

**Vieux Carré Commission  
Architecture Committee Meeting**

**Tuesday, July 26, 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**

**07/26/2022**

#### **DESCRIPTION OF APPLICATION:** **Permit #20-30797-VCGEN**

07/26/2022

**Lead Staff: Erin Vogt**

Review of balcony stabilization work and proposed rail alterations, per application & materials received 06/10/2020 and 07/22/2022, respectively.

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

07/26/2022

On 07/19, the applicant contacted staff stating that they had a mockup in place of the original rails up against the new vertical posts. Unfortunately, materials reviewed and approved at various points were inconsistent regarding the addition of new vertical posts, and they were installed at every outrigger, which is highly atypical.

The applicant stated that they intended “to remove the top rail at each panel in order to leave the patterning intact and cut vertically as needed to in order to fit the panel within each post.

- Where the patterning fit between the new posts and an existing vertical post occurs behind the new post the old will be removed. The pattern will die into the new post
- Where the patterning falls short of the new post the pattern will either be elongated by distorting the existing pieces to the new post or pieces applied to meet the new post- this will depend on the gap between the existing patterning and new post.”

Staff objected to dicing the rail into 3’-0” wide pieces and the distortion of the rail pattern, as the verticals would not hit the various elements of the rail (the smaller horizontal crisscross pattern below, the vertical cathedral rail, and the larger horizontal crisscross pattern above) in places that made sense for all three patterns. Staff asked the applicant if every other vertical could be removed, leaving one every 6’-0”. Staff notes that most verticals in historic rails are every third or fourth outrigger. The engineer stated “with the 6’ post spacing we will need to increase the vertical post size to satisfy code loading requirements. The existing horizontal members of the current railing likewise will be insufficient to transfer the loads to the posts.”

Staff notes that this is not a typical structural intervention that is commonly requested for other occupied balconies or galleries in the District, and questions why it is necessary here and not elsewhere. Cathedral balcony rails, in particular, are a valued architectural feature that is difficult to replicate and are present at some of the Quarter’s oldest buildings. Rather than approve alterations so extreme that they would be highly destructive to historic fabric, it is always an option for the balconies to be unoccupied, and the rails left completely unchanged. Staff would consider fixing the second and third floor doors in place to prevent access as a preferred alternative to either of the conditions above.

The applicant has proposed two alternatives which would leave the verticals in place. Both will have a significant impact on the appearance of the rail, but at least would not be modifying it to such an extreme degree that it may as well be destroyed. Option 1 shows the historic cathedral rail sitting in front of and attached to the new posts every 3’-0”. The method of attachment is not shown, but staff would prefer to see spacers installed so the rail is attached to points, rather than a solid weld at each vertical. A top rail and bottom rail are both shown, which staff is concerned will give it a boxy, heavy appearance.

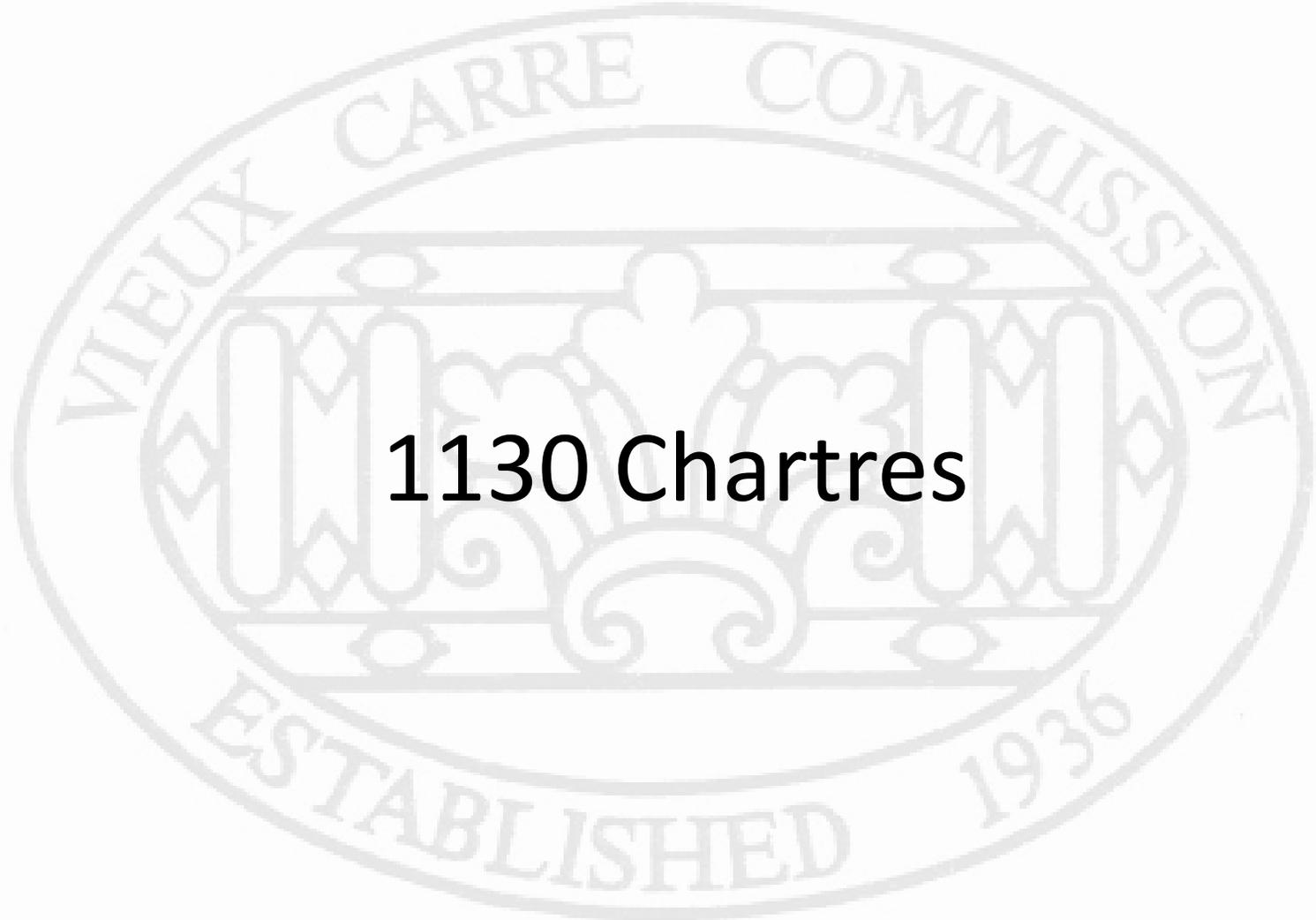
Option 2 is noted as “existing railing to be attached to exterior of new post. Cut existing vertical post where it lines up perfectly with new post and attach pattern work to each side of new post.” Just based on this description and without a drawing, staff is unsure of how that detail would work and what plane the rail would be in in relation to the verticals. Since this drawing was submitted the Friday before the meeting, staff was unable to return it for revision or clarification.

Additionally, on the third floor, a new rail is shown underneath at 2” above the decking to provide adequate height.

Staff seeks the guidance of the Committee but recommends a light touch with as few changes to the historic rail as possible.

**ARCHITECTURAL COMMITTEE ACTION:**

07/26/2022



1130 Chartres

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

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

Rating: Green: Of Local Architectural or Historical Importance.

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

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

**07/26/2022**

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

07/26/2022

**Permit # 22-33567-VCGEN**

**Lead Staff: Nick Albrecht**

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

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

07/26/2022

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

#### **Arched Opening**

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

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

#### **End Walls**

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

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

#### **Footings**

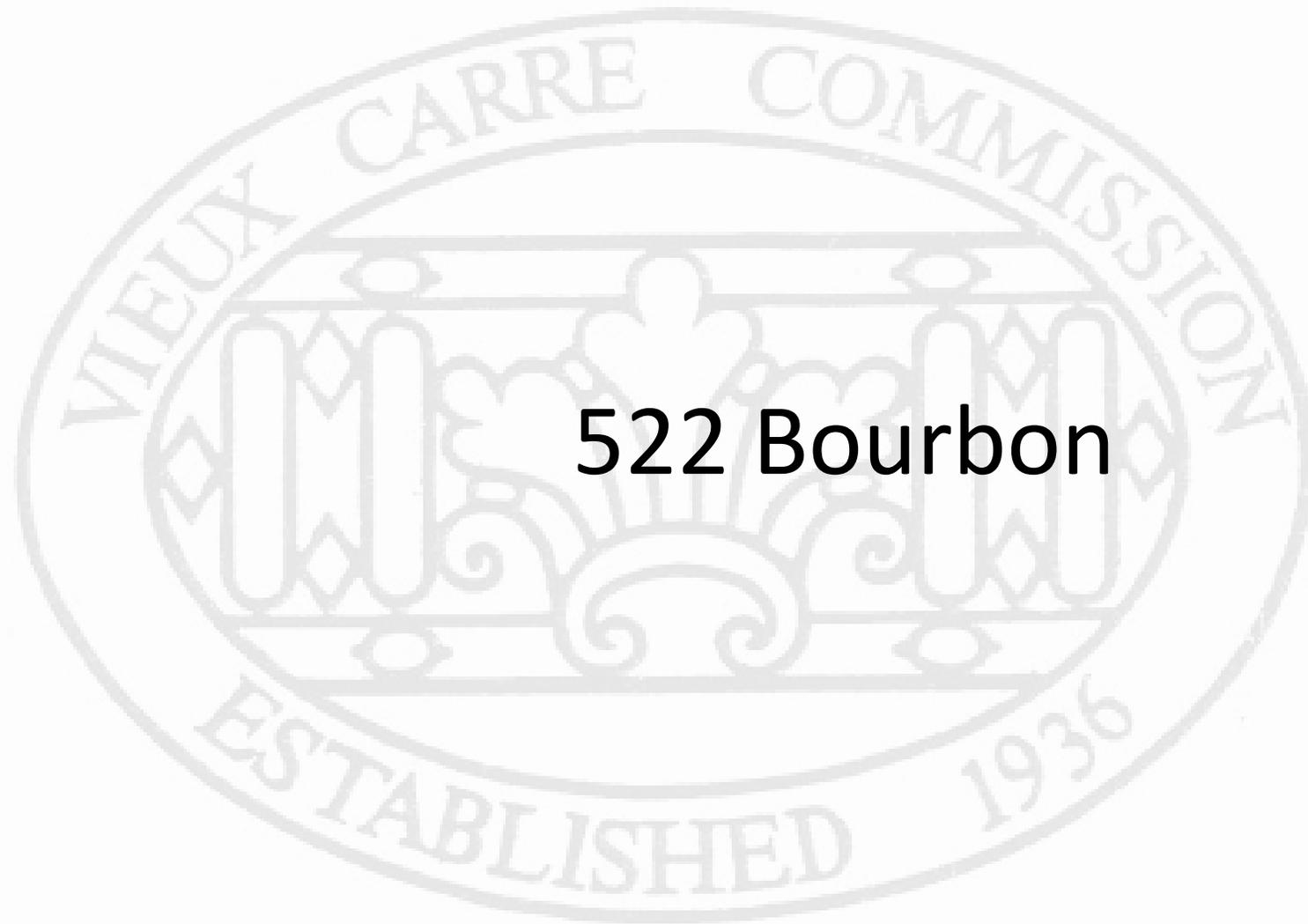
The footings of this same wall are proposed to receive helical ties in a grid pattern. The plans note the joints will be raked out, missing bricks replace, and the existing masonry footing injected and grouted with an engineered material that is compatible with the existing construction. The plans note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

#### **Summary**

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

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

07/26/2022



522 Bourbon

ADDRESS: 522 Bourbon  
 OWNER: Anglade 500 Properties, LLC  
 ZONING: VCE  
 USE: commercial/nightclub

APPLICANT: Rodney Ratliff  
 SQUARE: 62  
 LOT SIZE: 9062 sq.ft.

