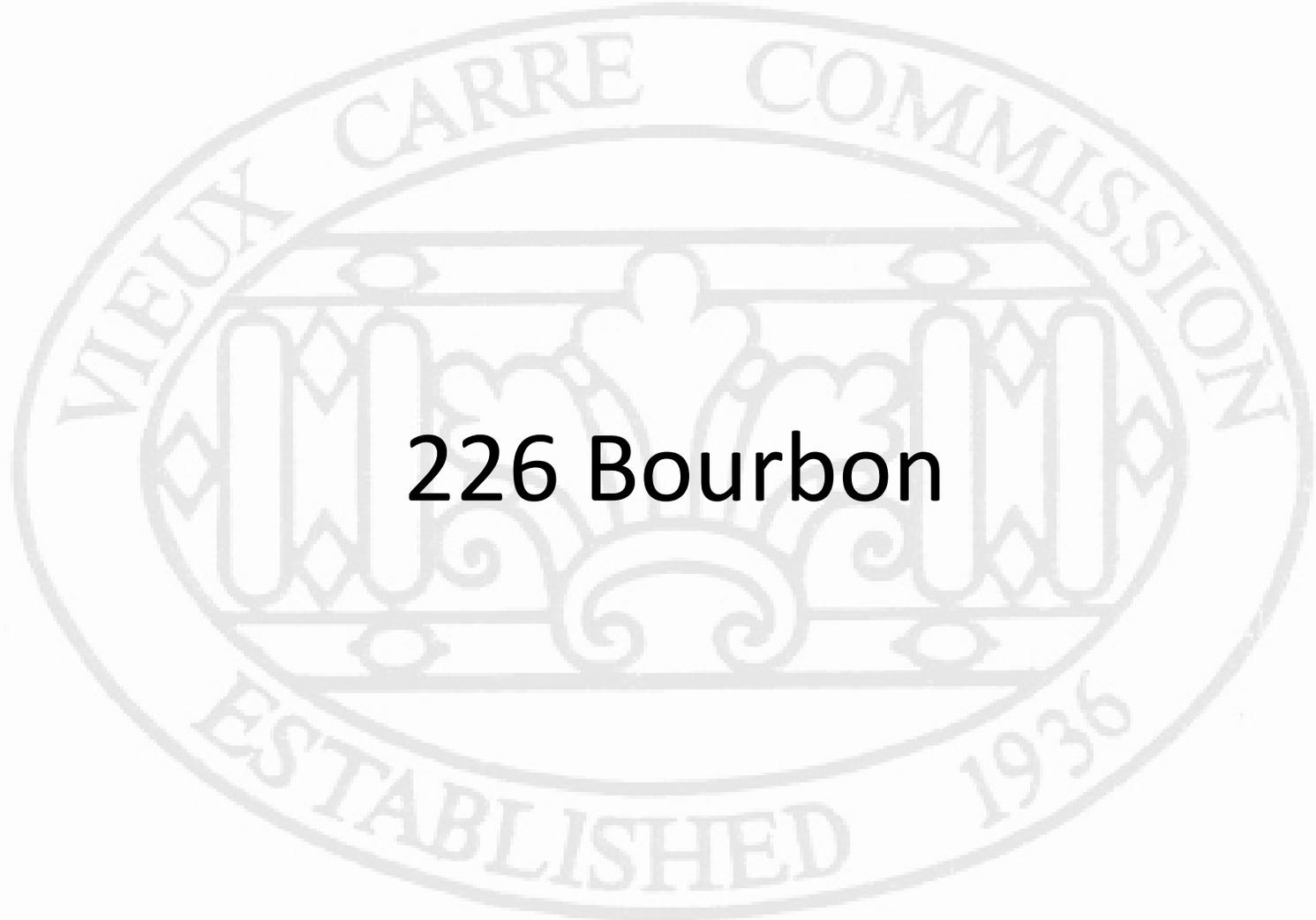


**Vieux Carré Commission
Architecture Committee Meeting**

Tuesday, May 9, 2023



Old Business



226 Bourbon

ADDRESS:	226-28 Bourbon Street	APPLICANT:	John C Williams
OWNER:	226-28 Bourbon Street, LLC	SQUARE:	65
ZONING:	VCE	LOT SIZE:	4748 sq. ft.
USE:	Commercial	OPEN SPACE	
DENSITY		Required:	1424 sq. ft.
Allowed:	7 residential units	Existing:	429 sq. ft.
Existing:	0 units	Proposed:	No change
Proposed:	No change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main building & attached: **Green**, of local architectural and/or historic significance.
Downtown side one-story addition and attached rear three-story addition: **Brown**, detrimental, or of no architectural and/or historic significance

When this three-story brick Greek revival style townhouse was constructed in 1856, there was a side bay that overlooked the spacious yard on the downtown side, now filled in by new construction. The ground floor of the townhouse was outfitted for commercial usage in the early 20th c., and when the building was renovated in 1977, a bay window was added to the brown-rated one-story addition.

Architecture Committee Meeting of **05/09/2023**

DESCRIPTION OF APPLICATION: 05/09/2023
Permit #22-02154-VCGEN **Lead Staff: Erin Vogt**

Proposal to install new structural ties in conjunction with permitted overall renovation, per application & materials received 01/21/2022 & 04/25/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 05/09/2023

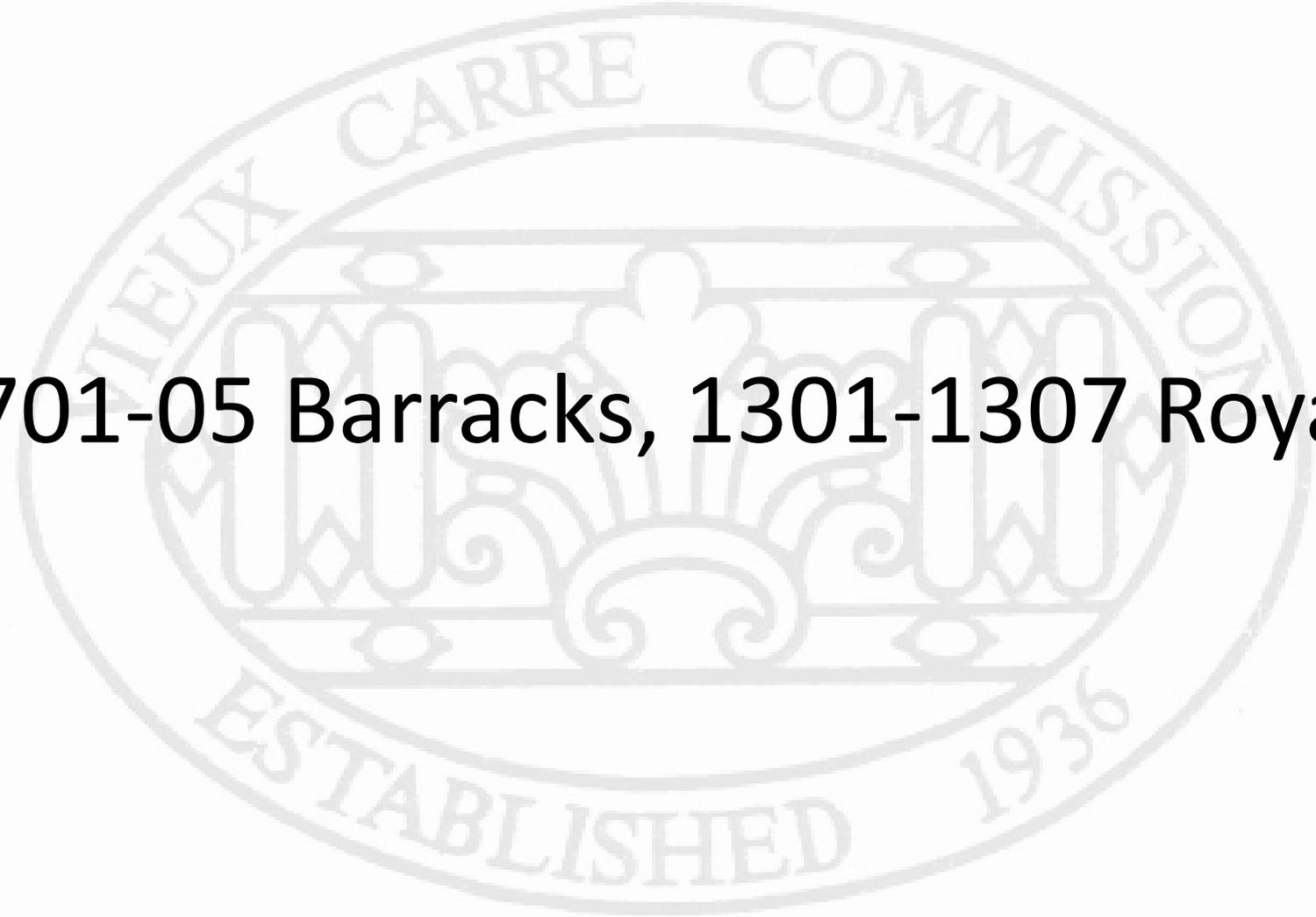
Permits were issued for the overall renovation of the property in October 2022, and work is continuing. The applicant is now proposing to install two structural ties in the Bienville-side wall of the main building. Notes on the elevation state that they are located at the 2nd and 3rd floor stair landings. On the exterior, two 12” circular plates are proposed, with 3/8” tie rods spanning 8’-0” into the interior. A 3/8” x 11” x 1-7” plate is shown at the end of the tie rods, secured with six (6) 3/4” x 8” epoxy bolts. No interior joists are shown in the detail. Staff seeks the guidance of the Committee regarding the approvability of the proposed work, noting that the exterior portion of the detail is fairly standard.

ARCHITECTURAL COMMITTEE ACTION: 05/09/2023



New Business

701-05 Barracks, 1301-1307 Royal



ADDRESS:	1301-07 Royal	APPLICANT:	Brian O'Reilly Jr
OWNER:	Stream French Quarter Holdings LLC		
ZONING:	VCR-2	SQUARE:	53
USE:	Residential	LOT SIZE:	4,772 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

Detached Kitchen: Green, of local architectural and/or historical significance.

C. 1826 4-bay masonry Creole cottage and two-story kitchen. [N.B: 1301-1303 Royal (701-707 Barracks), 1307-1309 Royal, 709-711 Barracks, and 713-715 Barracks are now all part of one lot which uses the address 1301-1309 Royal.]

Architecture Committee Meeting of

05/09/2023

DESCRIPTION OF APPLICATION:

05/09/2023

Permit # 23-09200-VCGEN

Lead Staff: Nick Albrecht

Proposal to repair balcony on the rear service building including the installation of synthetic balcony decking, per application & materials received 04/06/2023.

STAFF ANALYSIS & RECOMMENDATION:

05/09/2023

Staff issued a permit for this building for temporary balcony bracing back in March to allow for the full scope of repair work to be determined. The applicant has now submitted information related to the repairs to the balcony. According to the submitted materials, the existing outriggers, fascia, and sleepers are all to remain and simply need to be repainted. Staff seeks clarification that no additional structural or repair work is needed as there was an expressed need for rather robust and intrusive bracing for this balcony.

