

**Vieux Carré Commission
Architecture Committee Meeting**

Thursday, June 16, 2022



Old Business



619 Royal

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

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

DESCRIPTION OF APPLICATION: 06/16/2022
Permit #20-30797-VCGEN **Lead Staff: Erin Vogt**

Proposal to partially reconstruct courtyard wall, per application & materials received 06/10/2020 and 05/31/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/16/2022

When last reviewed on 04/12/2022, the applicant requested to rebuild the courtyard fence in its entirety between 619 and 623 due to foundation failure. The applicant is now proposing to leave the tallest portions of the wall adjacent to the rear building and main building, reconstructing only the center, shorter portion of the wall. The applicant stated:

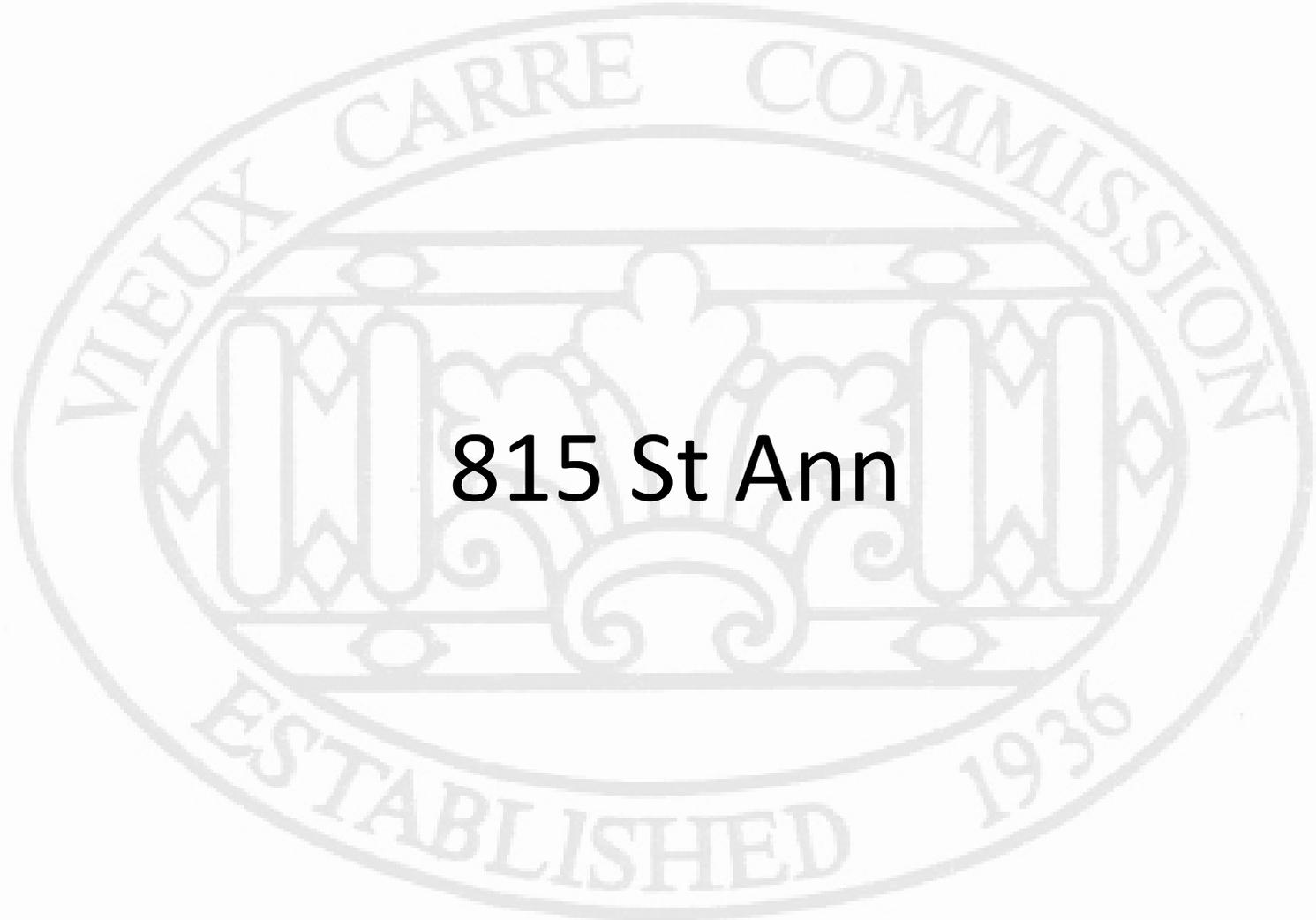
The intent is to remove and rebuild in kind the middle portion of the masonry wall and maintain the start and end of the wall that meets the building. This allows for us to maintain the historic detailing of the wall. The portion of the new masonry wall will contain additional pilasters spaced at 10'-0" OC to add additional stability to the wall. The existing portion of the wall and new portions will be toothed into each other. The new wall will re-use existing bricks that are still fully intact.

The planter wall will utilize CMU blocks and reinforcing to resist overturning. Masonry veneer will be added to maintain the original look of the courtyard. An additional course on top of the wall will be added to make it look like a multi-wythe brick wall.

Staff notes that the shorter section proposed for rebuild constitutes the portion of the wall with the most visible lean. Since this method allows more of the wall to remain unaltered, particularly in the sections where it most relates to the rear and front structures, staff finds the proposed rebuild approvable. Staff does note that the placement of the pilasters will not be symmetrical, as only four pilasters are proposed and not five (leaving one missing closer to the carriageway). Since this portion of the wall is not noted for rebuild, staff has no objection to leaving it unaltered. The use of obscured CMU blocks at the planter wall is frequently found approvable and staff also has no objection to it in this case.

Staff recommends **approval** of the wall rebuild as proposed.

ARCHITECTURAL COMMITTEE ACTION: 06/16/2022



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 19th 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 **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

Architecture Committee Meeting of **03/22/2022**

DESCRIPTION OF APPLICATION: 03/22/2022
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: 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

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

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

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

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

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

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

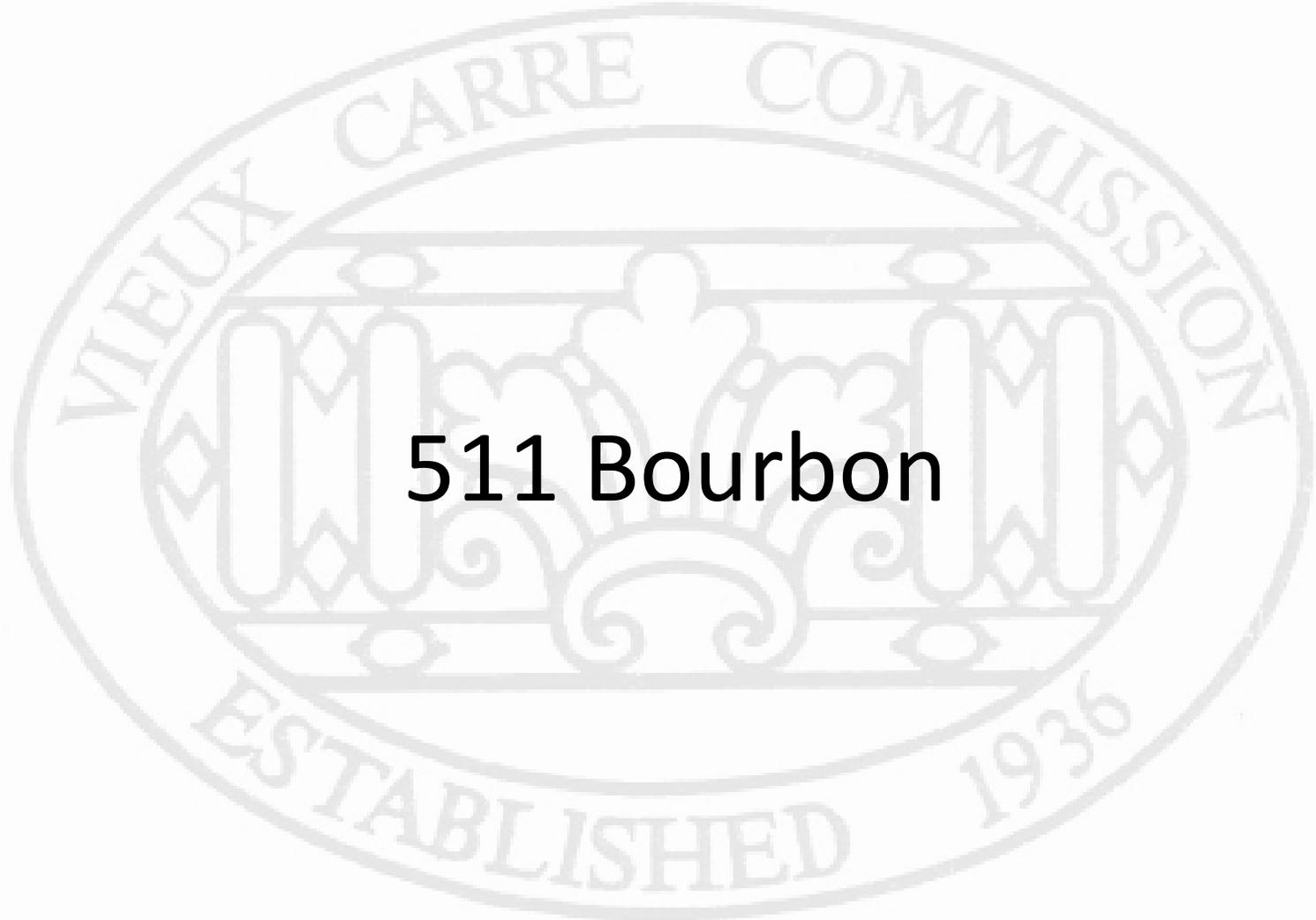
Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Fifield commented that the drawings appeared to be out of order. Mr. Fifield stated that there didn't seem to be much to talk about here. He asked the applicant if there was a collapse here. Mr. Williams stated 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.



511 Bourbon

ADDRESS:	511-13-15 Bourbon Street		
OWNER:	Brevort Enterprises, LLC	APPLICANT:	L. Katherine Harmon
ZONING:	VCE	SQUARE:	71
USE:	Commercial	LOT SIZE:	8,322 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	13 Units	REQUIRED:	2,470 sq. ft.
EXISTING:	0 Units	EXISTING:	2,515 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION:

This early 19th century Creole cottage, known as the "Mellieur House," historically was divided into three units. Photographs from the early 1900s show that the cottage today retains the original rhythm of openings on the front facade, i.e., window-door-window-door-window-door-window. The shop window (vitrine) on the front facade of the main building dates from the early 20th c.

Main and rear buildings – Blue
 Courtyard Bar Building – Unrated (In need of official rating)

Architecture Committee Meeting of **06/16/2022****DESCRIPTION OF APPLICATION:**
Permit # 22-03409-VCGEN06/16/2022
Lead Staff: Nick Albrecht

Proposal to remove and reinstall parapet cap flashing, per application & materials received 02/02/2022 & 03/08/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/16/2022

The majority of this proposed renovation work was conceptually approved at the 02/22/2022 Architecture Committee meeting with the exception of the proposed replacement cap flashing. The applicant has provided a detail drawing regarding the proposed cap flashing. The system would consist of L-shaped copper flashing installed under the slates and up the inside face of the parapet, terminating under a pressure treated board installed on the top of the parapet. A second piece of 3" tall copper would be attached to the outside face of the parapet. A final piece of U-shaped copper would cap these two pieces of flashing and the pressure treated lumber.

The height from the top of the slates to the top of the 2x lumber on the parapet is shown as being 8", putting the actual masonry parapet top around 6-1/2". The 6-1/2" height may be considered to be too low for one of the standard details but staff notes that this is a blue rated building and this parapet is highly visible so perhaps it should be held to the highest standard. Hurricane Ida removed nearly the entire portion of cap flashing from the Bourbon St. side of one of the parapets, providing a unique opportunity to clearly view the existing conditions. The existing parapet is covered in some kind of built-up roofing tar type material. Metal flashing then sits on top of this built-up material, possibly installed later as an attempted repair as it does not extend under the slates. The metal cap was then installed above this metal and the tar.

Doing some quick online research staff identified several options that would provide similar protection while maintaining an appropriate aesthetic. Most typically this is seen with the use of a doweled in place precast concrete top on top of metal flashing and the parapet. Staff finds this approach much preferred to adding wood to the top of the parapet and installing the exposed metal over that.

Staff believes that metal cap flashing has become a default option for many roofers as it is quick and fairly easy. As there are obvious drawbacks both aesthetically and functionally when it comes to severe weather, staff is resistant to seeing this detail continue to proliferate, particularly on high rated buildings. Staff recommends denial of the proposal with the applicant to submit a revised detail that would eliminate or conceal metal flashing on top of the parapets.

ARCHITECTURAL COMMITTEE ACTION: 06/16/2022**Architecture Committee Meeting of** **02/22/2022****DESCRIPTION OF APPLICATION:**
Permit # 22-03409-VCGEN02/22/2022
Lead Staff: Nick Albrecht

Proposal to renovate main building including replacement of abat-vent, repairs to existing millwork and retention of metal cap flashing, per application & materials received 02/02/2022.

STAFF ANALYSIS & RECOMMENDATION:

02/22/2022

This proposal is very similar to one that was last reviewed at the 06/25/2019 meeting, with a slightly expanded scope of work. The proposed work includes:

- Replacement of the existing abat-vent with new standing seam copper
- Replacement of existing metal gates on either side of the building with new wood beaded board gates
- Relocating one AC platform to allow for access to one of the side alleyways
- Replacement of an existing vertical wood board fence spanning between the main building and a rear building with a new seven board fence
- Replacement to match of existing copper cap flashing, and
- Various staff approvable repairs or replacements

Staff has no objection to:

- the proposed material change of the abat vent roof to a standing seam copper
- the proposed change to wood gates in these locations
- shifting of the mechanical platform to allow for alley access
- replacement of the vertical wood board fence with horizontal wood board fence, and
- all the staff approvable work.

The last item is the proposed replacement of cap flashing at the parapets. When this application was last reviewed in 2019 it was noted that the existing flashing is rising 9” above the roof surface. It appears the flashing runs up the inside of the parapet to the top, and the cap flashing extends 3” down over this flashing. On the outside of the wall, the flashing extends down 5” over the masonry wall. If a new cap is required staff believes it could be done in a way that achieves a waterproof condition without disturbing the existing flashing running up the inside of the parapet.