DENSITY: ALLOWED: 15 UNITS  
 EXISTING: unknown  
 PROPOSED: no change

OPEN SPACE: REQUIRED: 2718 sq.ft.  
 EXISTING: none  
 PROPOSED: no change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

Despite years of neglect and direct injury, the exquisite detailing of this Renaissance Revival house, known as the "Rouzan House", remains striking. James Gallier Sr. possibly was the architect of this fine granite front townhouse, the detailing of which includes a pilastered entrance, pedimented window heads on the second floor front facade, wrought iron full length balcony on the second floor, basket balconies on the third floor, and a belvedere.

**Architecture Committee Meeting of**

**07/26/2022**

**DESCRIPTION OF APPLICATION:**

07/26/2022

**Permit #22-02468-VCGEN**

**Lead Staff: Erin Vogt**

Proposal to replace the balcony structure, per application & materials received 01/25/2022 & 07/17/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

07/26/2022

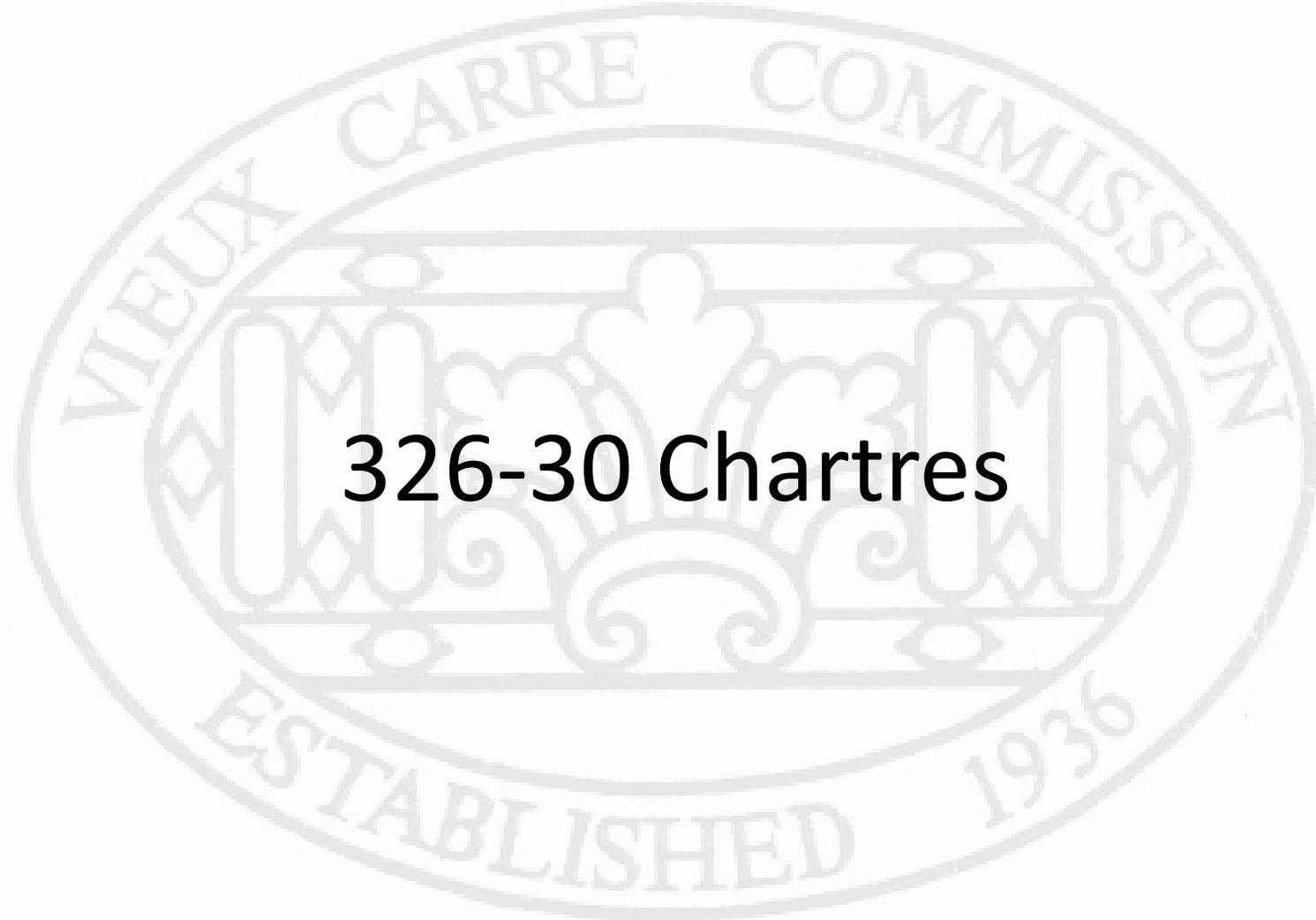
The applicant has resubmitted materials as requested, showing the balcony outriggers and stringers revised, the relationship between the outriggers and the decorative scrolls, and a reflected ceiling plan showing the exact placement of the outriggers. Staff finds these drawings to be a match for the previously existing conditions, with one minor revision. The top edge of the scroll should be at the same level as the top of the outrigger, particularly because the outrigger will be 1" deeper than previously existing. As can be seen in previous photos, the scrolls correspond to the vertical posts supporting the balcony, and exit the fascia with a small gap below the trim under the decking. The floral medallions at the end of the scrolls are at the same height as the leaves centered on the vertical crisscross in the railing pattern. Moving the scrolls up to be in the same plane as the top of the outrigger should bring all of these elements into relationship with each other as previously seen.

The interior structural bracing has shifted down in response to further study of the outriggers, stringers, and decking thickness. Staff does not foresee any detailing issues with increasing the depth of the outriggers to 3-1/2", as there is sufficient space between the top of the granite header and the door thresholds.

Overall, staff recommends **approval** with the one minor revision to the scrollwork detailing as noted above.

**ARCHITECTURAL COMMITTEE ACTION:**

07/26/2022



**326-30 Chartres**

ADDRESS: 326-30 Chartres Street  
 OWNER: 326-30 Chartres St LLC  
 ZONING: VCC-2  
 USE: Commercial

APPLICANT: John Dauer  
 SQUARE: 29  
 LOT SIZE: 2450 sq. ft.

**DENSITY**

Allowed: 3 Units  
 Existing: Unknown  
 Proposed: Unknown

**OPEN SPACE**

Required: 735 sq. ft.  
 Existing: None  
 Proposed: No Change

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

A row of four c. 1860, three-story masonry buildings, which have rusticated facades and granite posts and lintels on the ground floor.

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

**Architecture Committee Meeting of****07/26/2022****DESCRIPTION OF APPLICATION:**

07/26/2022

**Permit #22-12297-VCGEN****Lead Staff: Erin Vogt**

Proposal to install helical ties and replace lintels on interior side of exterior structural walls, in conjunction with permitted renovation and violation abatement, per application & materials received 07/11/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

07/26/2022

Permits were issued to replace the roof, correct the demolition by neglect and work without permit violations, including removal of the roof deck on 05/05/2022 and work has been underway. During this work, masonry conditions were evaluated, and it was determined that structural work would be needed. While this work will be done on the interior of the building, it involves exterior, structural walls and openings.

New lintels will be installed in an opening on the Decatur side that was bricked over, and at a third floor Decatur-side window. This detail is typical, showing three wythes and 3-1/2" x 3-1/2" x 1/4" galvanized angles.

Helifix 8mm helical ties are also shown to be installed at at least one exterior wall location. At least one detail calls for them to be injected with Helifix HeliBond grout, while the other typical details call for "compatible grout." Staff requests clarification on this from the engineer, as the Helifix HeliBond grout has been found to be far too hard and not compatible with historic masonry at 6525 PSI after 28 days.

Additionally, interior structural framing will be added in the stair hall on the Decatur side of the property. These will be supported by 3/4" dia. threaded rods set 8" in the masonry wall. It is not shown penetrating the wall.

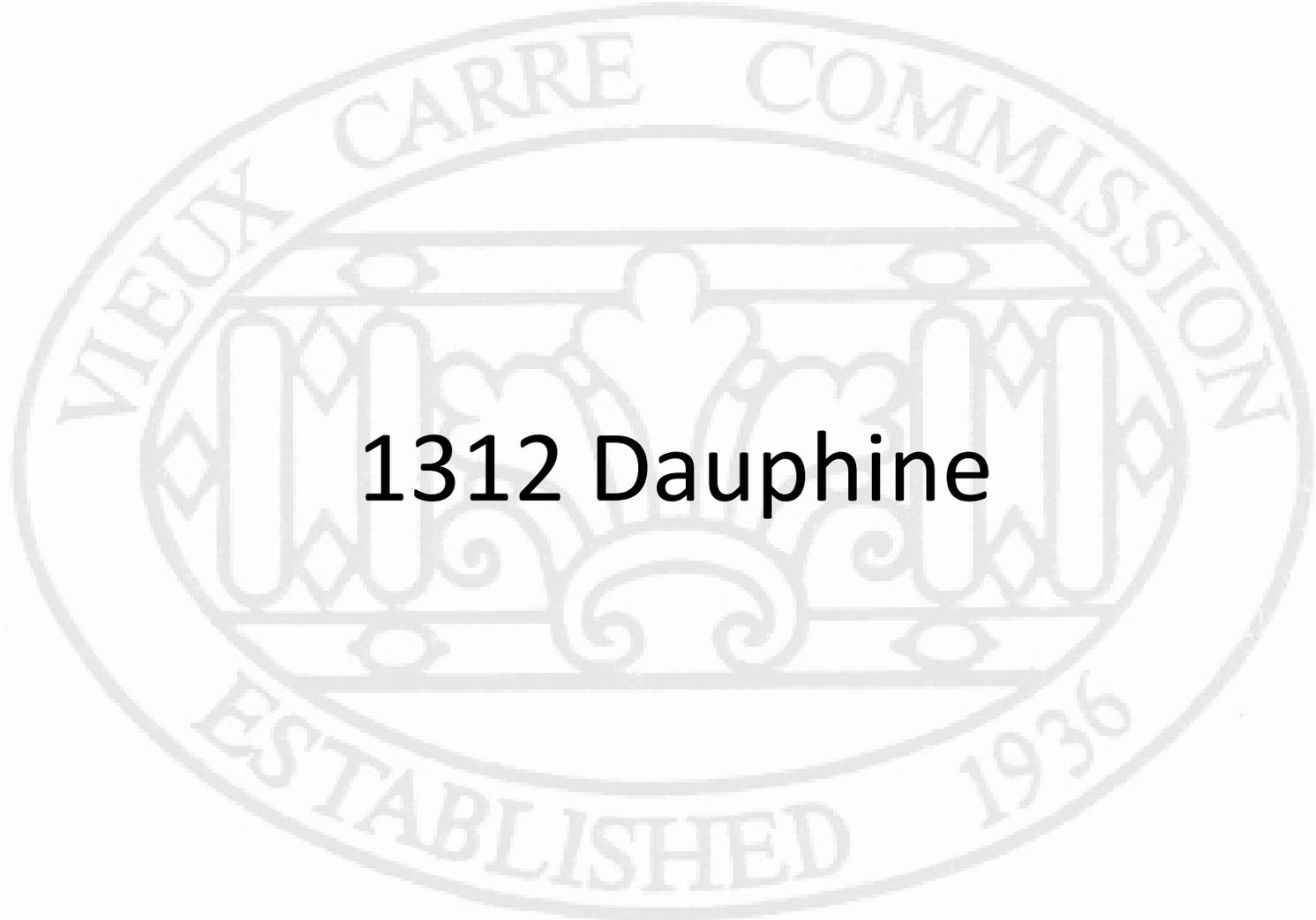
Staff seeks the guidance of the Committee regarding this structural work, but does not find any of it to be atypical in comparison with other projects reviewed, with the exception of the HeliBond grout.