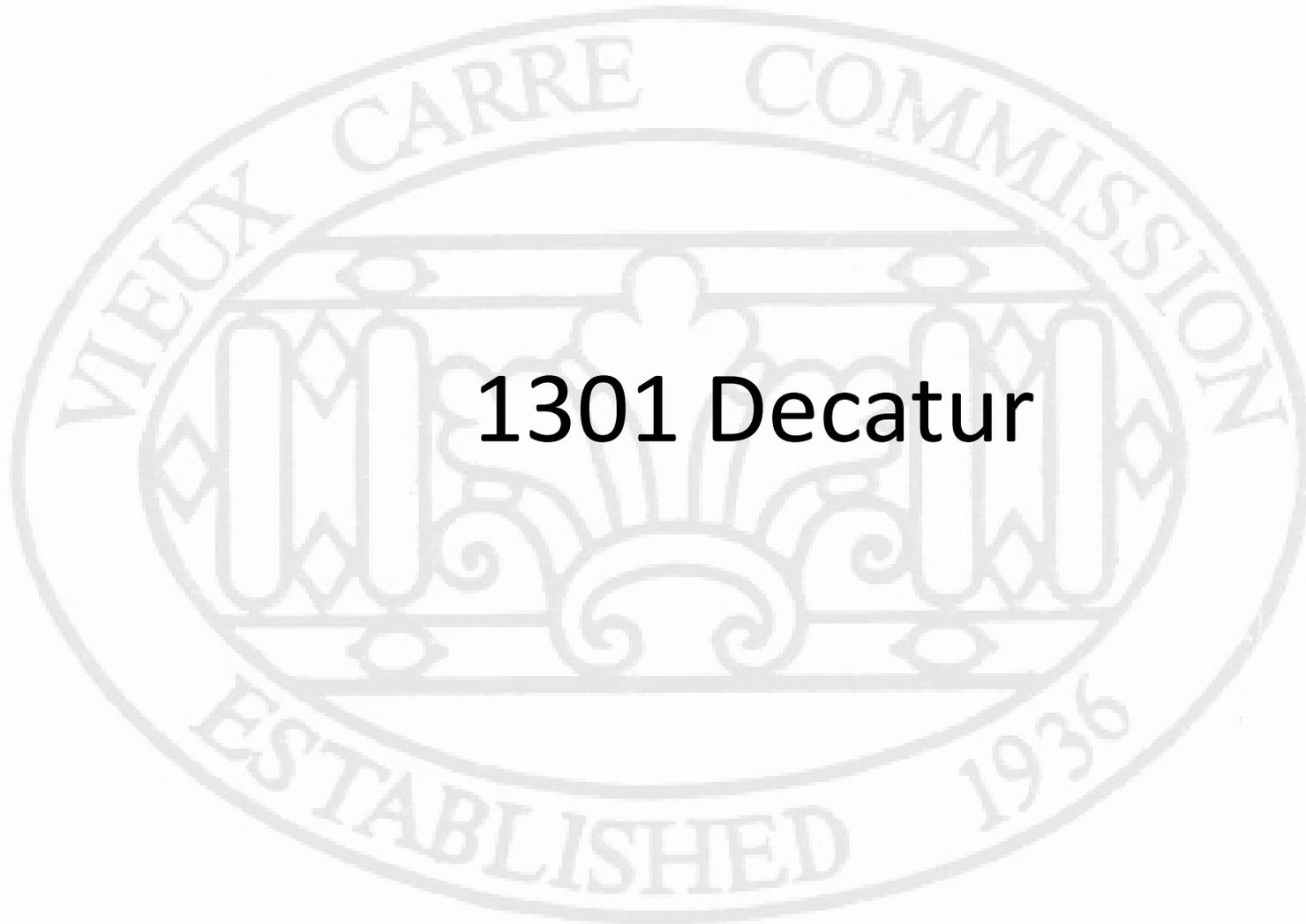
The item in need of Architecture Committee review is the proposed installation of Aeratis synthetic decking on this balcony. The applicant notes several reasons for wood rot at this balcony including plant watering, dog use, humidity, rainfall, and run-off. It is unclear if the proposed replacement is for this entire balcony or only for the portion that overhangs the sidewalk.

Staff notes that the conditions present at this balcony do not meet the unofficial criteria established by staff. Specifically, this balcony is generally covered and protected from direct rainfall, and this is a green-rated building. To help prevent future issues with wood decking, steps may need to be taken to mitigate unnecessary damage, such as removing plants from the balcony decking, using stands that provide for air circulation under plants and/or catch excess water, or growing plants that do not require frequent watering.

Staff recommends denial of the use of synthetic balcony decking in this instance.

ARCHITECTURAL COMMITTEE ACTION:

05/09/2023



1301 Decatur

ADDRESS: 1301-1303 Decatur St.
 OWNER: Ray Ziegler Properties LLC APPLICANT: Shannon R Wilde
 ZONING: VCC-1 SQUARE: 17
 USE: Commercial LOT SIZE: 2,464 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Green—of local architectural or historic importance

C. 1833 Creole style 2 1/2 story double (4-bay each front facade) building and detached service building with such typical features as arched ground floor openings, French doors and transoms at the second level, casement windows with panels at the third floor and a wraparound cast iron gallery. An archival drawing shows the building with an appearance very similar to that existing today, with the exception of a wrought iron balcony on the front facade rather than the late 19th century cast iron gallery.

Architecture Committee Meeting of **05/09/2023**

DESCRIPTION OF APPLICATION: 05/09/2023
Permit # 23-09706-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new MDF and glass double doors behind existing historic doors, per application & materials received 04/12/2023.

STAFF ANALYSIS & RECOMMENDATION: 05/09/2023

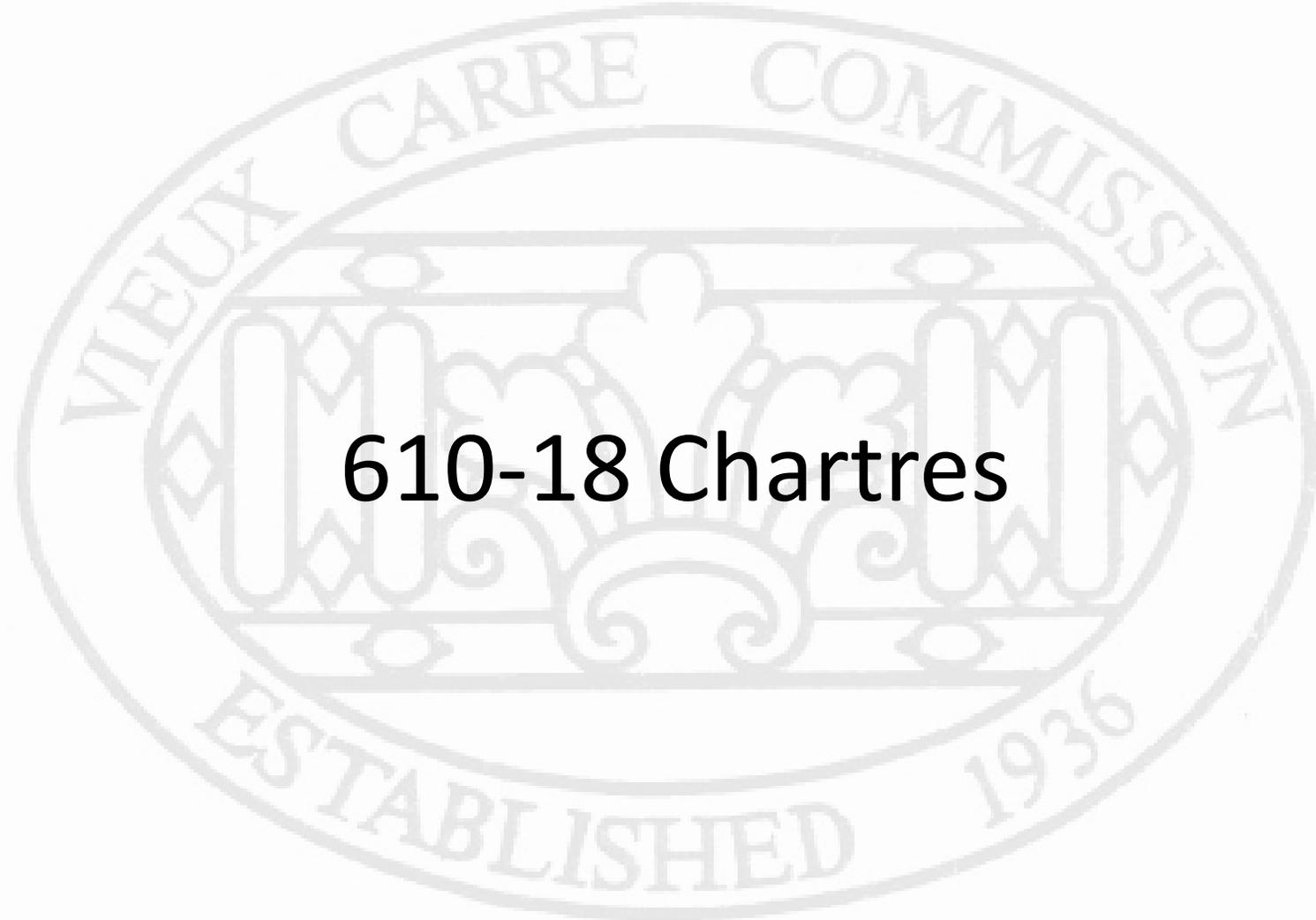
The applicant is seeking to operate their business with the solid double doors on the Barracks elevation open. In order to help with climate control, the applicant proposes to install new paired doors at the interior plane of the jamb of the existing out-swinging doors. The solid doors would then be left open while the business was open and closed when the business was closed, essentially functioning as shutters. The proposed new doors are advertised as “Both Active MDF Solid Hybrid Core Double Prehung Interior Doors.” Staff does not find this type of door appropriate for the proposed use and questions how the door would hold up against weather and humidity if it is functioning as an exterior door while the business is open.

Staff looked for similar conditions at other buildings and was unable to find any good examples of this sort of double door situation. It appears that the majority of the businesses that choose to operate with the doors open simply compensate with oversized heating and cooling equipment, possibly with the help of an air curtain device. Staff is concerned about this proposed sort of layering of doors approach and that other businesses may seek to create similar conditions for their buildings.

Staff recommended several alternatives that might accomplish a similar result to what the applicant is seeking. These included restoring the lites in the existing double doors, activating the adjacent opening that currently features breaking shutters and should have French doors behind the shutters, or proposing a much more modern solid glass door at the interior plane of the jamb. Staff finds that restoring the lites in the existing doors would be an easily approvable option that would drastically increase visibility into the store even with the doors closed.

Staff recommends deferral of the application with the applicant to propose something more aligned with the historic conditions present here.

ARCHITECTURAL COMMITTEE ACTION: 05/09/2023



610-18 Chartres

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

610-14 Chartres:

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

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

616-18 Chartres:

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

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

Architecture Committee Meeting of **05/09/2023**

DESCRIPTION OF APPLICATION: 05/09/2023
Permit #23-09848-VC GEN **Lead Staff: Erin Vogt**

Proposal to replace altered millwork and convert existing window to door, and to install mechanical equipment, in conjunction with overall renovation of rear dependency, per application & materials received 04/13/2023 & 05/05/2023, respectively.

