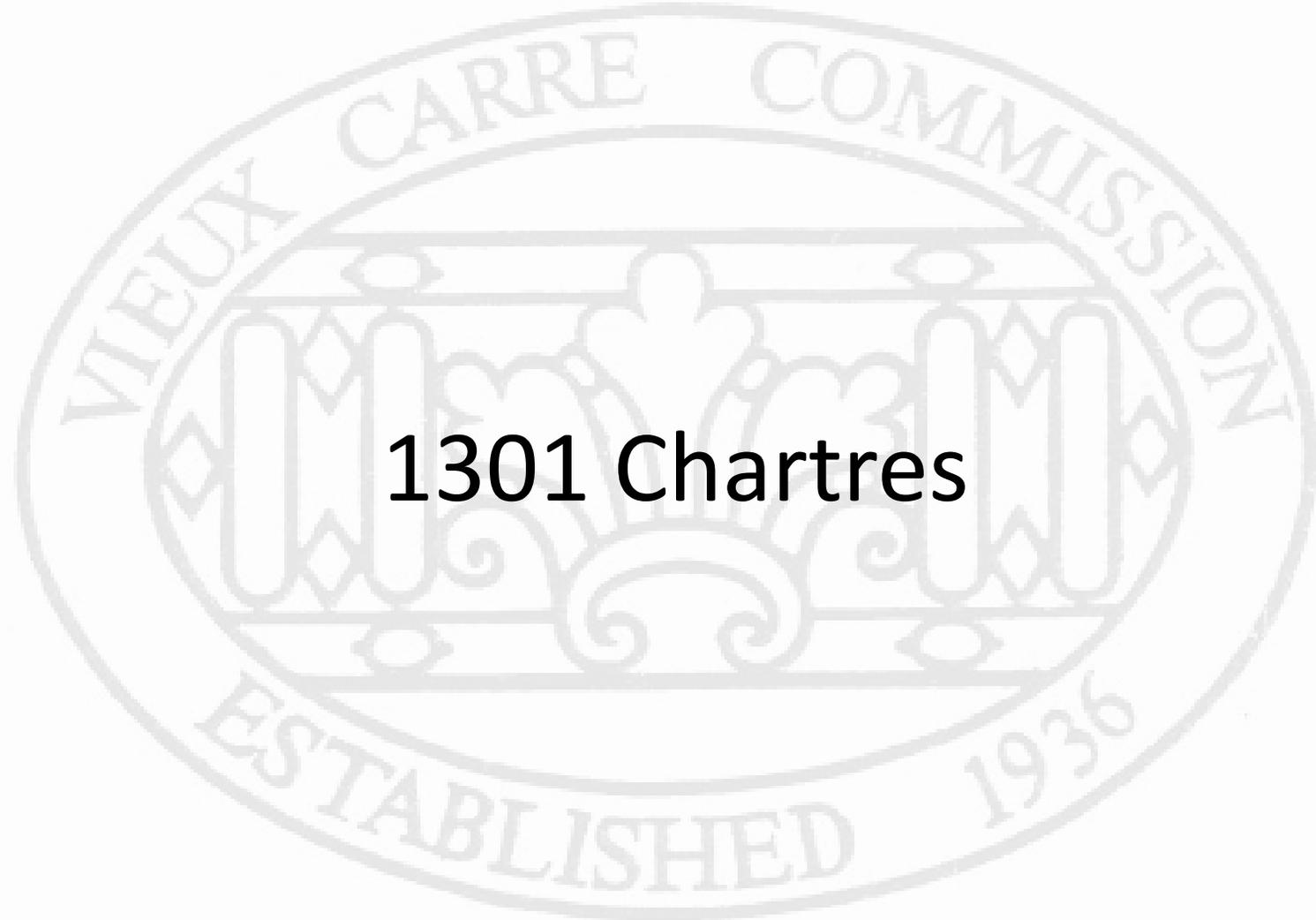
Mr. Fifield asked if the elevator would be a hydraulic elevator. Mr. Levinson stated it would be a MRL (Machine Room-Less) elevator and that it would need to open on both sides with five stops. Mr. Block asked the Committee what their opinion was regarding the proposed paired French doors.

Erin Holmes, representing VCPORA, noted an objection to the proposed conversion of windows to French doors on the ground floor. Ms. Holmes also objected to widening of the doors at the STR entrance and spoke in favor of maintaining the original configuration of openings.

Nikki Szalwinski, representing French Quarter Citizens, reiterated Ms. Holmes comments and recommended keeping the historic conditions.

Mr. Bergeron expressed concern regarding a note that a chimney would be removed. Mr. Fifield stated that the applicants were using a relatively heavy hand with the conversion of the third floor and that perhaps the impact was too great. Ms. DiMaggio stated that there may be an issue with using the upper floors, that the applicants had to do a lot of juggling but there may be some leeway since the buildings are interconnected.

Mr. Bergeron moved to defer the application with the applicant to revise the proposal based on today's conversation. Ms. DiMaggio seconded the motion, which passed unanimously.



1301 Chartres

ADDRESS:	1301 Chartres/601-03 Barracks		
OWNER:	1301 Rue Chartres Condominium Assoc.	APPLICANT:	1301 Rcca
ZONING:	VCR-2	SQUARE:	52
USE:	Residential	LOT SIZE:	3,575 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	Three Units	REQUIRED:	715 sq. ft.
EXISTING:	Seven Units	EXISTING:	868 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

**1301 Chartres/601-03 Barracks**

Rating: **Green:** Of Local Architectural or Historical Importance.

At this address is a nice example of a late 1820s (c. 1827) Creole style brick corner building and detached kitchen. This double building retains arched ground floor openings, dormers, rear loggia and a wrought iron railing, originally a balcony but now extended into a gallery.

**Architecture Committee Meeting of** **11/09/2022**

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**DESCRIPTION OF APPLICATION:** 11/09/2022  
**Permit # 22-28345-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to structurally reinforce balcony on the rear elevation of the main building including the addition of new metal plates at each existing wood outrigger, per application & materials received 09/19/2022 and 09/27/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2022

This application was deferred at the 10/25/2022 meeting as the engineers for the project were unable to be in attendance. The engineers did submit revised materials showing that the brackets could be removed with the addition of the steel, but they also appear to show that the existing wood outriggers do not penetrate through the wall. A detail photograph notes, “the existing exterior joist are bearing on the exterior plaster finish. Upon removal of the brackets, the plaster will be the primary bearing element for the exterior joist. This is insufficient, and thus additional support shall be provided as detailed in this plan set.”

If this is the condition and the wood does not penetrate clear through the wall, staff again questions if the wood could and should be eliminated altogether and the balcony reconstructed with steel outriggers similar to what is proposed. This would eliminate the combination of materials and should create a condition that is both visually typical and appealing and structurally sound.

Staff requests commentary from the applicant and Architecture Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2022

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

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**DESCRIPTION OF APPLICATION:** 10/25/2022  
**Permit # 22-28345-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to structurally reinforce balcony on the rear elevation of the main building including the addition of new metal plates at each existing wood outrigger, per application & materials received 09/19/2022 and 09/27/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

10/25/2022

This application was deferred at the 10/11/2022 meeting with the hopes that a structural engineer would be able to attend this meeting and answer questions from the Committee. At the last meeting the Committee was curious if the brackets could be removed from under the balcony with the addition of the new steel at the outriggers.

Staff reached out to the applicant and engineers for this project last week and received a response yesterday with some additional information. Unfortunately, the engineers stated that they were both unavailable to attend this meeting. Given the short turnaround staff was only able to quickly review the revised materials and has additional questions. The revised materials show that the brackets could be removed with the addition of the steel, but they also appear to show that the existing wood outriggers do not penetrate through the wall. A detail photograph notes, "the existing exterior joist are bearing on the exterior plaster finish. Upon removal of the brackets, the plaster will be the primary bearing element for the exterior joist. This is insufficient, and thus additional support shall be provided as detailed in this plan set."

If this is the condition and the wood does not penetrate clear through the wall, staff again questions if the wood could and should be eliminated altogether and the balcony reconstructed with steel outriggers similar to what is proposed.

Staff requests commentary from the applicant and Architecture Committee but unfortunately a deferral may be necessary until the structural engineers can be in attendance at a meeting.

**ARCHITECTURAL COMMITTEE ACTION:**

10/25/2022

The applicant requested a deferral of this item prior to the meeting. Ms. DiMaggio made the motion to defer. Mr. Bergeron seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of****10/11/2022****DESCRIPTION OF APPLICATION:**

10/11/2022

**Permit # 22-28345-VCGEN****Lead Staff: Nick Albrecht**

Proposal to structurally reinforce balcony on the rear elevation of the main building including the addition of new metal plates at each existing wood outrigger, per application & materials received 09/19/2022 and 09/27/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

10/11/2022

Photographs indicate that this entire balcony was constructed between 1962 and 1964. Sanborn maps appear to indicate that no balcony existed on this elevation prior to the 1960s construction. The balcony is now evidently experiencing structural issues, resulting in the proposed structural reinforcements. Staff notes that the brackets currently under the balcony were not part of the original construction and added at a later time, presumably because of structural concerns at that time.

The current proposed structural additions include new 4" x 3/8" metal flitch plates to be bolted to each of the wood outriggers. The new metal would penetrate through the wall to also be bolted to the existing wood joists on the interior of the building. In addition to the proposed flitch plates, the proposed work also includes new bolts at the brackets which would be bolted to new interior metal plates.

Noting that this is not a historic balcony, staff suggests that if the balcony is in need of such drastic intervention that maybe it should be completely reconstructed with metal outriggers, eliminating the wood altogether. Staff sees this condition as better than the proposed mashup of wood and metal parts.

Although there are several current permits for various projects at this property, no permits have been issued for this work specifically and it appears that the work has already begun without permits.

Staff requests commentary from the Architecture Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

10/11/2022

Mr. Albrecht read the staff report with Mr. Carlos present on behalf of the application. Mr. Carlos stated that there had been a misunderstanding regarding the scope of work and what had been permitted. He went on to say that they stopped worked once they realized the error. Mr. Carlos stated that the intention of this proposal was to stiffen up the joists with metal. Ms. DiMaggio stated that she agreed

with staff regarding the potential for reconstruction here. Mr. Fifield asked the applicant if they would be open to that. Mr. Carlos stated that the beams aligned with those on the inside. Mr. Fifield stated “I think what staff is suggesting would be best and that in the past we have asked that the metal be sistered in between the wood.” Ms. DiMaggio stated that she was concerned about the additive nature of the proposal. Mr. Bergeron asked if reframing with steel would affect the masonry. Mr. Carlos stated yes. Mr. Fifield stated that he believed they needed to hear from the structural engineer. Mr. Bergeron agreed that his question for the engineer was “if they used the plates could they remove the brackets.”

There was no public comment.

Ms. DiMaggio moved to defer the application so that the structural engineer could be present. Mr. Bergeron seconded the motion, which passed unanimously.