**ARCHITECTURAL COMMITTEE ACTION:**

07/26/2022



**New Business**



**1312 Dauphine**

ADDRESS:	1312 Dauphine Street	APPLICANT:	Asha Ganpat
OWNER:	Asha Ganpat	SQUARE:	80
ZONING:	VCR-1	LOT SIZE:	969 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	290 sq. ft.
ALLOWED:	1 unit	EXISTING:	60 sq. ft.
EXISTING:	Unknown	PROPOSED:	x
PROPOSED:	No change		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

C. 1898 simply detailed 2-bay frame bracketed shotgun cottage, which also replaced an early frame cottage on the site.

**Architecture Committee Meeting of** **07/26/2022**

**DESCRIPTION OF APPLICATION:** 07/26/2022  
**Permit #21-33016-VCGEN** **Lead Staff: Erin Vogt**

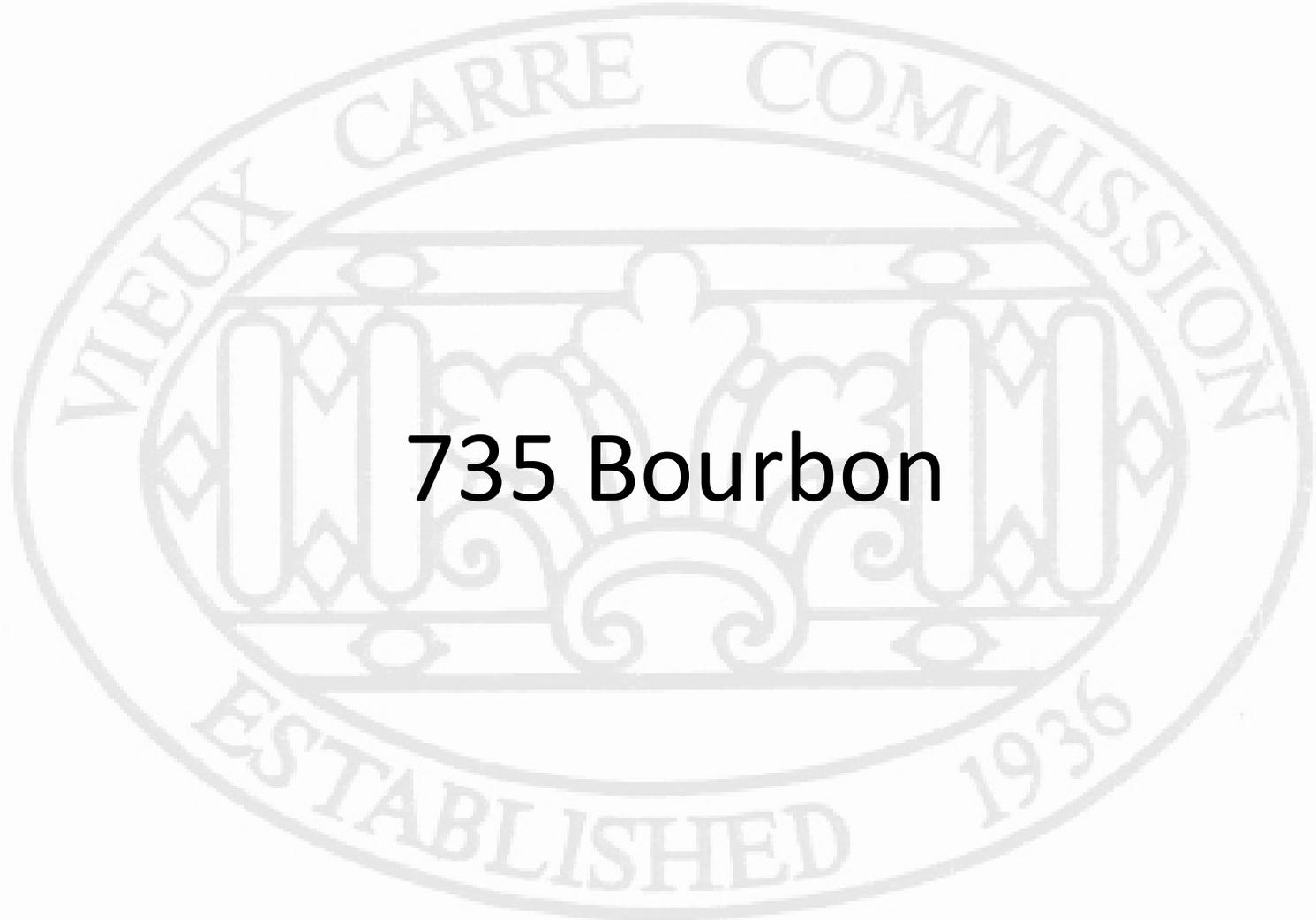
Proposal to install lamb’s tongue rail at front entry, per application & materials received 11/29/2021 and 07/11/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 07/26/2022

The applicant has informed staff that their insurance company is requiring them to install a handrail at the main entrance. They propose to install a 2’-1” high lamb’s tongue rail on top of the wooden stoop, to an overall height of 3’-0” above the steps. It is typical in detail and attachment. Staff consulted with Safety and Permits, and they gave a preliminary review stating that the rail appears to be compliant with building code for a residential property. The posts will rise out of the stoop 2-3/8” from the edge and will not attach to the sidewalk. The rail will be bolted to the weatherboards and will not interfere with the quoins. Drawings and photos provided by the applicant show that the right shutter will be able to open approximately 130 degrees, since the rail has been pushed to the side and is not centered on the stoop side wall.

Staff recommends **approval** of the rail as proposed.

**ARCHITECTURAL COMMITTEE ACTION:** 07/26/2022



735 Bourbon

ADDRESS:	735 Bourbon	APPLICANT:	LN Construction & Exteriors
OWNER:	735 B ST NOLA, LLC	SQUARE:	74
ZONING:	VCE	LOT SIZE:	4565 sq. ft
USE:	Commercial	OPEN SPACE:	
DENSITY		Required:	1369.7 sq.ft.
Allowed:	7 Units	Existing:	0 sq. ft.
Existing:	0 Units	Proposed:	No Change.
Proposed:	No Change		

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

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

This c. 1856 2-story masonry townhouse has an uncommon configuration of openings on the ground floor of the front facade which include a grand recessed entrance in the Greek Revival style and an adjacent carriageway entrance. The carriageway, in the French manner, originally led to the rear loggia area, courtyard and attached service wing. A fire in 1985 damaged the loggia and the awning, which then covered the patio.

**Architecture Committee Meeting of** **07/26/2022**

**DESCRIPTION OF APPLICATION:** 07/26/2022  
**Permit #22-14569-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install bird's mouth scuppers in gallery roof gutter, per application & materials received 05/25/2022 & 06/06/2022

**STAFF ANALYSIS & RECOMMENDATION:** 07/26/2022

The applicant has submitted three separate permit applications for roof work on this property. The first permit issued was to install a new slate roof with copper nails and flashing. Unpermitted metal cap flashing was installed, with a mortar cap applied over it. Additionally, wooden dormer trim was removed, and inappropriate copper was installed. The applicant reached out to the applicant asking them how they intended to proceed with these two items but has not been given an answer. The dormer has since been painted to match a previously existing inappropriate peach.

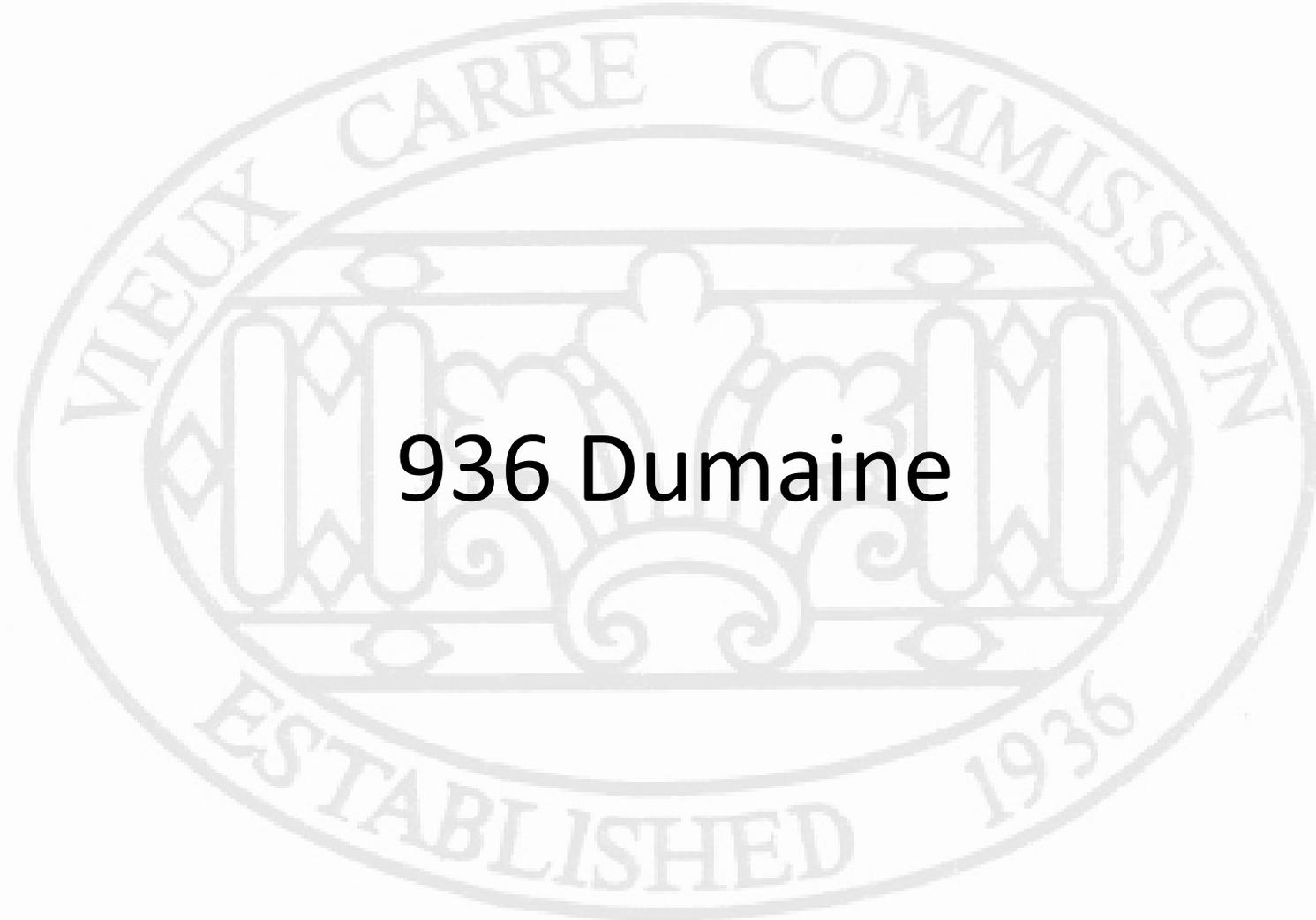
The second application was to install a galvanized standing seam roof on the gallery. Staff informed the applicant that it must be copper, since the metals used on the main roof were copper and the rain load from the main roof dumps onto the gallery roof. The applicant has agreed to revise this item.