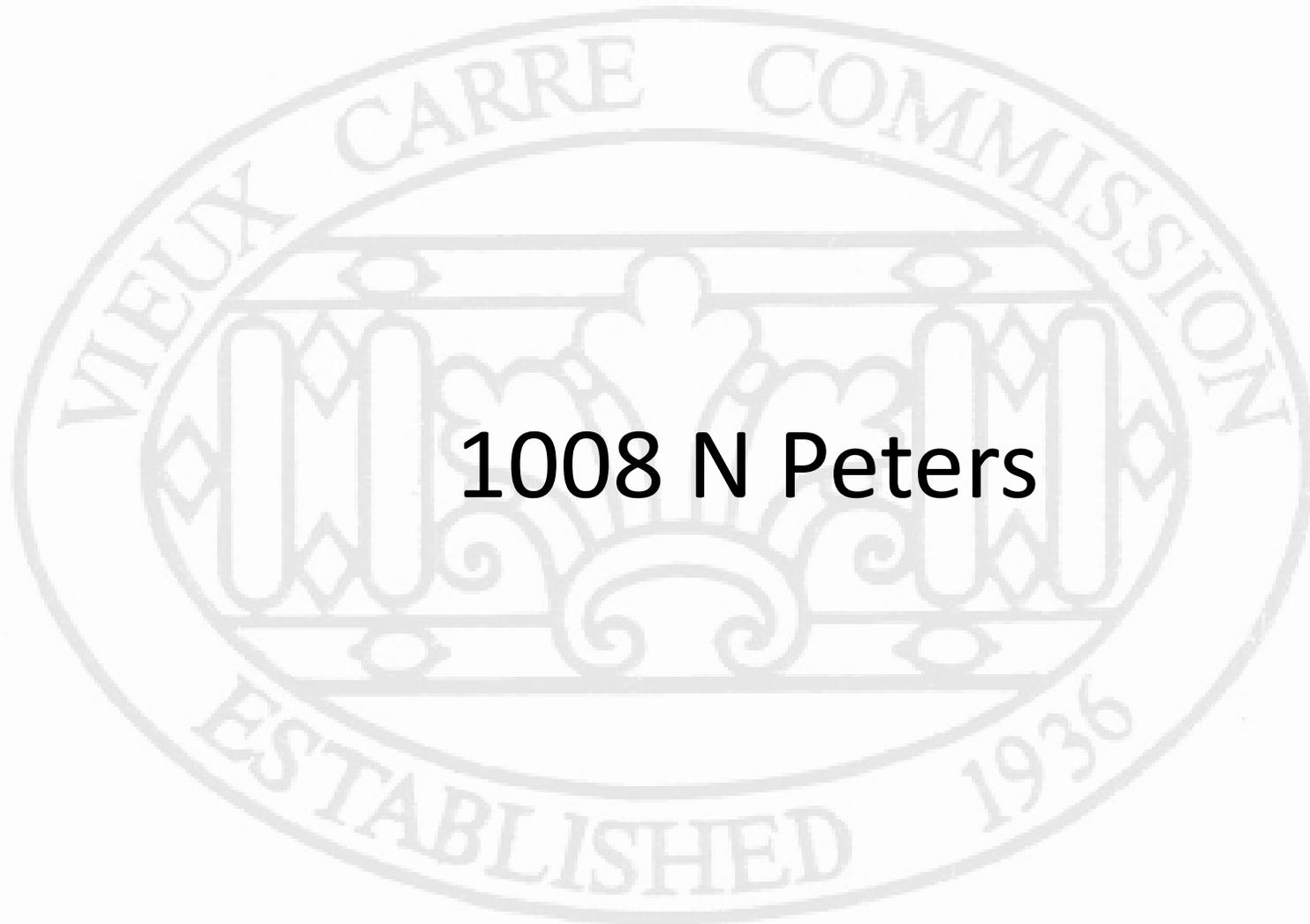
STAFF ANALYSIS & RECOMMENDATION: 05/09/2023

Limited work is needed to convert the rear dependency to two apartments. Several windows and shutters were detrimentally altered to accommodate window units. Two new pairs of three-lite casement windows will be installed on the first floor, while two four-lite single casements and one two-lite double-hung window will be installed on the second floor. The existing pair of first floor casement windows closest to Toulouse will be replaced with twelve-lite French doors. Interior photos show brick scarring that indicates that this opening was previously a door. Staff finds all proposed millwork modifications **approvable**.

Two new condensers are proposed against the Toulouse-side courtyard wall, to be screened like the adjacent units that were installed in conjunction with the 2021 renovation of the main building. Manufacturer’s spec sheets must be installed for the make/model of the equipment but may be approved at staff level if found to be typical in size and noise output. Staff requests confirmation from the applicant that the new units will not interfere with the dependency’s downspout, but otherwise finds this work **conceptually approvable**.

In conjunction with the renovation, new exterior lights will be installed on the first and second floor, centered on every other balcony bay. Staff finds the locations **conceptually approvable**, provided that the fixtures and lamping are submitted to staff for final review and are found to be compliant with the Lighting Guidelines.

ARCHITECTURAL COMMITTEE ACTION: 05/09/2023



1008 N Peters

ADDRESS:	1008 N. Peters (Fr. Mkt. Prk.)		
OWNER:	French Market Corporation	APPLICANT:	Trapolin Peer Architects
ZONING:	VCP	SQUARE:	Unknown
USE:	Commercial	LOT SIZE:	Unknown

ARCHITECTURAL / HISTORICAL DESCRIPTION:

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

Main building – Orange

Architecture Committee Meeting of**05/09/2023****DESCRIPTION OF APPLICATION:**
Permit # 23-10823-VCGEN

05/09/2023

Lead Staff: Nick Albrecht

FOR RECOMMENDATION ONLY: Proposal to install synthetic balcony decking, per application & materials received 04/24/2023.

STAFF ANALYSIS & RECOMMENDATION:

05/09/2023

This property was reviewed in November and December of 2022 concerning a complete renovation of the building, which will essentially reconstruct the entire exterior of this building. The applicant is now returning proposing the installation of synthetic decking on the balcony of this orange-rated building as part of that renovation. In this instance, all the unofficial criteria for synthetic decking appear to be met. This is an orange-rated building, this decking is completely exposed to the sky above, and the awning that wraps around the building eliminates virtually all visibility of the underside of the balcony.

Staff notes that the plans do not appear to call for a specific synthetic decking material, but provided that it is one that has been previously approved or something very similar, staff finds the proposal approvable. As with the installation of all synthetic decking, staff recommends that it be painted on all sides to help disguise the synthetic nature of the material.

Staff recommends that the Architecture Committee provide a positive recommendation for the use of synthetic decking on this balcony, provided that the decking is painted.

ARCHITECTURAL COMMITTEE ACTION:

05/09/2023



Appeals and Violations



625 Dauphine

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

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

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

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

Architecture Committee Meeting of

05/09/2023

DESCRIPTION OF APPLICATION:

05/09/2023

Permit # 21-23608-VCGEN
Violation Case #21-06095-VCCNOP

Lead Staff: Nick Albrecht
Inspector: Marguerite Roberts

Proposal to retain cap flashing installed in deviation of permit, per application & materials received 08/17/2021 & 03/20/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/09/2023

This particular item has been deferred since 2021 while other items have been under review to allow the applicant to submit a report explaining why cap flashing is necessary in this instance. The applicant has submitted a lengthy report from a roofing company that notes in summary:

- “a) The enforcement of VCC regulations with respect to metal parapet cap flashing has been sporadic, as we noted metal parapet caps on numerous similar properties within the vicinity of this property.
- b) In our opinion, the most effective means of protecting the integrity of the historic load-bearing brick walls on properties in the French Quarter is to cap the tops and the insides of the parapet walls with metal, as was done on this property.
- c) The copper flashing on this property was installed in a professional and workmanlike manner, and in our opinion this flashing will serve effectively to protect this property.”

Regarding the note about sporadic enforcement, the report identified 47 properties in the immediate area that could be classified as Creole cottages, like this building. Of those, 21 do not feature parapet walls at all. For the 26 Creole cottages with parapets, 11, or about 42%, were observed to have metal cap flashing, while 15, or about 58% did not have cap flashing. Staff did not research the history of the 11 properties noted as having metal cap flashing. It is likely that others are in violation, have been in place for many years prior to current Guidelines, or were possibly permitted based on certain circumstances. Staff did recognize at least one of the examples, at 532-534 Burgundy St., as an example of a unique situation that received prior approval from the Architecture Committee for the installation of cap flashing on the parapet that runs parallel and in very close proximity to a neighboring wall. The opposite, accessible parapet is not cap flashed and has a proper mortar cap.

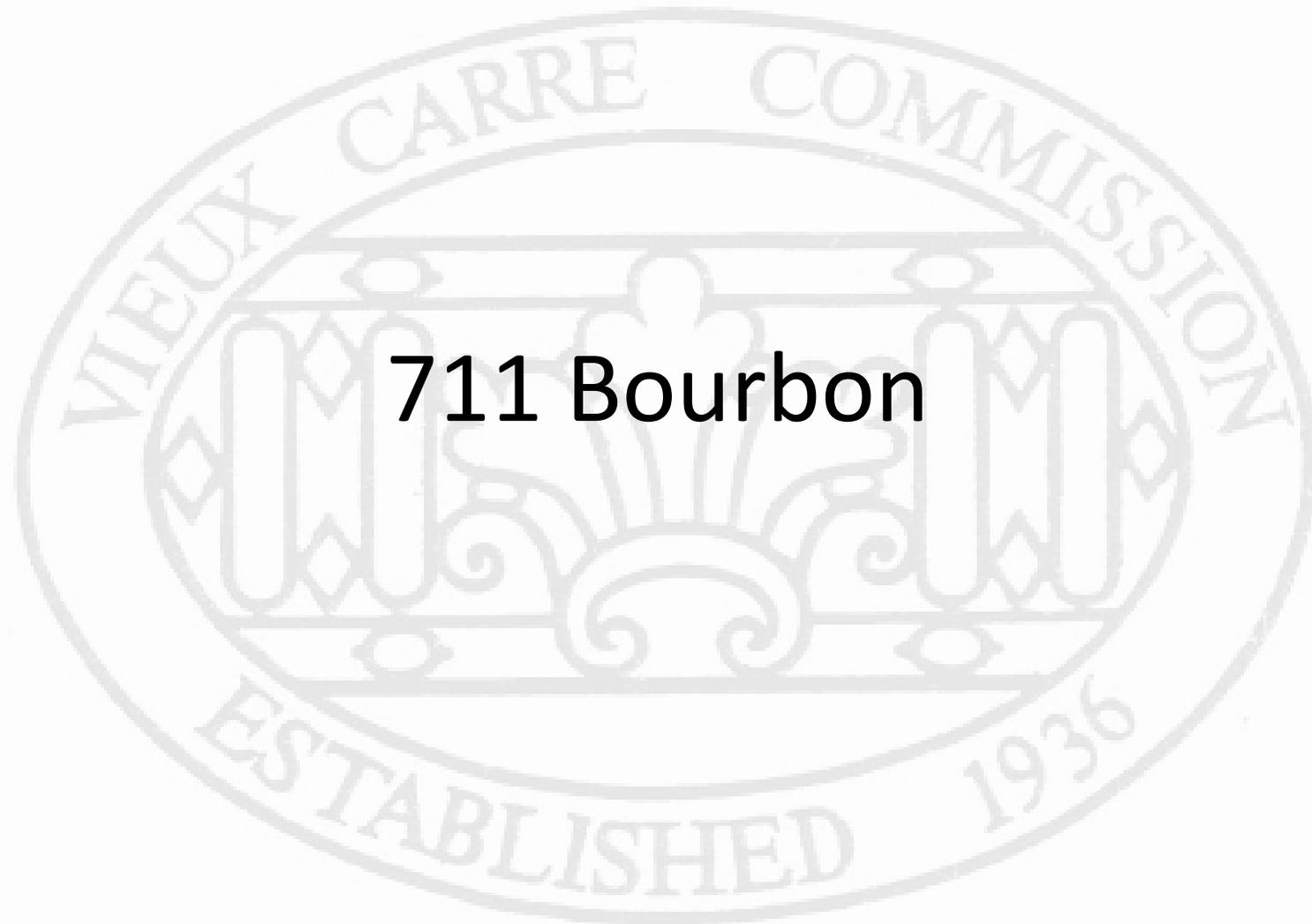
Staff does not contend that cap flashing is one effective way of sealing the connection between roofs and parapets but staff finds this technique somewhat work-shy and unacceptable when the conditions are right for correct flashing. Cap flashing is an easy and fast solution compared to proper flashing. The parapets on

this building have more than adequate height for the installation of proper flashing. The installed cap flashing obscures the architectural detail of the parapets. Additionally, compared to the before pictures, the parapet appears to be much bulkier in its current condition compared to the uncapped version. Prior to the installation of a new roof in 2020 there had not been cap flashing on this parapet and staff found no evidence of these parapets being capped in the approximate 205 years before that. The issued roofing permit states both, "*Metal cap-flashing on the parapets or chimneys is not allowed*" and "**Permit does not allow for cap flashing on parapets, chimneys or surrounding walls.**"

As the work was done in direct opposition of the issued permit and staff does not find any compelling reason to allow retention of the cap flashing retroactively for these conditions, staff recommends denial of the proposed cap flashing retention with the applicant to properly flash the roof as per the issued permit.