**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 11/09/2022**

**DESCRIPTION OF APPLICATION:** 11/09/2022  
**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:** 11/09/2022

*See Staff Analysis & Recommendation of 10/25/2022.*

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2022

**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)*

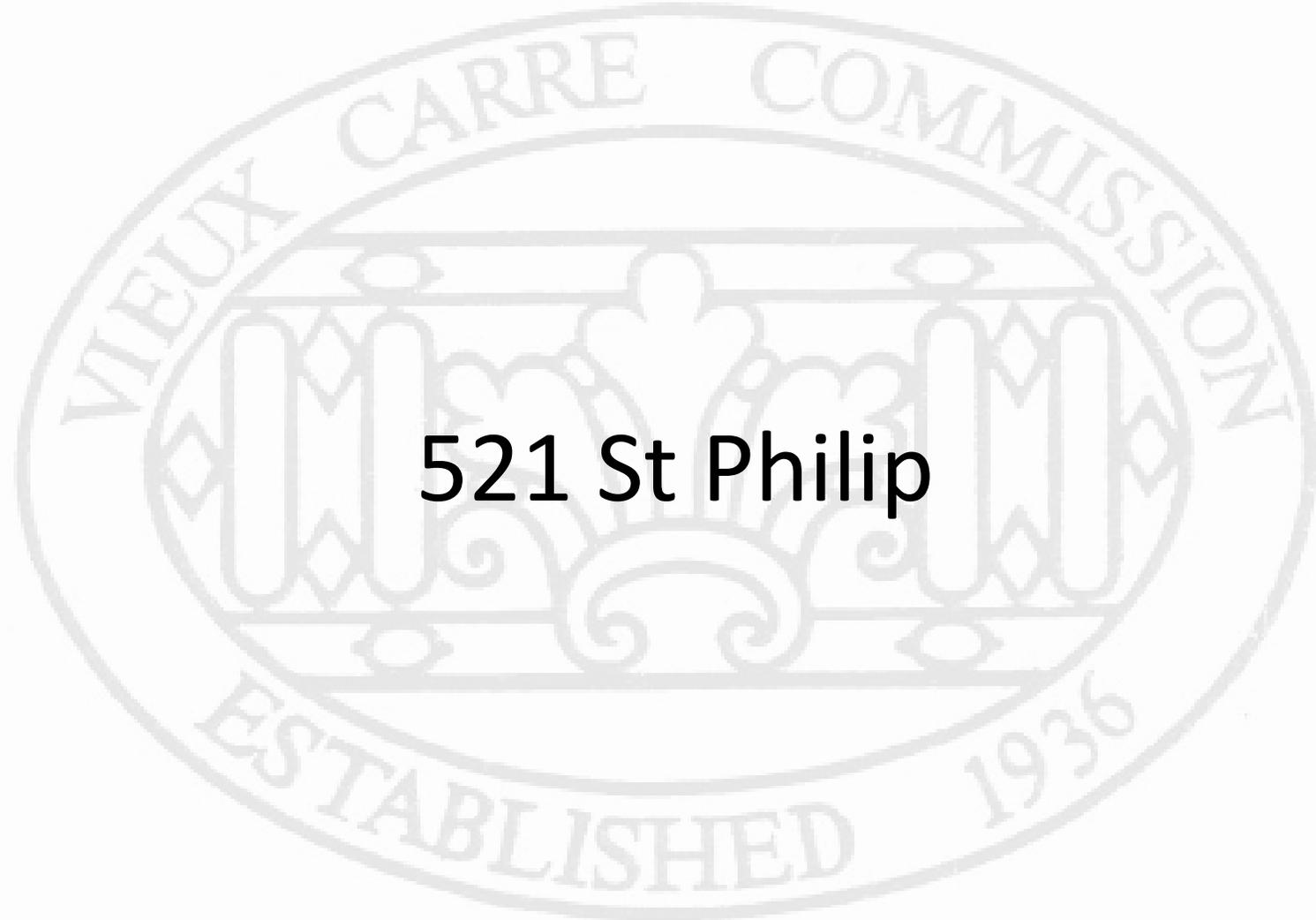
Although staff typically emphasizes limiting the number of fixtures, staff questions if the proposed design might work for the high style building and gallery. Given the large scale of this building and gallery staff

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

There was no one present on behalf this application. Mr. Bergeron made the motion to defer the proposal. Ms. DiMaggio seconded the motion and the motion passed unanimously.



521 St Philip

ADDRESS:	519-521 St. Philip	APPLICANT:	Loretta Harmon
OWNER:	Ballard Family, LLC et. al.		
ZONING:	VCR-2	SQUARE:	20
USE:	Mixed	LOT SIZE:	4,352 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	7 Units	REQUIRED:	1,305 sq. ft.
EXISTING:	6 Units	EXISTING:	787 sq. ft.
PROPOSED:	No Change	PROPOSED:	No change

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

This is a circa 1825 two-story, four-bay masonry building with an inappropriate wooden gallery and millwork.

Ratings:           Main building - Green, or of Local Architectural and/or Historical significance.  
                   Rear Service Buildings: Green, or of Local Architectural and/or Historical significance.

**Architecture Committee Meeting of** **11/09/2022**

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**DESCRIPTION OF APPLICATION:** 11/09/2022  
**Permit # 22-22947-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to demolish and reconstruct existing wood gallery including the installation of new synthetic decking, per application & materials received 10/12/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2022

A vehicle struck this wood gallery around July 2022. The insurance company for the property is requiring the gallery to be completely rebuilt citing the outriggers being split/cracked/broken and the posts not being set on footers and having had moved as a result of the collision.

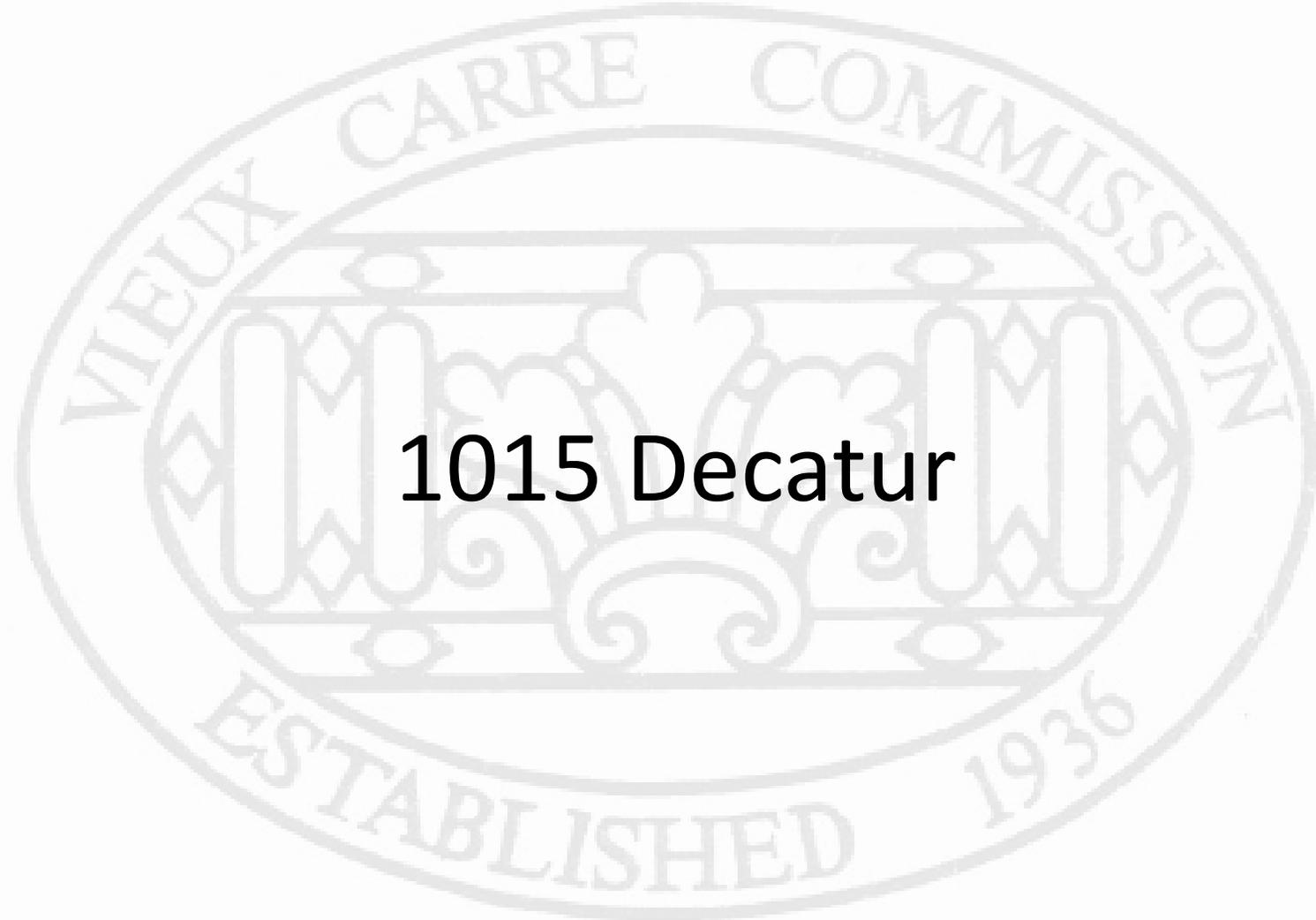
The description for this property describes this as an inappropriate wooden gallery and millwork. The railing system has changed numerous times over the years but the gallery itself dates back to at least 1962 as seen in photographs. The 1896 Sanborn map appears to show this building with a balcony, projecting less than the galleries of the neighboring buildings. By 1908 the projection at 519-521 St. Philip is equal to the neighboring galleries. Still, staff questions if this is an opportunity to rebuild a higher quality building feature.

The plans note the installation of new 2x8 outriggers at 16” on center with a 2x12 tapered wood fascia around the outside of the gallery. The plans also note a new continuous 2x8 nailer attached to the masonry wall. Staff notes that the existing outriggers penetrate through, or at least into the wall, and no nailer is present, which is a much more typical detail. Staff also has concerns about the use of modern 2x8 outriggers given the shrinking of dimensional lumber over the years. This thinner lumber at only 16” spacing may start to resemble something more akin to a suburban deck rather than an appropriate wood gallery. Dimensions are not given for either the existing outrigger spacing or the size of the outriggers themselves, but staff believes both are much greater than what is being proposed for replacement.

The proposal also includes the use of composite tongue and groove boards as part of the reconstruction. Staff finds the conditions at this gallery consistent with others where synthetic porch flooring has been approved. Staff finds the use of synthetic flooring potentially approvable in this application, provided that the noted framing concerns are addressed.

Provided that the applicant can demonstrate the need for a complete replacement of this gallery, staff has no objection to the concept of replacing it either in kind or with improvements. If parts or pieces could be salvaged for reuse, this may be preferred to all new materials. Staff is concerned that the proposed detailing would make this feature more inappropriate and recommends deferral of the proposal to allow the applicant time to revise the proposal as noted.