The application under review today is replacement of the gutter and installation of bird's mouth scuppers. The contract submitted for this work calls for a galvanized gutter; this will also need to be revised to be copper to be compatible with the roof work that has already been done. However, staff is unsure if this replacement has already been done, as the gallery, including the gutter, has recently been painted. Staff notes that no paint permits have been issued for the property, and this paint color is not an adequate match for the previous green, which was a much more subdued tone.

The applicant proposes to install 2" diameter x 12" long bird's mouth scuppers, spaced every 8'-0". Staff has no objection to this addition in concept, but needs clarification regarding whether or not the gutter has been replaced. If it has not, staff requests the applicant provide a drawing or materials from the manufacturer showing the profile to be replicated, as the existing gutter is not a simple half-round.

Staff seeks clarification from the applicant on all of the above items and recommends **conceptual approval** of the bird's mouth scuppers with the proviso that all components of the drainage system, including gutters, downspouts, etc. be copper.

**ARCHITECTURAL COMMITTEE ACTION:** 07/26/2022



936 Dumaine

ADDRESS:	936 Dumaine	APPLICANT:	Jessica Smith
OWNER:	Clinton H Smith	SQUARE:	86
ZONING:	VCR-1	LOT SIZE:	2016 sq. ft. (approx.)
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	604.8 sq. ft.
ALLOWED:	2 Units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

C. 1917 two-story frame California-style bungalow.

**Architecture Committee Meeting of** **07/26/2022**

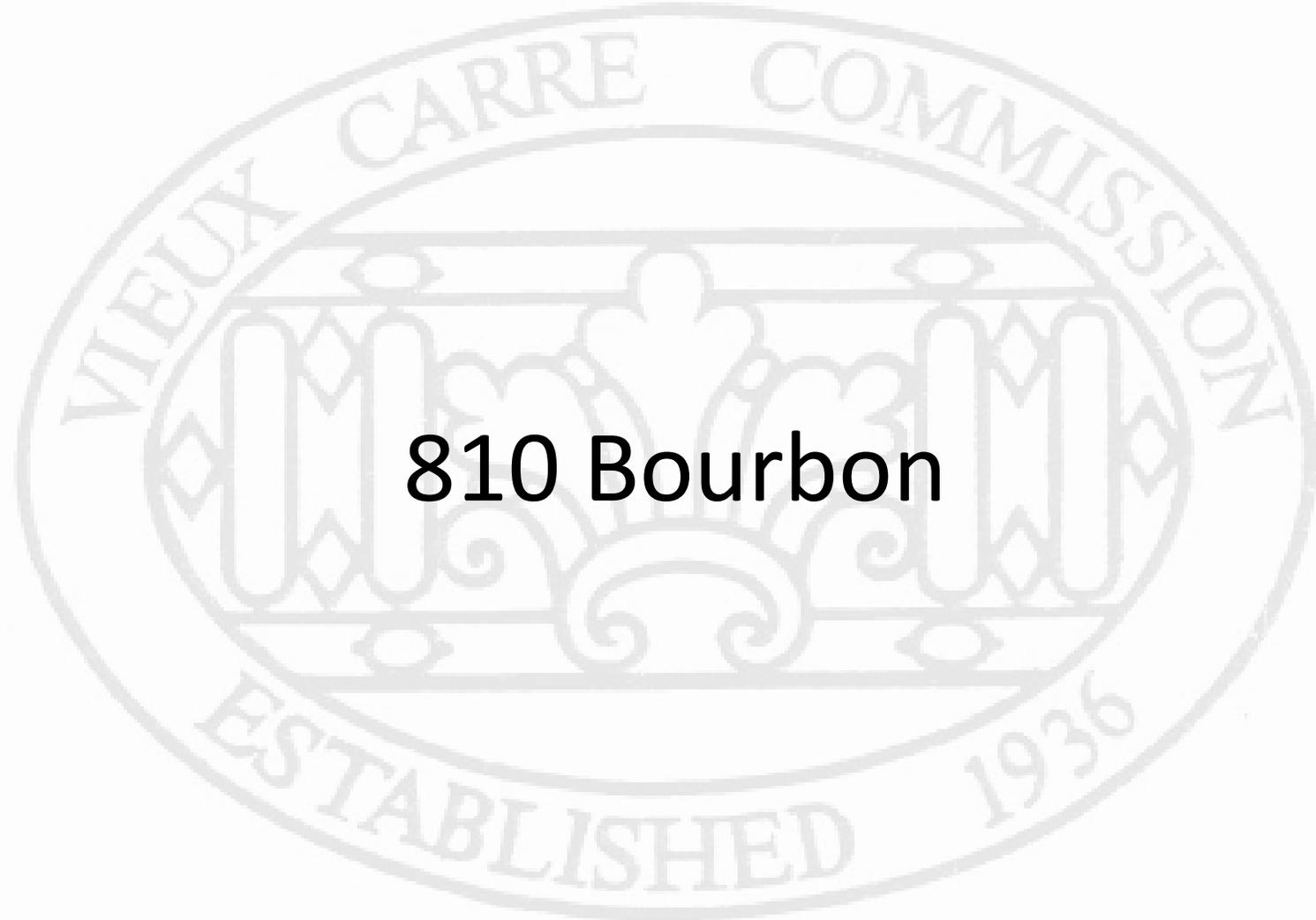
**DESCRIPTION OF APPLICATION:** 07/26/2022  
**Permit #22-15627-VCPNT** **Lead Staff: Erin Vogt**

Proposal to install brick pavers and brick steps in rear courtyard, per application & materials received 06/28/2022

**STAFF ANALYSIS & RECOMMENDATION:** 07/26/2022

The applicant is proposing to demolish the concrete slab in the rear courtyard and install Detroit brick in a basketweave pattern on a sand and gravel bed. The portion of the concrete slab under the HVAC equipment will remain. They also propose to replace existing steps at the rear doors and install brick steps with four risers. Staff notes that the existing steps are not original and do not match, as one door has four wooden risers and the other has three prefabricated concrete risers. While wooden steps would be typical for the building age, type, and style, staff has no objection to installing simple brick steps since this is a rear courtyard and they are not inappropriate. Staff recommends **approval** of the proposed work.

**ARCHITECTURAL COMMITTEE ACTION:** 07/26/2022



**810 Bourbon**

ADDRESS:	808-810 Bourbon St.	APPLICANT:	David Carimi
OWNER:	810 Bourbon LLC	SQUARE:	58
ZONING:	VCR-2	LOT SIZE:	2,752 sq. ft.
USE:	Vacant	OPEN SPACE-	
DENSITY-		REQUIRED:	826 sq. ft.
ALLOWED:	4 Units	EXISTING:	621 sq. ft.
EXISTING:	Vacant	PROPOSED:	818 sq. ft.
PROPOSED:	1 Unit		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

C. 1830 exposed brick, gable-ended 4-bay Creole cottage.

Ratings: **Main Building: Green**, of local architectural and/or historical significance.  
**Service Building: Green**, of local architectural and/or historical significance.  
**Rear Addition: Brown**, objectionable or of no Architectural or Historical importance

**Architecture Committee Meeting of** **07/26/2022**

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**DESCRIPTION OF APPLICATION:** 07/26/2022  
**Permit # 22-17866-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to install new ½ round copper gutters and round downspouts on main and service buildings, per application & materials received 06/15/2022.

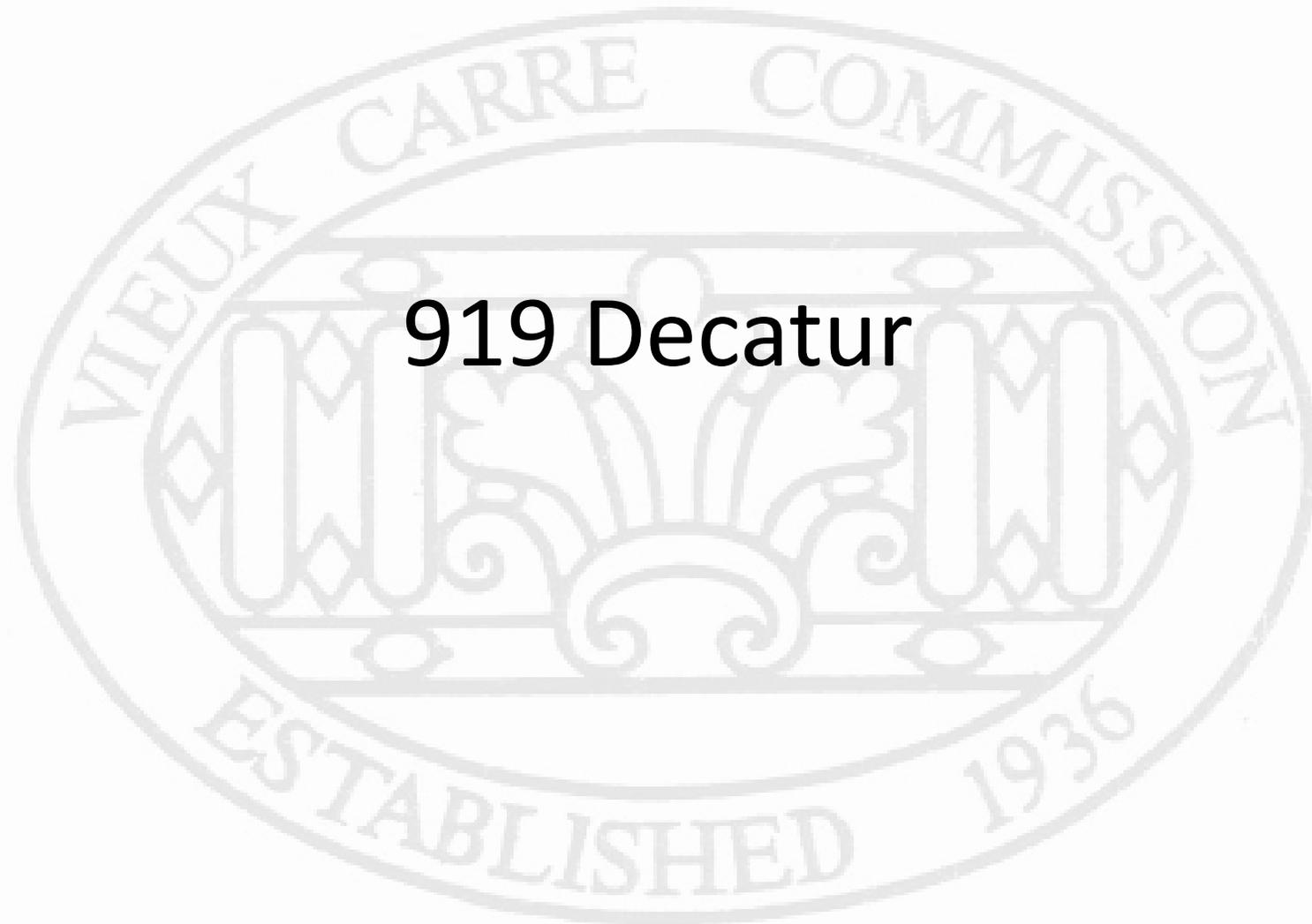
**STAFF ANALYSIS & RECOMMENDATION:** 07/26/2022

The proposed installation would be on the rear of the main building and the service building only. No gutters are currently proposed for the Bourbon St. elevation of the main building. The Guidelines require Architecture Committee approval of new installations of gutters and downspouts but the proposed installation looks appropriate and photographs show that gutters previously existed at least on the Bourbon St. elevation of the main building.

On the service building, the downspouts would return to the building wall under the overhang before running down through the balcony decking. This detail is seen elsewhere and is likely preferred over running the downspouts down the face of the columns and returning to the wall under the balcony.