ARCHITECTURAL COMMITTEE ACTION:

05/09/2023



711 Bourbon

ADDRESS:	711 Bourbon Street	APPLICANT:	Christione Turner
OWNER:	Seven-Eleven Bourbon LLC	SQUARE:	73
ZONING:	VCE	LOT SIZE:	4,422 sq. ft.
USE:	Commercial		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:

Rating: **Blue** - of major architectural/historical importance.

The Tricou House is a fine example of a Transitional porte cochere building, designed c. 1832-34 by the prolific architect duo of Gurlie and Guillot. Its elaborate wood cornice with garlands, the rhythm of its arched ground floor openings, and the nicely detailed dormer windows are characteristic of the architects' work.

Architecture Committee Meeting of

05/09/2023

DESCRIPTION OF APPLICATION:

05/09/2023

Permit # 22-23903-VCGEN

Lead Staff: Nick Albrecht

Violation Case #20-22727-VCCNOP

Inspector: Marguerite Roberts

Proposal to correct or retain violations and renovate property including increasing the height of a masonry wall and installation of shielded string lights, per application & materials received 08/09/2022 & 04/14/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/09/2023

This application was last before the Architecture Committee at the 10/11/2022 meeting, with the Committee moving to deny the retention of the paint on the previously exposed bricks and for the applicant to test strippers within 30 days and submit product data on the paint used, conceptual approval of the HVAC with screening, denial of the gas heaters, to defer the lighting and to allow the temporary retention of the cap flashing until in need of replacement. Although this current set includes notes about retaining the paint and gas heaters, the Committee has already denied these items.

Brick Wall Extension

The applicant has revised the proposal related to the HVAC screening and now proposes to increase the existing brick walls at the back and side property lines around the HVAC equipment. The plans show that these existing walls are currently 9'8" tall and the applicant proposes to increase the height by approximately 5'4" to a total height of 15'. On the back property line, the extension would be between the existing side wall of a neighboring rear building and the corner of the property. For the side property wall extension, the applicant proposes to step down the height back to the existing height over a span of 17'.

It is unclear what the motivation is for this aspect of the proposal and staff is concerned about the overall impact of such work. The proposed wall extension would directly impact at least two neighboring properties, including connecting to a neighboring building, and would add significantly more strain to the existing masonry wall. This proposal appears to go against Guidelines which note that, "*a privacy wall enclosing a courtyard...is generally 6- to 8-feet in height.*" (VCC DG: 10-4) The Guidelines also state that, "*the VCC does not allow vertical extension of an existing gate and/or fence.*" (VCC DG: 10-7)

String Lights

The other aspect of the proposal in need of Architecture Committee review is the proposed installation of shielded string lights to replace unpermitted lighting. It is unclear in the plans how many string lights are proposed and where they would be installed but staff finds the concept potentially worth exploring further. Shielded string lights are more in keeping with the Guidelines, which discourage excess light shining into neighboring properties or into the sky. (VCC DG: 11-9)

This aspect of the proposal may need to be deferred at this time but the concept may be approvable with additional information regarding locations of string lights, attachment points, and brightness of the individual lamps. Staff recommends limiting the locations to the courtyard only with minimal attachment points to historic building fabric.

Summary

Staff recommends deferral of the application to allow the applicant to revise or eliminate the brick wall extension and to provide additional information regarding the proposed shielded string lights.

ARCHITECTURAL COMMITTEE ACTION:

05/09/2023

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

10/11/2022

Permit # 22-23903-VCGEN**Lead Staff: Nick Albrecht****Violation Case #20-22727-VCCNOP****Inspector: Marguerite Roberts**

Proposal to correct or retain violations including proposed retention of paint on previously exposed natural brick, per application & materials received 08/09/2022 & 10/04/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

10/11/2022

The applicant has submitted slightly revised materials since this item was last heard and deferred at the 09/27/2022 meeting.

Painted Brick

The proposed retention of the painted brick has not changed from the previous submittal. As noted in the previous staff report, staff continues to request that tests be performed with several different products to see what may be the best fit for these conditions.

HVAC Equipment

The applicant is now proposing louvered wood screening between the building wall and the existing plants that partially screen the equipment in order to fully screen the equipment and lines. The screen is shown as 8' tall above the courtyard level with the middle portion operable to access the mechanical yard. The previously noted misting equipment is now proposed for removal.

The Guidelines note the benefit of screening to conceal ground mounted equipment and to diminish visibility. (VCC DG: 10-11) Staff finds the proposed screening potentially approvable.

Gas Heaters

No changes for the gas heaters are noted in the new materials. Staff previously noted that if fixed gas heaters are desired, staff suggests that ones that are not mounted directly to the building may be easier to approve than the current balcony mounted heaters. Mounting to the courtyard wall may be an alternative to explore. Alternatively, portable patio heaters are considered to be furniture and do not require VCC permits.

String Lights

The applicant now proposes to “replace string lights with conical shielded type.” Although this type of fixture may be viewed more favorably than the existing unpermitted string lights, no details are provided regarding the type of fixture or locations. Staff suggests that a string light like this may be approvable in the courtyard space depending on the details, but no string lights should be installed in the carriage way.

Cap Flashing

Staff previously noted that the locations of the existing cap flashing appeared to be at low parapets of the rear service ell. Staff requested additional details regarding the conditions at these parapets but none were included in the revised set.

Summary

In summary Staff recommends:

Denial of the proposed retention of painted brick with the applicant to test several different strippers for effectiveness

Conceptual approval of the proposed mechanical screening

Denial of the proposed under balcony mounted gas heaters

Deferral of the remaining items to allow the applicant time to submit additional information.

ARCHITECTURAL COMMITTEE ACTION:

10/11/2022

This item was heard last during the meeting.

Mr. Albrecht read the staff report with Mr. Stafford and Ms. Harmon present on behalf of the application. Mr. Stafford stated the following:

Heaters- seasonal and are down now, they are installed by hanging chains.

String lights- we are working on that now and Ms. Harmon is looking for fixtures.

Vegetation- is gone now.

Cap flashing- we will never get access to that building again. Ms. Harmon interjected “we are asking for temporary retention.

Paint- this was a mistake and not on purpose. We did try to remove it in two test patches but the owner didn't like it because he was worried it would pull the mortar out so he would like to retain the paint.

The property is immaculate now and we are preserving it.

Mr. Bergeron asked, “who order the paint?” He went on to say that obviously they ordered a lot, so no one questioned this. Mr. Stafford said the same paint was used everywhere and that the owner owns a construction company so a large paint order was not noticed. Mr. Block asked what kind of paint-elastomeric? Ms. Harmon stated that she was told by the owner that it was breathable. Mr. Stafford stated that the owner would try anything as long as it didn’t damage the building. Ms. DiMaggio stated that the NPS had briefs and guidelines regarding this. Mr. Stafford stated that they had tried an off the shelf product but didn’t like the way it looked. Ms. DiMaggio stated “that is only one type of removal. There are many.” Ms. Bourgogne asked that they please included a time frame in their motion as this had been going on for almost 2 ½ years.

Nikki Szalwinski, representing French Quarter Citizens, stated that this business had lots of violations outside of the ones from the VCC. She continued that she was happy to see the string lights go and that they were doing more damage leaving the paint on instead of removing it.

Ms. DiMaggio stated that the paint was the biggest sticking point for her. Mr. Bergeron noted that he didn’t want to see paint removal damage the building. Ms. DiMaggio suggested more research into the NPS recommended techniques for paint removal from masonry.

Mr. Bergeron made the motion to deny the retention of the paint and for the applicant to test strippers within 30 days and submit product data on the paint used, conceptual approval of the HVAC with screening, denial of the gas heater, to defer the lighting and to allow the temporary retention of the cap flashing until in need of replacement. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

09/27/2022

DESCRIPTION OF APPLICATION:

09/27/2022

Permit # 22-23903-VCGEN

Lead Staff: Nick Albrecht

Violation Case #20-22727-VCCNOP

Inspector: Marguerite Roberts

Proposal to correct or retain violations including proposed retention of paint on previously exposed natural brick, per application & materials received 08/09/2022.

STAFF ANALYSIS & RECOMMENDATION:

09/27/2022

See Staff Analysis & Recommendation of 09/13/2022.

ARCHITECTURAL COMMITTEE ACTION:

09/27/2022

Mr. Albrecht read the staff report although there was no one present on behalf of the application. Ms. Szalwinski, representing French Quarter Citizens, noted that this was a problem business, that the string lights were obnoxious, and the mechanical equipment area was unusable and likely unbearable for the neighbors.

Ms. Harmon arrived after the public comments to represent the application. Ms. Harmon stated that they would like to retain the AC units and were generally in agreement with the staff recommendations. Mr. Block noted one of the pieces of equipment was labeled as a mister and that any misting system needed to be removed as they were very detrimental to the buildings.

Mr. Bergeron moved to defer the application to the next meeting noting the applicant’s agreement with the staff recommendations. Ms. DiMaggio seconded the motion, which passed unanimously.

Architecture Committee Meeting of

09/13/2022

DESCRIPTION OF APPLICATION:

09/13/2022

Permit # 22-23903-VCGEN

Lead Staff: Nick Albrecht

Violation Case #20-22727-VCCNOP

Inspector: Marguerite Roberts

Proposal to correct or retain violations including proposed retention of paint on previously exposed natural brick, per application & materials received 08/09/2022.

STAFF ANALYSIS & RECOMMENDATION:

09/13/2022

This property was brought to an adjudication hearing in August and the applicant has submitted a new application to attempt to resolve the various violations. The violations in need of Architecture Committee review include the proposed retention of paint on the brick, retention of HVAC platform and equipment in

courtyard, retention of mounted gas heaters, retention of string lights, and retention of cap flashing.

Painted Brick

The previously natural brick of the second floor of the Bourbon St. elevation of the main building, the first and second floors of the Dauphine St. elevation of the main building and the first and second floor of the Orleans elevation of the service ell were all painted in September 2020. The Architecture Committee reviewed a previous proposal to retain the painted brick in January 2021 and denied the proposal. The submitted materials note that attempts to remove the paint from the brick have been unsuccessful without causing damage to the bricks.

To staff's knowledge, only one product called Savogran Superstrip was tested and did not produce good results. Staff has requested on numerous occasions that tests be performed with several different products to see what may be the best fit for these conditions. It does not appear that any such test was ever performed. Staff continues to request that this be done.

HVAC Equipment

The HVAC platform and equipment is located on a concrete pad at the back of the courtyard and is screened with hedges. Staff finds this location consistent with the Guidelines and equipment has been previously approved in this location. Staff has concerns regarding the associated condensing and/or electrical lines for the equipment which all congregate at the end of the service ell and enter the building. Previously, these lines were much fewer and better concealed. There are currently seven (7) pieces of mechanical equipment in this location. Photographs from April 2020 show only three units in this location. Staff is also concerned that the plans include a piece of equipment noted as mister.

Staff questions why this equipment and associated lines has multiplied rather dramatically in the last few years and requests a survey be completed to determine if any of the lines or equipment is defunct or could be better concealed or consolidated. These lines are in clear view when looking down the carriageway from the street.

Gas Heaters

Hanging gas heaters are not currently installed but gas lines remain in place and the applicant has stated that they would like to reinstall the gas heaters once the weather cools. Staff generally recommends portable patio heaters which are considered to be furniture and do not require VCC permits.

If fixed gas heaters are desired, staff suggests that ones that are not mounted directly to the building may be easier to approve than the current balcony mounted heaters. Mounting to the courtyard wall may be an alternative to explore.