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2022



**1015 Decatur**

ADDRESS:	1015 Decatur	APPLICANT:	Precision Contractors
OWNER:	Rahim Rashkbar	SQUARE:	20
ZONING:	VCC-1	LOT SIZE:	2987 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	896 sq. ft.
ALLOWED:	4 units	EXISTING:	0 sq. ft.
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION:**

One of three buildings constructed in 1828 by builder Joachim Courcelle for Pierre Laurans, Jean Roques and Cyprien Gros, this three-story brick building has French doors on the first and second floor and double-hung windows (originally also French doors), which open onto a wrought iron balcony, on the third floor. The courtyard area, however, is infilled with brown-rated construction. The 1828 building contract called for each building to have two full stories with an intermediate entresol level and an attic above. The original Transitional style detailing included delicately mullioned transoms, interior arched alleyways, five rear windows and 2-story rear service buildings with a two-story ell connecting it to the main building.

Main and rear buildings – Green  
Covered patio -- Brown.

### **Architecture Committee Meeting of**

**11/09/2022**

### **DESCRIPTION OF APPLICATION:** **Permit # 22-32335-VCGEN**

11/09/2022

**Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of a railing at the second-floor entresol level, the installation of synthetic decking, and conversion of existing third-floor windows to new French doors, per application & materials received 10/25/2022.

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

11/09/2022

A separate application was reviewed back at the 07/26/2022 meeting which included some of the same work now proposed under this new application.

### **Rear Dormer**

The proposed work primarily occurs on the Decatur St. elevation with the exception of one note on the proposed roof plan at the rear dormer that reads, retain existing dormer, restore to match front per details. Staff notes that this property was previously cited for an inappropriate rear dormer window. The window was denied for retention at the 02/11/2020 Architecture Committee meeting but no permits were issued to correct this violation. Staff questions if it is the intent of the applicant to install a new appropriate six over six window at this dormer.

### **Entresol Gallery**

The remainder of the work is proposed for the Decatur St. elevation and includes some significant changes. The history of this building notes that it, along with 1005 and 1011 Decatur, were all built to have two full stories with an intermediate entresol level. An 1852 plan book drawing of 1005 Decatur shows how that building, and likely 1015 Decatur, originally would have looked. No railings are seen at the entresol level from the time of its construction until 1970 for 1005 Decatur and 1979 for 1011 Decatur. The entresol level feature was historically an awning, possibly walkable to allow for unloading of materials from the street directly into the entresol level, but it was never meant or used as a leisure area for any of these buildings until the 1970s.

Staff did locate records that the VCC reviewed and approved the installation of a railing at 1011 Decatur St. in 1977, calling it, “certainly a twentieth century solution” but was unable to locate any records for the installation of the railing at 1005 Decatur. Regardless, staff does not feel that these existing conditions warrant the repeating of mistakes of the past.

The Guidelines state that, “*in select cases, the VCC might approve the installation of a new balcony, gallery, porch, or overhang provided that:*

- *There is documentary evidence supporting a balcony, gallery, porch, or overhang previously existed*
- *The installation is appropriate for the building type*
- *The installation does not destroy or conceal an important architectural feature of detail*

- *The proposed design is compatible is size, scale, and design to the building and surrounding streetscape.” (VCC DG: 08-9)*

Staff does not find that this proposal satisfies any of these listed requirements.

The plans note the removal of sheet metal membrane and wood deck boards and the replacement with new Aeratis synthetic boards. This existing construction is more typical of an overhang rather than a typical gallery. Perhaps a proposal that was less heavy handed than converting the existing overhang completely to a gallery feature may be a better solution.

### **Entresol Doors**

The applicant proposes to replace the existing entresol level French doors with new matching French doors. French doors are seen in these locations in a 1948 photograph, interestingly also with metal screens, but the plan book drawing of 1005 Decatur shows six over six windows at this level, at least in one opening. The doors do not appear to be in particularly bad condition so staff would recommend repair of the doors rather than replacement.

### **Third-Floor Door Conversion**

At the third-floor level, the applicant proposes to remove the existing six over nine windows and to install new French doors with a transom above in each of the openings. The plan book drawing of 1005 Decatur St. shows this level as having French doors in at least the middle opening; however, staff found no documentation of French doors ever existing at the third floor of this building. The plans note that these existing windows are slip head windows leading staff to believe that this is very likely an original condition given the amount of masonry work that would have been necessary to convert French doors to slip head windows. Therefore, staff recommends revisions to this aspect of the proposal, suggesting that the conversion of only one opening may be more welcome than the conversion of all three openings.

### **Summary**

Although staff welcomes the renovation of this building which has been underutilized on its upper floors for many years, staff is very concerned about aspects of the proposal that would completely change the original character of this building. Staff requests commentary from the Committee regarding the proposal, particularly at the entresol level.

### **ARCHITECTURAL COMMITTEE ACTION:**

11/09/2022

### **Architecture Committee Meeting of**

**07/26/2022**

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### **DESCRIPTION OF APPLICATION:** **Permit # 22-20581-VCGEN**

07/26/2022

**Lead Staff: Nick Albrecht**

Proposal to stucco exposed bricks of second and third floor and proposal to convert existing third floor windows to French doors, per application & materials received 07/11/2022.

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

07/26/2022

### **Stucco**

Sometime between 1948 and 1964 the upper two floors of this building lost the majority of the previously existing scored stucco. There are photographs from 1948 and earlier which clearly show this building as fully stuccoed and the neighboring matching buildings at 1011 and 1005 Decatur still retain a fully stuccoed front elevation. Given the historic precedent and the added protection the application of correctly mixed and applied stucco offers, staff finds the application of scored stucco approvable. Staff requests documentation from the applicant indicating the score pattern and stucco details at openings prior to permit issuance.

### **Window Conversion**

The second aspect of the proposal is the conversion of the existing third floor six over nine windows to new French doors with transom windows. This proposed new millwork would be modeled from the existing at 1015 Decatur St. Staff notes that the existing windows in these openings have badly degraded in just the past three years. Historic photographs all show the existing six over nine windows in these openings.

Interestingly, the sister building at 1005 Decatur St. is seen with the transom windows and doors in these comparable openings as early as 1947 and seemingly in a plan book drawing dated to 1852. However,

there is no indication that the similar openings at 1015 Decatur ever had this type of millwork. The Guidelines do not allow for this type of conversion of a window to a door. (VCC DG: 07-9 & 07-13) Staff finds it particularly troubling that the proposal is to convert all three opening from windows to doors. Staff suggests that the conversion of only one of the openings to a door and the restoration of the windows in the other two openings may be more palatable.

**Summary**

Staff recommends approval of the proposed stucco application and deferral of the proposed new French doors.

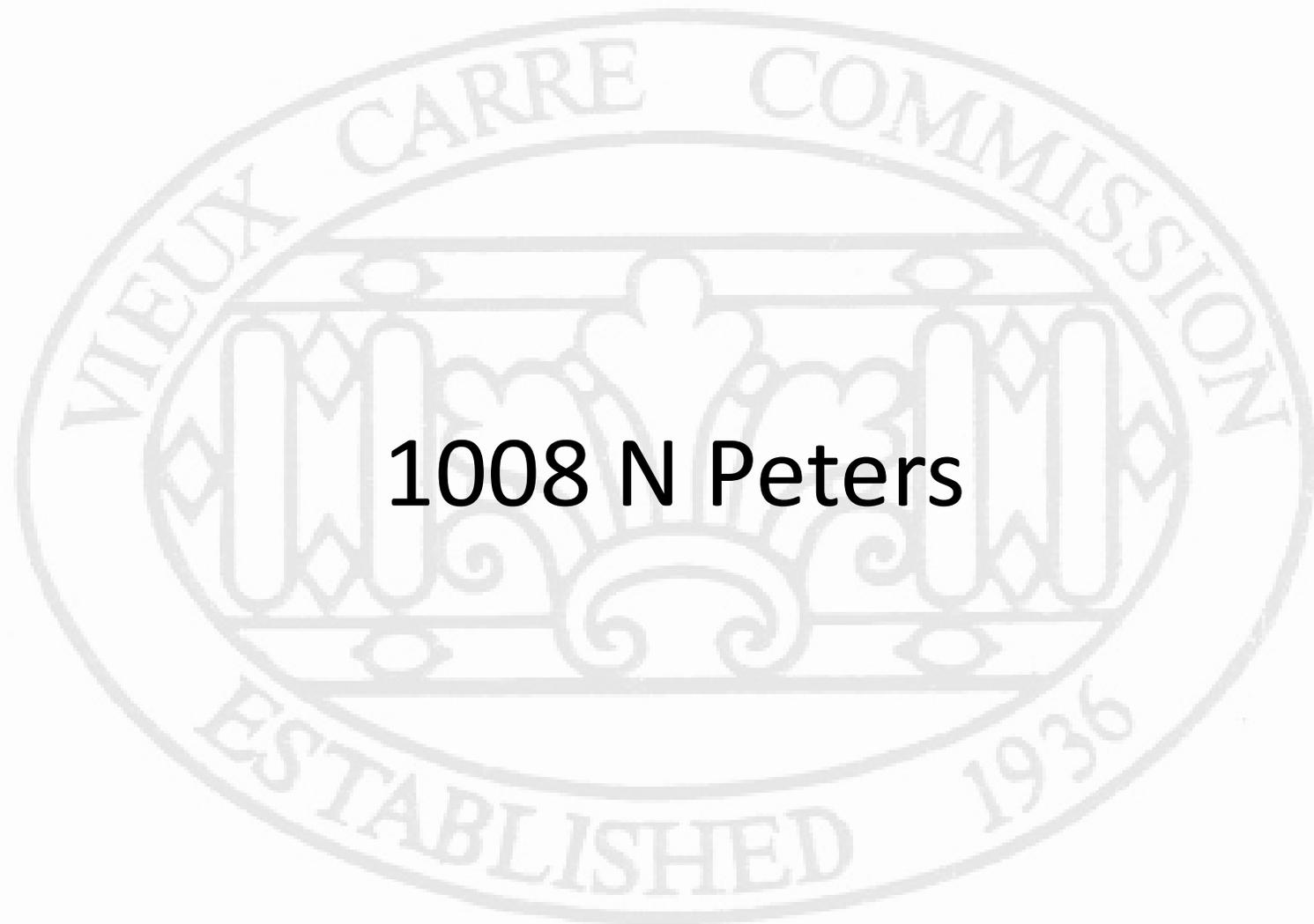
**ARCHITECTURAL COMMITTEE ACTION:**

07/26/2022

Mr. Albrecht read the staff report with Mr. Brown present on behalf of the application. Ms. DiMaggio asked if there was any interior evidence that the current windows were ever doors. Mr. Brown stated no, there is evidence they were always windows.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the stucco with details at the staff level and the deferral of the window conversion. Ms. DiMaggio seconded the motion and the motion passed unanimously.



1008 N Peters

ADDRESS:	1008 N. Peters (Fr. Mkt. Prk.)	APPLICANT:	Blake Kidder
OWNER:	French Market Corporation	SQUARE:	Unknown
ZONING:	VCP	LOT SIZE:	Unknown
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	Unknown
ALLOWED:	Unknown	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	Unknown
PROPOSED:	Unknown		

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

An orange-rated townhouse style building built prior to 1975.