Staff finds the proposed installation appropriate and recommends approval of the proposal with any final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:** 07/26/2022



919 Decatur

ADDRESS:	917-19 Decatur Street		APPLICANT:	CLS Architects
OWNER:	Bopp Enterprises IV, LLC		SQUARE:	21
ZONING:	VCC-1		LOT SIZE:	6,603 sq. ft.
USE:	Mixed Use		DENSITY-	
			ALLOWED:	11 Units
			EXISTING:	10 Units
			PROPOSED:	No Change
			OPEN SPACE-	
			REQUIRED:	2,043 sq. ft.
			EXISTING:	2,044 sq. ft.
			PROPOSED:	No Change

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

Rating: Main Building - **Pink**, of potential local or major architectural significance, but with detrimental alterations  
Service Building - **Green**, of local architectural/historical importance

Distracting alterations have obscured the original design of this c. 1822 Creole style brick structure which was identical to 921-23 Decatur. A plan book drawing from 1866 shows the early 19th century appearance of the building. It has arched entrances and a carriageway with fanlights on the ground floor and French doors on the second floor. Located on a deep key lot, the property still retains its historic two-story outbuilding.

### **Architecture Committee Meeting of**

**07/26/2022**

### **DESCRIPTION OF APPLICATION:**

07/26/2022

Permit # 22-19272-VCGEN

**Lead Staff: Nick Albrecht**

Proposal to modify previously approved renovation plans including new railing supports, change of decorative fixtures to gas, and construction of a new mechanical screening wall in the courtyard, per application & materials received 06/27/2022.

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

07/26/2022

A permit was issued on 05/26/2022 to make hurricane damaged related repairs and install new skylights which were approved by the Commission at the 03/16/2022 meeting. The applicant has submitted a new application to perform additional exterior work.

### **Railing Supports**

A section and detail drawing on sheet A 1.1 notes the installation of new angled ½” square tube supports to be added behind the rails at 48” on center. Photographs indicate that there are at least two similar angled supports existing on the railing. It is not clear from the plans but based on the total width of the gallery and the proposed 48” spacing, staff calculated that there would be a total of seven support angles, including the existing. Although this type of angled support is not atypical, staff has concerns regarding the number of supports and questions if a more discreet reinforcement may be available.

### **Decorative Fixtures**

Although decorative fixtures have been in place on the second floor of this building since at least 1975, the locations of the fixtures do not conform with Guidelines today, which call for decorative fixtures to be located near a focal point of the building. (VCC DG: 11-7) The applicant proposes to replace these existing fixtures with new 22” Bevolo Williamsburg fixtures operating with gas. Additionally, small flush mount exterior puck lights are proposed for installation at each door and window head on the second floor.

Staff recommends that the lighting proposal be revised to be more consistent with the Guidelines which might include replacing the existing decorative fixtures with discreet functional lighting and locating a decorative gas fixture hanging below the gallery at the primary entrance door. At a minimum, staff would prefer that the fixtures be located lower on the wall, provided that a decorative fixture could fit between the shutters.

### **Mechanical Screening**

The final aspect of the proposal is the installation of a new 4’ tall CMU wall around an existing AC unit at the rear of the main building. The plans note a generator in addition to the AC unit, but no generator currently exists in this location. Staff seeks clarification from the applicant regarding this noted generator. If the new wall is approved, staff recommends that a small gap be left between the CMU and the historic masonry wall.

While the plan drawing of the wall notes a stucco finish the section detail notes, “Styro industries flex

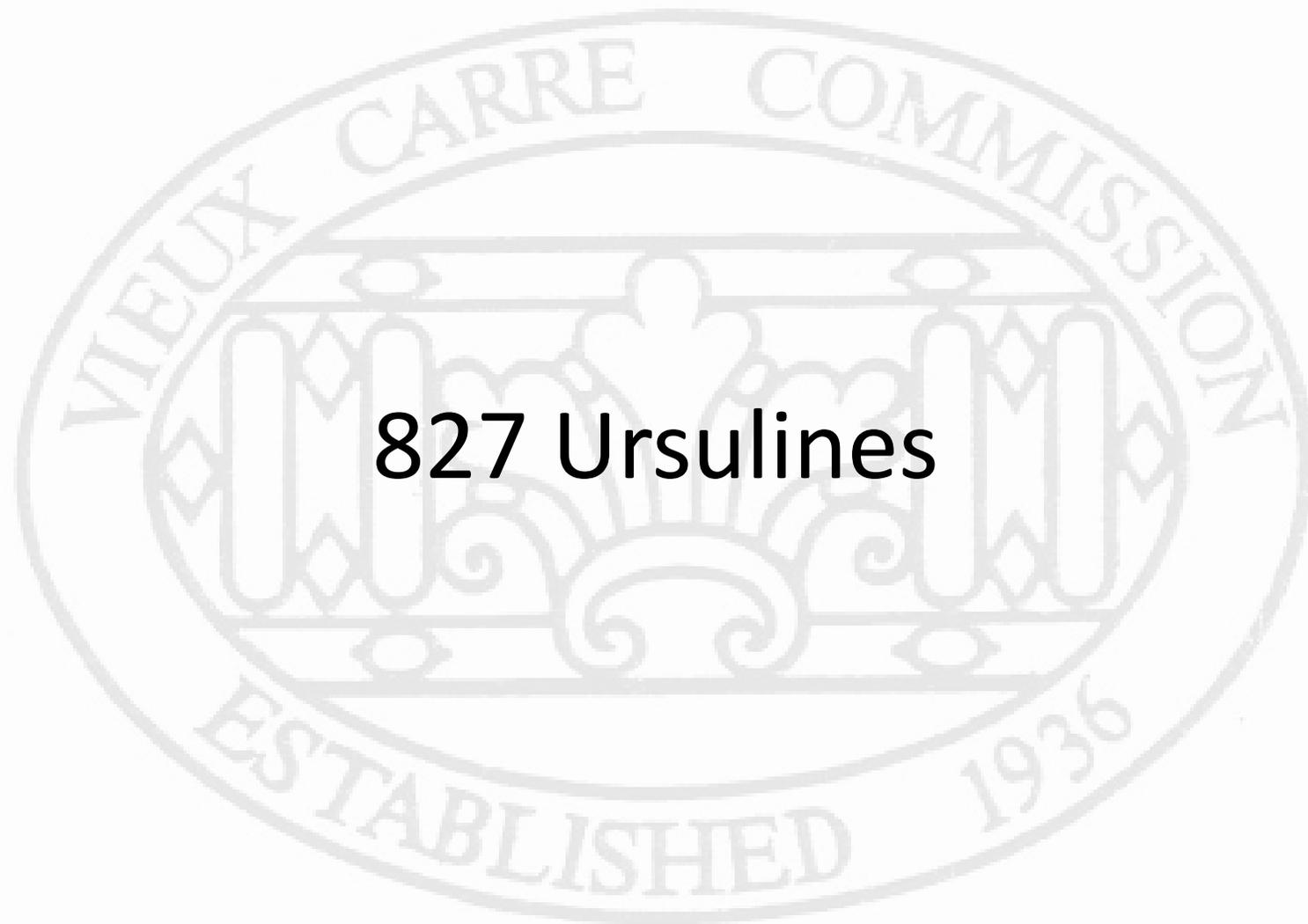
coat brush on coating.” Staff seeks clarification regarding the proposed finish material and notes that if traditional stucco is used that metal lath be utilized. As this wall would be new construction and not readily visible, the Committee may be open to alternative finish materials.

**Summary**

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

**ARCHITECTURAL COMMITTEE ACTION:**

07/26/2022



827 Ursulines

ADDRESS:	827 Ursulines St	APPLICANT:	Scott M Clark
OWNER:	Angela Kirby Clark	SQUARE:	78
ZONING:	VCR-1	LOT SIZE:	2948.9 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	884.7 sq. ft.
ALLOWED:	3 units	EXISTING:	Unknown
EXISTING:	1 unit	PROPOSED:	No change
PROPOSED:	1 unit		

**Architecture Committee Meeting of** **07/26/2022**

**DESCRIPTION OF APPLICATION:** 07/26/2022  
**Permit #22-19505-VCGEN** **Lead Staff: Erin Vogt**

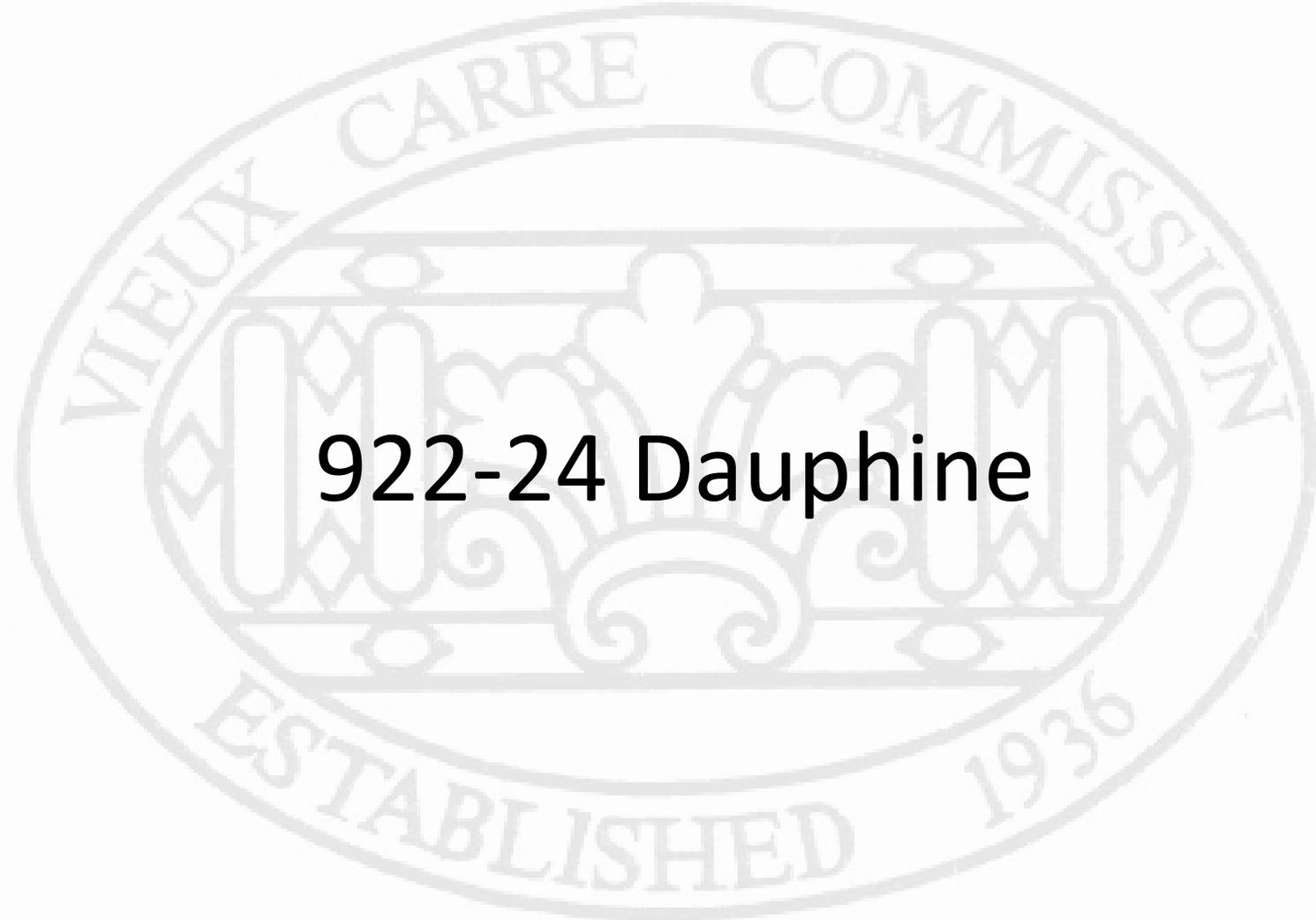
Proposal to alter attic ventilation, per application & materials received 06/29/2022 & 07/12/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 07/26/2022

The applicant has experienced water intrusion during weather events and is proposing to enclose both vents in their masonry gables. The decorative diamond pattern will be maintained, with recessed ½ bricks to be inserted in the openings, with the original bricks to remain unaltered. On the Dauphine side, the gable is stuccoed so the infill bricks would also be stuccoed, while they would remain exposed on the Bourbon elevation. Staff is unsure of how thick the wall is at the attic, and what the depth on the reveal would be. It is also unclear if historic bricks that have a similar porosity and hardness would be used. Staff seeks additional information from the applicant or alternative recommendations from the Committee but considers the enclosure of the vent **conceptually approvable**.