String Lights

String lights are present at the ceiling as well as the walls of the carriageway with additional string lights suspended above the courtyard. Although the Committee has been experimenting with approvals for string and similar suspended lights, staff finds the lights in the carriageway inappropriate. Staff suggests that some kind of suspended lights, such as lights with top shades, may be proposed for the courtyard space, but recommends that more typical functional lighting be proposed for the carriageway and the carriageway string lights removed.

Cap Flashing

Cap flashing is installed on the parapet of the rear service ell, although the parapet of the main building appears to be flashed properly. No details are provided on the parapet but photographs show that it may be quite low compared to the roof. If the parapet is low over the roof, there may be a good argument for the retention of the cap flashing. Staff requests more information regarding this parapet and the cap flashing.

Summary

Staff recommends:

Denial of the proposed retention of painted brick with the applicant to test several different strippers for effectiveness

Requests commentary from the applicant and Committee regarding the possibility of tightening up or more discreetly running the lines and wires for the HVAC

Denial of the proposed under balcony mounted gas heaters

Denial of the string lights with the applicant to return with an alternative lighting plan, and

Requests additional information regarding the service ell parapet and cap flashing.

ARCHITECTURAL COMMITTEE ACTION:

09/13/2022

The applicant requested deferral of this application prior to the meeting. Ms. DiMaggio moved to defer the

application noting the applicant's request. Mr. Fifield seconded the motion, which passed unanimously.

Architecture Committee Meeting of

01/12/2021

DESCRIPTION OF APPLICATION:

**Permit # 20-49245-VCGEN
Violation Case #20-22727-VCCNOP**

01/12/2021

**Lead Staff: Nick Albrecht
Inspector: Marguerite Roberts**

Proposal to retain paint on previously exposed natural brick, per application received 12/11/2020.

STAFF ANALYSIS & RECOMMENDATION:

01/12/2021

A painting application was submitted on Tuesday, September 8th, 2020 which noted among the other information that the existing wall color was Sherwin Williams Baked Clay and proposed a new wall color of Sherwin Williams Mindful Gray. Staff observed that painting work had started on Friday, September 11th prior to a permit being issued. Staff instructed the workers to stop and staff issued the paint permit over the weekend on Sunday, September 13th.

Among the other information, the permit stated that the work included, "making minor millwork and masonry repairs as necessary to match existing conditions and to paint as follows to match existing conditions: walls: Mindful Gray SW 7016. flat or eggshell"

Following the issuance of the permit, staff observed that the previously natural brick of the second floor of the Bourbon St. elevation of the main building, the first and second floors of the Dauphine St. elevation of the main building and the first and second floor of the Orleans elevation of the service ell had all been painted. VCC Guidelines state that, "*the VCC does not allow painting traditionally unpainted material, such as ... previously unpainted brick or stone*" and notes that the application of a coating or paint to previously unpainted brick or stone requires Commission approval for all buildings rated yellow or higher. (VCC DG: 09-8)

Although the permit noted the painting of walls, the intention was for painting only on the stuccoed and historically painted walls. Nothing in the application or permit implied or called out the unpainted bricks as approved for painting. Staff notes that the paint permit boilerplate has since been updated to say the permit does not allow for painting to any currently unpainted materials.

Regarding this instance, staff is concerned about the likely difficulty in removing paint from this much brick without doing damage to the brick itself. Still, staff feels a test patch or multiple test patches of various paint strippers may be worthwhile.

Staff requests commentary from the Committee regarding this situation.

ARCHITECTURAL COMMITTEE ACTION:

01/12/2021

Mr. Albrecht read the staff report. There was no one present on behalf of the application. Ms. DiMaggio and Mr. Bergeron stated that they were both "horrified" by the painting of a previously unpainted brick on such a highly rated building. Ms. Bourgogne stated that she had written almost every paint permit for the past 6 years and this had NEVER occurred. With no applicant present, the Committee moved on to the next agenda item.

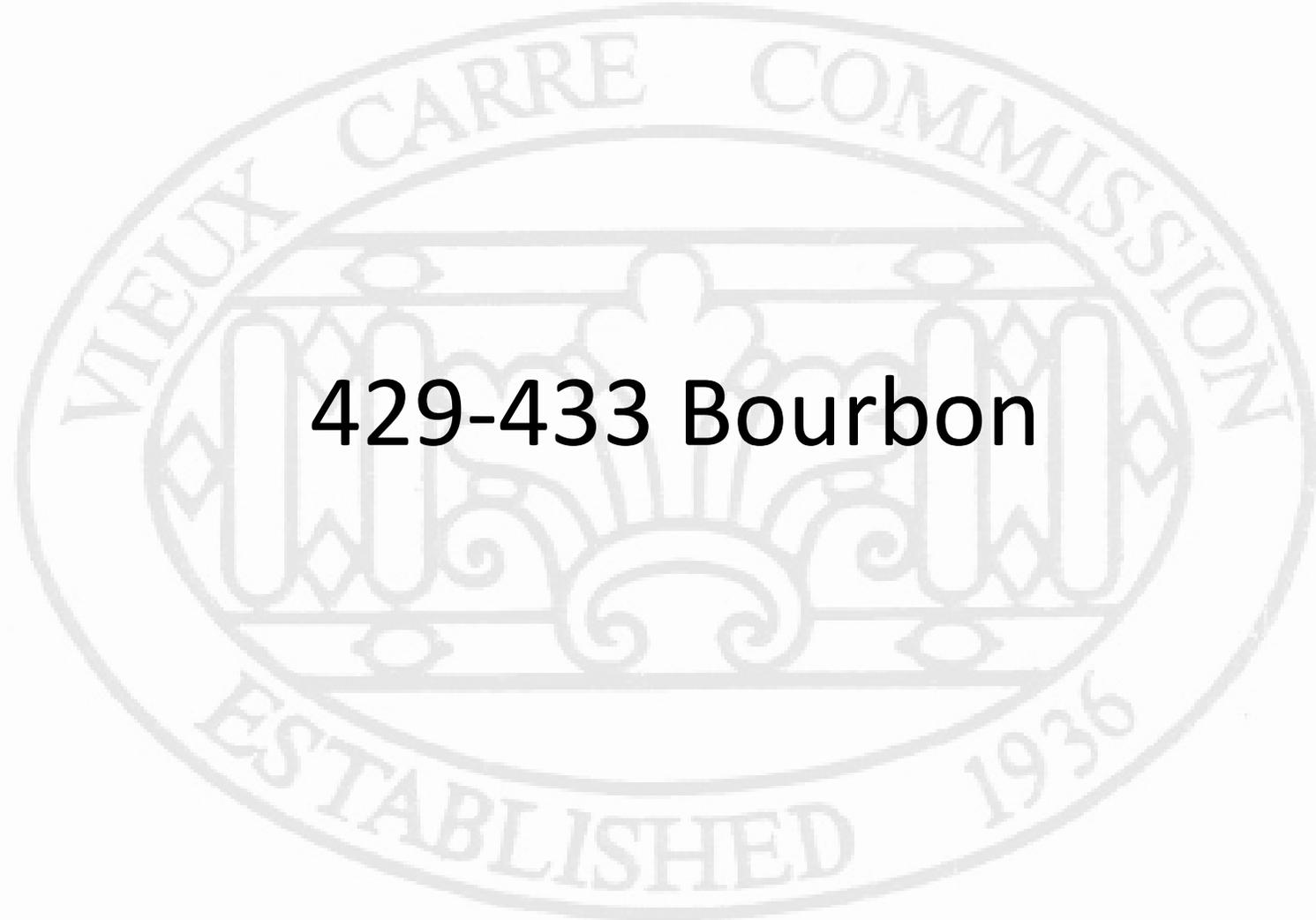
Public Comment:

Work without permit should be taken much more seriously, particularly in the cases of commercial entities who are deriving profit and when performed on weekends. This work can be reversed using Peel-Away products which I have personally used with great success to removed 75 years worth of paint from brick. We ask that the committee deny retention.

Nikki Szalwinski
FQ Citizens

Discussion and Motion: Ms. DiMaggio made the motion for the denial of retention of inappropriately painted masonry. She went on to state that the methods of paint removal must be submitted in advance for staff review and approval, and that a test patch using submitted/approved methods and materials must be done in an inconspicuous location [location also to be approved in advance by staff] for staff review. Multiple methods may be required to achieve removal without damaging masonry [anything done must be submitted in advance for approval by staff].

She amended the motion, per Mr. Fifield's request, to make it clear that the Committee was denying retention of inappropriately painted masonry. Mr. Bergeron seconded the motion and the motion passed unanimously.



429-433 Bourbon

ADDRESS:	429-433 Bourbon Street	APPLICANT:	Ralph Long
OWNER:	MCM Acquisitions LLC	SQUARE:	70
ZONING:	VCE	LOT SIZE:	5,277 sq. ft.
USE:	Commercial (Vacant)	OPEN SPACE-	
DENSITY-		ALLOWED:	8 Units
ALLOWED:	8 Units	REQUIRED:	1,055 sq. ft.
EXISTING:	0 Units	EXISTING:	0 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main building: Pink - of local or major architectural and/or historical importance that has been detrimentally altered, but if properly restored, could be upgraded to Blue or Green rating.
Courtyard infill: Brown, or of no architectural or historical importance.

This 4-story exposed brick building was constructed in the late 1840s as a fine 3 ½ -story, Greek Revival residence. Although all facade openings have been reworked, including the removal of the ground floor walls and the installation of a glazed storefront, enough detailing remains to suggest the sophistication of the original design. Unfortunately, the attached service ell, stable and historic side garden have been obliterated by inappropriate construction.

Architecture Committee Meeting of

05/09/2023

DESCRIPTION OF APPLICATION:

05/09/2023

Permit # 23-02941-VCGEN

Lead Staff: Nick Albrecht

Violation Case #22-02144-DBNVCC

Inspector: Marguerite Roberts

Proposal to correct violations and structurally reinforce building, per application & materials received 01/31/2023 & 04/25/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/09/2023

Work at this property was last reviewed at the 02/28/2023 meeting where the Committee deferred the application to allow the applicant to consult with an engineer on a more preservation-minded solution to the structural issues present here. The applicant has submitted revised architectural plans and engineer's report, along with new millwork drawings.

Architectural Plans

The revised architectural plans appear to be very similar to those previously submitted, with the only noted changes being the work related to the revised engineer's plans, a revised parapet cap detail, and the addition of a new elevation of the left side of the building. The revised engineer's plans will be discussed in more detail specifically related to those plans but as the work appears on the architectural plans, the structural ties appear orderly and typical for this type of work.

The revised parapet cap flashing is seen on sheet A3.0 and is much more typical for this kind of detail. Staff notes that the new parapet cap detail is only noted at the historic main building, while the brown-rated infill building is still noted as having copper parapet cap flashing. Given that this is a brown-rated rear building, the Committee may find the use of cap flashing appropriate in this location.

Millwork Plans

Staff has discussed the millwork on the front elevation of the main building with the applicant in more detail and the submitted millwork drawings reflect these proposed changes. The building currently features double hung, single-lite sashes at the third floor and triple hung, single-lite sashes at the second floor. Photographs indicate that this building has had single lite sashes since at least the 1940s. The current balconies on this building were not constructed until 2001 and before that this building had double hung, single-lite sashes at both the second and third floor.

Staff believes that historically, these would have been divided lite sashes for the ca. 1840s building. As such, the applicant is proposing to install new six over six double hung sashes at the third floor, and triple hung windows at the second floor with six lites per sash.

The six over six windows are similar to existing on the building and staff finds this design approvable and an improvement over the existing conditions.

Given that the second-floor windows were enlarged in 2001 as part of the balcony work, more research may be needed for the millwork at these openings. The proposed triple hung arrangement matches the existing and is interesting, but it may not have been the original condition. Again, prior to 2001 photographs only show this opening as a double hung window without the balcony.