Main building – Orange

**Architecture Committee Meeting of****11/09/2022****DESCRIPTION OF APPLICATION:**  
**Permit # 22-32114-VCGEN**

11/09/2022

**Lead Staff: Nick Albrecht**

**FOR RECOMMENDATION ONLY:** Proposal to raise the header height of all first-floor doors to accommodate raising the interior first floor level approximately 4-1/2”, per application & materials received 10/25/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

11/09/2022

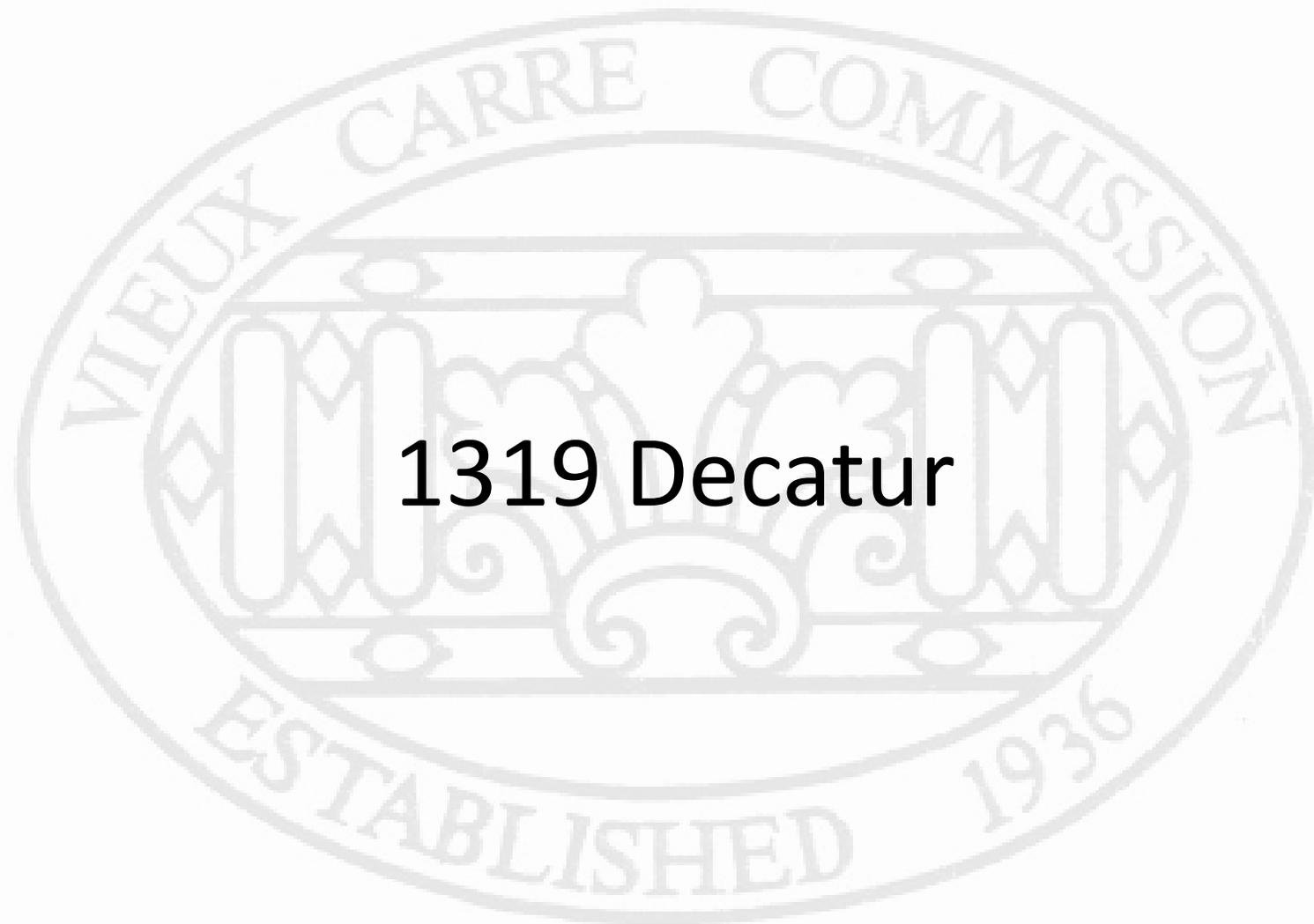
The extent of the work indicated on the plans is rather extensive but appears to be primarily to match existing. The noted work includes removal and replacement of the existing roof, all upper floor windows and doors, the brick and sheathing, and the existing canopy. Staff is a little alarmed with the scope of the work that sounds like will essentially strip this building down to the studs but given that this is an orange-rated building and ultimately out of VCC control, staff can offer recommendations only. Staff encourage the applicant to attempt to complete the removal and replacement work in a timely manner and ensure that all replacements are accurate to the existing.

The one notable change from existing occurs at the first-floor level where the door openings are proposed to be shifted up about 4-1/2” to allow for the interior floor level to be brought up that same distance to meet minimum BFE requirements. The doors themselves would remain the same size with the header height being brought higher up the wall. Staff finds that the canopy that wraps the building entirely on the N. Peters and St. Philip elevations should help to hide this change in height. The header height will get closer to the underside of the canopy but all dimensions above the canopy will remain the same.

Staff finds the proposal rather simple in its solution to raising the floor level height. Staff questions the extent of the overall project and extent of demolitoin but recommends a positive recommendation of the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

11/09/2022



1319 Decatur

ADDRESS:	1319 Decatur Street	APPLICANT:	Ben Harwood
OWNER:	1319 Decatur Condo Assoc.	SQUARE:	17
ZONING:	VCC-1	LOT SIZE:	2280 sq.ft.
USE:	Mixed	OPEN SPACE-	
DENSITY-		REQUIRED:	684 sq.ft.
ALLOWED:	2 UNITS	EXISTING:	Approx. 270 sq.ft.
EXISTING:	5 Units	PROPOSED:	No Change
PROPOSED:	No Change		

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

Rating: **Green**, of Local Architectural or Historic Importance.

This building retains the original configuration of arched ground floor openings.

**DESCRIPTION OF APPLICATION:** 10/28/14

Proposal to retain air conditioner condenser unit on balcony, per application received 10/09/14 [Notice of Violation received 08/26/14]

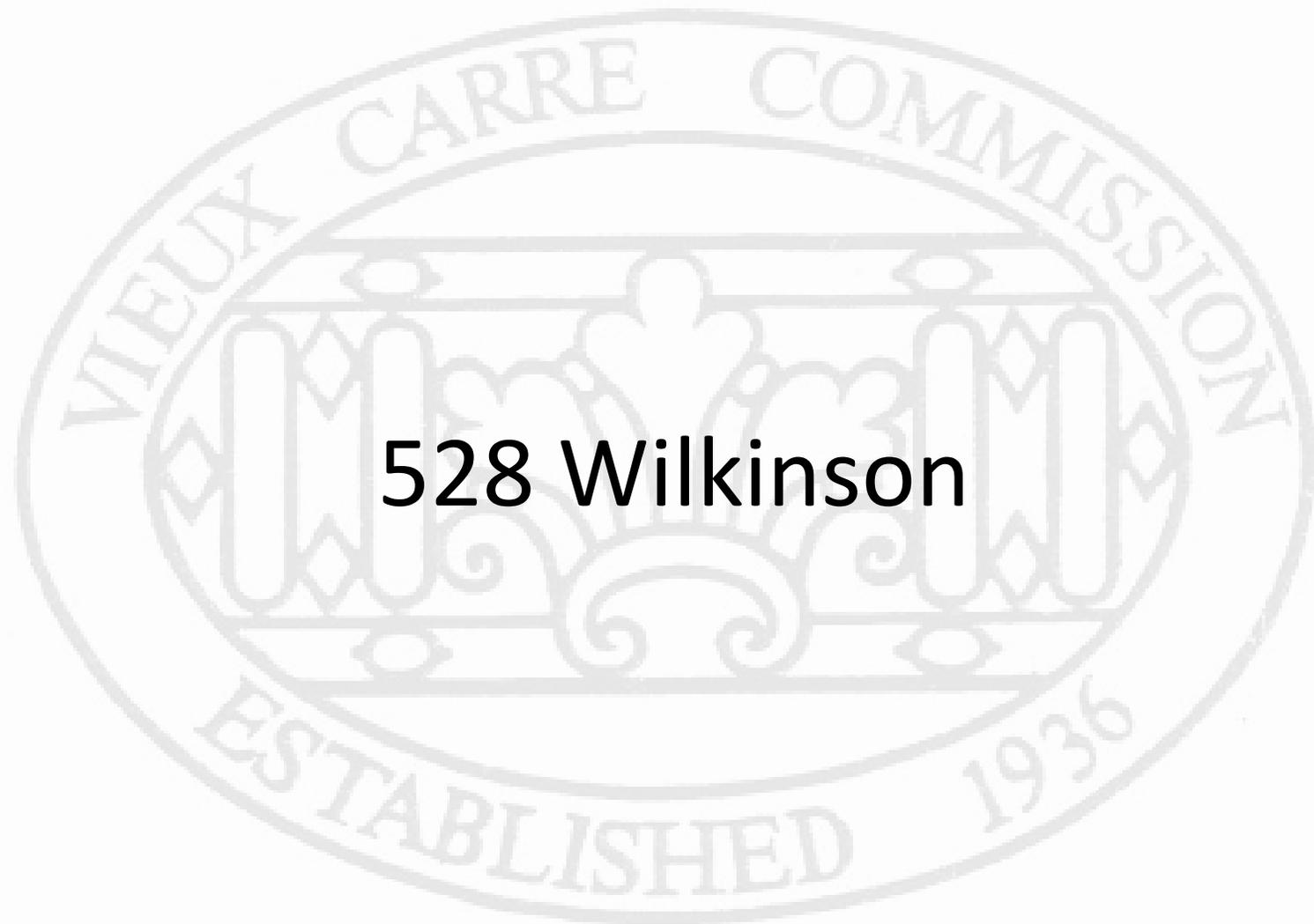
**STAFF ANALYSIS & RECOMMENDATION:** 10/28/14

VCC guidelines prohibit HVAC units from being placed on balconies. This particular HVAC unit has been in place since at least 2008, perhaps since 2004 based on photographs. The applicant has indicated that the unit was installed by previous owners.

The Committee may elect to allow its retention provided that when this unit is no longer functional an alternate location is found for the replacement unit, such as was approved for another tenant within this building on 09/23/14. If the Committee does elect to allow retention the applicant should provide documentation for this unit showing its make, model, and serial number.

**ARCHITECTURE COMMITTEE ACTION:** 10/28/14

Ms. Ripple gave the staff report with Ms. Gentry representing the application. Mr. Musso moved to **approve** the retention of the air conditioning unit on balcony until the end of its usable life, at which time an alternate location will need to be explored for a replacement unit. Mr. Brady seconded the motion which passed unanimously.