Two (2) copper Chinese cap vents measuring approximately 24” will be added at the ridge, shown set inward several feet from each side parapet. Staff likewise finds them **conceptually approvable**.

**ARCHITECTURAL COMMITTEE ACTION:** 07/26/2022



**922-24 Dauphine**

ADDRESS:	922-24 Dauphine Street		APPLICANT:	Debbie Sinopoli
OWNER:	Debra A Sinopoli Trust		SQUARE:	76
ZONING:	VCR-1		LOT SIZE:	5760 sq. ft.
USE:	Residential		OPEN SPACE:	
DENSITY:			REQUIRED:	1728 sq. ft.
ALLOWED:	6 units		EXISTING:	Unknown
EXISTING:	6 units		PROPOSED:	Unknown
PROPOSED:	1 unit			

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

Main building: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1910-20, 2-story apartment building.

**Architecture Committee Meeting of** **07/26/2022**

**DESCRIPTION OF APPLICATION:** **07/26/2022**  
**Permit #22-19945-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install prefabricated shed, per application & materials received 07/05/2022.

**STAFF ANALYSIS & RECOMMENDATION:** **07/26/2022**

The applicant is proposing to install a prefabricated shed at the rear of the property, set back 3'-0" from the Bourbon and Dumaine side property lines. The shed measures 8'-0 x 10'-0" and the height is not specified. It has a shed-type roof which is specified as a three-tab asphalt shingle. The siding and door materials are not specified. The roof pitch slopes away from the street and would not be visible, but the shed itself would be visible from the street through the Dumaine-side driveway. The shed might be visible from an adjacent commercial parking lot but would not be visible from St. Philip.

The VCC Design Guidelines for small structures, sheds & enclosures state:

#### **SMALL STRUCTURES, SHEDS & ENCLOSURES**

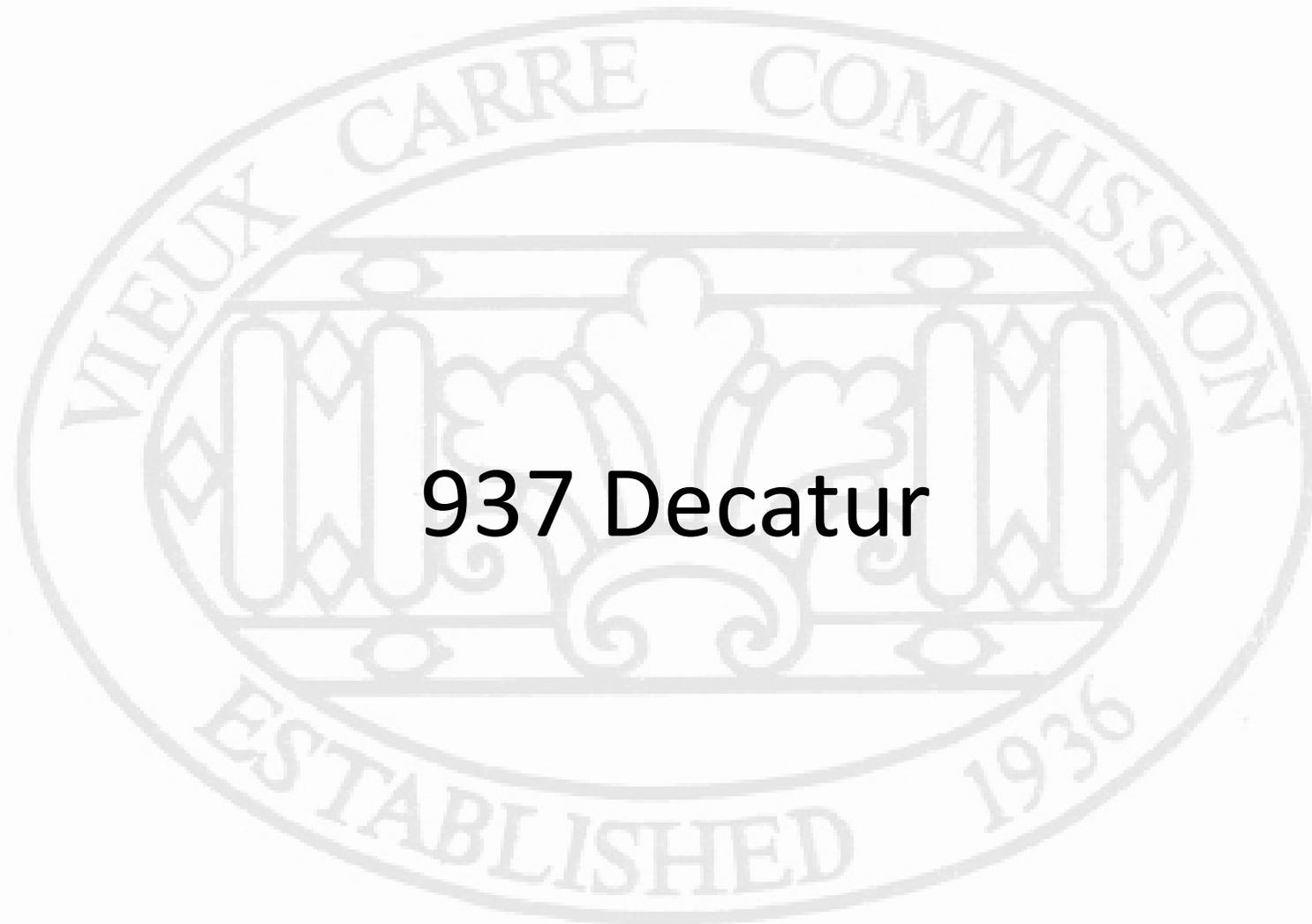
A small structure or shed can be functional or for recreation. They are generally less than 100-square feet in size and include a tool or garden shed, play house, dog house, laundry shed and outdoor restroom. A shed or enclosure can also be used to screen equipment, such as pool or mechanical equipment or a garbage bin, and can be constructed with or without a roof structure.

A modern addition like a shed may affect the historic integrity of a site and its surroundings. A small structure, shed or enclosure should be constructed of materials that are approved for the existing main building such as a wall and/or roof. (Refer to appropriate *Guidelines* sections.) **The installation of a pre-manufactured shed, particularly one with metal or vinyl wall cladding, is not allowed in the Vieux Carré.**

Any small structure or shed should be minimal in size with a form that is compatible with all existing buildings on the property. (Refer to *Compatible Design Principles, Guidelines for New Construction, Additions & Demolition*, page 14-4.) It should also be located to minimize its impact on the historic character of the surrounding area (generally to the rear of the main building), to minimize its visibility from the public and to ensure that it does not block the view of a historic building or feature. Where the proposed location might have a negative visual impact, the VCC might require landscape screening.

Staff notes that the main building is Brown rated and has one of the few permitted asphalt roofs in the district due to its age and lack of visibility. The shed meets the Guidelines for size but would be considered prohibited since it is prefabricated. If the siding is vinyl or Hardie board, it would be even further outside of compliance with the Guidelines. Staff informed the applicant that the shed was not approvable as proposed but was informed that a down payment had already been submitted, so the applicant may choose to appeal to the Commission as a hardship if denied by the Committee. Since the main building is Brown rated, staff seeks additional information from the applicant and feedback from the Committee, but recommends **denial** of the shed as proposed.

**ARCHITECTURAL COMMITTEE ACTION:** **07/26/2022**



937 Decatur

ADDRESS:	937 Decatur	APPLICANT:	Darin Pierce
OWNER:	937 Decatur St LLC	SQUARE:	21
ZONING:	VCC-1	LOT SIZE:	2,700 sq. ft.
USE:	Commercial	OPEN SPACE:	
DENSITY:		REQUIRED:	810 sq. ft.
ALLOWED:	4 Units	EXISTING:	610 sq. ft. approx.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Small two-bay, 2½-story masonry commercial building, which has a 20th century shop front on its ground floor. (Could this portion remain from the 1830 building shown on the 1833 Zimpel drawing?).

Main Building: Pink

**Architecture Committee Meeting of****07/26/2022****DESCRIPTION OF APPLICATION:**

07/26/2022

**Permit # 22-20159-VCGEN****Lead Staff: Nick Albrecht**

Proposal to replace existing eighteen lite entrance doors with new single lite over single panel doors, per application & materials received 07/06/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

07/26/2022

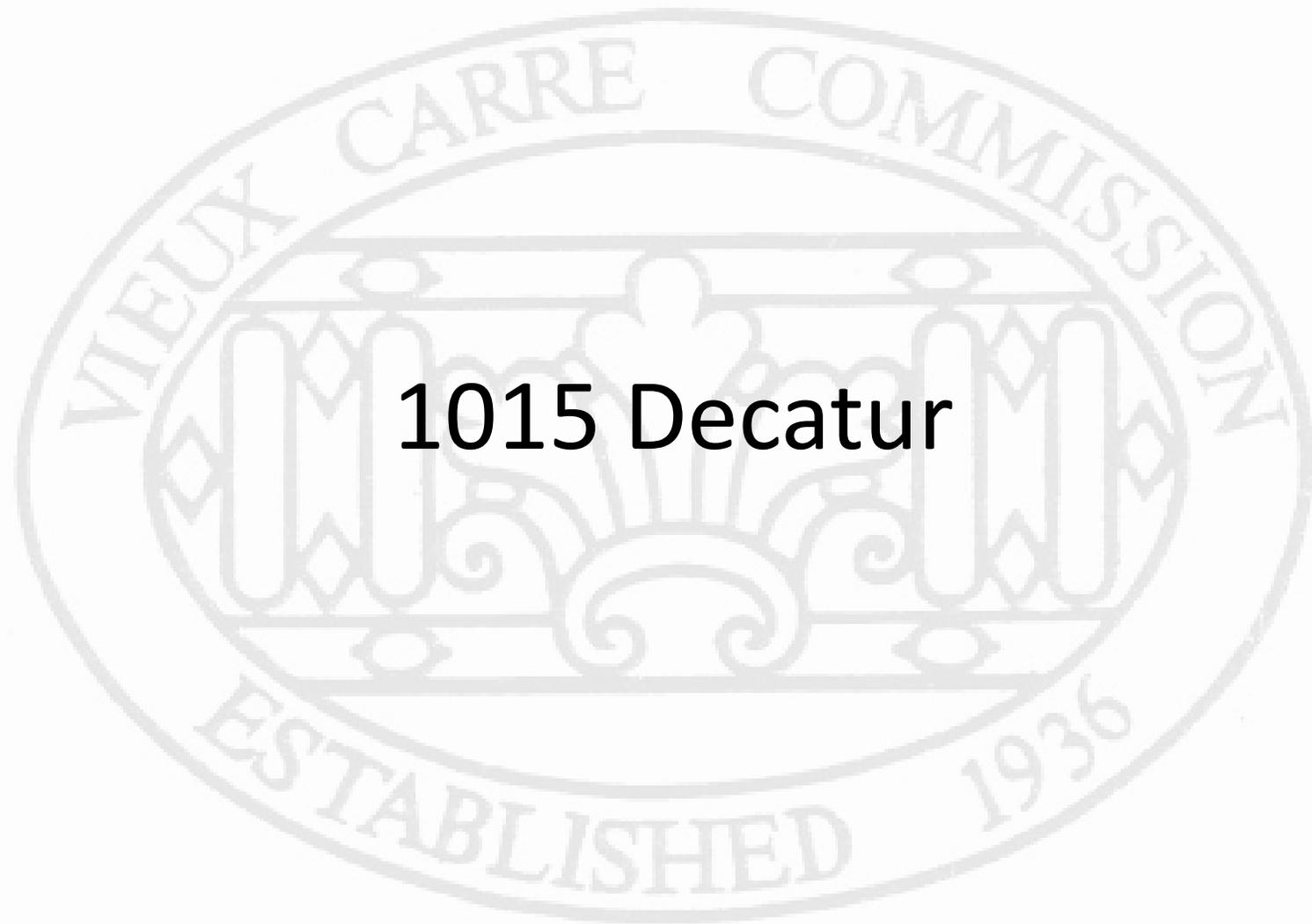
The doors proposed for replacement are the primary doors to the commercial space on the Decatur St. elevation. Photographs indicate that this ground floor has been modified repeatedly over time, most recently in the late 1990s when it appears the previously existing deep alcove was eliminated, and the doors brought up to the front plane of the building. The existing doors appear to date to a 2003 renovation.