The Guidelines state that triple-hung windows were “*limited to buildings constructed in the early-19th century.*” (VCC DG: 07-2) As this building is dated as being constructed in the “late 1840s” it may have been too late for this type of window. The Guidelines also note that both triple hung windows and six over nine slip head windows are appropriate for Greek Revival style buildings, such as this one. (VCC DHG: 07-3)

Staff suggests that some exploratory demolition work may be needed to see if there is any indication of a slip head pocket. If no evidence can be found, staff requests commentary from the Committee regarding the preferred window style in this location.

Engineer’s Report

Finally, in the engineer’s report, the previously proposed work related to epoxy injections into the wall has been removed in favor of various other repairs. At the corners of the building the engineer now recommends stitching the corners with steel straps. The drawing in the report related to this work, labeled as “A”, does not appear to have changed and still notes bolts being epoxy set in the wall. Staff seeks clarification regarding this detail.

Other areas of the wall noted as having cracks are now noted as being carefully deconstructed and reconstructed as per VCC standard details. Exact areas of this type of work will need to be documented but staff finds this approach much more approvable compared to the prior epoxy injection approach.

The submitted detail related to repairs to one of the parapets, labeled J, has been revised to internalize added structural elements. This detail previously had exterior steel plates bolted into the wall but now shows vertical metal bars drilled down into the wall with reinforcement elements added to the horizontal grout lines at every second course. This corner of the parapet is still proposed to be deconstructed and reconstructed so this added structural reinforcement appears atypical. Still, this is a rather exposed portion of the building and the Committee may find the proposal approvable.

Summary

Staff requests commentary from the Committee regarding the millwork, particularly the second-floor window arrangements, and also requests commentary regarding the revised engineer’s report. Staff is encouraged by the overall proposal and recommends conceptual approval with the possibility that certain details may need to return to the Committee.

ARCHITECTURAL COMMITTEE ACTION: 05/09/2023

Architecture Committee Meeting of **02/28/2023**

DESCRIPTION OF APPLICATION: 02/28/2023
Permit # 23-02941-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #22-02144-DBNVCC **Inspector: Marguerite Roberts**

Proposal to correct violations and structurally reinforce building, per application & materials received 01/31/2023.

STAFF ANALYSIS & RECOMMENDATION: 02/28/2023

The applicant has submitted architectural plans and an engineer’s report to address concerns with this currently vacant property. The architectural plans primarily address violations on the building and appear to be largely approvable. This includes repair/replacement of balcony decking, removal of impermissible light fixtures, repair of windows including replacement of missing window glazing, and masonry repair.

The architectural roof plans include a couple notes that are not typically staff approvable. The plans call for new copper parapet cap flashing at all parapets. As the rear building is brown-rated, staff would not necessarily object to the installation of cap flashing on this building, however the historic main building should feature traditional parapet flashing details. There is also a note to enlarge the existing scupper at the main building to a minimum width of 6” and height of 5”. Provided that this change would be concealed by the leaderhead, staff finds this modification approvable.

The provided engineer’s report and plans propose a bit more intensive approach for repairs. The report lists eleven items of concern and recommended actions. Staff notes that the majority of these

recommendations appear to only manifest on the interior side of the walls. Items 1 and 2 note interior brick cracking and recommends a repair which includes the injection of a low modulus epoxy into the cracks and installation of steel straps across the cracks, attached to the interior side of the wall with expansion bolts. Staff appreciates the need for these repairs and that they do not directly affect the exterior but is concerned about the use of an epoxy vs a matching mortar and the use of expansion bolts in the potentially brittle brick.

Items 3 and 4 propose the installation of a central column within the building, reinforcing the floor joists, and adding clips between the joists and masonry walls. The only exterior element of this work would be 9” diameter metal plates installed on the Conti facing wall of the main building. Staff finds this work likely approvable but requests an elevation of this wall showing the number and approximate locations of the new tie plates.

Item 6 is an attic level crack repair similar to what was proposed in item 2. Staff notes similar concerns.

Item 7 notes that the existing steel brick ties in the attic make the space unusable and appear to be deficient. The report recommends removing the existing ties and sistering steel to the rafters and collar braces as an alternative. Staff finds this proposal potentially approvable but notes that the existing system includes several exterior metal plates. If the interior elements are removed, these exterior plates can likely also be removed. Staff has no objection to their removal but notes that it appears the decorative brick coursing was modified when the plates were originally installed. Staff questions if the proposal includes any repairs to this brickwork.

Item 8 notes the significantly leaning portion of the parapet and proposes to deconstruct and rebuild this portion in kind. Staff has no objection to this element of the proposal but the proposal also includes the installation of new horizontal and vertical steel plates to reinforce the reconstructed portion and tie it to the existing wall. Staff questions the need for these steel plates if the wall is reconstructed.

Item 9 just notes the roofs of the main building and rear building but these items are addressed in the architectural plans.

Item 10 notes exterior brick cracks with the possibility of additional cracks being concealed behind stucco. The report recommends additional injection of epoxy. This is inconsistent with the architectural plans which call for repairs with “approved materials.” Staff recommends the use of typical VCC mortar for repairs.

Overall, staff welcomes the proposal to help to weatherize and stabilize this building. Staff finds the proposal conceptually approvable but requests commentary regarding the proposed cap flashing and the items noted in the engineer’s report.

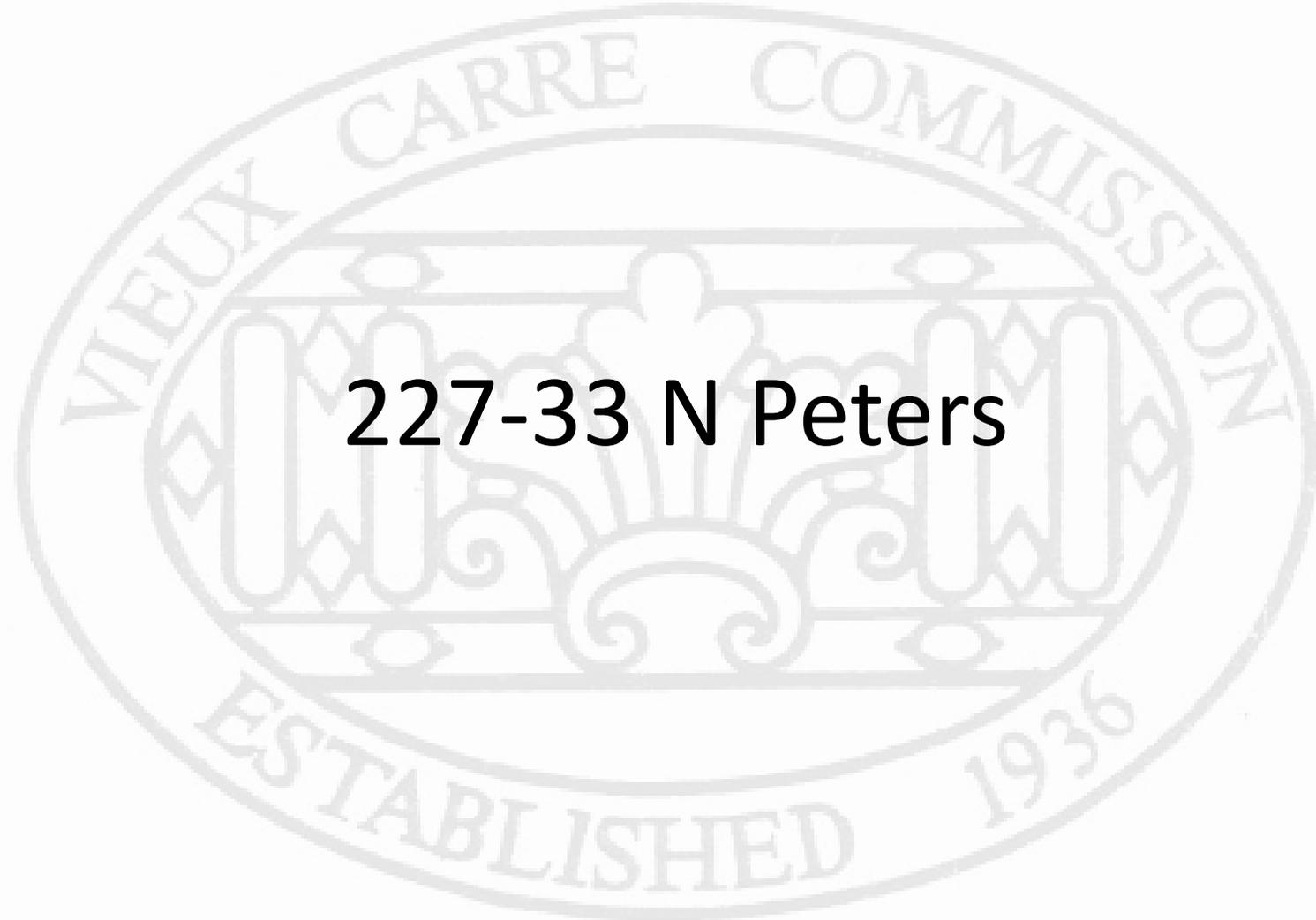
ARCHITECTURAL COMMITTEE ACTION:

02/28/2023

Mr. Albrecht read the staff report with Mr. Long present on behalf of the application. Mr. Long stated that the engineers wanted to do it this way and unfortunately, they were not there to explain. Mr. Fifield stated that he was hesitant to ever approve epoxy as it was not reversible and that you can never repair the wall again. He then asked the applicant if the building was about to collapse. Mr. Long stated that there are cracks, that the upper floors are held together but the bottom was indeed bowing. Mr. Fifield suggested that a preservation engineer might be more appropriate. Mr. Bergeron asked the applicant if he could work with staff on the cap detail and resubmit something that abided by guidelines. Mr. Long stated yes, and he would bring that up to the owner and roofer.

Public Comment- Nikki Szalwinski stated that the building needs so much repointing and that she didn’t think the epoxy would work.

Mr. Bergeron made the motion for the conceptual approval with the modification noted in the staff report. Mr. Fifield asked why. Mr. Bergeron rescinded his motion. Mr. Bergeron made the motion to defer in order for the applicant to work with the engineer on a more preservation-minded solution. Mr. Fifield seconded the motion and the motion passed unanimously.



227-33 N Peters

ADDRESS:	227-233 N. Peters	APPLICANT:	Nicholas Volker
OWNER:	Rice Building LLC	SQUARE:	6
ZONING:	VCE-1	LOT SIZE:	3919.77 sq. ft.
USE:	Commercial		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Green**, of local architectural or historical importance

This four-story, red brick, granite post and lintel warehouse is a remnant of a row of c. 1834 Greek Revival warehouses.

Architecture Committee Meeting of **05/09/2023**

DESCRIPTION OF APPLICATION: 05/09/2023
Permit #23-03791-VCGEN **Lead Staff: Erin Vogt**

Proposal to repair masonry and review of requested engineer's report, per application & materials received 02/08/2023 & 05/03/2023, respectively. [**Notice of Violation sent 06/17/2022**]

STAFF ANALYSIS & RECOMMENDATION: 05/09/2023

On 03/14/23, the applicant presented an engineer's report which misidentified the cast iron pilaster as stucco cladding, and the Committee requested a revised report. The new report provided by Gurtler Bros. Inc. and stamped by Mr. Friedrich Gurtler states the following:

"Based on the information provided by the VCC staff, we reinspected the exterior of this property on March 29, 2023. We also reinspected the front wall inside Units 1 and 4 on the second floor of the building with Mr. Nicholas Volker on April 21, 2023. Our observations confirmed that, as noted by VCC staff, there is a cast iron facing approximately 1/4 of an inch thick over the brick pilasters on the front of the building at the door openings. Our inspection of the building indicated minor cracking on the inside of the front wall in Unit no. 1 between the pilasters and stucco cracking above the middle pilaster. However, there is no indication of significant lateral movement of the front wall arising from deterioration of the pilasters. Photographs of the conditions we noted during our most recent inspections are attached to this report. In our opinion, the deterioration of the brickwork and mortar at the bottom of the left front pilaster has not yet resulted in structural distress, but we do recommend that this pilaster be stabilized as a precautionary measure. Removal of the cast iron facing to effect repairs to this deteriorated brickwork would probably cause additional damage to the property. Based on our conversations with Mr. Volker, we recommend injecting grout into the wall cavity then sealing all openings between the cast iron facings and the adjacent surfaces on the front wall to reduce the potential for further moisture intrusion."