528 Wilkinson

ADDRESS:	528 Wilkinson St	APPLICANT:	Zach Smith Consulting & Design
OWNER:	C 4 Holding LLC	SQUARE:	26
ZONING:	VCC-2	LOT SIZE:	3798 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	1139 sq. ft.
ALLOWED:	7 units	EXISTING:	No change
EXISTING:	1 unit	PROPOSED:	No change
PROPOSED:	Unknown		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

C. 1900 early 20th c. warehouse constructed by Jackson Brewery Co.

**Architecture Committee Meeting of** **11/09/2022**

**DESCRIPTION OF APPLICATION:** 11/09/2022  
**Permit #22-32145-VCGEN** **Lead Staff: Erin Vogt**

Proposal to reconstruct roof deck and stairs, and to repair openings at rooftop addition, per application & materials received 10/24/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2022

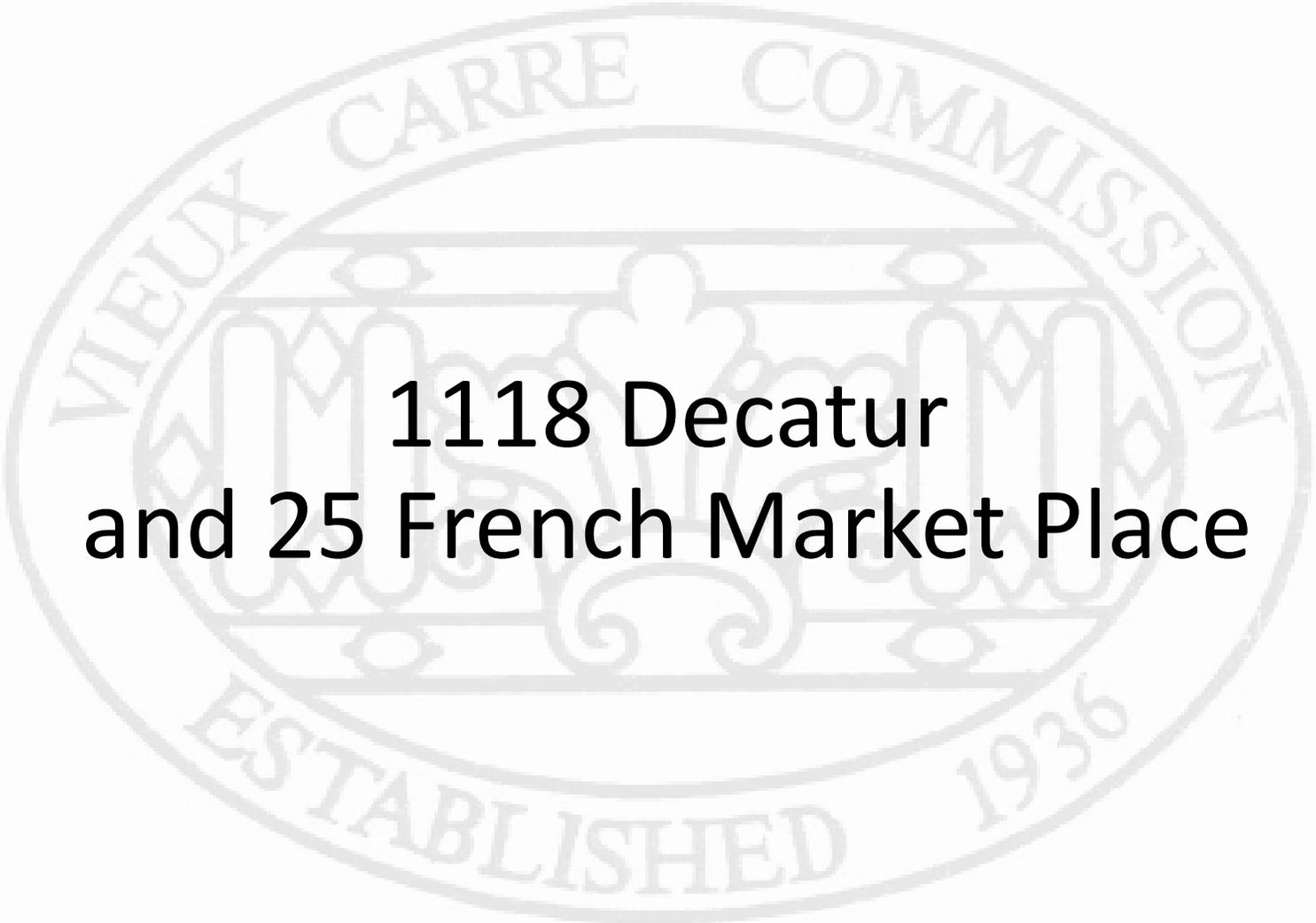
The proposed work is limited to the rooftop addition and roof deck, which were approved for installation in 2013 under the previous Design Guidelines. Staff notes that the property has an open violation case for hazardous conditions due to masonry deterioration and demolition by neglect, and permits may not be issued until these items are addressed in the scope of work.

The applicant proposes to demolish the wooden staircase, deck and railing above the rooftop addition. The mechanical screen will be repaired to match existing, and new roofs will be installed at the main building and rooftop addition. The rooftop deck will then be rebuilt using pavers on a pedestal system, with a new metal rail and metal stair with wooden treads. The stair is shown in a different configuration than currently exists, and will be tucked on the Decatur side of the addition. A paver system will also be installed on the main building roof, and the existing synthetic turf area will be replaced with two separate artificial turf areas on a “pedestal pan system.” No repairs to the rooftop pool are noted. A damaged window is called out for replacement, but no repairs to the stucco wall system are noted or detailed; considering photos show fairly extensive damage around multiple openings, staff requests a more comprehensive repair proposal at the rooftop addition walls.

Staff recommends a more minimal cable system for the proposed metal rails. The applicant proposes to install Bison wood tiles as the pedestal paver system at the main building roof and rooftop deck. This material has been approved previously, but the Committee has required that it be painted as the Guidelines do not allow for exposed wood. Staff acknowledges that many applicants wish to keep these wood species exposed or stain them, since they are naturally beautiful, but this is not appropriate for a historic district and paint has been consistently required as a condition of approval. The manufacturer’s spec sheets for the synthetic turf show it installed on a pedestal system, but do not show any pan between the turf and TPO roof. The spec sheet states that “for pet installs, it is recommended to rinse daily to prevent odors regardless of pet deodorizer use. It is recommended to have plenty of air underneath surface.” Staff is concerned that repeated urine exposure may damage the TPO, and requests more information from the applicant regarding the proposed “pan” system.

Overall, staff finds the work **conceptually approvable** with provisos and revisions as noted above.

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2022

The seal of the Vieux Carre Commission is a circular emblem. It features a central shield with a stylized figure, possibly a person or a symbol, surrounded by decorative elements. The text "VIEUX CARRE COMMISSION" is arched across the top, and "ESTABLISHED 1936" is arched across the bottom.

**1118 Decatur  
and 25 French Market Place**

ADDRESS:	1118 Decatur Street/23-25 French Market Place		
OWNER:	K & F Realty	APPLICANT:	Zach Smith Consulting & Design
ZONING:	VCS	SQUARE:	13
USE:	Commercial	LOT SIZE:	1,975 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	1 Unit	REQUIRED:	592.5 sq. ft.
EXISTING:	1 Unit	EXISTING:	0 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

**Architecture Committee Meeting of** **11/09/2022**

**DESCRIPTION OF APPLICATION:** 11/09/2022  
**Permit # 22-32278-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to install new 42” guardrail behind the existing railing system on the balconies on the Decatur elevation, per application & materials received 10/25/2022.

**Permit # 22-32290-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to remove existing railing and to install new 42” guardrail on the balcony on the French Market Place elevation, per application & materials received 10/25/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2022

**Permit # 22-32278-VCGEN**

Although this is one property the applicant submitted separate applications for the two different street fronts of the property. As the proposals are similar but have some key differences it makes sense to review them separately. This application pertains to the second and third floor balconies on the Decatur elevation where the applicant proposes to install a new 42” guardrail behind the existing railing.

Staff notes that these balconies, and the one on the French Market Place elevation, were all approved and constructed around 1990-1991. Regarding the railings of the different balconies, the Committee at that time specified that, “the new railings on the balconies on Decatur Street duplicate the historic railings which once existed, as documented by a 1945 photograph; [and] the railing on the new balcony on French Market Place is changed to a wrought iron railing that does not duplicate an early 19th century pattern.”

As such, none of the railings are technically historic. Although the 1990 report mentions a 1945 photograph documenting balconies on this building, staff was unable to find any such photograph in the VCC records. Staff did locate ca. 1945 photographs of the neighboring buildings that include glimpses of 1118 Decatur and both show 1118 without any balconies.

Still, staff does not object to the prior direction of the Committee in this instance and finds the distinguishing of the two balcony railing designs on the different street faces appropriate. In order to meet modern code the applicant proposes to install a new independent guardrail behind the existing railing. Staff and the Committee have approved various methods for balcony railings to meet today’s code. Staff finds this approach potentially approvable but additional details may be needed, particularly on the new posts for the proposed rails. What will these look like and how will they be attached and structured. If approved, staff believes it has been successful in other applications to paint the added rail the color of the building rather than to match the existing rail.

Staff recommends conceptual approval with final details to be worked out at the staff level.

**Permit # 22-32290-VCGEN**

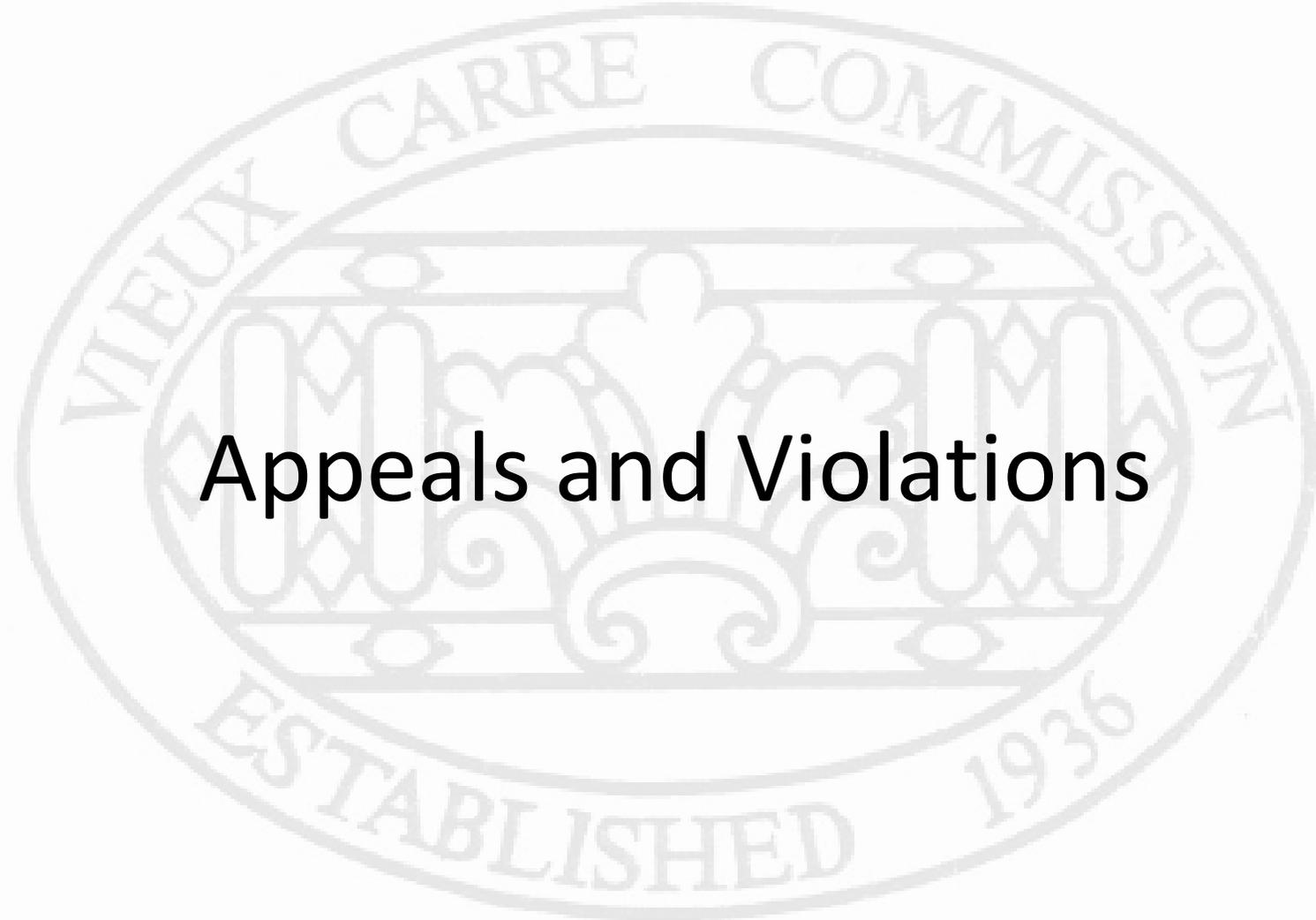
A separate application has been submitted to address a similar issue on the French Market Place elevation. Again, when this balcony was approved back in 1990, the Committee required that the railing did not duplicate an early 19<sup>th</sup> century pattern. The existing railing is clearly contemporary but also does not appear to meet code requirements regarding spacing in addition to the height. As such, the applicant proposed to completely remove the existing railing and to install an entirely new, code compliant, railing.