The applicant proposes new single lite over single panel doors matched in size to the existing. No drawings have been provided but the applicant has provided a photograph of doors that the new doors would be modeled from. Staff questions if the swing of the new doors would be reversed from the current out swinging function to a more typical in swinging function but understands that egress requirements may necessitate out swinging doors.

Given that the ground floor of this building has been heavily modified over time and that the proposed doors are more typical and appropriate for the district, staff recommends conceptual approval of the proposal with final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:**

07/26/2022



1015 Decatur

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

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

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

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

### **Architecture Committee Meeting of**

**07/26/2022**

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

07/26/2022

**Lead Staff: Nick Albrecht**

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

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

07/26/2022

#### **Stucco**

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

#### **Window Conversion**

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

Interestingly, the sister building at 1005 Decatur St. is seen with the transom windows and doors in these comparable openings as early as 1947 and seemingly in a plan book drawing dated to 1852. However, there is no indication that the similar openings at 1015 Decatur ever had this type of millwork. The Guidelines do not allow for this type of conversion of a window to a door. (VCC DG: 07-9 & 07-13) Staff finds it particularly troubling that the proposal is to convert all three opening from windows to doors. Staff suggests that the conversion of only one of the openings to a door and the restoration of the windows in the other two openings may be more palatable.

#### **Summary**

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

### **ARCHITECTURAL COMMITTEE ACTION:**

07/26/2022



**1215 Royal**  
**Deferred at the Applicant's Request**



# Appeals and Violations



533 Toulouse

ADDRESS:	533-35 Toulouse Street	APPLICANT:	Erika Gates
OWNER:	533 Toulouse LLC	SQUARE:	26
ZONING:	VCC-2	LOT SIZE:	2482 sq. ft.
USE:	Mixed	OPEN SPACE:	
DENSITY:		REQUIRED:	747 sq. ft.
ALLOWED:	4 Units	EXISTING:	None
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: **Yellow:** Contributes to the character of the district.

This address actually features two c. 1860 buildings--one 2-story and one 3-story masonry commercial building, each having two bays across the front facade. These very plain commercial buildings were remodeled in 1961 with the addition of cast iron balconies and a "Colonial Revival" entrance.

**Architecture Committee Meeting of** **07/26/2022**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	07/26/2022
<b>Permit #21-26935-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>
<b>Violation Case #22-00273-VCCNOP</b>	<b>Inspector: Anthony Whitfield</b>

Appeal to retain HVAC equipment, modify HVAC platform, and install roof deck rail, per application & materials received 09/27/2021 & 07/11/2022, respectively. [**Notices of Violation sent 04/11/2014, 12/04/2014, 02/13/2015, 03/29/2016, 12/02/16, 02/28/2019 & 01/21/2022. STOP WORK ORDER posted 03/04/2014**]

**STAFF ANALYSIS & RECOMMENDATION:** 07/26/2022

Staff issued a permit to address the staff approvable violations on 12/06/2021. This work has not been done. Another inspection took place on 01/18/2022, and an updated notice of violation was sent. Staff requests an updated compliance plan from the applicant, addressing all outstanding items that have not been corrected. Staff notes that this should include all items in violation, not only those addressed in the last compliance plan, including for example the unpermitted asphalt roof on the main building or the metal cap flashing at parapets at the front and rear of the roof deck.

Following the Commission denial to retain the roof deck and hot tub on 12/15/2021, the applicant appealed to City Council. On 03/10/2022, City Council voted to overturn the Commission’s motion and allow retention of the roof deck. Retention of the hot tub was denied. The applicant is proposing to remove the existing rail extension and install a new 42” tall rail at the very edge of the roof deck, immediately behind the existing decorative cast iron rail. The detail drawing shows the new rail below the height of the existing rail, even without the rail extension, so staff questions why it is necessary. If the drawing is in error and a new, taller rail will be needed for code compliance, it must be set back a minimum of 42” so it is not visible from the street.

The applicant is also appealing to retain the HVAC equipment and platform installed on the flat roof over the single story courtyard infill. A diagram has been provided, showing how the equipment can be adjusted to provide the code required maintenance space for each unit, and a new 42” high wooden safety rail is shown on the Chartres side. The adjacent walls and parapets are not shown on this drawing, but it appears that no rail should be required on this side since there is a full height wall separating the roof from the adjacent property on the Chartres side. A rail might be needed on the rear, Wilkinson side of the platform, but staff is unable to tell from photos on file. Staff notes that another large piece of equipment is shown on the roof adjacent to the platform, and it is not clear if this is also proposed for retention or if it will be removed.

Staff finds the platform and location to be conceptually approvable but requests more complete photographic documentation on the equipment itself. It also appears that the disconnect switches were installed on the wall of the adjacent building at 537 Toulouse, but it is unclear if this wall is shared ownership.

Staff recommends **deferral**, with the applicant to submit all items noted above, including a complete revised compliance plan, additional documentation on the mechanical equipment itself, information about the ownership of the wall where the disconnect switches were installed, and to revise the location of the front roof deck safety rail. The hot tub must also be removed as required by the Commission and City Council.

**ARCHITECTURAL COMMITTEE ACTION:** 07/26/2022



**532-34 N Rampart**

ADDRESS:	532-534 N Rampart	APPLICANT:	Kurt Werling
OWNER:	Mercier Realty Co	SQUARE:	99
ZONING:	VCC-2	LOT SIZE:	3,696 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,108.8 sq. ft.
ALLOWED:	6 Units	EXISTING:	657 sq. ft.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	Unknown		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

**532 N Rampart**

One in a row of four, c. 1850, 3 1/2-story, Greek Revival, brick townhouses.  
 Rating: **Blue**, of major architectural and/or historical significance.

**534 N Rampart**

The second in a row of four, c. 1850, 3 1/2-story, brick, Greek Revival townhouses.  
 Rating: **Blue**, of major architectural and/or historical significance.

<b>Architecture Committee Meeting of</b>	<b>07/26/2022</b>
<b><u>DESCRIPTION OF APPLICATION:</u></b>	07/26/2022
<b>Permit # 22-08856-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #20-20872-DBNVCC</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to install fiber cement board siding at rear enclosure, per application & materials received 03/24/2022 & 07/15/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 07/26/2022

This property was last before the Committee at the 04/12/2022 meeting to review the overall renovation plans of the property. The Committee approved the overall proposal with the exception of the siding material at the rear of the building being stucco with a preference for an infill type material such as the existing wood cladding. The applicant recently reached out to staff stating that he is having difficulty sourcing wood weatherboards that could be used in this location. The applicant proposed using fiber cement board siding as cladding stating that it would clearly read as a modern material.

The VCC has only approved fiber cement or Hardie board siding in very limited circumstances, generally when there is essentially no access for maintenance when walls are very near to neighboring buildings. In this instance the wall under consideration is readily accessible from the service ell or from the courtyard and staff does not find the use of the proposed material justified in this instance. Additionally, this is a blue rated building which should be held to a high standard.

Following the issuance of the agenda for this meeting, the applicant reached out to staff noting that the first preference would be for the originally proposed stucco wall. As that proposal has already been reviewed by the Committee, the use of stucco in this area would need to be reviewed by the full Commission as an appeal and can be placed on the August 17<sup>th</sup> agenda if necessary.

Staff recommends denial of the proposed material and that the applicant return with a proposal for an approvable material which could include repairs to the existing wood cladding. As nearly all other details of the overall project for this property have been resolved, staff would be inclined to issue a permit so that work can begin while this final detail is under review, if necessary.

**ARCHITECTURAL COMMITTEE ACTION:** 07/26/2022

<b>Architecture Committee Meeting of</b>	<b>04/12/2022</b>
<b><u>DESCRIPTION OF APPLICATION:</u></b>	04/12/2022
<b>Permit # 22-08856-VCGEN</b>	<b>Lead Staff: Nick Albrecht</b>
<b>Violation Case #20-20872-DBNVCC</b>	<b>Inspector: Marguerite Roberts</b>

Proposal to renovate building including installation of a new standing seam metal roof and reconstruction of portion of masonry wall, per application & materials received 03/24/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 04/12/2022

A similar application was reviewed in February 2021 and was deferred to allow the applicant a chance to make some changes based on the staff report and discussion during that meeting. Staff's previous concerns regarding the proposal included the siding material on the rear elevation of the main building, the reconstructed roof condition and slope on the rear service ell, atypical French doors used to access the existing service ell roof, possible modifications to a parapet wall, and the details of the proposed new TPO roof on the main building.

### **Siding Material**

The previously proposed repairs to the atypical vertical board cladding on the rear elevation have been removed from the scope. The applicant now proposes a new stucco wall finish. This material is likely approvable and more consistent with the original conditions. Staff only requests a section detail through the wall noting the existing wall construction and how the stucco would be applied (direct to masonry? lath over wood frame? Etc.)

### **Service Ell Roof**

The service ell roof is now noted as being a new raised-seam metal roof system over a new roof deck and framing and a detail has been provided noting the rebuilt roof framing at a 3 in 12 pitch. Staff finds this rebuilt roof with additional pitch much more preferred and appropriate compared to the existing near flat condition.

### **French Door Roof Access**

The existing atypical French doors currently used to access the roof of the service ell are now proposed to be removed. New side hinged 12 lite windows are proposed in their place. These windows are not detailed but are noted as swinging into the building with details to match existing adjacent windows. Staff finds the proposed windows an improvement over the existing atypical existing doors but notes that these are likely not consistent with the original conditions in this location. Additional eyebrow style windows would be more appropriate.

The note on the proposed new windows notes that the size is to enable roof access for maintenance. Staff questions if additional work is proposed for this roof, such as mechanical equipment, that would necessitate more frequent maintenance access.

### **Parapet Wall Modifications**

The previous note about modifying the parapet has been removed and the plans now indicate that the leaning fourth floor parapet wall will be reconstructed to match existing.