Staff recommends approval of the overall proposal and requests commentary from the Architecture Committee regarding the proposed cap flashing replacement.

ARCHITECTURAL COMMITTEE ACTION:

02/22/2022

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon stated that the existing L shaped flashing would remain. Ms. DiMaggio asked if the existing flashing to remain was copper or another metal. Ms. Harmon stated that she believed it was copper but that if they discover it is not they would need to circle back. Mr. Bergeron noted that the existing corrugated metal abat vent has been in place sometime, possibly as early as the 1900 photograph, and if the profile of that metal was important. Mr. Block responded that he felt either material would be appropriate and that the rating of this building could tolerate an improved material. Mr. Bergeron noted that historic photos also showed a gutter at the outside edge of abat vent and if that was being considered. Ms. Harmon responded that they were not at this time but that may be something considered in the future. With nothing left to discuss the Committee moved on to the next agenda item.

No Public Comment

Discussion and Motion:

Mr. Bergeron moved to conceptually approve the proposed work and to defer the cap flashing to allow the applicant an opportunity to work with staff to develop a detail that complies with the Guidelines. Ms. DiMaggio seconded the motion, which passed unanimously.

Architecture Committee Meeting of

06/25/19

DESCRIPTION OF APPLICATION:

06/25/19

Permit # 19-09606-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate main building including repairs to existing millwork and retention of metal cap flashing, per application & materials received 03/28/19 & 06/06/19, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/25/19

When this application was last reviewed at the 05/14/19 meeting, the items in need of revisions or additional information included the extent of the repairs and treatment of the vitrine windows, the smaller of which was noted as a rather contemporary interjection, and the proposed retention of cap flashing and the existing conditions of the parapet.

At the vitrine windows, the plans now note repairs to both of the existing vitrine windows and wood panels and the installation of new standing seam metal roofs. As these will be repairs to the existing conditions rather than wholesale replacements, staff has no objections to the proposal. It is unclear what the existing roofing material is on the larger vitrine window and it appears that the smaller vitrine may not have a sloped roof at all. Staff requests additional details of this roofing but finds the proposal approvable.

Regarding the cap flashing, the applicant submitted a sketch provided by a roofer which shows the parapet as rising 9" above the roof surface. It appears the flashing runs up the inside of the parapet to the top, and the cap flashing extends 3" down over this flashing. On the outside of the wall, the flashing extends down 5" over the masonry wall. Staff again notes that the existing cap flashing appears to be failing and suggests that a new cap should be installed. If a new cap is required staff believes it could be done in a way that achieves a waterproof condition without disturbing the existing flashing running up the inside of the parapet.

Staff recommends approval of all aspects of the proposal except for the proposed retention of the cap flashing, where staff recommends that the applicant submit an alternative, approvable design.

ARCHITECTURAL COMMITTEE ACTION:

06/25/19

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Mr. Musso stated that painted sheet metal on the larger vitrine roof would be more appropriate. He asked the applicant if there was any chance on sign modifications. Ms. Harmon stated that without the owner present she was unable to answer that question. Regarding the parapet, Mr. Musso noted that with only 9" of parapet above the roof that he understood the predicament of flashing. Mr. Fifield recommended that the staff may reach out to a third party roofer to get another viewpoint.

Mr. Musso stated that he agreed with staff with the exception of the painted sheet metal roof on the left and either no roof or an exactly matched roof on the right. Mr. Musso motioned for both vitrine roofs to match, for the applicant to restudy the lighting on the front façade and for the applicant to move forward with replacement of the cap flashing if an alternative was not possible. Mr. Fifield seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

05/14/19

DESCRIPTION OF APPLICATION:

05/14/19

Permit # 19-09606-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate main building including replacement of existing metal alley gates with new wood gates, repairs to existing millwork, and retention of previously cited items, per application & materials received 03/28/19 & 05/06/19, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/14/19

The submitted plans include work in the courtyard that was previously reviewed and approved in 2016 but also features proposed work to the main building that was not present in previous submittals. Some of the work is proposed repairs/replacements to match existing but also features some notable changes from the existing conditions.

At the alley gates, the applicant proposes to remove the non-approvable solid metal gates and install new beaded board gates. Staff has no objection to the proposed change to a wood gate in these locations. Historic photographs show a previously existing wood door gate on the 507 Bourbon side and a metal gate closer to the front wall of the building on the 515 Bourbon side.

A note on the submitted plans states that the existing vitrine windows will be removed and replaced to match existing. The vitrine window closer to Toulouse St. appears to be a rather recent change as photographs as recent as 1987 show this as a fixed window over a wood panel that did not project from the building. In a 1964 photograph this opening is shown as a window opening appearing to match the other windows on this elevation. As the note on the plans suggests this millwork will be completely rebuilt, staff questions if the applicant would consider restoring this opening to the original documented configuration of a window opening matched to the others.

The other larger vitrine window is noted in the history of the building as dating to the early part of the 20th century. Staff considers this millwork much more historically significant and questions what appears to be the wholesale replacement of this element. Staff requests more information regarding the existing conditions of the millwork and, consistent with the guidelines, recommends repair of damaged elements rather than complete replacement.

At staff's suggestion the applicant now proposes to add paneled shutters to the existing six over six windows on this elevation. Staff notes that this shutter type already exists on the door openings and is documented on

all openings in photographs dating to ca. 1900. Staff finds the proposed shutter addition approvable.

The final item on the Bourbon St. elevation in need of Architecture Committee review is the proposed retention of cap flashing on the parapets. The existing cap flashing does not appear to have been well installed as it features numerous rising seams which will allow water below the cap flashing where it will accelerate damage to the underlying masonry. Staff recommends the complete removal of the cap flashing to be replaced with an approvable mortar cap detail. The same cap flashing is also proposed for retention on the Dauphine elevation of the main building.

Also on the Dauphine elevation, the applicant proposes to retain a fan that has been mounted to the abat-vent. Staff does not find the retention of this equipment approvable, especially considering the blue-rating of this building. Staff recommends that the applicant use a moveable fan as an alternative.

Finally, the applicant proposes to retain two light fixtures also mounted to the abat-vent. Photographs show these as exposed bulb floodlight fixtures. The fixtures are approximately centered between the three sets of doors. This location is inconsistent with the guidelines which recommends centering light fixtures above window and door openings. Staff recommends relocating the fixtures and adding a third fixture to be consistent with the lighting guidelines. Notably, this arrangement will provide more and more consistent lighting in this area of the property.

Staff recommends approval of the proposed:

- Wood alley gates
- New paneled window shutters

Staff requests more information regarding the vitrine windows and questions if the applicant would consider restoration of the one vitrine to a previously documented condition.

Staff recommends denial of the proposed retention of the:

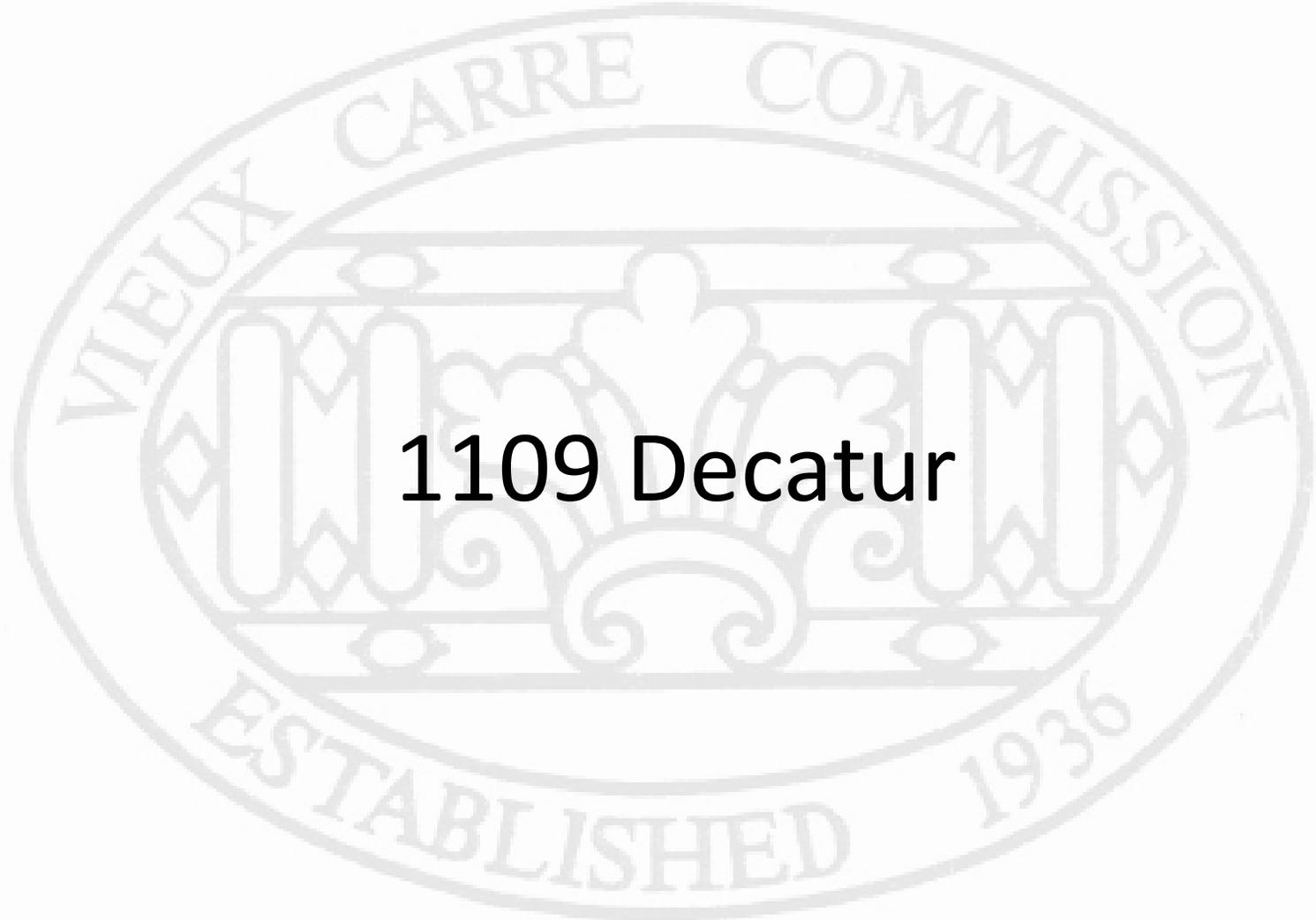
- Cap flashing
- Mounted fan
- Light fixtures

ARCHITECTURAL COMMITTEE ACTION:

05/14/19

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Mr. Musso commented that he agreed with the staff report regarding the recommendations for lighting, the wood gates, and the fan. He stated that the treatment of the vitrine window on the right would be the applicant's choice but that he thought it looked better as a window. Ms. Harmon stated that they would prefer to retain it as a vitrine. Ms. Harmon inquired if they could replace the existing cap with a new copper cap. Mr. Fifield recommended looking to see if there was enough space to adequately flash the roof to the parapet.

Mr. Fifield moved to defer the application in order for the applicant to provide additional information including a possible alternate design for the smaller vitrine window. Mr. Musso seconded the motion and the motion passed unanimously.



1109 Decatur

ADDRESS:	1109 Decatur St.	APPLICANT:	Garcia Roof Replacement, LLC
OWNER:	Mon Tay Enterprises	SQUARE:	19
ZONING:	VCC-1	LOT SIZE:	3,272 sq. ft.
USE:	Commercial/Residential	OPEN SPACE-	
DENSITY-		ALLOWED:	5 Units
ALLOWED:	5 Units	REQUIRED:	981 sq. ft.
EXISTING:	Unknown	EXISTING:	1,244 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Blue**, or of major architectural or historical importance.

This is one in the block-long row of three-story houses constructed c. 1830-31 by the prominent architects Gurlie and Guillot as rental property for the Ursulines Nuns after this religious house moved to its new quarters on Dauphine Street. Originally constructed in the typical Creole style, with arched ground floor openings (including a side passageway), balconies and upper level French doors, the buildings received a number of individual modifications in the 19th and 20th centuries. #1109 has altered millwork has been altered and its second floor balcony has been extended into a gallery.

Architecture Committee Meeting of

06/16/2022

DESCRIPTION OF APPLICATION: **Permit # 22-04993-VCGEN**

06/16/2022

Lead Staff: Nick Albrecht

Proposal to install new copper cap flashing in conjunction with approved new slate roof installation, per application & materials received 02/16/2022 & 05/31/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/16/2022

Similar to the proposal just reviewed at 511 Bourbon this proposal relates to cap flashing on a blue rated building. In this case, this proposal was last reviewed at the 05/24 meeting where it was deferred to allow the applicant to explore the existing conditions a bit further. The applicant provided additional photographs that show that there is existing step flashing installed below the cap. There is then a layer of foam between the step flashing and the cap. The applicant seeks to install a new similar cap flashing arrangement in conjunction with the installation of a new slate roof.

Similar to at 511 Bourbon, staff believes there are fairly typical details that would provide near identical waterproofing while offering improved aesthetics and storm protection. One notable difference regarding this proposal and the next one on the agenda for 1107 Decatur St. compared to 511 Bourbon St. is that these Decatur caps are located on three story buildings with much less visibility. Still, as this is a blue-rated building and there are better alternatives, staff recommends denial of the proposed cap flashing.

ARCHITECTURAL COMMITTEE ACTION:

06/16/2022

Architecture Committee Meeting of

05/24/2022

DESCRIPTION OF APPLICATION: **Permit # 22-04993-VCGEN**

05/24/2022

Lead Staff: Nick Albrecht

Proposal to install new copper cap flashing in conjunction with approved new slate roof installation, per application & materials received 02/16/2022 & 05/04/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/24/2022

This application and the next one on the agenda for 1107 Decatur essentially involve the same proposal. Staff issued permits to install new slate roofs on both buildings back in March of this year. The permits included the standard language regarding cap flashing: "Permit does not allow for cap flashing on parapets, chimneys or surrounding walls." Following the issuance of the permit, the applicant approached staff regarding cap flashing. Staff shared the approvable alternative mortar cap flashing details, but the applicant wanted to pursue the total cap flashing.

There is currently cap flashing in place on the parapet wall shared with 1107 Decatur and the one shared with 1113 Decatur. Photographs provided by the applicant show the current cap flashing as rising about 12” above the roof surface and being 12” wide. Interestingly, it looks like the cap flashing was installed on top of the slate rather than extending underneath the slate. As such, there is likely another layer of flashing installed below the slate or this installation technique may be to blame for any water intrusion that may be experienced in the building.