The proposed new railing is simple in design with vertical metal pickets, a bottom rail, top rail, and intermediate rail near the top. A note on the railing calls for 1” twisted metal vertical members. Staff seeks clarification from the applicant regarding this aspect of the design. Staff recommends the use of simple square solid railing elements rather than some kind of decorative twisted metal.

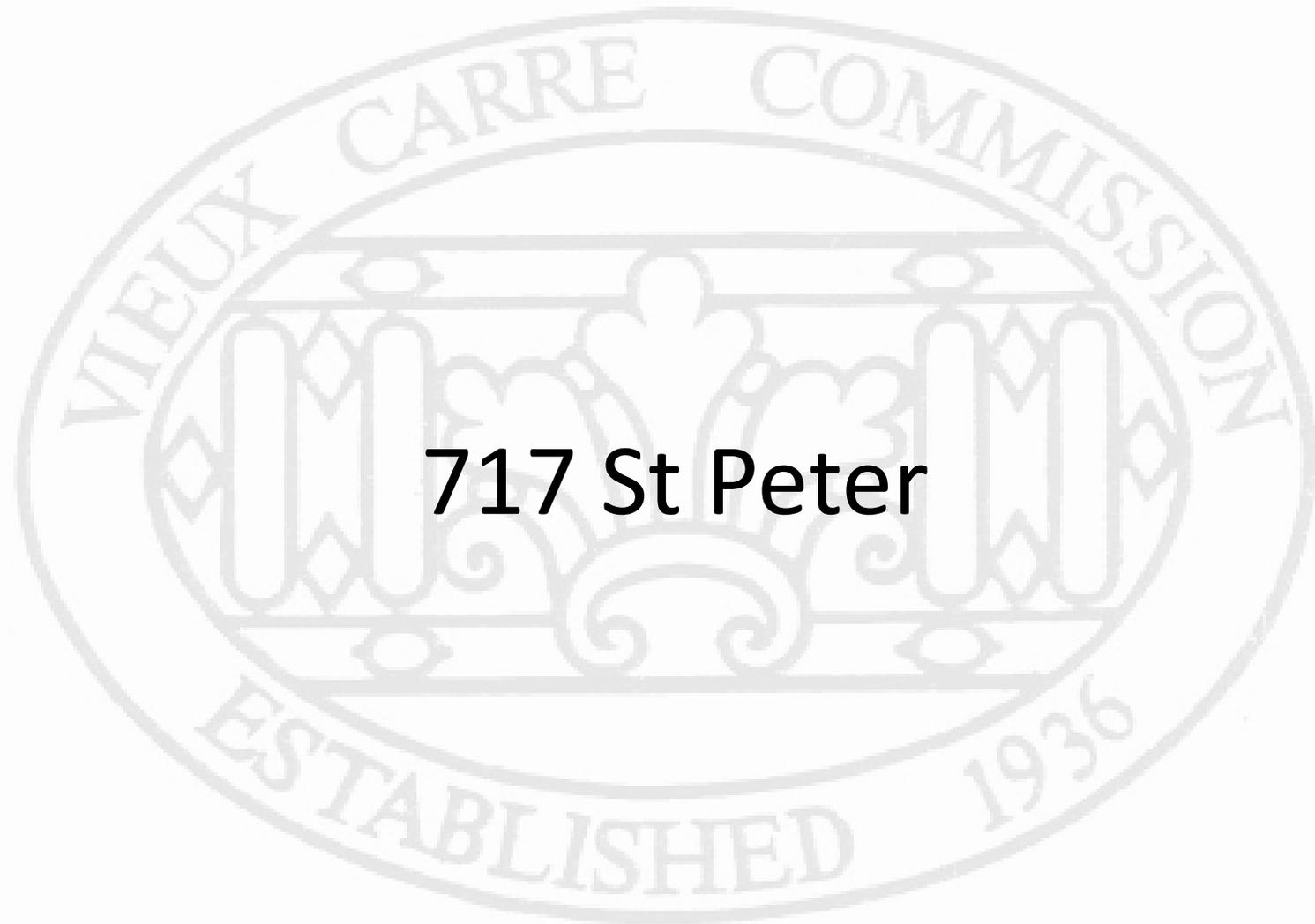
Staff recommends conceptual approval with final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:**

11/09/2022



# Appeals and Violations



717 St Peter

ADDRESS:	715-17 St. Peter	
OWNER:	Finnegan’s Investments LLC	APPLICANT: Erika Gates
ZONING:	VCC-2	SQUARE: 60
USE:	Mixed	LOT SIZE: 1853 sq. ft.
DENSITY:		OPEN SPACE:
ALLOWED:	3 Units	REQUIRED: 556 sq. ft.
EXISTING:	Unknown	EXISTING: 253 sq. ft.
PROPOSED:	x	PROPOSED: No change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This c. 1830 2½-story Transitional style townhouse has had several modifications over the years. A plan book drawing of 1852 shows the original detailing of the building, which then had on the ground floor two arched openings with barred transoms and fanlights and one arched openings with a solid, paneled door (this latter probably a c. 1840 addition). During the second half of the 19th century, the classical style entrance enframing was added to the side passageway. Then in the early 20th century, short one-over-one windows (replaced in 1951 with French doors) were added on the ground floor. Finally -- and most unfortunately -- the inappropriate third floor was added.

**Architecture Committee Meeting of** **11/09/2022**

**DESCRIPTION OF APPLICATION:** 11/09/2022  
**Permit #22-24791-VCGEN** **Lead Staff: Erin Vogt**

Appeal to retain mechanical equipment and to remove structural ties, in conjunction with work to address violations, per application & materials received 08/17/2022 & 10/19/2022, respectively. [**Notices of Violation sent 04/16/2012, 12/24/2013, 10/19/2016, 06/26/2018, & 01/14/2021**]

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2022

The applicant has submitted a plan to address the longstanding demolition by neglect and work without permits at this property. Staff requested additional information and clarification regarding several items but did not receive a reply, including downspout replacement and shutter replacement. These must be addressed prior to final review and permit. The main items requiring Committee review are the retention of three rooftop HVAC condensers, an unpermitted hood vent, and two structural ties installed through the courtyard wall. Spec sheets for decorative sconces were also added to the application, but a proposed location or number of fixtures was not specified.

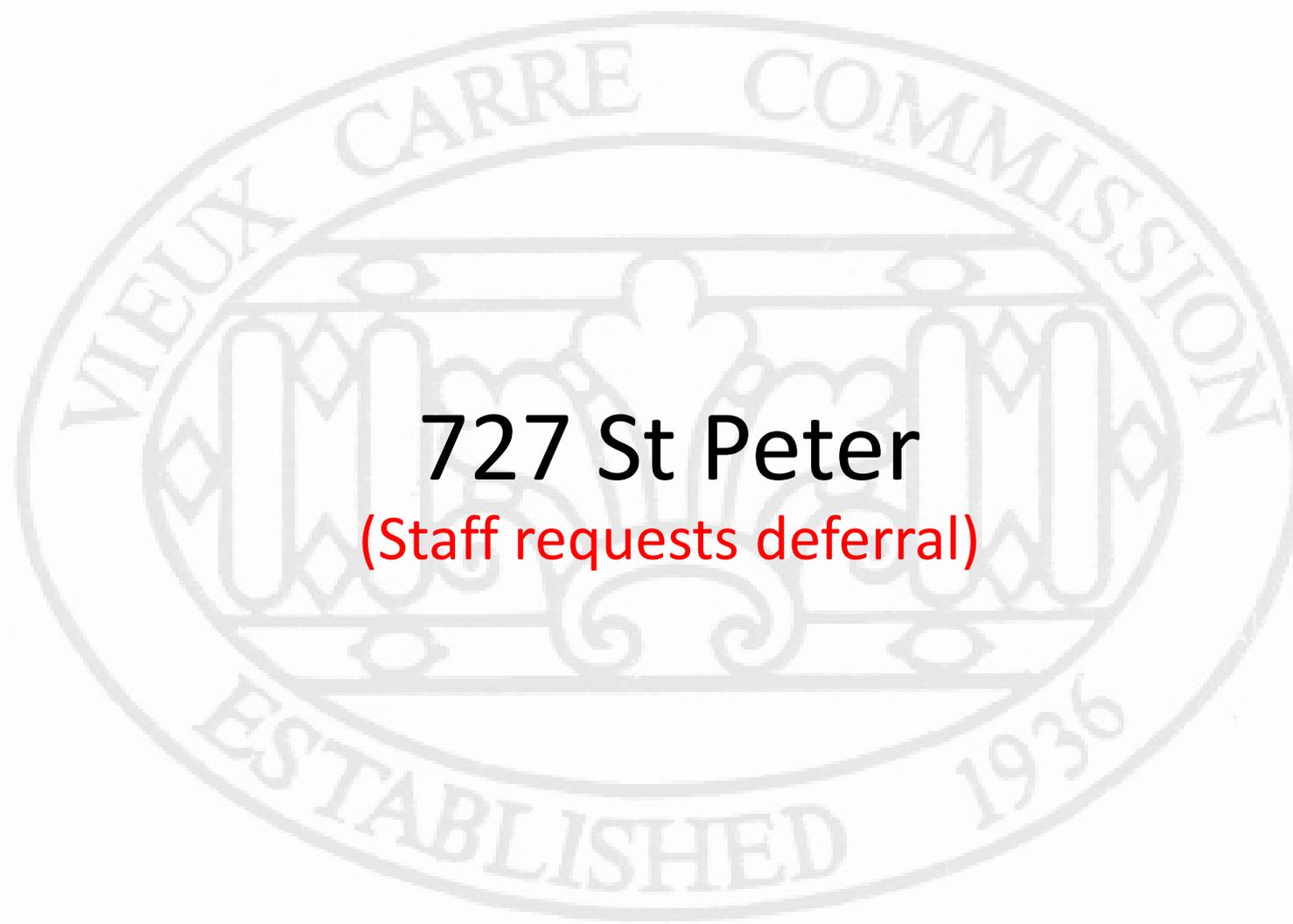
**HVAC:**

The equipment consists of two Daikin units (unit A: 35.5” x 35.5” x 38” – 74 dB. Unit B: 35.5” x 35.5” x 36” – 73 dB) and one 7-1/2 ton Goodman unit (35.5” x 35.5” x 41.5” – 84 dB), all installed since 2007. Another abandoned unit will be removed. The appeal also includes a hood vent that has been in place since 2004, according to the applicant. Staff notes that the locations of these items would not be considered approvable if installed now, and safety railings would be required by the Mechanical Division. Staff recommends **conceptual approval** of the appeal to retain the mechanical equipment, with the proviso that the HVAC units be moved at least 10’ away from all roof edges so rails will not be required in future.