### **Main Building TPO Roof**

Staff previously noted that a TPO roof on the main building would be approvable provided that the color and finish of the roof was consistent with Guidelines. The applicant expressed a willingness to comply with these Guidelines. The submitted plans do not note a color or finish so staff requests this information be specified in the plans and be consistent with the Guidelines.

### **Summary**

Staff finds the vast majority of the proposed work approvable but requests commentary from the applicant and Architecture Committee regarding the stucco application on the rear of the main building and the proposed new windows on the fourth floor of the rear of the main building.

### **ARCHITECTURAL COMMITTEE ACTION:**

04/12/2022

Mr. Albrecht read the staff report with Mr. Werling present on behalf of the application. Mr. Werling noted that the proposed TPO would be a light gray. Regarding the rear wall, Mr. Werling noted that the existing tongue and groove wall was standalone without additional framing. He continued that the window proposed to access the lower roof would be to allow ladders to be brought out to access the upper roof. Mr. Fifield asked if the roof of the rear building had been altered. Mr. Albrecht responded that it was very likely that both the roof of the service ell and the main building had been altered.

Mr. Bergeron asked what was behind the tongue and groove wall. Mr. Werling stated that there was nothing, just the tongue and groove. Mr. Werling noted the proposal to install a new wall with a stucco finish and that the neighboring matching building had gone to this condition. Ms. DiMaggio asked if there was a way to minimize the awkwardness of the proposed window, such as a door with glazing to match the adjacent eyebrow windows.

Public Comment: Hank Smith noted that he did the matching building next door and the rear was once a gallery, likely enclosed around the turn of the century.

Ms. DiMaggio made the motion for **approval** with the exception of the siding material being stucco in light of the information discussed and a preference for an infill type material such as the existing wood cladding with details at staff including a new roof access. Mr. Bergeron seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of**

**02/09/2021**

**DESCRIPTION OF APPLICATION:**

02/09/2021

**Permit # 21-01164-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #20-20872-DBNVCC**

**Inspector: Marguerite Roberts**

Proposal to renovate building including installation of a new standing seam metal roof and reconstruction of portion of masonry wall, per application & materials received 01/14/2021.

**STAFF ANALYSIS & RECOMMENDATION:**

02/09/2021

The applicant submitted drawings that address the badly deteriorating rear service wing of these two buildings. The work at the lower levels of the service wings appears to all be staff approvable and consists of replacing broken glass in existing windows, repair or replacement of missing balcony elements, painting, etc. Staff finds these aspects of the proposal generally approvable. Staff notes that the rear elevation of the main building appears to have an inappropriate sheet type siding which is noted in the plans as 2x6 tongue and groove. Staff seeks clarification on the exact nature of this existing material.

At the roof of the service ell the applicant proposes to replace the existing low sloped built up roofing with a new standing seam metal roof. Staff finds this proposal generally approvable but questions if the pitch of the existing roof will be altered. The existing roof appears to be nearly flat while the drawings show the new roof as pitched 3" in 12". If this is the case, staff does not object to the change but they do seek to clarify the details of the slope and underlying structure.

Additionally, staff notes that existing French doors of both buildings currently access the flat roof. As shown on the drawings, these doors would now be above the roof surface necessitating someone to step down onto the metal roof. As this creates a dangerous situation in which the Building Department might require the installation of railings and as doors in this location are atypical, staff questions if these doors should be removed in favor of windows matching the immediate adjacent openings.

The plans note that the masonry parapet at the extreme rear of the fourth floor of the service ell will be modified and reconstructed. Staff agrees that work is needed to stabilize this element as soon as possible but questions what the modification will be.

The final aspect of the proposed work is a new TPO roof on the flat roof of the main building at 532 N Rampart. Staff finds this aspect of the proposal generally approvable but questions the color and finish of the proposed TPO material noting that "*white, very light, and/or highly reflective coatings are not permitted in the Vieux Carré.*" (VCC DG: 04-6)

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

**ARCHITECTURAL COMMITTEE ACTION:**

02/09/2021

Mr. Albrecht read the staff report with Mr. Werling and Mr. Bendernagel present on behalf of the application. Mr. Werling stated that the doors were there for roof access, at least that is what he assumed. He went on to say that he was ok with their removal as long as they could find another access point for the roof. Mr. Bendernagel stated that at some point the roof was reframed and that it was now flat. He went on to state "personally he believed the roof needs to be reframed with a more sloped roof, in a traditional style and that would eliminate the need for the doors." Mr. Werling stated that the was ok with this as long as they still had roof access. Ms. DiMaggio inquired as to the color of the TPO. Mr. Werling stated that they would be fine with whatever color was recommended by staff or the Committee. With nothing left to discuss, the Committee moved on to the next agenda item.

**Public Comment:**

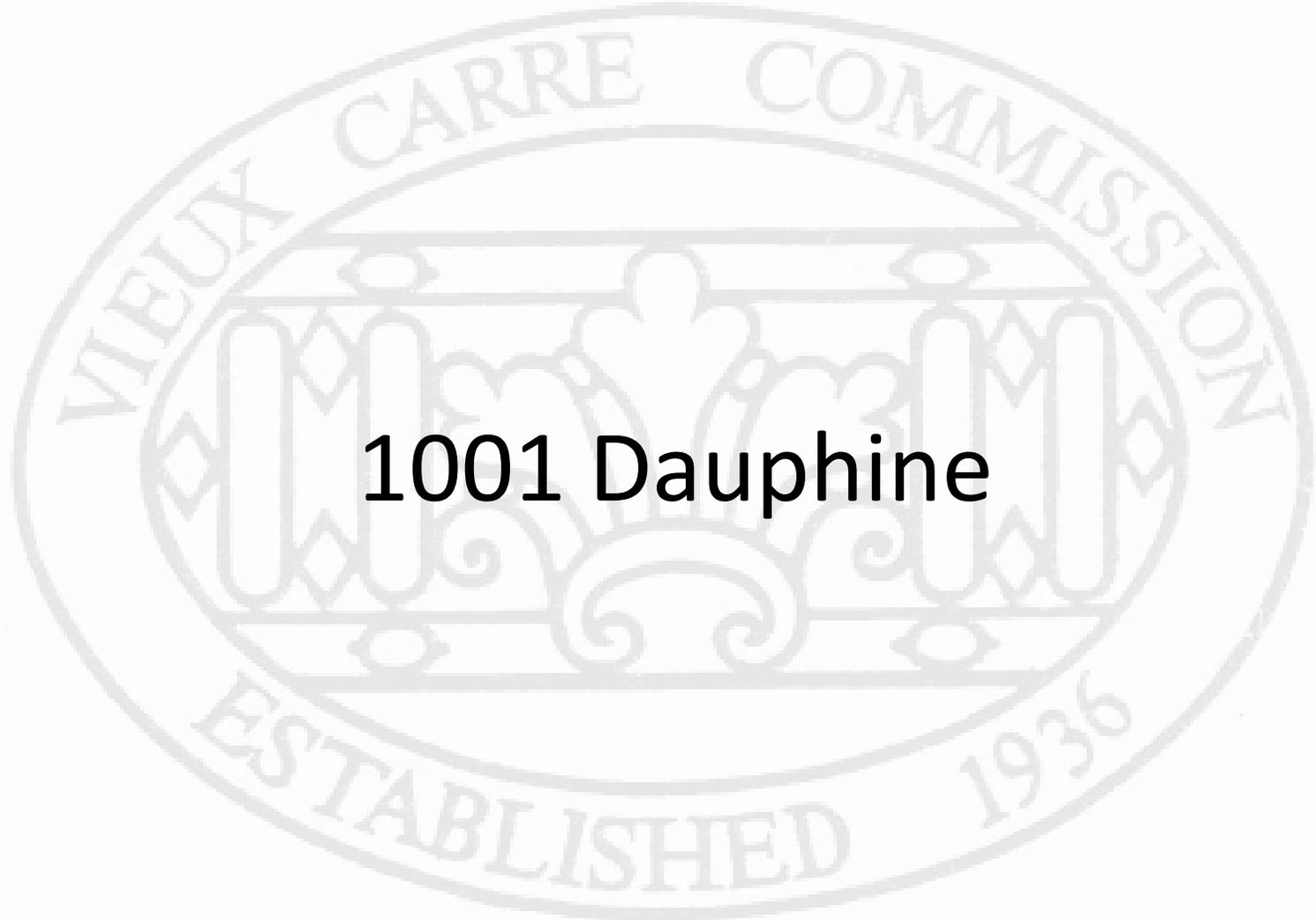
**Susan Klein, Resident & North Rampart Main Street Officer**

I am very pleased that the building at 532 North Rampart Street is being renovated. However, I am requesting that any mechanical equipment for these units be placed as far as possible from the rear lot line. The properties to the rear of this building are occupied by full-time residents and the noise generated from any mechanical equipment would have an adverse effect on our sleep and quality of life.

Also, I did not receive a NPP meeting notice, if one was required and generated.  
Thank you for your consideration of this request,

**Discussion and Motion:**

Ms. DiMaggio made the motion to defer the application in order to allow the applicant time to make the changes based on today's comments. Mr. Bergeron seconded the motion and the motion passed unanimously.



**1001 Dauphine**

ADDRESS:	1001-03 Dauphine, 901 St. Philip Street		
OWNER:	Matassa Investments LLC	APPLICANT:	Vincent Catalanotto
ZONING:	VCR-1	SQUARE:	84
USE:	Commercial	LOT SIZE:	2465.7 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	3 units	REQUIRED:	493 sq. ft.
EXISTING:	None	EXISTING:	Unknown
PROPOSED:	No change	PROPOSED:	No change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main buildings (1001 & 1003): Green, of local architectural and/or historic significance.  
Detached kitchens (1001 & 1003): Green, of local architectural and/or historic significance.

1001 Dauphine: Like many other corner structures in the Vieux Carré, this address features an early 19th century, masonry, Creole cottage that later (in the 19th century) was expanded with the addition of a frame second floor. The detached brick kitchen, like the first floor of the main building, dates to the early 1800s.

1003 Dauphine: A typical, c. 1890, bracketed, frame shotgun cottage.

**Architecture Committee Meeting of** **07/26/2022**

<b><u>DESCRIPTION OF APPLICATION:</u></b>	07/26/2022
<b>Permit #22-18766-VCGEN</b>	<b>Lead Staff: Erin Vogt</b>
<b>Violation Case #22-01292-DBNVCC</b>	<b>Lead Staff: Erin Vogt</b>

Proposal to install structural ties at rear service building, per application & materials received 06/23/2022 & 06/29/2022. [Notices of Violation sent 11/19/2019, 03/03/2022, and 04/04/2022.]

**STAFF ANALYSIS & RECOMMENDATION:** 07/26/2022

Staff has opened multiple violation cases for demolition by neglect at this property over the last several years for demolition which have gone to administrative adjudication. Staff became concerned that the rear wall of the detached, two story kitchen was buckling and requested an engineer’s report. Mr. Walter Zehner has submitted plans to install three wall straps, starting 5’-0” from St. Philip and installed at 8’-0” o.c., approximately 10’-4” above grade. Only about half of the elevation will be tied, with the half closer to Ursuline shown unaltered. The straps are PLC x 3/8”x 3’-0” and will hold two 3/4” rods. The rods will tie through the brick wall and an interior existing CMU wall on the first floor, and will attach to the second floor joists with an L6 and lag bolts.

Staff notes that the elevation has been stuccoed with Portland cement, and the underlying brick may need to be repointed. Depending on when the interior CMU wall was installed, it may have been a significant amount of time since any masonry maintenance was done. Staff seeks information on this from the applicant, but recommends **approval** of the structural repairs.

**ARCHITECTURAL COMMITTEE ACTION:** 07/26/2022