As this proposed cap flashing is in conjunction with an entire new roof installation, staff feels it is an opportune time to get this detail correct and it appears there is an adequate amount of parapet present to allow for a more approvable detail. Staff recommends denial of the proposed cap flashing.

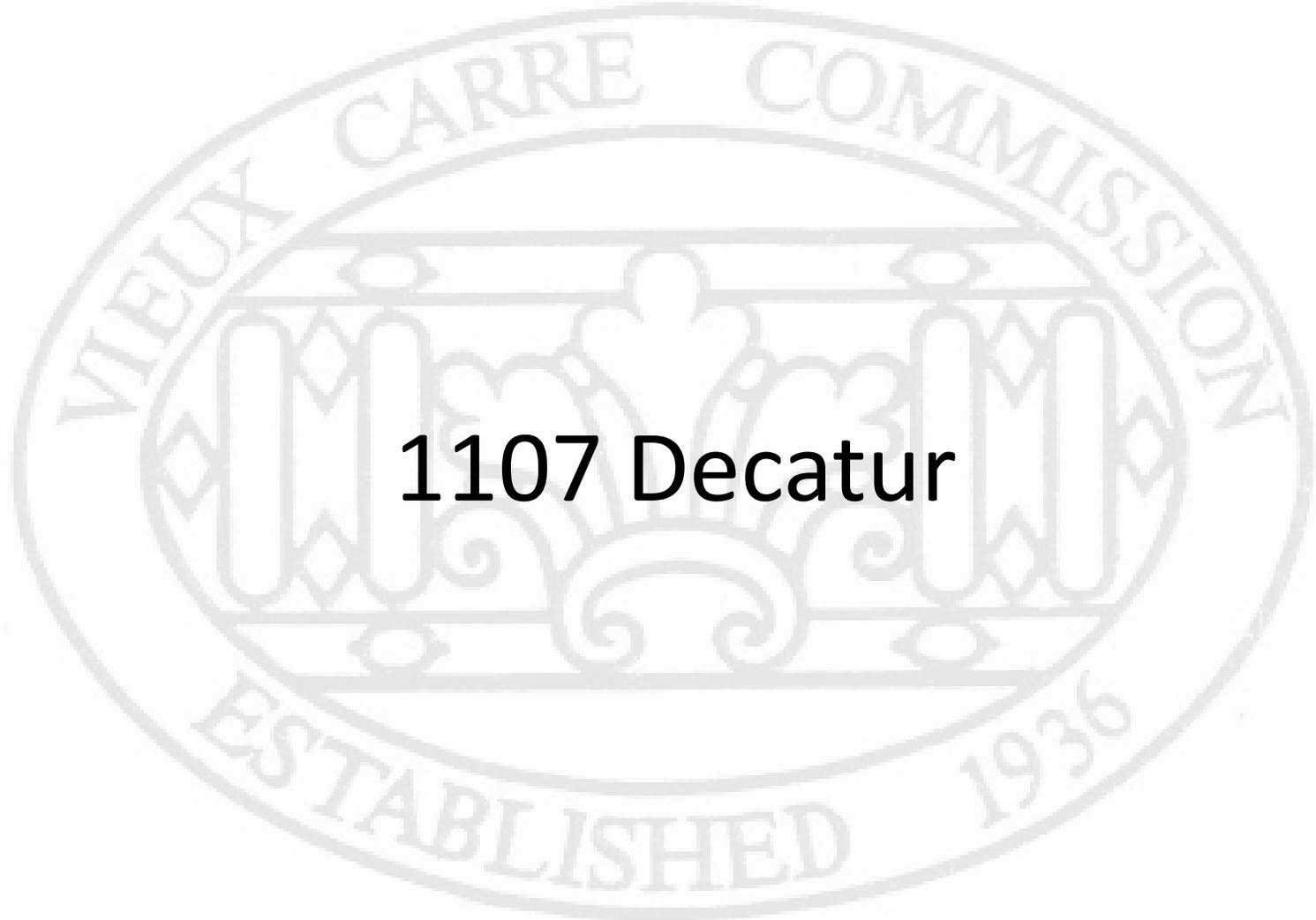
ARCHITECTURAL COMMITTEE ACTION:

05/24/2022

Mr. Albrecht read the staff report with a representative from Garcia roofing, Mr. Chaar, present on behalf of the application. Mr. Chaar stated that they need to change the cap flashing. Mr. Albrecht stated that staff didn't have a recommendation as we could find no evidence that it was permitted to begin with. Mr. Fifield stated that there were 2 issues here. 1- how was the slate flashed. 2- how did the cap encompass the flashing. Mr. Chaar stated that it must have flashing under it. Ms. Bourgogne stated that the reason they were all here today was because guidelines did not allow for the cap. She went on to say that staff wanted a traditional mortar cap if possible since it was going to be a new roof. Mr. Fifield asked if the current material was copper. Mr. Chaar state that one of the two was copper and he was unsure about the other one. Mr. Fifield asked if he could pull is up to see if the flashing was corbeled. Mr. Chaar stated “absolutely” and come back for the next meeting.

There was no public comment.

Mr. Bergeron made the motion to defer to the next meeting in order to allow the applicant time to investigate the cap and what was underneath. Ms. DiMaggio seconded the motion and the motion passed unanimously.



1107 Decatur

ADDRESS:	1107 Decatur	APPLICANT:	Garcia Roof Replacement, LLC
OWNER:	Monaghan Properties, Inc.	SQUARE:	19
ZONING:	VCC-1	LOT SIZE:	2,592 sq. ft.
USE:	Commercial/Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	777 sq. ft.
ALLOWED:	5 Units	EXISTING:	1,156 sq. ft.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main: **Blue**, of Major Architectural or Historical importance
 Service building: **Blue**, of Major Architectural or Historical importance
 Shed: **Brown**, objectionable or of no Architectural or Historical importance

This is one in the block-long row of three-story townhouses constructed c. 1830-31 by the prominent architects Gurlie and Guillot as rental property for the Ursulines Nuns after this religious house moved to its new quarters on Dauphine Street. Originally constructed in the typical Creole style, with arched ground floor openings (including a side passageway), balconies and upper level French doors, the buildings received a number of individual modifications in the 19th and 20th centuries. #1107 remains close to its original design.

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

DESCRIPTION OF APPLICATION: 06/16/2022
Permit # 22-05000-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new copper cap flashing in conjunction with approved new slate roof installation, per application & materials received 02/16/2022 & 05/31/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/16/2022

This proposal is identical to the one just reviewed for 1109 Decatur (See 1109 Decatur Property Report).

Staff recommends denial of the proposed cap flashing.

ARCHITECTURAL COMMITTEE ACTION: 06/16/2022

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

DESCRIPTION OF APPLICATION: 05/24/2022
Permit # 22-05000-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new copper cap flashing in conjunction with approved new slate roof installation, per application & materials received 02/16/2022 & 05/04/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 05/24/2022

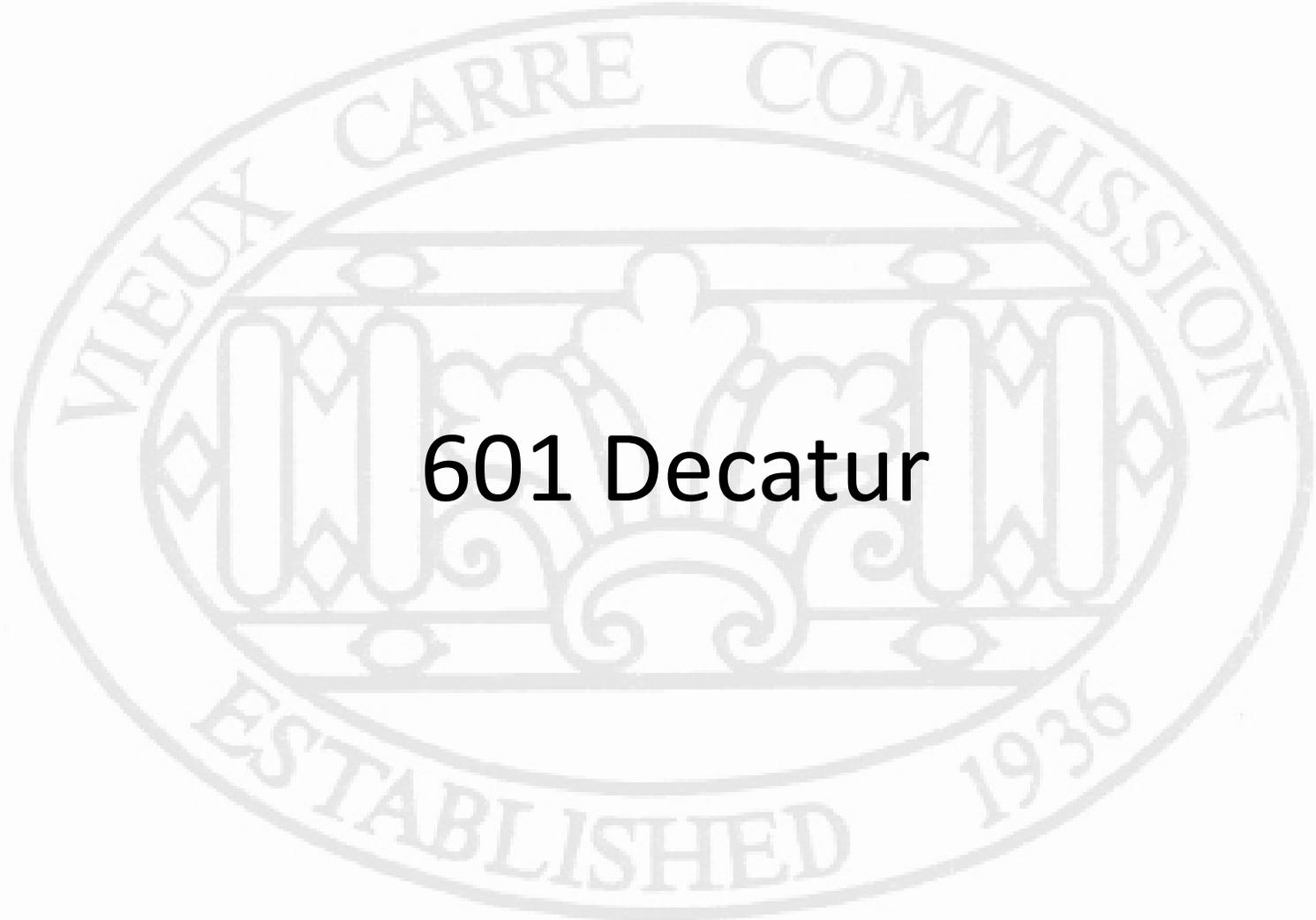
This proposal is identical to the one just reviewed for 1109 Decatur (See 1109 Decatur Property Report).

Staff recommends denial of the proposed cap flashing.

ARCHITECTURAL COMMITTEE ACTION: 05/24/2022

Mr. Albrecht read the staff report with Mr. Chaar present on behalf of the application. The Committee acknowledged that this proposal was essentially the same as the one discussed for 1109 Decatur.

Ms. DiMaggio made the motion to defer to the next meeting in order to allow the applicant time to investigate the cap and what was underneath. Mr. Bergeron seconded the motion and the motion passed unanimously.



601 Decatur

ADDRESS:	601 Decatur	APPLICANT:	Patrick Tucker
OWNER:	Charles L Malachias	SQUARE:	26
ZONING:	VCC-2	LOT SIZE:	3626 sq. ft. (approx.)
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	725.2 (20%, corner lot)
ALLOWED:	6 units	EXISTING:	None
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

Courtyard infill: **Brown**, detrimental, or of no architectural and/or historical significance.

This address features three in the original row of 3-story Transitional style brick buildings constructed c. 1831 for Philippe Avegno under the direction of architect Jean Bourgerol. These stores retain their ground floor arch openings and the original wraparound balcony on the third floor. Courtyard infill was constructed between 1876 and 1896.

Architecture Committee Meeting of

06/16/2022

DESCRIPTION OF APPLICATION: **Permit # 22-09008-VCGEN**

06/16/2022

Lead Staff: Nick Albrecht

Proposal to install new synthetic decking, per application & materials received 03/25/2022 & 06/01/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/16/2022

The railing extension portion of these plans were reviewed and approved at the 04/12/2022 meeting with the Committee deferring a motion on the decking to allow for additional staff inspection. Staff has taken additional photographs of the existing conditions and the applicant has supplied photographs from the top side of the decking.

The photographs reveal widespread deterioration throughout the gallery. Given the amount of deterioration located in several different areas of the decking, staff finds a wholesale replacement of the decking appropriate. As noted in the previous report, the work at the third-floor balcony would simply involve changing the flashing where the decking meets the building and the installation of the new decking. At the gallery, the existing purlins are spaced too far apart for the synthetic decking, so the applicant proposes to respace and add an additional matching purlin for support.

Staff finds the conditions presented here similar to other ones where synthetic decking was approved for installation and potentially approvable.

ARCHITECTURAL COMMITTEE ACTION:

06/16/2022

Architecture Committee Meeting of

04/12/2022

DESCRIPTION OF APPLICATION: **Permit # 22-09008-VCGEN**

04/12/2022

Lead Staff: Nick Albrecht

Proposal to add 9" railing extension above existing gallery railing and to install new synthetic decking, per application & materials received 03/25/2022.