**Tie rods:**

Staff requested an engineer’s report assessing the courtyard wall and tie rods prior to review. Engineer James Heaslip, II, PE submitted a report concluding that the wall “does not require tie rods for lateral bracing and the existing rods can be removed at any time. Once the existing rods are removed, AE recommends repairing the holes in the masonry wall.” They did not observe any evidence of cracking or overstressing, and concluded that the rods were most likely used for supporting decorations for the patio area. Staff was recently able to inspect the wall from the adjacent property at 725 St Peter, and was concerned that the wall appeared to be bowing. Additionally, several large and decaying stumps exist in the planter at the base of this wall, and could be having an impact from this side. The wall is certainly in need of repointing and repair, and staff recommends coordination between the property owners to address the wall comprehensively.

**ARCHITECTURAL COMMITTEE ACTION:** 11/09/2022



**727 St Peter**  
(Staff requests deferral)



**1030 Dauphine**

ADDRESS:	1030-32 Dauphine Street		APPLICANT:	Zach Smith Consulting & Design
OWNER:	The Sam and Nori Lee		SQUARE:	77
	Revocable Trust Dat		LOT SIZE:	2732 sq. ft.
ZONING:	VCR-1		OPEN SPACE:	
USE:	Residential		REQUIRED:	820 sq. ft.
DENSITY:			EXISTING:	Unknown
ALLOWED:	3 units		PROPOSED:	Unknown
EXISTING:	Unknown			
PROPOSED:	Unknown			

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

Although this building appears to be a circa 1890 4-bay frame shotgun cottage with a combination of late Victorian Italianate and Eastlake ornamentation, work done by the current owners revealed original brick-between-posts walls of an earlier cottage. Evidently, in the late 19th-century the rear cabinet was enclosed, and the facade remodeled. Unfortunately, during the 1995-96 remodeling, most of the original fabric was removed. The detached 2-story brick kitchen remains from the earlier complex on the site.

**NOTE:** The 1995 property report states that this structure was substantially rebuilt by the owners in 1995-96 and should be re-rated.

**Architecture Committee Meeting of** **11/09/2022**

**DESCRIPTION OF APPLICATION:** 11/09/2022  
**Permit #22-30368-VCGEN** **Lead Staff: Erin Vogt**

Appeal to retain courtyard work without permit, including outdoor kitchen, HVAC equipment and fountain, and proposal to install new pool, per application & materials received 10/06/2022 & 10/25/2022, respectively. **[STOP WORK ORDERS posted 07/05/2022 and 07/11/2022. Notice of Violation sent 07/06/2022.]**

**STAFF ANALYSIS & RECOMMENDATION:** 11/09/2022

Staff was alerted to unpermitted work being done at this property and placed SWOs on 07/05/2022 and 07/11/2022. When staff was allowed to inspect the property on 08/08/2022, extensive work without permit was discovered, much of which the applicant states was complete prior to purchase by current ownership. The applicant is proposing the following:

- 1.) *“Courtyard, alley paving alterations in deviation of permit and without approval: paving alterations, for the purposes of reinstalling a pool, will stop until all violations set forth are properly addressed. Retention requested once pool permit has been issued.”*

Mortared-in brick herringbone pavers have been installed in the courtyard and alleys. With the exception of a small trench drain along the St. Philip-side alley, it is unclear how or where the courtyard and alley drain. This is also not shown in the site plan that shows the pool. Staff requires more information on the site plan prior to making a recommendation.

- 2.) *“Pool in the courtyard under construction without approval, SWO posted on the property. Retention requested upon approval of pool permit and resolution of these violations.”*

Two different plans were submitted for the pool, showing vastly different sizes. The most recent drawing proposes a 17’-11” long combination hot tub/pool, that is 11’-10” wide. It appears these measurements includes the coping. The pool is shown as 4’-0” deep and is slightly elevated, not flush with the existing courtyard pavers. It is set 4’-6” from the rear carriage house and only 3’-4” from the rear of the main building, and incorporates an existing patio step at the rear of the house. A spec was provided for the decorative gold and gray cement waterline tile. All coping and raised portions of the pool and spa will use bricks to match the existing pavers. The plaster will be dark gray.

The pool equipment consists of a cartridge filter, variable speed pool pump, a booster pump, a 10,000 gallon salt system, and a natural gas heater, all to be located in a narrow existing cabinet between the unpermitted outdoor kitchen and rear carriage house. Many of these specs do not include dimensions or required clearances, and staff is skeptical that all of the proposed equipment could fit in this area. A more detailed equipment layout plan is requested.

Two pool control interface pads are linked, but it is not clear if these would be installed indoors or outdoors. Two LED lights are proposed; it appears that they are capable of both white light and colored light, which is prohibited by the Design Guidelines. Only white lights may be used.

The VCC Design Guidelines for Site Elements and Courtyards has the following requirements for water features and equipment: (VCC DG: 10-11)

<b>WATER FEATURES; MOUNTED EQUIPMENT GUIDE</b>	
<p>All water features and equipment installations are subject to review under the CZO. Contact the City Planning Commission and the Department of Safety and Permits to review allowable water feature construction areas for a parcel prior to submission of an application to the VCC.</p> <p><b>THE VCC REQUIRES:</b></p> <ul style="list-style-type: none"> <li>• A pool or hot tub to be an in-ground installation with the curb flush with the adjacent ground level</li> <li>• A simple, geometric form for the pool or hot tub such as a rectangle or oval</li> <li>• A fountain or a fish pond to be compatible with the historic and architectural character of the property</li> </ul>	<p><b>THE VCC RECOMMENDS:</b></p> <ul style="list-style-type: none"> <li>• Minimizing the visibility and quantity of mounted equipment on a parcel</li> <li>• Minimizing equipment noise bleed-over to a neighboring property</li> <li>• Locating equipment so that it is raised above the ground plane with surge protection at all electrical connections</li> </ul> <p><b>THE VCC DOES NOT ALLOW:</b></p> <ul style="list-style-type: none"> <li>• Installing visually obtrusive mounted equipment</li> <li>• Installing an above-ground pool or hot tub with the exception of a readily movable, plastic "kiddie" pool, which is generally limited to approximately 4-feet in diameter and 16-inches in depth</li> </ul>

*Vieux Carré Commission – Guidelines for Site Elements & Courtyards 10-11*

Staff is concerned that the pool curb is not flush with the adjacent ground level, and finds it of a concerning large size that will completely dominate the courtyard, particularly considering the outdoor kitchen and fountain that were installed without benefit of review and approval. If the pool is to be considered, it should be reduced in size and depth, and must be flush with the pavers. All courtyard drainage must also be shown on the site plan, and a full equipment plan must be submitted to ensure that the equipment will fit and will not be visually obtrusive. Further Committee and Commission review will be required, if found potentially approvable.

- 3.) *“Installation of a fountain in the courtyard without approval. Retention is requested as the fountain was existing upon purchase of the property. Additionally, the fountain is compatible with the historic and architectural character of the property as the brick work and wall behind the fountain are in line with the courtyard paving. Also, equipment pertaining to the fountain is not visible, noise from the fountain is minimal, and the pump is checked/maintained by the gardener weekly.”*

Staff has no objection to retention of the fountain, but notes that the depth must not exceed 18” per the CZO. If it does exceed this depth, it will need to be altered.

- 4.) *“Permanent planters installed in the courtyard without approval. Retention is requested.”* Staff has no objection to retention of the planters.
- 5.) *“Masonry, cinder block fence constructed in the rear without approval.”*  
Staff notes that this wall serves as an exterior kitchen area, including gas grill and countertop, which was also built without permit. This may potentially be considered approvable, but staff is concerned that none of this gas work was permitted by the Mechanical Division and may not have been installed per safety and code requirements.
- 8.) *“HVAC, mechanical equipment installed in at least the courtyard without approval. Retention is requested as the HVAC location was already established upon purchase of the property. Courtyard space is limited and this is the only feasible location where it can be located. It also provides easy access.”*

Staff requested the applicant provide specs for the make and model of both units so they could be reviewed, but the specs do not correspond to these models. Dimensions and sound data must be provided for consideration, but this location may be conceptually approvable if screened and if the sound data is typical.

- 10.) & 11.) *“Light fixtures installed on at least the rear building, courtyard fences without approval. Gas fixtures installed without approval. Retention is requested. As the use of gas lights are permitted and the installation of the gas lines are visually minimal.”*

The fixtures, both gas and electric, do not meet the VCC Design Guidelines for the placement or locations of decorative fixtures and should be removed and/or replaced with functional lighting. Staff is happy to work with the applicant on alternate fixtures and locations that would be approvable.

12.) *“Impermissible exterior speakers installed in at least the rear of the main building. Retention requested as the speakers were existing when the property was purchased.”* Exterior speakers are not approvable per the Design Guidelines and have been rendered obsolete by the development and ease of use for Bluetooth technology.

13.) *“Wires, conduits. Retention is requested as all conduit and wiring existed upon purchase of the property. Additionally, all conduit and wiring for courtyard equipment is extremely minimal, portions of it are recessed and concealed, and other parts have been painted to minimize visibility.”* Any abandoned or unused wiring or conduit must be removed. Remaining conduit and wiring must be painted.

Staff notes that the presence of violations prior to purchase does not influence whether or not they can be considered for retention, as owners become responsible for all current and previous violations on a property upon purchase.

Staff finds the retention of the outdoor kitchen, and fountain, and planters, plus approval of the proposed pool and hot tub, to be overly crowding the small courtyard and detrimental to the overall space. Some of these elements may be considered for retention or approval per the Design Guidelines, but staff discourages approval of them all.