It appears from the report that the site was inspected by the same inspector who inspected the building previously and was not directly inspected by Mr. Gurtler, and that interior inspection was limited to the second floor. Staff notes that since last reviewed by the Committee, all three of the buildings between 227-33 and the corner at Bienville have been scheduled for adjudication, as none of these property owners have responded to their violation cases or provided engineer's reports in response to violations for hazardous conditions. At the adjacent building at 235 St. Peter, staff observed separation between masonry openings, window jambs, and racking at windows that were installed within the last three years. Staff also observed significant separation between the street and the rear sidewalks at Clinton Street, behind this building and those closer to Bienville. The building at the corner required major structural intervention less than 10 years ago due to granite lintel cracking and movement. Staff does not find the proposed grout injection repairs to be sufficient for this level of concern and seeks the guidance of the Committee regarding next steps for this property.

ARCHITECTURAL COMMITTEE ACTION: 05/09/2023

Architecture Committee Meeting of**03/14/2023****DESCRIPTION OF APPLICATION:**
Permit #23-03791-VCGEN

03/14/2023

Lead Staff: Erin Vogt

Proposal to repair masonry and review of requested engineer's report, per application & materials received 02/08/2023. [**Notice of Violation sent 06/17/2022**]

STAFF ANALYSIS & RECOMMENDATION:

03/14/2023

On 06/17/2022, staff inspected the property and noted significant bowing and shifting of pilasters at the first floor. Many of the buildings in this block are in similar condition, and staff is concerned that there may be an underlying issue affecting these structures. Since it is unclear if there is active movement or if the buildings are stable, staff requested an engineer's report as part of this violation case. The applicant submitted a stamped letter from Friedrich W.L. Gurtler, PE, which states that the property was inspected once initially and *"based on our observations, we indicated that no remedial structural repairs were deemed to be necessary. We had noted cracking at the stucco on the front wall and at various areas on the interior of the building that we indicated are not structurally detrimental and can be repaired cosmetically as needed."* Former VCC Inspector Anthony Whitfield expressed further concern about the first-floor pilasters and Gurtler Bros. reinspected those areas. The letter concludes *"based on our reinspection, the bowing at the exterior stucco cladding at this building does not appear to reflect bowing of the underlying masonry but rather separations between the stucco and masonry due to moisture intrusion between the cladding. To reduce further separations at this stucco cladding, we recommend that the stucco be removed and replaced and that the underlying joints in the masonry wall be repointed. The vertical joint between the stucco and the adjacent wood trim should also be caulked and sealed as required to reduce the potential for further moisture intrusion."*

Staff notes that the pilaster is cast iron, not stucco. The applicant proposes to clean the masonry with Prosooco 2010 All Purpose Neutral Cleaner at 800 PSI and remove vegetation. Then, *"loose masonry on left-side and right-side of door opening will be removed. Vertical joint on left-side will be opened up slightly to provide a more uniform joint profile to perform repairs on. Vertical joint on both sides will be tuckpointed then filled to create an expansion joint that can be caulked. Prepared joints will be brushed clean and dampened. Tuckpointing procedure and composition of mortar conforms to the methods outlined by the VCC for maintenance of historical structures. Tuckpointing mortar color will be matched as close as possible but may vary. Once mortar has cured closed cell foam backer rod will be utilized to ensure proper joint depth. Prepared joint will be caulked with MasterSeal NP-1, a non-sag urethane sealant and tooled to a smooth uniform consistency."* The applicant stated that the PSI can be reduced; a PSI of 100 is typically the limit allowed at staff level. Staff is concerned with the proposed "expansion joint" and use of caulk in this location, and at the wooden door frame. Since repair of masonry piers behind cast iron pilasters is not commonly undertaken in this manner, staff seeks the guidance of the Committee regarding this proposal.

ARCHITECTURAL COMMITTEE ACTION:

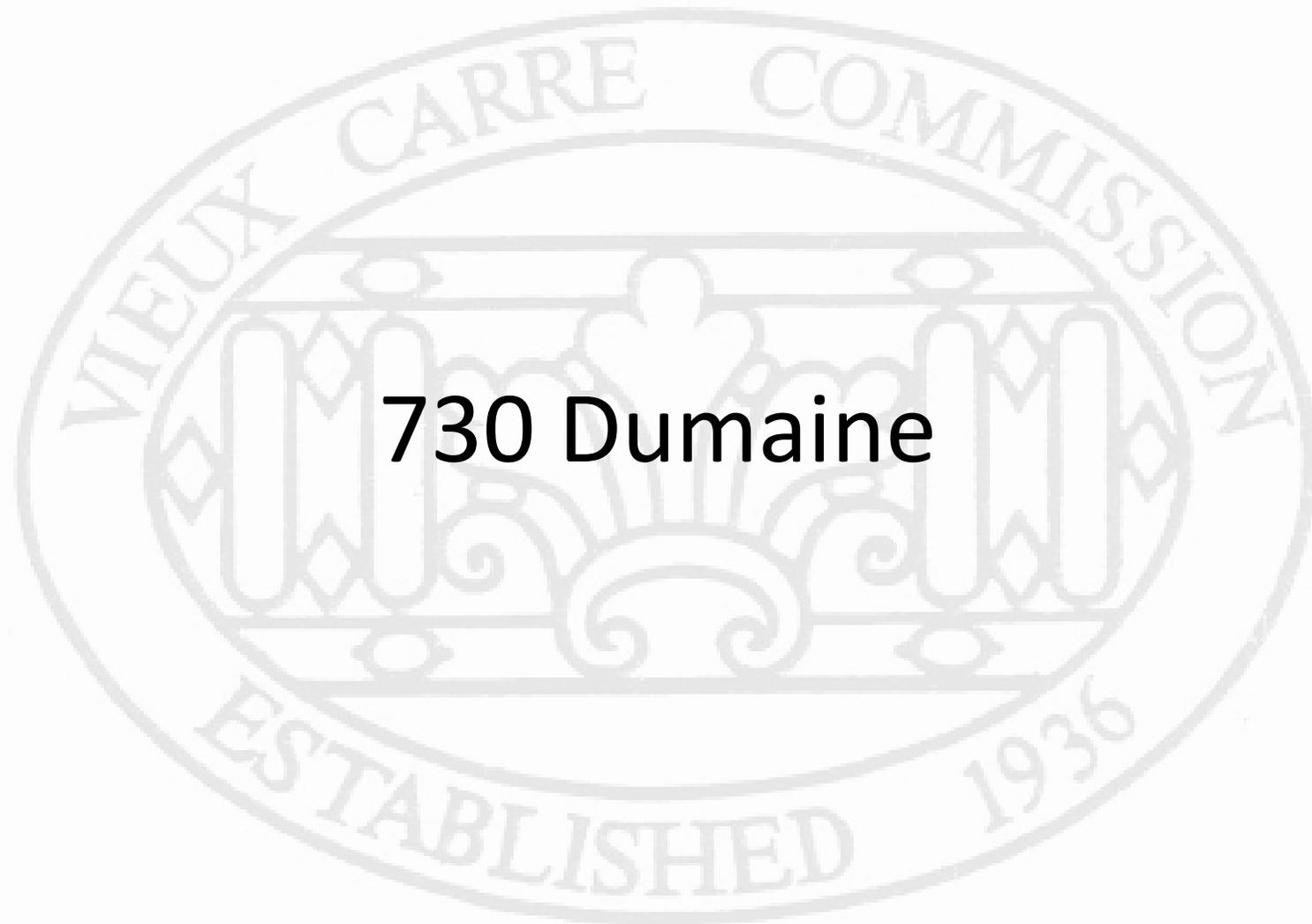
03/14/2023

Ms. Vogt read the report with Mr. Volker present on behalf of the application. Mr. Fifield stated that he found it unusual that the engineer failed to notice that the façade was cast iron and not stucco, then explained that the cast iron was load bearing and holding the building up. He stated that he was concerned that if the engineer did not notice the separation of the cast iron, there were serious issues with the report. Mr. Bergeron added that it was his understanding that the cast iron transferred the load down, while the brick pier behind offered some lateral support. Mr. Volker stated that there was no interior telegraphing or indicators of movement, and that he thought the masonry was sloughing and eroding away from the column. He said the other side was washed out, and there was no substantial movement on the right, and that he understood the Committee's concern but thought there would be other indications elsewhere. Mr. Fifield explained that cast iron fails catastrophically, which is why the engineer needed to recognize that it was cast iron, not stucco. Mr. Bergeron added that cast iron can hold a pose, and then snap suddenly. Ms. Bourgoigne stated that it would be helpful to have the engineer present. Mr. Volker said they were open to that but had not seen this as an issue. Ms. Bourgoigne stated that staff had requested engineer's reports from this building and all buildings to the right of it that had received violations.

Ms. Szalwinski addressed the Committee on behalf of French Quarter Citizens, echoing their concerns and saying that this was a particular concern with pedestrian traffic.

Mr. Volker asked how this would be fixed, with steel? Mr. Fifield explained that the Committee does not design for applicants, but it would be important to assess the foundation and brick infill, stating that different causes and different material failures would require different solutions, and that issues below ground were common. Ms. Bourgoigne stated that "something was going on," because staff had recently completed a site visit at the property next door, where they were also very concerned about the front elevation and were surprised to see no immediate concerns on the interior. Mr. Fifield stated that the buildings might be moving or might be stable. Mr. Volker stated that he would reach out to the engineer and get them to reevaluate, and that they were willing to consult another engineer if needed. Ms. DiMaggio added that the report needed to include a statement or calculations for the load being put onto the cast iron.

Mr. Bergeron moved to defer the application for thirty (30) days, with the engineer to reassess and provide an updated report on the existing conditions, cause, whether the building is static or dynamic, and proposed remedies. Ms. DiMaggio seconded the motion, which passed unanimously.



730 Dumaine

ADDRESS:	730 Dumaine	APPLICANT:	Thomas Mattera
OWNER:	730 Dumaine LLC	SQUARE:	58
ZONING:	VCR-2	LOT SIZE:	1,920 sq. ft.
USE:	Hotel	OPEN SPACE-	
DENSITY-		REQUIRED:	576 sq. ft.
ALLOWED:	One Unit	EXISTING:	364 sq. ft. approx.
EXISTING:	None	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

One in a row of two, 3½-story exposed-brick townhouses, each of which has a porte-cochere entrance and iron galleries (originally balconies) on the front façade. This and the neighboring buildings were constructed c. 1832 by the builder, John Fitz Miller. This townhouse was owned between 1835 and 1849 by the German lawyer, Christian Roselius.

Main building and service ell – Blue

Architecture Committee Meeting of

05/09/2023

DESCRIPTION OF APPLICATION:

05/09/2023

Permit # 21-19123-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-04470-DBNVCC

Inspector: Marguerite Roberts

Proposal to correct or retain violations including roof mounted HVAC equipment, per application & materials received 03/06/2023 & 04/28/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/09/2023

This property was last before the Architecture Committee in 2018 when staff found that several pieces of mechanical equipment had been installed on the rear roof of the building without benefit of VCC review or approval. Prior to the installation of this equipment, there was no equipment on the roof of this property. In 2018, the Committee moved to approve the retention of the condensers on the rear roof of the main building provided that they were arranged so as to not block the eyebrow windows. This work was never completed and staff later found that additional equipment, that was not visible from the courtyard, had been installed on the roof of the service ell building at approximately the same time as the equipment on the main building.

The service ell roof also features an impermissible asphalt shingle roof. Finally, keypad door hardware was cited throughout the property including at the carriageway door.