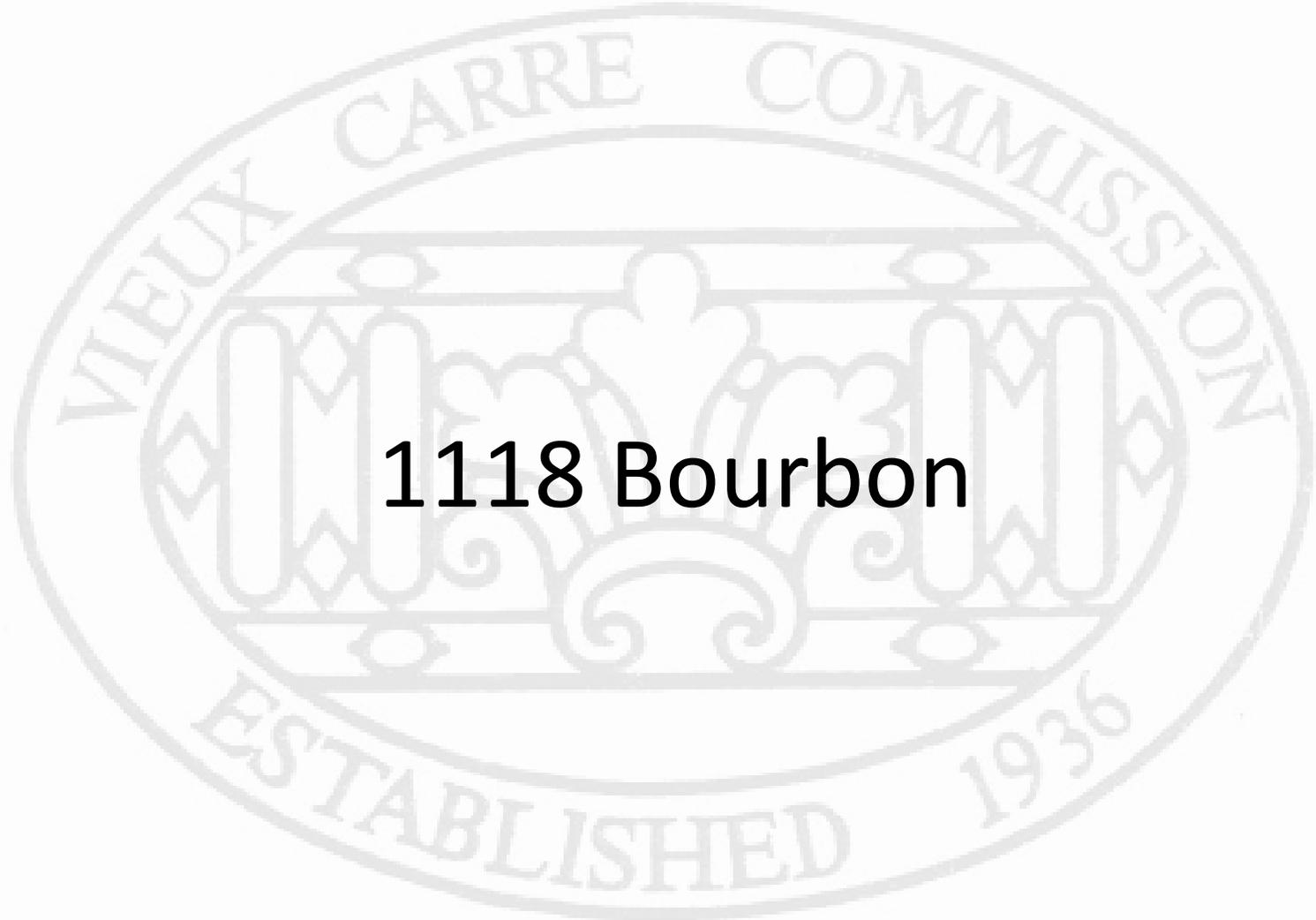
STAFF ANALYSIS & RECOMMENDATION:

04/12/2022

The applicant proposes two different schemes to increase the railing height from the existing height of 33" up to 3'6". Scheme A would add a simple horizontal bar 9" above and angled slightly behind the existing railing. Scheme B would add a similar horizontal rail directly above the existing rail and add new cast iron pieces similar to the existing cast iron pieces of the railing. Scheme B is actually very similar to



New Business



1118 Bourbon

ADDRESS:	1118 - 1120 Bourbon Street	APPLICANT:	Barry Siegal
OWNER:	Soren E Gieson	SQUARE:	55
ZONING:	VCR-1	LOT SIZE:	4,795 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,439 sq. ft.
ALLOWED:	5 Units	EXISTING:	836 sq. ft.
EXISTING:	3 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

The circa 1840 brick cottage at this address has retained many of its original features, including the detached two-story kitchen building. VCC archival photographs show that the cottage was “Victorianized” in the late 19th century and then “restored” ca. 1950, with the removal of such decorative additions as Eastlake brackets, lintels and fascia.

Main and detached kitchen – Green

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

DESCRIPTION OF APPLICATION: 06/16/2022
Permit # 22-10796-VCPNT **Lead Staff: Nick Albrecht**

Proposal to remove seven pairs of atypical existing French doors and install seven pairs of new French doors, per application & materials received 04/11/2022 & 04/28/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/16/2022

See Staff Analysis & Recommendation of 05/10/2022.

ARCHITECTURAL COMMITTEE ACTION: 06/16/2022

Architecture Committee Meeting of **05/10/2022**

DESCRIPTION OF APPLICATION: 05/10/2022
Permit # 22-10796-VCPNT **Lead Staff: Nick Albrecht**

Proposal to remove seven pairs of atypical existing French doors and install seven pairs of new French doors, per application & materials received 04/11/2022 & 04/28/2022, respectively.

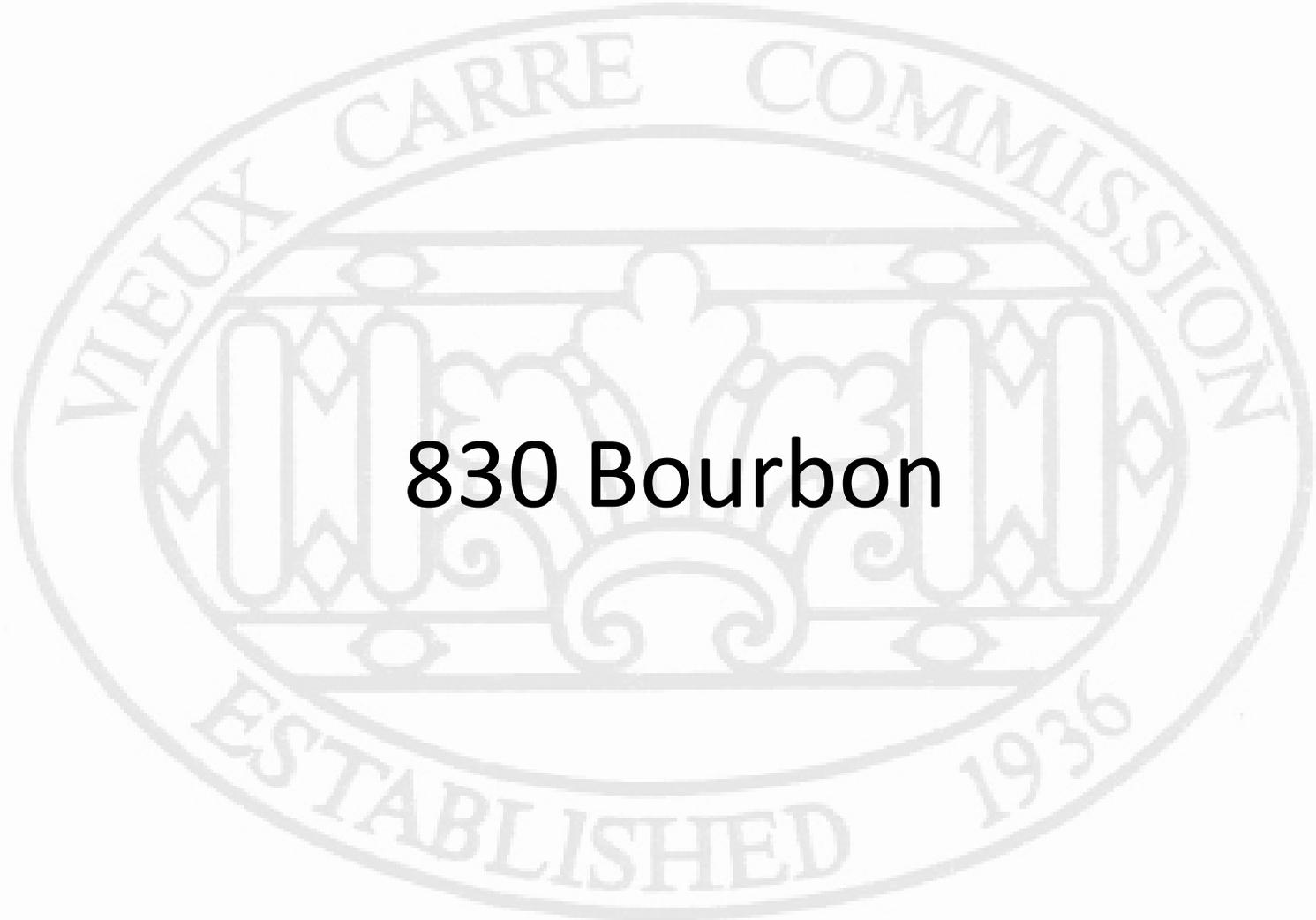
STAFF ANALYSIS & RECOMMENDATION: 05/10/2022

The existing unusual doors in the rear building feature a typically sized lite near the top of the door, a thick rail dividing this lite from a much taller lite, and a more typical rail and single panel at the bottom of the door. The applicant proposes to replace these unusual doors with new three lite over single panel doors. Two designs are shown to correspond to the two different door opening heights of the building. The proposed designs are more appropriate for the building and staff was able to locate a 1949 photograph of this rear building which shows a three lite over single panel door at the first floor, similar to the doors being proposed.

The Guidelines require Committee approval to replace an existing door with a historically appropriate door that does not match the existing. In this instance staff finds the proposed door appropriate and recommends approval of the installation with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION: 05/10/2022

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



830 Bourbon

ADDRESS:	830 Bourbon St.	APPLICANT:	Joshua Cain
OWNER:	The Sam and Nori Lee Revocable Trust		
ZONING:	VCR-2	SQUARE:	58
USE:	Residential	LOT SIZE:	2,530 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	4 Units	REQUIRED:	759 sq. ft.
EXISTING:	Unknown	EXISTING:	700 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating-green, or of local architectural or historical importance.

Constructed circa 1832, this 2 ½ story masonry Greek Revival townhouse was modified in the late 19th century with the addition of new millwork on the front openings, a new recessed entrance and a cast iron covered gallery.

Architecture Committee Meeting of

06/16/2022

DESCRIPTION OF APPLICATION: **Permit # 22-12748-VCGEN**

06/16/2022

Lead Staff: Nick Albrecht

Proposal to install one (1) decorative gas lantern on the Bourbon St. elevation and three (3) decorative gas lanterns in the courtyard, per application & materials received 04/28/2022.

STAFF ANALYSIS & RECOMMENDATION:

06/16/2022

The applicant proposes to install a total of four (4) decorative gas fixtures at this property. The single fixture proposed for the Bourbon St. elevation is proposed for installation above the primary entrance door on this elevation. The fixture is shown at 26.5” tall which is the smallest version of this model available from this manufacturer. Regarding decorative fixtures the Guidelines state, “*decorative exterior lighting fixture types 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)*

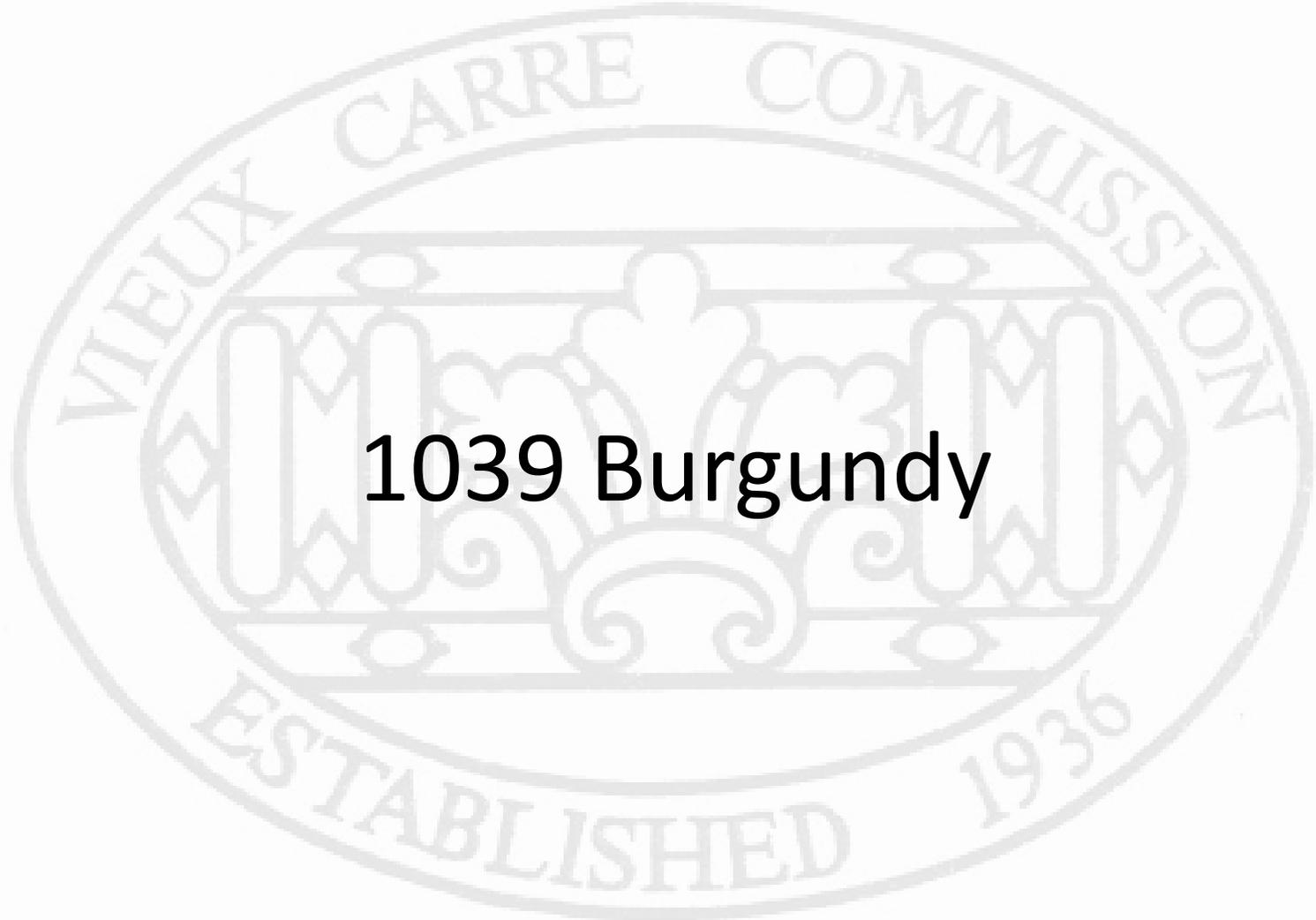
Staff finds the proposed fixture on the Bourbon St. elevation generally inline with these Guidelines and potentially approvable.