Staff recommends:

- **Deferral** of the pavers and drainage plan, with revisions to be submitted.
- **Deferral** of the proposed pool and hot tub, with revisions and additional drawings to be submitted prior to any further consideration as noted above.
- **Deferral** of the fountain, with the applicant to provide measurements for the current fountain depth. If it exceeds 18”, it will require modification to meet CZO requirements before it can be considered approvable for retention.
- **Deferral** of the outdoor kitchen until the safety of the gas lines can be verified by a licensed professional. Conceptual approval must be contingent on approval by the Mechanical Division.
- **Conceptual approval** to retain the HVAC equipment, with spec sheets (including dimensions and sound data) for each unit to be submitted to staff for review prior to final approval.
- **Denial** of the appeals to retain the decorative electric fixtures at the carriage house and outdoor kitchen, and denial of the appeal to retain the unpermitted decorative gas fixtures.
- **Denial** to retain the speakers, and
- **Deferral** of the wires and conduits until it can be established which would need to remain and which are abandoned.

**ARCHITECTURAL COMMITTEE ACTION:**

11/09/2022

**From:** Carole Follman <cafollman@gmail.com>  
**Sent:** Sunday, November 6, 2022 4:41 PM  
**To:** Erin B. Vogt  
**Subject:** Re: Automatic reply: 1030 Dauphine

EMAIL FROM EXTERNAL SENDER: DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, use the reporting tool in your Outlook to send this message to Security.

Good morning Erin,

I was able to download and review the information for the proposed "swimming pool & Spa" documents for 1030 Dauphine Street, New Orleans.

Appears to be a very large project for such a small confined area.

It is apparent that no consideration was given to adjacent homes and the effect of the project on other properties. The following are my comments that you can forward to the committee in case the issue comes up before I am in attendance.

I own the home located at 1034 Dauphine, New Orleans LA, for the past 22 years.

To date it has been a wonderful pleasant neighborhood with good neighbors.

Recently, while in my kitchen cooking, the floors started vibrating and shaking, I ran outside to my Courtyard to discover that jackhammering was occurring in the neighbors Courtyard at 1030 Dauphine. Next door to me. Knocking on the gate a young man appeared and informed me they were starting demolition to build a swimming pool.

There were no permits posted from the VCC indicating approval of this project.

There are a few issues and concerns relating to this proposed project.

- . First the overall size of the pool & spa in such a confined space and the impact to adjacent property.

- . My home is directly next door to the proposed Pool & Spa submitted for 1030 Dauphine. And 26" to an old wood fence that designates the property line between the homes.

- . The pool equipment for such a large pool will be significant in size and SOUND. Reviewing the proposal the equipment will be located in a closet? The amount of equipment necessary to maintain this large pool & Spa will be require much more space than a closet. Also, this equipment is to be installed next to the old fence that divides our property line. The smell of pool chemicals and the continuous sound of pool equipment running daily would be devastating. This would directly effect the quality of life here.

- . And my house is located less than 5' away from that proposed equipment.

- . Where are the drawings describing, in detail, water run off and drainage for this project? Showing all underground drains, indicating how and where the contractor will divert the over flow of chlorinated, saltwater during storms, hurricanes and everyday use, away from the adjacent property I own? Again, My home is located 26" from the wood fence and a few feet from the proposed pool & Spa.

. Due to the close proximity of the pool & spa to my property line, a valid concern is water overflow and water intrusion, running thru the old wood fence that, divides the courtyards and under my raised home. And my Courtyard planters and brick flooring are located directly up against the old wood fence.

.A critical concern would be the the construction project and what the trauma to my 1890 Shotgun due to jackhammering, construction equipment causing vibrations that could effect the integrity to the foundation of my home located but a few feet away from the excavation.

. Another major issue is the back building, the 2 story Slave Quarter.

If observed from the front of the house at 1030, you will see the structure listing (leaning) to the Left of the the back property location.

It was never "stabilized or repaired " by several past home owners due to the costs incurred of lifting up and adding support under that side of the building to shore up the corner as a structural engineer recommended at the time.

. The excavation of digging for such a large pool & spa and removing such large amounts of dirt from this small area could potentially compromise the integrity and foundation of this old historical structure and cause larger problems that would directly cause issues to my home and Courtyard. That two story Slave quarter is the side wall of my Courtyard.

Its always been a pleasure welcoming new families to our neighborhood.

And as we all say, "we live on top of each other here in a French Quarter" and we try to work together to continue to protect and preserve the Vieux Carre'..

I am opposed to this proposed project based on the above comments.

Thank you,

Carole Follman  
1034 Dauphine Street  
New Orleans, LA 70116

Sent from my iPa

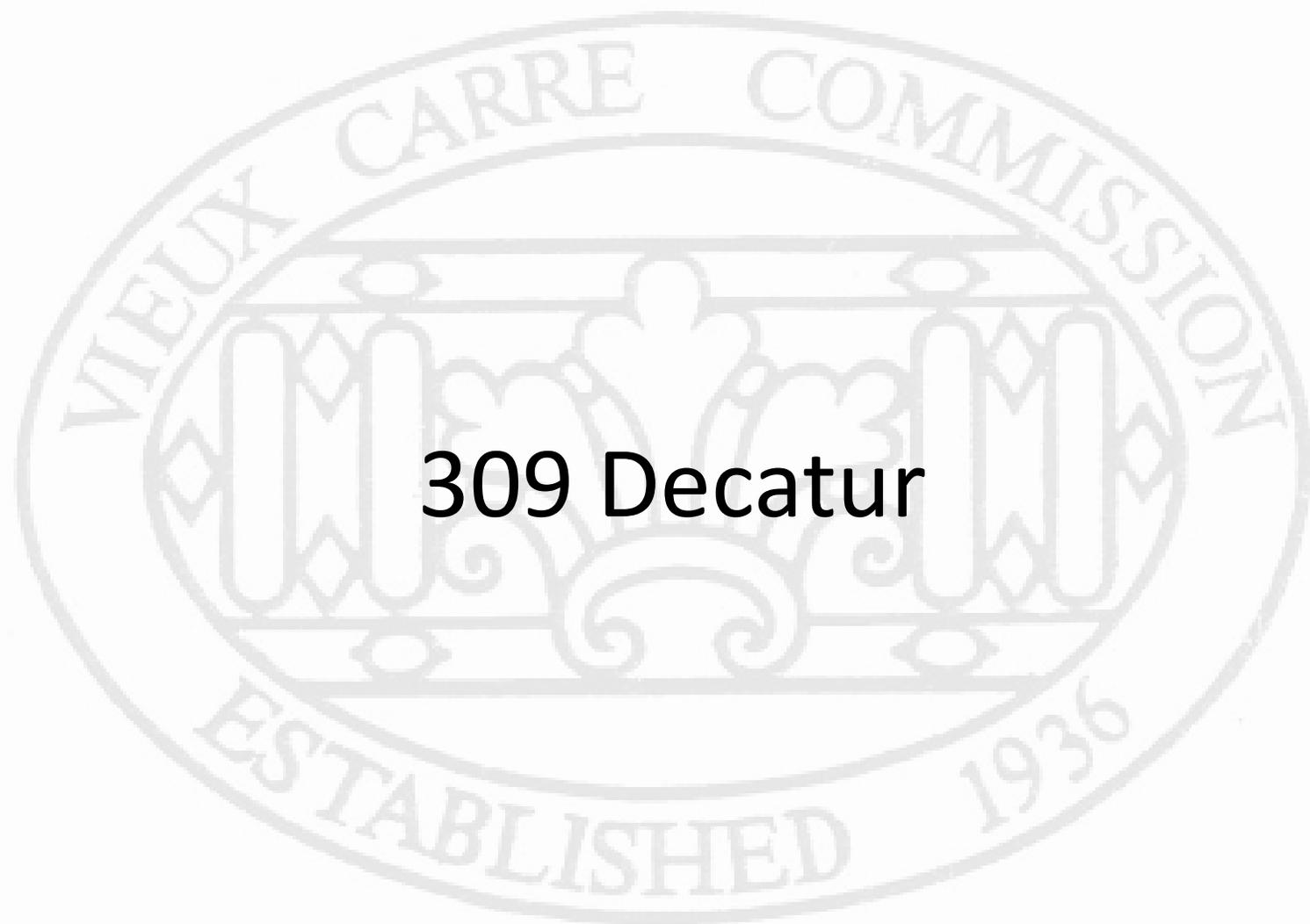
> On Nov 5, 2022, at 9:59 AM, Erin B. Vogt <[ebvogt@nola.gov](mailto:ebvogt@nola.gov)> wrote:

>

> Thank you for your email. I will be out of the office on Friday, 11/4 and Monday, 11/7. City Hall will be closed for Election Day on Tuesday, 11/8. Please consider this automatic response confirmation that your message has been received, and I will respond at the earliest opportunity once I return.

> Thanks,

> Erin Vogt



**309 Decatur**

ADDRESS:	309 Decatur	APPLICANT:	Erika Gates
OWNER:	309 Decatur Street LLC	SQUARE:	29
ZONING:	VCE-1	LOT SIZE:	3699 sq. ft.
USE:	Commercial	OPEN SPACE:	
DENSITY:		REQUIRED:	1110 sq. ft.
ALLOWED:	6 units	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	No change
PROPOSED:	No change		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This property is a late Victorian (c. 1890) example of a three-story warehouse building, here interpreted in the Romanesque Revival style.

**Architecture Committee Meeting of**

**11/09/2022**

**DESCRIPTION OF APPLICATION:**  
**Permit #22-31558-VCGEN**

11/09/2022

**Lead Staff: Erin Vogt**

Proposal to address violations and replace corrugated metal awning with standing seam, per application & materials received 10/18/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

11/09/2022

In 2017, the property was partially renovated for use as a restaurant, but work was not completed, and the business never opened to the public. Several outstanding issues were to be addressed as part of that scope of work, including demolition by neglect violations for masonry, window, trim, and paint deterioration, and significant vegetation at the rear of the property. Work without permit was also to be addressed, as the Committee had approved retention of two exterior coolers and modifications to the rear drainage. Provisos for these retentions, including that the roof of the coolers be painted French Quarter Green to minimize visibility, and that the downspouts and scuppers be painted, were not completed. Additionally, the corrugated metal roof was cited for damage, and the applicant received approval to replace it with a standing seam roof, but this work was also not done. The applicant is proposing to address the violations, as follows:

All demolition by neglect will be addressed, including vegetation removal. The corrugated metal awning will be replaced with a standing seam roof on the existing structure, to be painted French Quarter Green on both sides. Inappropriate light fixtures will be replaced, and the items which needed to be painted as provisos for their retention are proposed to be painted. Staff finds the work **conceptually approvable**, but recommends the Committee require revisions to the proposed standing seam roof prior to final approval and permit. While this was approved for installation previously with no drawings required, staff notes that standing seam panels are typically installed on wood decking with underlayment, and it is unclear if the proposed method of installation on the existing wooden stringers and metal outriggers would be structurally sufficient, or if uplift might be a concern. Detailing the awning as a typical abat-vent may be more appropriate. Staff requests a section of the standing seam awning for review and approval prior to permit issuance.

**ARCHITECTURAL COMMITTEE ACTION:**

11/09/2022