The applicant is proposing to:

- Retain and rearrange the equipment on the roof of the main building as was previously approved in 2018
- Retain the equipment on the service ell roof as installed
- Replace the asphalt shingle roof with new slate roofing, and
- Replace the keypad hardware on the carriageway door only with new touchscreen hardware

Mechanical Equipment and Roofing

The proposal to retain and rearrange the mechanical equipment on the rear roof of the main building would help to reduce the impact of the equipment on the architecture of the building and was previously approved, so staff finds this aspect of the proposal approvable.

For the equipment on the roof of the service ell building, staff finds that there is likely little visibility of this equipment except from the upper floor balconies in the property itself. Equipment on this roof may be approvable for retention but staff is concerned about the haphazard nature of the installation of the line sets for this equipment. Since this roof is to be replaced, it would be an opportune time to more adequately and discretely run line sets. Staff suggests they could be run straight down into the attic space of the service ell and then run through the attic.

Door Hardware

The applicant proposes to replace the keypad door hardware on the carriageway door with a new Yale brand touchscreen and lever lock. Staff finds this proposed hardware, which features numbers that only illuminate when the lock is activated, to be similar to others that have been approved for other properties. Staff finds this hardware potentially approvable and an upgrade over the existing hardware but is concerned that several other keypad type locks are used throughout the property. This technology continues to improve and become more discrete, and staff encourages the applicant to explore alternatives

to all of this keypad hardware.

Summary

Staff notes that they are also working with the applicant regarding the need to repoint the masonry, particularly on the Bourbon St. elevation that features the Uneeda Biscuit ghost sign. The applicant will be performing a test patch and this work will likely be coming before the Committee at a future meeting.

Regarding the current proposal, staff recommends conceptual approval of the retention and relocation of mechanical equipment provided that the applicant propose a plan to greatly reduce the visibility of line sets on the building. Staff recommends approval of the slate roofing on the service ell and the carriageway replacement hardware and recommends that the applicant look at options to replace the impermissible keypads located within the property.

ARCHITECTURAL COMMITTEE ACTION: 05/09/2023

Architecture Committee Meeting of **05/08/18**

DESCRIPTION OF APPLICATION: 05/08/18
Permit # 18-03079-VCPNT **Lead Staff: Nick Albrecht**
Violation Case #17-13561-DBNVCC **Inspector: Erika Gates**

Proposal to modify roof mounted HVAC equipment, per application & materials received 02/08/18.

STAFF ANALYSIS & RECOMMENDATION: 05/08/18

The application to retain this mechanical equipment was reviewed and deferred at the 03/13/18 meeting to allow the applicant to expand and modify the scope of work. The applicant has submitted a revised plan that includes replacing the as-built wood platform with a new metal platform, relocating the mechanical units so as not to block the eyebrow windows, replacing the impermissible asphalt shingles with new natural slate shingles, and relocating the satellite dish back from the roof edge.

Staff notes that the mechanical units in that location would be visible from the courtyard but there would be very minimal, if any, visibility from neighboring properties. The revised arrangement has the narrow sides of the mechanical units facing the courtyard, which will limit the visibility from the courtyard and allow the attic level windows to be uncovered. Given the small size of the courtyard and the very limited visibility of the rooftop location, staff finds the proposed mechanical equipment approvable.

Additionally, staff finds the installation of the natural slate roof shingles approvable.

The note for the relocation of the satellite dish states that it will be relocated to be non-visible from the courtyard but no dimension is given for how far this would move. Based on staff's inspection and photographs, staff estimates that this relocation distance will be relatively minor. Given the limited visibility of this roof, staff finds the retention of the dish approvable in the relocated position provided that the relocation is not so great that the dish would sit higher than the Bourbon St. elevation of the service ell parapet.

Staff recommends **approval** of the application with any additional details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION: 05/08/18

Mr. Albrecht read the staff report with Mr. Mattera present on behalf of the application. Mr. Fifield moved for approval based on the staff recommendation with the details to be worked out at the staff level. Mr. Taylor seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of **03/13/18**

DESCRIPTION OF APPLICATION: 03/13/18
Permit # 18-03079-VCPNT **Lead Staff: Nick Albrecht**
Violation Case #17-13561-DBNVCC **Inspector: Erika Gates**

Proposal to correct or retain violations including proposed retention of roof mounted HVAC equipment, per application & materials received 02/08/18.

STAFF ANALYSIS & RECOMMENDATION:

03/13/18

The applicant proposes to perform some renovations on the building following a fire which occurred on 01/24/18 and caused some damage. The proposed renovations include correcting previously cited violations throughout the property. Staff finds the majority of the proposed work, which includes balcony and gallery repairs, railing repairs, and removing vegetation and repointing masonry, approvable at the staff level.

A few other items will require additional information but should also be able to be resolved at the staff level. These include what appears to be defunct lighting on the Dumaine elevation galleries, inappropriate keypad hardware, and highly atypical shutters on the St. Ann elevation.

The item in need of review from the Architecture Committee is the proposed retention of mini-split units on the balcony roof of the St. Ann elevation. Based on aerial photographs, it appears these units have been installed within the past two years. A photo submitted by the applicant of the installation also appears to show an impermissible asphalt shingle roof in this location.

Given the small size of the courtyard space and the limited visibility of this portion of the roof, the location of the mechanical equipment may be the best option. The asphalt shingle roof, however, is something that will have to be addressed.

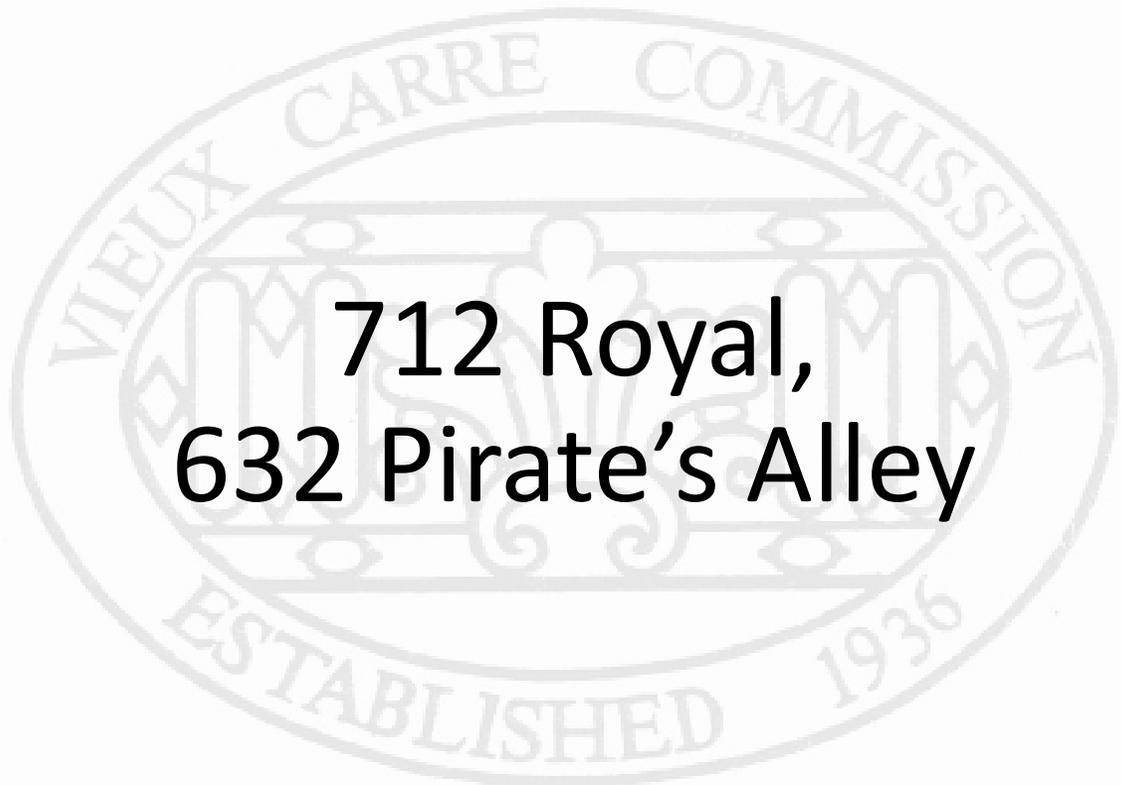
Staff requests a roof plan which includes additional information on the mechanical equipment and mounting platforms as well as a proposal to replace the impermissible asphalt shingle roof. The applicant should also submit a site plan to help determine the best location for the mechanical equipment.

Staff recommends deferral of the application.

ARCHITECTURAL COMMITTEE ACTION:

03/13/18

Mr. Albrecht read the staff report with Mr. Mattera present on behalf of the application. Mr. Fifield moved for deferral in order to allow the applicant a chance to adopt the staff report and to reconsider the satellite dish and shingles. Mr. Musso seconded the motion and the motion passed unanimously.



**712 Royal,
632 Pirate's Alley**

ADDRESS: 712 Royal Street/632-40 Pirates Alley
 OWNER: Meaghan F Hardcastle Trust, Lee A McDonough, Tilbury Living Trust, Pirates Alley Lane LLC
 APPLICANT: Lee McDonough
 SQUARE: 44
 LOT SIZE: approx. 1740 sq. ft.
 ZONING: VCC-2
 USE: Mixed

DENSITY		OPEN SPACE	
Allowed:	1 residential unit	Required:	348 sq. ft.
Existing:	2 residential units	Existing:	None
Proposed:	no change	Proposed:	No change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:

Rating: **Blue** – of Major Architectural or Historic Importance.

This 3 ½ story red brick townhouse was constructed in 1827 for a Dr. Thomas by John Mitchell and Isaac Lambert. The three-story section that faces Pirates Alley consists of the original service building.

Architecture Committee Meeting of **05/09/2023**

<u>DESCRIPTION OF APPLICATION:</u>	05/09/2023
Permit #23-09795-VCPNT	Lead Staff: Erin Vogt
Violation Case #20-22868-DBNVCC	Inspector: Anthony Whitfield

Appeal to retain plexiglass installed over French doors, per application & materials received 04/13/2023. [Notices of Violation sent 05/17/19 & 11/18/2020]

STAFF ANALYSIS & RECOMMENDATION: 05/09/2023

On 05/17/19, staff inspected the property and noted large plexiglass sheets were installed to completely cover both French doors in at least two openings on the second floor of the Pirate’s Alley elevation. The applicant has stated that the plexiglass was installed prior to their purchase of the property in 2005 and has been unchanged since. Staff has searched VCC records for photos of the plexiglass and was unable to find any evidence of VCC knowledge of the unpermitted work. Most of the shutters on the second floor are closed in all photographs, so it is not unlikely that it has been hidden behind other millwork. Since there is no record of the plexiglass prior to the 05/17/19 violation case, the plexiglass may not be considered prescribed and does not meet requirements for “grandfathering.”

VCC Design Guidelines prohibit the addition of plexiglass on the exterior of any millwork, as it obscures the architectural features and can trap moisture, causing deterioration. The Committee has routinely and consistently disallowed application of plexiglass on millwork, as the reflectivity of the surface obscures the historic features of the building. Staff notes that this building is Blue rated and is in located in a particularly significant viewshed at the corner of Pirate’s Alley and Royal Street. While there is no indication that the plexiglass is damaging the doors now, is likely to accelerate wood rot once it begins, particularly if not adequately maintained and given the reduction in airflow from the shutters.

The applicant has stated that she wishes to keep the plexiglass to minimize the noise from the street. As this is a common issue in the Vieux Carré, staff has worked with many owners to address this problem. Interior modifications, which can be visually unobtrusive and easily reversible, are always preferred over any exterior changes to the building. Given the building’s blue rating, and the availability of other noise-mitigating options, staff recommends that the Commission uphold the Committee’s decision to deny retention of the plexiglass.

ARCHITECTURAL COMMITTEE ACTION: 05/09/2023