The three remaining decorative fixtures are proposed for installation on three pilasters found at the courtyard wall dividing this courtyard from the neighboring one. Photographs show that there are currently decorative fixtures on the rear building as well as at least one decorative fixture on the rear elevation of the main building. Staff does not find that the current proposal to add three decorative fixtures along the courtyard wall consistent with the Guidelines. Perhaps one of the existing electric decorative fixtures, particularly the one on the rear of the main building, could be converted to gas light rather than adding additional fixtures.

Staff recommends approval of the proposed fixture on the Bourbon St. elevation and denial of the proposed fixtures in the courtyard area.

ARCHITECTURAL COMMITTEE ACTION:

06/16/2022



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:	2 units	PROPOSED:	No change
PROPOSED:	1 unit		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Garage: **Orange**, post 1946 construction.
Attached service building: **Unrated**, post 1960 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 present on a property survey dated 1960.

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

DESCRIPTION OF APPLICATION: 06/16/2022
Permit #22-15634-VCGEN **Lead Staff: Erin Vogt**

Proposal to construct addition on roof of orange rated garage, modify garage doors, enclose courtyard arcade, and install roof deck, per application & materials received 05/24/2022.

STAFF ANALYSIS & RECOMMENDATION: 06/16/2022

[NOTE: The service ell is not noted with its own rating in its property record or the Diboll survey. It is shown as Green rated in the Vieux Carré Digital Survey. Staff inspected the property and noted that the millwork was not historic, and the hard brick appeared to be typical of the mid-twentieth century. Upon further research, staff found that the structure is not shown in any Sanborn maps up to and including 1940, and there is a still one-story building where the courtyard is located as of a 1964 photo. As such, staff recommends the Committee forward a recommendation to the Commission that this two-story service ell be officially rated **Orange**, as it is post-1946 construction in the French Quarter Revival style, a twentieth-century mode characterized by copying architectural elements of earlier French Quarter buildings and combining them in new structures.]

The applicant has proposed a significant scope of work, with an intention to return the building to single family use. Most of this work is limited to the rear elevation of the main building, the attached service ell, courtyard, and Orange rated garage structure.

Service ell:

The applicant proposes to remove the non-historic doors and sidelites in the arched openings at the first floor and enclose the arcade, which is also not original to the property, increasing the interior square footage. Staff has no objection to these modifications and will work with the applicant to ensure that the new millwork is appropriately detailed and set back within the jamb so it does not appear surface mounted.

Main building:

On the first floor, rear elevation, the applicant proposes to install a second identical opening to the left of the existing opening: six lite double doors with single wooden panels and a fan light transom above. Staff notes that the millwork in the existing opening (at the right, closest to the service ell) likely dates to the construction of the service ell, as it is also not appropriately detailed. The age of the opening itself cannot be confirmed without a closer look at the bricks used to form the arch over the fan light.

The Design Guidelines require both Committee and Commission review for installation of a new opening in a Green rated building. It states that “the arrangement, size and proportions of a window and/or door openings are key components of a building’s style and character. As a result, the modification or addition of window or door openings, is discouraged, particularly on a more prominent building façade.” [VCC DG: 07-20] Since this opening would remove a substantial amount of historic masonry and mimic an opening that may or may not be historic, with millwork that certainly is not, staff does not find this opening appropriate per the Design Guidelines and recommend it be removed from the proposal.

Courtyard:

The applicant proposes to:

- Relocate the existing courtyard entry gate, moving it 4'-7" closer to N. Rampart,
- Remove non-historic above grade planters and infill the area with irregular flagstone to match existing, and
- Relocate an existing sugar kettle fountain to the center of the courtyard where the flagstone indicates one may have existed previously.

Staff has no objection to these modifications.

Rooftop addition and roof deck:

The applicant proposes to remove the N. Rampart-side parapet and continue the brick wall across the top of the Orange rated garage, installing an addition that is approximately 330 sq. ft. Double doors with sidelites are shown accessing a roof deck on top of the garage, with a decorative rail set back 1'-4" from the parapet.

Staff has already made several recommendations to the applicant to better bring the proposed addition into compliance with the Design Guidelines for New Construction (such as massing, openings, relocation of the HVAC, etc.) but noted that a roof deck in this location is "not recommended" by the Design Guidelines due to its height at only one story, and "strongly discouraged" since it would be highly visible. It would be considered "not allowed" if the garage is considered a residential structure. **(VCC DG: Rooftop Addition Addendum)**

Staff notes that there is currently a door on the N. Rampart side of the service ell that accesses the roof, but it has repeatedly been cited as a work without permit violation and any use as a roof deck is inappropriate and against Guidelines.

Staff is not yet prepared to recommend conceptual approval of the rooftop addition and recommends **deferral** for revisions in keeping with Chapter 14 of the Guidelines. Since a roof deck in this location would be extremely prominent and is "not recommended" at best, staff does not find it to be at all appropriate and recommends it be removed from the proposal in its entirety. The access door and sidelites on the proposed addition should be redesigned to be windows only.

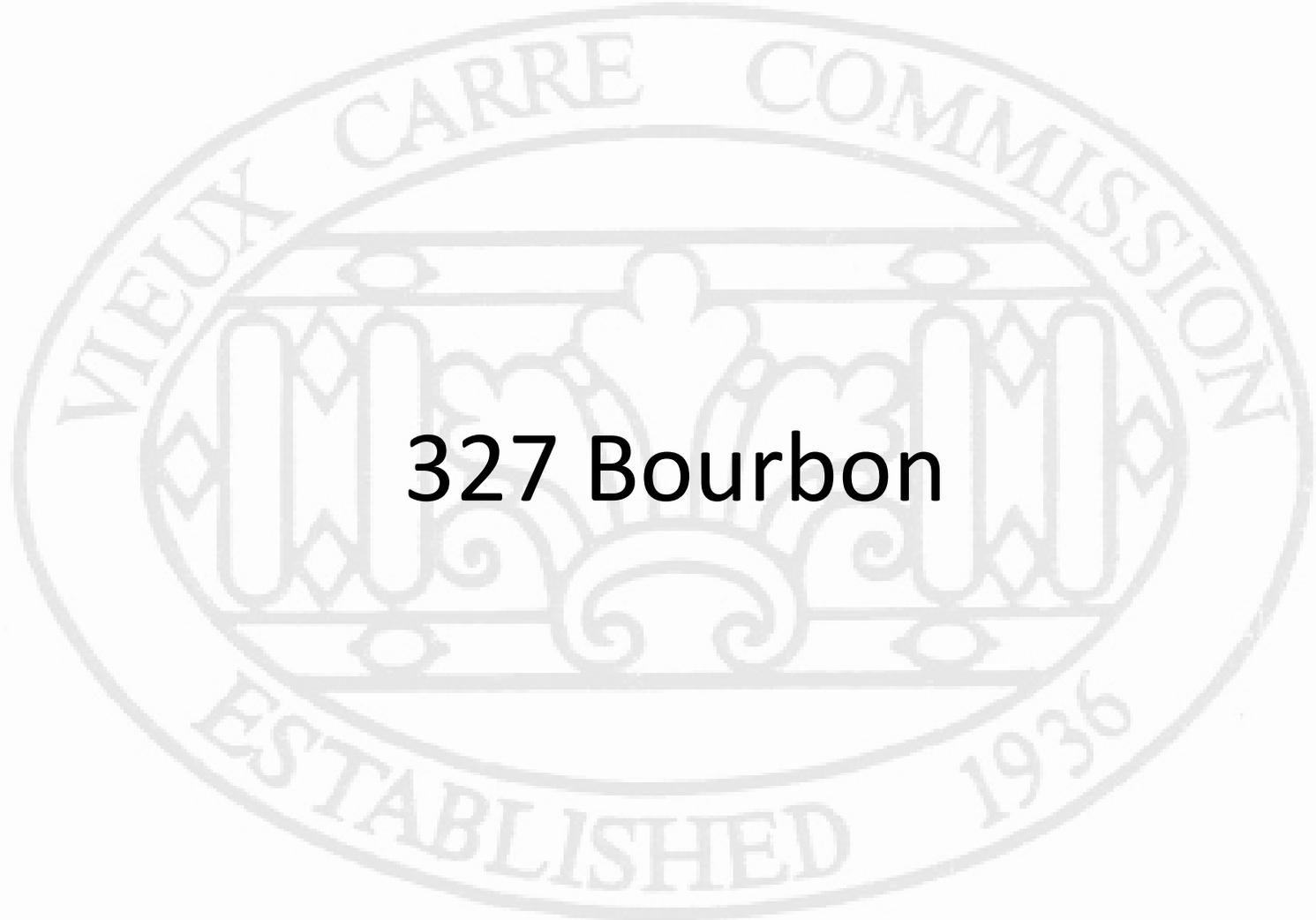
Garage:

The applicant proposes to remove the existing garage doors, which roll up and have a solid wood arched header, as the support post between the doors apparently makes it very difficult to exit the garage. They propose install a single 18'-0" wide door, infilling 9" on each side and the arches above with brick. The proposed new door is noted as "by Overhead Doors – traditional steel model 931;" this does not correspond to the provided manufacturer's brochure, so more information and a sample will still be needed. Staff notes that the Committee has routinely denied steel garage doors with faux wood grain imprint. The Design Guidelines state that "if a new carriageway or service door is appropriate, the VCC recommends: installing a wood garage or carriageway door appropriate to the building style and period of construction." **(VCC DG: 07-20)** Staff recommends the applicant study the opening and function further and return with a proposal for a wood garage door.

Overall, staff recommends **deferral**, with revisions as noted above.

ARCHITECTURAL COMMITTEE ACTION:

06/16/2022



327 Bourbon

ADDRESS:	327 Bourbon	APPLICANT:	Bob Ellis
OWNER:	327 Bourbon Street, LLC	SQUARE:	69
ZONING:	VCE	LOT SIZE:	5,472 sq. ft.
USE:	Vacant	OPEN SPACE-	
DENSITY-		REQUIRED:	1,641 sq. ft.
ALLOWED:	9 Units	EXISTING:	1,679 sq. ft. approx.
EXISTING:	None	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Blue - of Major Architectural or Historical Importance.

This c. 1835 Greek Revival townhouse is noted for its historical associations as the home of Judah P. Benjamin, as well as for its elegantly detailed features such as the carriageway entrance, main entrance, and "bow and arrow" wrought ironwork. The components of the original complex (house, kitchen, stable) remain intact. The mansard roof is a late 19th century addition.

Architecture Committee Meeting of**06/16/2022****DESCRIPTION OF APPLICATION:**

06/16/2022

Permit # 22-14589-VCGEN**Lead Staff: Nick Albrecht**

Proposal to infill existing door opening between this property and the neighboring 810 Conti property, per application & materials received 05/16/2022.

STAFF ANALYSIS & RECOMMENDATION:

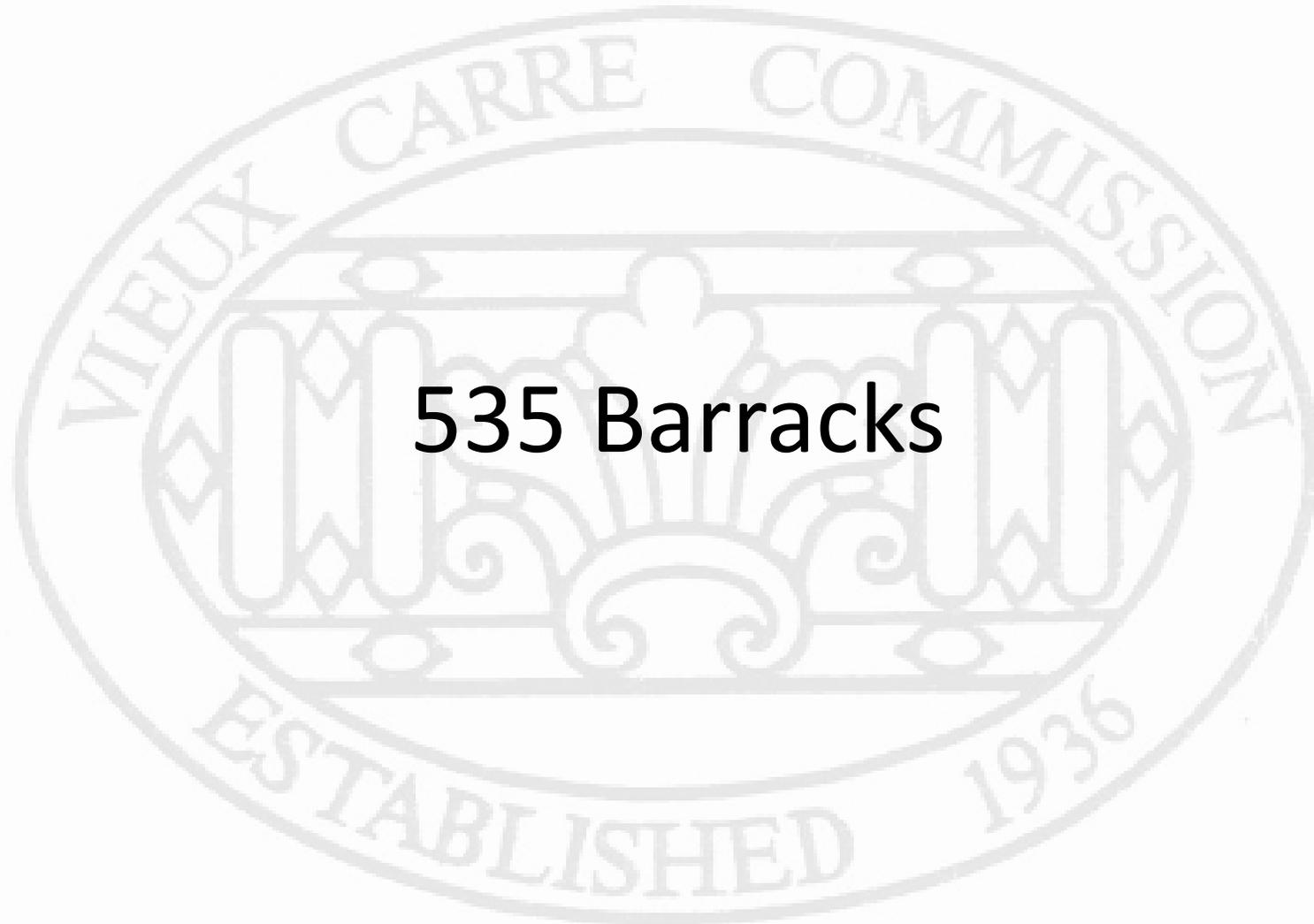
06/16/2022

There is currently a double door opening at the rear of the neighboring 810 Conti building which opens directly into the courtyard of 327 Bourbon. Photographs clearly indicate that an opening was not here historically and it appears it was created in the 1980s or 90s. A document had previously been submitted to the City which claimed an agreement between the property owners of 810 Conti and 327 Bourbon to use these doors as a means of egress for 810 Conti. As a result of legal action between the owners of 327 Bourbon, one of whom is no longer an owner, it appears that any such agreement is void.

Staff has no objection to the proposed work provided that the possible legal implications of the proposal are settled between the applicant and the Building Department prior to permit issuance. Staff recommends approval of the proposal with final details to be worked out at the staff level including the noted legal question.

ARCHITECTURAL COMMITTEE ACTION:

06/16/2022



535 Barracks

ADDRESS: 535 Barracks
 OWNER: James Cahn APPLICANT: Erika Gates
 ZONING: VCR-2 SQUARE: 17
 USE: Residential LOT SIZE: 4531 sq.ft.

DENSITY-		OPEN SPACE-	
ALLOWED:	7 UNITS	REQUIRED:	1,359 sq.ft.
EXISTING:	1 UNIT	EXISTING:	2,315 sq.ft.
PROPOSED:	No change	PROPOSED:	2,306.5 sq.ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

This circa 1830 four-bay masonry Creole cottage was first renovated by Koch and Wilson Architects in the 1960s by the removal of a non-original side addition and restoration of the right side wall, and later in 1983 by the same firm, which then added a new two-story service-type building on the lake side between the main and kitchen buildings.

Rating:

Cottage and detached 1-story frame building - Green: of Local Architectural or Historical Importance.

2-story service ell located between the cottage and the detached frame building - Orange: 20th Century Construction.

Architecture Committee Meeting of

06/16/2022

DESCRIPTION OF APPLICATION:

06/16/2022

Permit # 22-15856-VCGEN

Lead Staff: Nick Albrecht

Proposal to install new 24kW generator at grade in yard, per application & materials received 05/25/2022.

STAFF ANALYSIS & RECOMMENDATION:

06/16/2022

The submitted materials note an existing 16kW generator on this property and staff identified approval of this existing generator by the Architecture Committee in 2009. The applicant proposes to install the new 24kW generator near to and in addition to the existing generator. As the Guidelines recommend “*minimizing the visibility and quantity of mounted equipment on a parcel*” (VCC DG: 10-11) staff questions the installation of a second generator. If this proposal was a replacement of the existing rather than in addition to, staff would find the proposal more in keeping with the Guidelines.

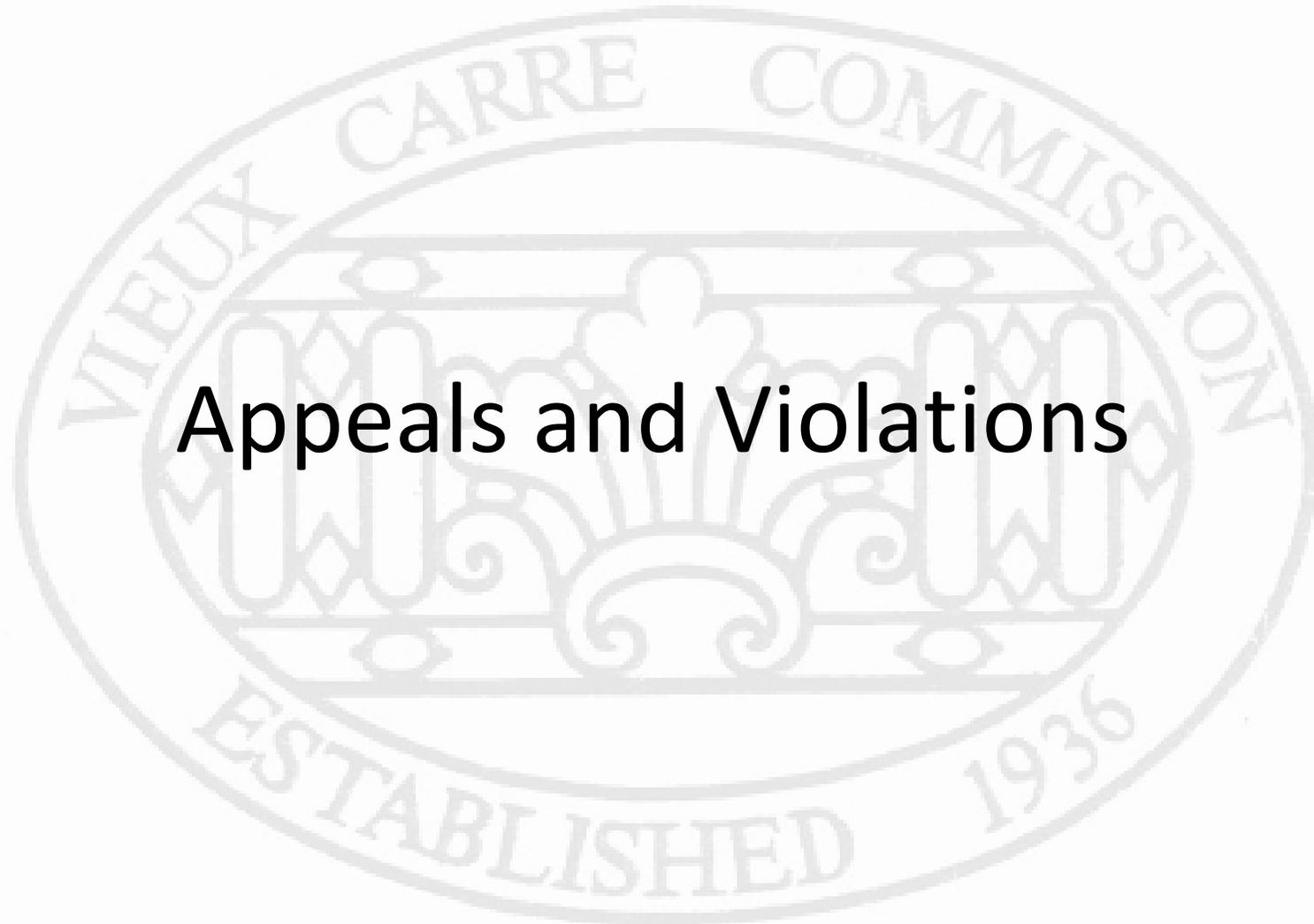
Additionally, although this property features a tall masonry wall at the front property line, looking through the cast iron gate provides a glimpse of the property and the proposed new generator would be readily visible through the gate. The submitted site plan shows the generator nearly in line with the gate and at a distance of 12’. As this is an atypically large property with the owner owning both the property at 535 Barracks and the neighboring 525 Barracks, there is over 8,000 sq. ft. of land. Staff questions if a location closer to the back of the property, such as near an existing AC unit noted on the site plan, would be more in keeping with the Guidelines.

The generator itself is proposed to be a Generac Guardian series which features “*Quiet Test*” mode which claims to run the test cycles at a lower RPM for a five- or twelve-minute test, making the generator significantly quieter than other brands. From online research it appears that a 24kW generator by itself would have plenty of power to provide to a large central air conditioning system, multiple kitchen appliances, lighting, security systems, televisions, etc. This new generator in addition to the existing 16kW generator would provide 40kW of combined power.

Staff requests commentary from the Committee regarding the proposal and possibility of replacing the existing generator with a new generator or locating the new generator further away from the front of the property.

ARCHITECTURAL COMMITTEE ACTION:

06/16/2022



Appeals and Violations



901 Orleans

ADDRESS:	901 Orleans	APPLICANT:	Erika Gates
OWNER:	Pamela A Fortner	SQUARE:	87
ZONING:	VCR-1	LOT SIZE:	2145 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	429 sq. ft.
ALLOWED:	1 unit	EXISTING:	260 sq. ft.
EXISTING:	5 units	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Rear additions: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1880 1½-story late Victorian building which continues the Creole cottage tradition.

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

<u>DESCRIPTION OF APPLICATION:</u>	06/16/2022
Permit #22-10588-VCGEN	Lead Staff: Erin Vogt
Violation Case #20-21259-VCCNOP	Inspector: Anthony Whitfield

Appeal to retain missing shutters, HVAC equipment installed without benefit of VCC review and approval, and to install light fixtures in deviation from the Guidelines, per application & materials received 04/08/2022 & 04/22/2022. **[Notice of Violation sent 08/17/2020]**

STAFF ANALYSIS & RECOMMENDATION: 06/16/2022

Missing shutters:
 The applicant is appealing to retain shutters missing from the Dauphine elevation of the main building at the first floor. Staff notes that they are shown in historic photographs and were present as recently as 2011. The missing condition is not grandfathered and should be corrected. Staff recommends **denial** in keeping with the Design Guidelines.

HVAC equipment:
 Two mini-split units have been mounted to the Burgundy elevation of the main building. The units are manufactured by Carrier and are typical in size and noise output; staff finds retention of the units conceptually approvable. Unfortunately, there is very little open space at this property, and the apartments fronting on the Dauphine side of the property use window units. Staff finds the existing locations to be discrete but notes that they appear to significantly reduce the width of the alley and impede egress from the rear units. Alternate locations further above grade should be proposed, which should also reduce the extent of condensate line on the exterior. Staff recommends **deferral**, with the applicant to provide an elevation drawing showing alternate locations for the existing equipment.

Lighting:
 The applicant is proposing to replace inappropriate floodlights that were installed on the front elevation of the building without review and approval. If staff had been given the opportunity to review a proposal before work was undertaken, neither the fixture nor the proposed location (at the intersection of the wall and soffit) would have been found approvable. It is particularly regrettable that the conduit was drilled through the decorative brackets. The applicant is proposing to replace the fixtures with Remcraft 1100 series can lights in the same locations. Staff found the only location approvable at staff level to be installation of new fixtures recessed above the existing soffit vents, as this would avoid hot spots on the walls and a cluttered appearance, and would allow for the repair of the damaged brackets, but the applicant is resistant to redoing the unpermitted wiring. Staff seeks the guidance of the Committee.

ARCHITECTURAL COMMITTEE ACTION: 06/16/2022



905 Orleans

OWNER:	Pamela A. Fortner	APPLICANT:	Erika Gates
ZONING:	VCR-1	SQUARE:	87
USE:	Residential	LOT SIZE:	2,015 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	1 Unit	REQUIRED:	604.5 sq. ft.
EXISTING:	7 Units	EXISTING:	264 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: green - of Local Architectural or Historic Importance.

This is a c. 1840 2 ½ story masonry *porte-cochere* house with Greek Revival detailing and a semi-attached, 3-story service ell.

Architecture Committee Meeting of

06/16/2022

DESCRIPTION OF APPLICATION:

06/16/2022

Permit #22-10598-VCGEN

Lead Staff: Erin Vogt

Violation Case #19-06886-VCCNOP

Inspector: Anthony Whitfield

Appeal to retain HVAC equipment installed without benefit of VCC review and approval, per application & materials received 04/08/2022 & 05/17/2022. [**Notice of Violation sent 06/25/2019**]

STAFF ANALYSIS & RECOMMENDATION:

06/16/2022

The applicant is appealing to retain two (2) Carrier mini-splits installed without benefit of review and approval. The unit mounted to the Burgundy-side *porte-cochere* wall was denied for retention in this location when reviewed by the Committee on 07/30/19. The second unit hangs below the service ell balcony and stairs and covers the frame and transom of an opening. The units themselves are typical in size and noise output.

Since nothing has changed with the carriageway unit, staff finds no reason to make any recommendation other than the Committee's previous motion to **deny** retention in this location. The service ell unit could easily be moved to grade and screened adjacent to its current location, as there is a non-historic planter in this spot. Staff likewise recommends **denial** of retention of this unit in this location. Both pieces of equipment are conceptually approvable for retention if the applicant proposes alternate locations that are found suitable.

ARCHITECTURAL COMMITTEE ACTION:

06/16/2022

OWNER:	Pamela A. Fortner	APPLICANT:	Wilfred Lewis, Jr.
ZONING:	VCR-1	SQUARE:	87
USE:	Residential	LOT SIZE:	2,015 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	1 Unit	REQUIRED:	604.5 sq. ft.
EXISTING:	7 Units	EXISTING:	264 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: green - of Local Architectural or Historic Importance.

This is a c. 1840 2 ½ story masonry *porte-cochere* house with Greek Revival detailing and a semi-attached, 3-story service ell.

Architecture Committee Meeting of

07/30/19

DESCRIPTION OF APPLICATION:

07/30/19

Permit # 19-20349-VCGEN

Lead Staff: Nick Albrecht

Violation Case #19-06886-VCCNOP

Inspector: Anthony Whitfield

Proposal to retain mini-split condensing unit installed in the carriageway without benefit of VCC review or approval, per application & materials received 06/26/19 & 07/08/19, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/30/19

Staff cited this property for working without a permit, including the work related to removing window units and installing the new condensing unit, on 06/25/19. That same day, an application was filed with the Mechanical Department for the mechanical unit installation. As contractors are accustomed to the Mechanical Department issuing same day permits for this type of work, it is unclear if the application was filed before or after the inspector witnessed the work in progress. Regardless, the work was proceeding without any VCC permits having been issued.

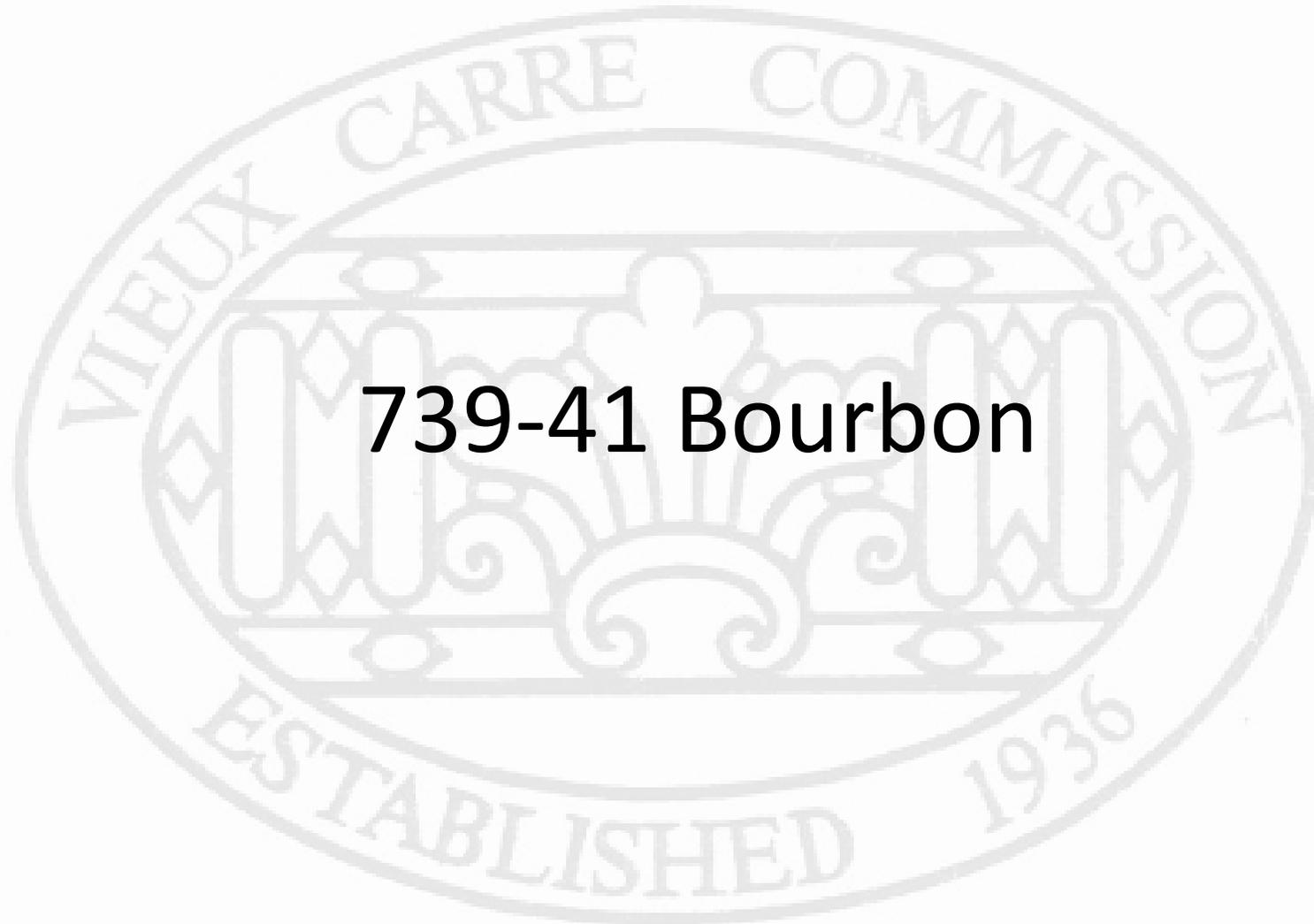
The work occurred in the carriageway where there previously existed at least two window units that had been inappropriately installed through a transom window. The window units were removed and the transom windows were restored, also without a permit. In conjunction with the removal of the window units a mini split unit was installed with wall brackets in the carriageway at a height of about 8-9 feet. As the goal with all mechanical equipment installations is to limit its visibility (VCC DG: 10-11), staff questions if installing the unit at the high height detrimentally increased its visibility. Staff suggests that there are numerous alternative locations, even within this carriageway, that would be more in keeping with the recommendations of the guidelines. This would include locations closer to grade, further back in the carriageway, on the opposite wall that already houses gas meters and electrical panels, or some combination of all three of these.

Staff finds the installation of the mini split unit conceptually approvable but requests commentary from the Architecture Committee regarding the preferred final installed location of the unit.

ARCHITECTURAL COMMITTEE ACTION:

07/30/19

Mr. Block read the staff report. There was no one present on behalf of the application. Ms. DiMaggio agreed with the staff report stating that the applicant should relocate the unit in an alternate location closer to the ground as far back as possible from street view. Ms. DiMaggio moved for **denial** of the retention of the unit in its current location. Mr. Fifield seconded the motion and the motion passed unanimously.



739-41 Bourbon

ADDRESS:	739-741 Bourbon	APPLICANT:	Zach Smith Consulting & Design
OWNER:	741 Bourbon Street LLC		
ZONING:	VCE	SQUARE:	74
USE:	Mixed-Use	LOT SIZE:	3,680 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	6 Units	REQUIRED:	847 sq. ft.
EXISTING:	Unknown	EXISTING:	972 sq. ft.
PROPOSED:	Unknown	PROPOSED:	No Change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Small building next to service building: **Green**, of local architectural and/or historic significance.

This quintessential double Creole cottage has a double pitched roof, characteristic of its c. 1800 construction date. The detached 2-story service building apparently also dates from the turn of the 19th century. Of masonry construction faced with weatherboarding, the cottage, like so many other buildings in this square of the French Quarter, has been owned by the Begue family since 1902.

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

DESCRIPTION OF APPLICATION:
Permit #22-13828-VCGEN

06/16/2022

Lead Staff: Erin Vogt

Proposal to perform structural masonry repairs and install new mechanical equipment and appeal to retain mechanical screening, per application & materials received 05/17/2022 & 05/27/2022. [Notices of Violation sent 03/13/2014, 03/26/2015, 02/20/2017, and 10/22/2021.]

STAFF ANALYSIS & RECOMMENDATION: **06/16/2022**

The applicant is proposing a comprehensive scope of work to address long standing demolition by neglect issues, including extensive repointing, millwork repair and replacement, painting, and vegetation abatement. Despite the building's blue rating, most of this work can be approved at staff level as it will all be to match existing or otherwise compliant with the Design Guidelines. The following items require Committee review:

HVAC:

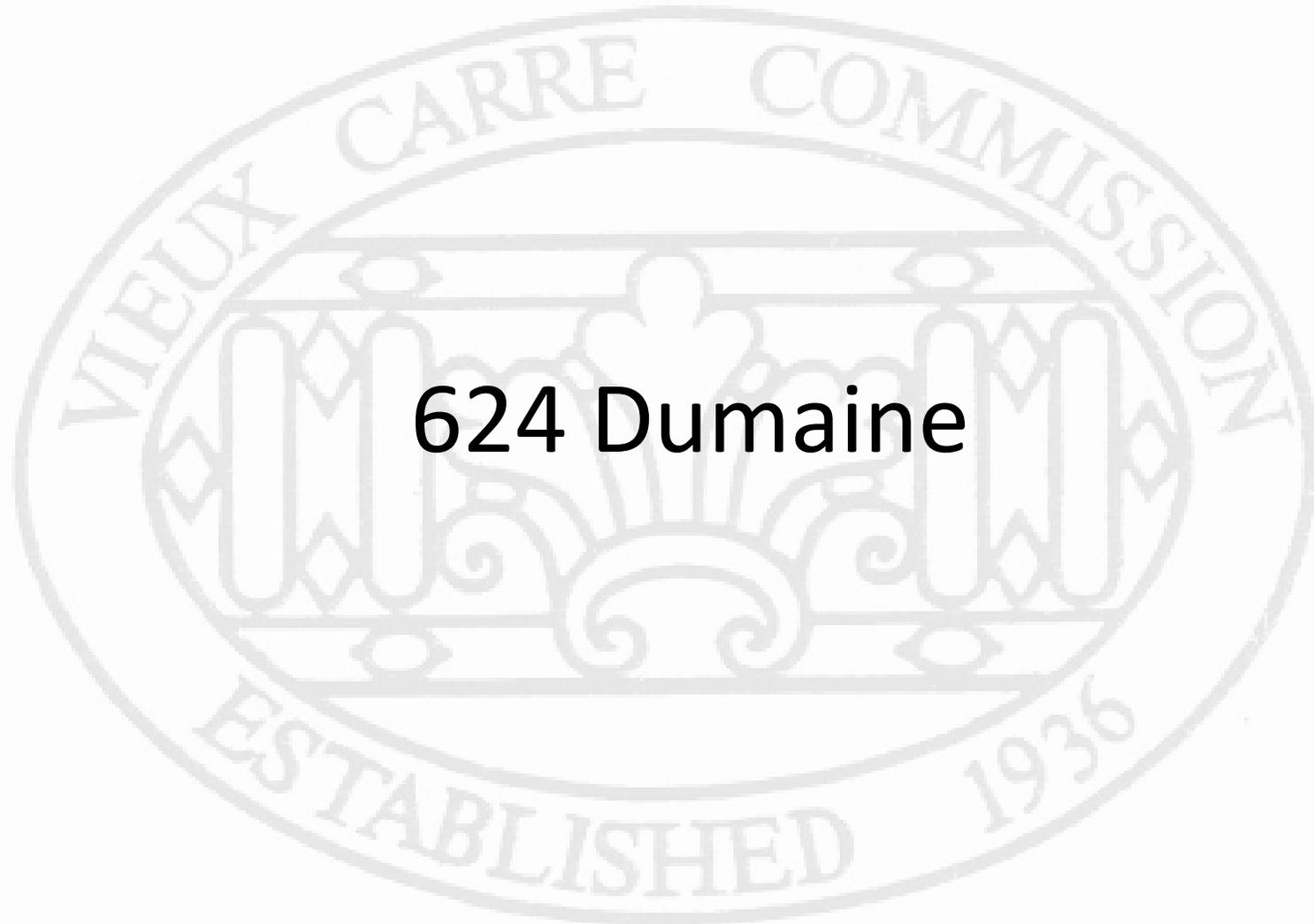
The applicant is proposing to install a 5-ton condenser (measuring approximately 31" x 31" x 32" and with a standard rating dBA of 73) towards the rear of the property, in the same area where three existing units are located and screened. The screening was not previously permitted, and the applicant is appealing to retain the screening, moving it a few feet towards Bourbon Street to make space for the new unit. Staff finds both the proposed unit and existing screen to be **approvable**.

Structural masonry repairs:

Staff was concerned that the chimneys may have been compromised structurally and requested an engineer's report as part of the scope of work. Morphy, Makofsky, Inc. inspected the property and provided a stamped report, stating that the courtyard wall is currently structurally sound, but it should be repointed. They found that the chimneys are not structurally sound and recommended immediate tuckpoint repair work, as previously hidden existing conditions recently became exposed and revealed significant mortar loss and some brick deterioration. They are recommending repointing of the masonry both on the interior and exterior, but staff was encouraged to see that no extensive reinforcement or reconstruction is suggested.

Staff welcomes the extensive work proposed at this significant property and is optimistic that the longstanding violations will be resolved.

ARCHITECTURAL COMMITTEE ACTION: **06/16/2022**



624 Dumaine

ADDRESS:	624 Dumaine	APPLICANT:	Katherine Harmon
OWNER:	Bienville Street Outback LLC	SQUARE:	47
ZONING:	VCC-1	LOT SIZE:	3,333 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,000 sq. ft.
ALLOWED:	5 Units	EXISTING:	500 sq. ft. approx.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Like many other structures in the Quarter, this 3-story brick building has been updated several times, and the original design is obscured by non-original (c. 1870) cast iron galleries. Originally this building, constructed c. 1836, was similar to 620-22 Dumaine and had only 2 1/2 stories with attic frieze window, a wrought iron balcony, and three full-length openings (including a porte-cochere entrance) on the ground floor. The service building at the extreme rear is part of the Madame John's Legacy service wing. Subject of Paint Analysis, Phase III.

Main building – Green

Rear building – Purple; Note: Originally part of the Madame John's Legacy service wing

Architecture Committee Meeting of**06/16/2022****DESCRIPTION OF APPLICATION:**

06/16/2022

Permit # 22-12458-VCGEN**Lead Staff: Nick Albrecht****Violation Case #21-03450-DBNVCC****Inspector: Marguerite Roberts**

Proposal to apply Prosoco H40 over damaged masonry wall, per application & materials received 05/11/2022.

STAFF ANALYSIS & RECOMMENDATION:

06/16/2022

Staff has reached out to the NCPTT multiple times regarding this property and situation since this application was deferred at the 05/24 meeting but unfortunately has not received a response to date. Staff was hoping to provide some additional information and recommendations based off the NCPTT information but without that, staff has no new analysis to provide.

Staff requests commentary from the Architecture Committee regarding the proposal and suggests that a deferral may be appropriate to hopefully obtain some additional information from the NCPTT prior to the next meeting.

ARCHITECTURAL COMMITTEE ACTION:

06/16/2022

Architecture Committee Meeting of**05/24/2022****DESCRIPTION OF APPLICATION:**

05/24/2022

Permit # 22-12458-VCGEN**Lead Staff: Nick Albrecht****Violation Case #21-03450-DBNVCC****Inspector: Marguerite Roberts**

Proposal to apply Prosoco H40 over damaged masonry wall, per application & materials received 05/11/2022.

STAFF ANALYSIS & RECOMMENDATION:

05/24/2022

The issue with this damaged masonry wall was nearly resolved when both the Committee and Commission approved the application of stucco over this wall in April 2022. Unfortunately, following that approval, a new applicant has submitted a new proposal to apply Prosoco H40 over the entire wall but to otherwise leave it as-is. The product is advertised as, “a deep-penetrating water repellent and consolidation treatment for brick, most natural stone, unglazed terra cotta, historic concrete, stucco and cast stone surfaces. H40 protects against deterioration caused by water and waterborne contaminants while strengthening weathered surfaces and soft mortar joints.”

Staff is concerned that the application of this product will not do anything to correct the visible appearance of the previously completed incorrect work. If anything, the sealer will prolong the life of the

mortar smeared on the masonry. Staff suggests that repointing on the wall be completed in a proper fashion, as was stipulated in the prior approval to stucco the wall. This pointing work alone may significantly improve any water intrusion problems experienced in the building. The application of the Prosoco product could potentially be approved for limited application to the areas where the brick faces were ground off only. Again, this work would not do anything to correct or improve the overall appearance of the wall. Staff questions if over time the appearance of the wall would improve as the mortar weathers away, however, given the hard appearance of the mortar, this likely would not happen for a long time.

Given the poor appearance of the wall staff strongly prefers the previously approved proposal to completely stucco the wall. Staff requests commentary from the Architecture Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

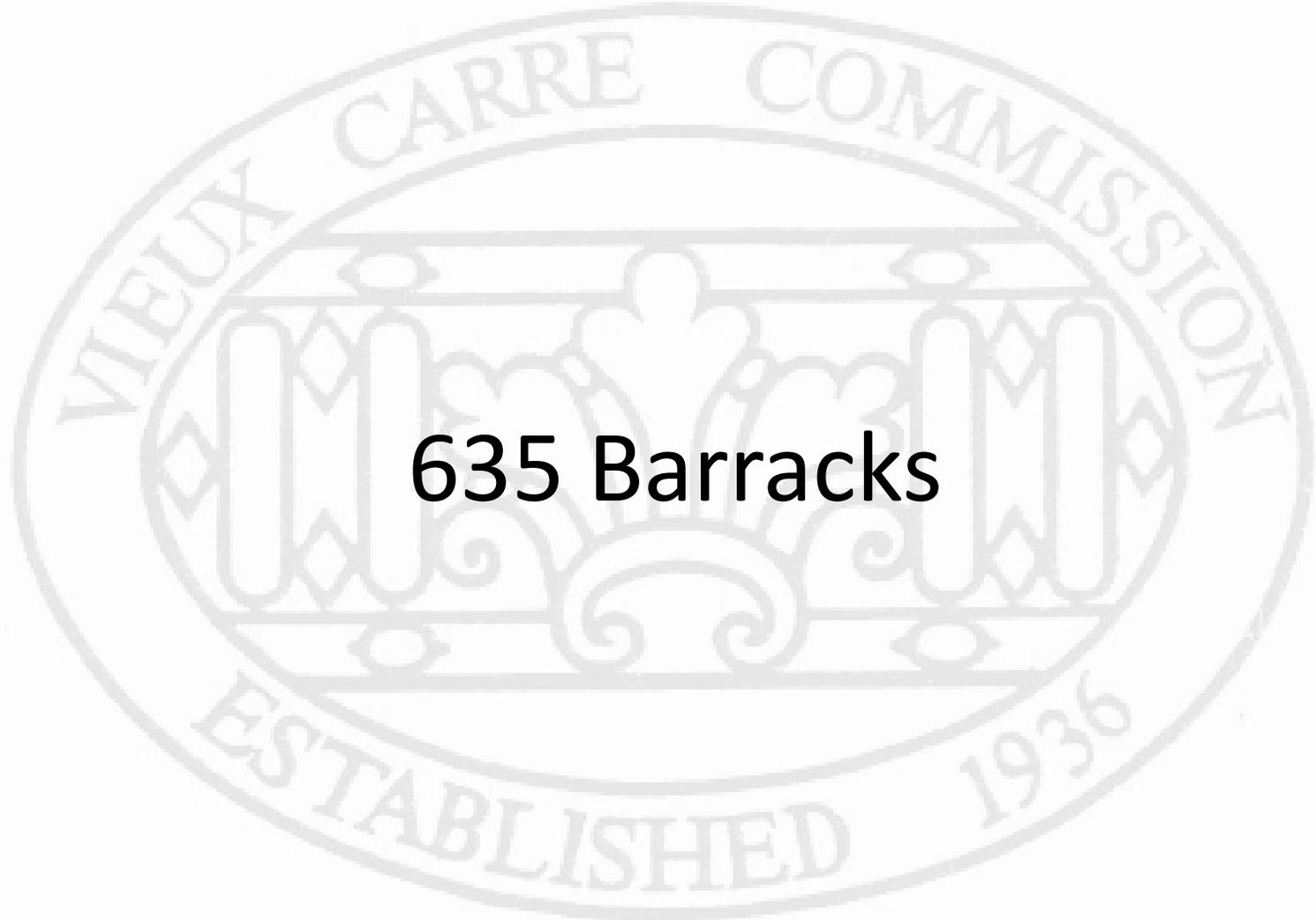
05/24/2022

There was no one present on behalf of the item. Ms. DiMaggio made the motion to defer to allow an applicant to be present. Mr. Bergeron seconded the motion and the motion passed unanimously. The applicant, Ms. Harmon, arrived shortly after the motion passed. Ms. DiMaggio made the motion to reconsider 624 Dumaine. Mr. Bergeron seconded the motion.

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. DiMaggio stated that the work had greatly compromised the brick. Ms. Harmon stated that the owner preferred the look of exposed brick and did not want to stucco over the brick. Ms. Bourgogne stated that the material used was Portland. Mr. Block stated that this seemed to be the way people were repointing now and “it’s not ok!” Ms. Harmon stated that the proposed H40 product was obtained from VCC records as an approved product in other situations. Ms. DiMaggio stated that these products don’t always do what the applicant’s think they will. Mr. Fifield and Mr. Bergeron agreed that the Committee needed to go out and look at this. Mr. Fifield questioned that the H40 might stop the weathering and that would be a problem. Mr. Bergeron agreed and stated, “we need to go look at the wall.”

There was no public comment.

Ms. DiMaggio made the motion to defer in order to allow the Committee to conduct a site visit. Mr. Bergeron seconded the motion and the motion passed unanimously.



635 Barracks

ADDRESS:	635-37 Barracks	APPLICANT:	Richard Ferrante
OWNER:	Richard Ferrante	SQUARE:	52
ZONING:	VCR-1	LOT SIZE:	2,701 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	811 sq. ft.
ALLOWED:	3 Units	EXISTING:	615 sq. ft.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Yellow**, or contributory to the streetscape

This circa 1910-15 Edwardian Colonial Revival bungalow is almost identical with its neighbor at 631-33 Barracks.

Architecture Committee Meeting of

06/16/2022

DESCRIPTION OF APPLICATION:

06/16/2022

Permit # 22-14355-VCGEN

Lead Staff: Nick Albrecht

Violation Case #22-00983-VCCNOP

Inspector: Marguerite Roberts

Proposal to retain bars installed on front entrance door, per application & materials received 05/15/2022.

STAFF ANALYSIS & RECOMMENDATION:

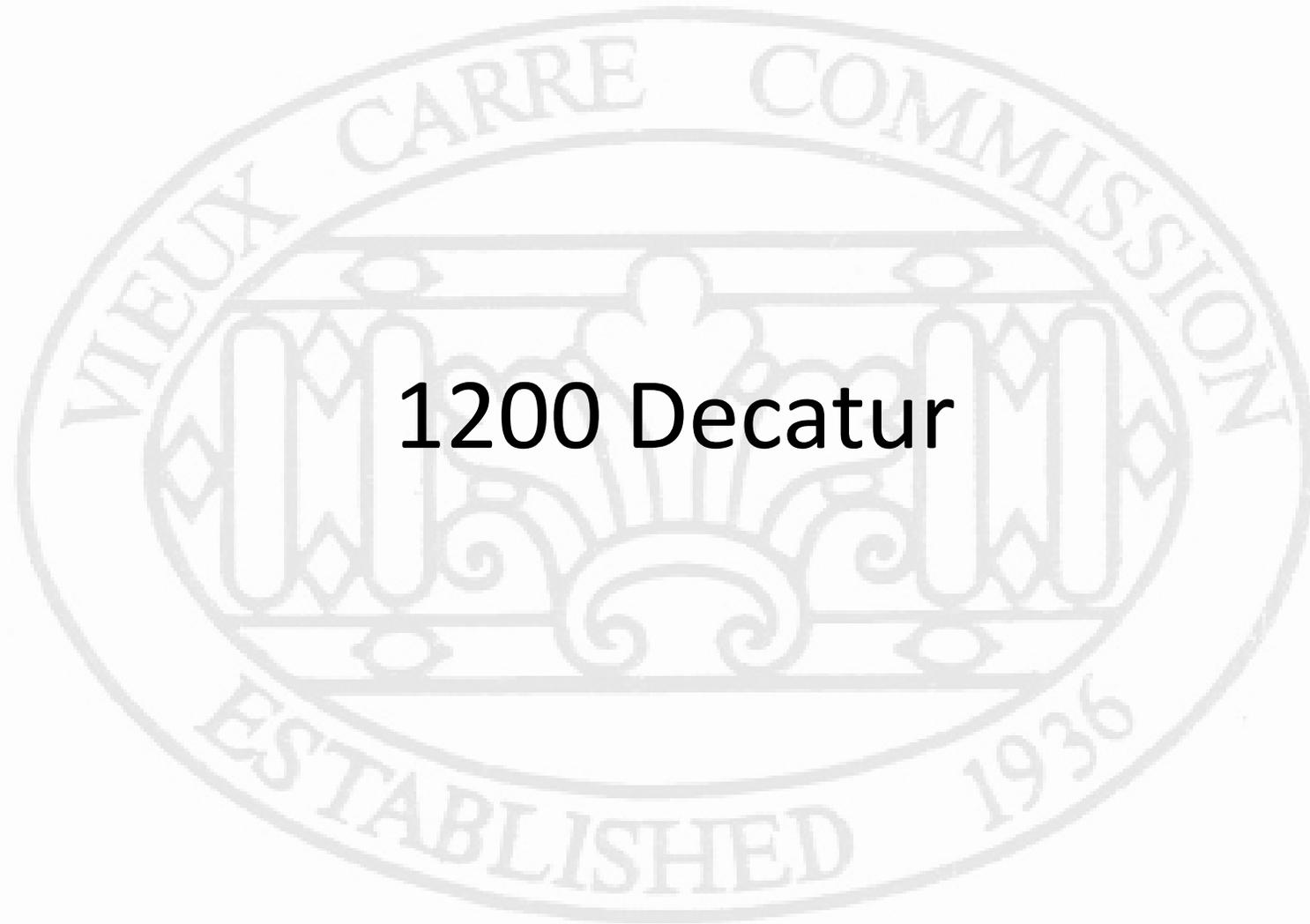
06/16/2022

The applicant is requesting retention of three horizontal metal bars installed above the bottom rail of the door without benefit of VCC review or approval. These are not security bars but are instead used to protect the door when bicycles are moved into the residence according to the applicant. The bars themselves appear to be of good quality in that they are heavy duty enough not to be bent or damaged with use. Although the bars are atypical, staff believes that if they were painted to match the door color, they would be fairly discreet and potentially approvable.

Staff recommends conceptual approval of the retention provided that the bars are painted to match the door color.

ARCHITECTURAL COMMITTEE ACTION:

06/16/2022



1200 Decatur

ADDRESS:	1200 Decatur St.	APPLICANT:	James Book (2022)
OWNER:	1200 Decatur St. LLC		Erika Gates (2020)
ZONING:	VCS	SQUARE:	14
USE:	Commercial	LOT SIZE:	2,834 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	4 Units	REQUIRED:	567 sq. ft.
EXISTING:	Unknown	EXISTING:	0 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

This address features a ca. 1835 commercial waterfront building in the tradition and style of the eastern seaboard. An 1866 plan book drawing shows this fine 2½ story, gable-ended Decatur St. building extending on Gov. Nicholls St. and adjoining the other portion of the complex, i.e., the ca. 1835 three-story brick warehouse on French Market Place and extending on Gov. Nicholls. A gallery unites all buildings in the complex.

Main Buildings (1200 Decatur and 51-53 French Market Place): Green
 Courtyard Infill (51-53 French Market Place) and Addition to 1200 Decatur: Brown

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

DESCRIPTION OF APPLICATION:

Permit # 22-16057-VCGEN
 Violation Case #19-10664-DBNVCC

06/16/2022

Lead Staff: Nick Albrecht

Inspector: Marguerite Roberts

Proposal to repair building and correct violations including proposal to modify window headers, per application & materials received 03/01/2022 & 05/12/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/16/2022

Staff has been working with the applicant to address various violations at this property. One remaining violation in need of Architecture Committee review concerns previously completed window header work that did not match the previously existing condition and a complete rebuilding of a portion of the masonry cornice at a corner.

Window Header

A proposal to address these lintels was last reviewed in February 2020. Staff reminds the Committee that prior to ca. 2012 there were visible masonry lintels above each of the second and third floor windows. Approximately ten (10) of these lintels were removed without permits during a ca. 2012 renovation of the building. Photographs indicate that additional masonry work was also done above the openings where the lintels were removed at this same time. The applicant has stated that new angle irons were installed, and bricks infilled where the lintels were removed.

The submitted plans note that new wood 6x8 headers are to be installed over the existing angle iron that now serve as the window headers. It is unclear how much or if the mismatched masonry would be removed in order to install the new wood. Staff appreciates the concept of returning the visible headers above the windows but questions the introduction of wood at this location. Staff suggests that the header area could possibly be stuccoed to match the previously existing appearance.

Cornice

The corner of French Market and Gov. Nicholls features a large step crack that extends down approximately 12 courses. The applicant proposes to completely deconstruct this corner and to rebuild to match. No engineering has been provided so the severity of the situation is unclear. Still, staff is inclined to err on the side of caution, which would include this partial deconstruction and rebuild.

Staff is concerned that this is an intricate cornice detail and if this corner were to be rebuilt staff is concerned that the rebuilt condition may not exactly match the existing.

Summary

The plans note replacement of windows but the applicant has confirmed that no windows will be replaced. There are additional violations on the property but those repairs should all be staff approvable. Overall, staff finds the concept of reintroducing the missing headers and repairing the cornice approvable but requests commentary from the Committee regarding the proposed details of the proposal.

ARCHITECTURAL COMMITTEE ACTION:

06/16/2022

Architecture Committee Meeting of**02/11/2020**

DESCRIPTION OF APPLICATION:

02/11/2020

Permit # TBD

Lead Staff: Nick Albrecht

Proposal to install applied concrete lintels, per application & materials received 01/16/2020.

STAFF ANALYSIS & RECOMMENDATION:

02/11/2020

The applicant has submitted a scope of work to address the numerous violations present on this property. The majority of this work is staff approvable with the exception of the proposed lintel replacements. Prior to ca. 2012 there were heavy visible lintels above each of the second and third floor windows. Approximately ten (10) of these lintels were removed without permits during a ca. 2012 renovation of the building. Photographs indicate that additional masonry work was also done above the openings where the lintels were removed at this same time.

The applicant is calling for the installation of “decorative” lintels over these openings. The provided specs show these precast concrete lintels would measure 7-5/8” tall by 5-5/8” deep. It is not stated in the submitted materials but staff believes rows of bricks would need to be removed in order to recess the lintels into the wall.

The proposed concrete material seems atypical but looking at photographs it appears that the remaining lintels may be concrete as well. Staff notes that some of the remaining and some of the removed lintels also featured mortar or concrete on top of the lintel angled to prevent water from seeping into the wall at these locations. This detail is not indicated in the submitted materials for the new lintels.

Overall, staff finds the concept of reintroducing the removed lintels approvable and welcome but finds that more details will be needed, including a section detail, before permits can be issued. Staff also requests that a sample of the precast concrete be submitted to determine if it is an approvable material to be used. Staff recommends conceptual approval with the applicant to submit the information noted above.

ARCHITECTURE COMMITTEE ACTION:

02/11/2020

Mr. Albrecht read the staff report with Ms. Gates present on behalf of the application. Ms. DiMaggio moved for a deferral in order for the applicant to provide more details. Mr. Fifield seconded the motion and the motion passed unanimously.