

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

NOTICE OF PUBLIC MEETING

The Vieux Carré Commission Architectural Committee's regularly scheduled meeting will take place on **Tuesday, July 25, 2023, in the 8th floor Conference Room, City Hall, 1300 Perdido Street at 1:00 PM.** VCC staff recommends all attendees bring their own laptop or tablet to review meeting materials.

The order in which the applications will be discussed is subject to change without prior notice upon the discretion of the Architectural Committee. The names of property owners are automatically generated from City data sources and may not reflect recent changes in ownership and may be inaccurate on this agenda. We apologize for any confusion this may cause.

Please note that additional information on each application, including submitted plans, is available by following the link below each agenda item. **Additionally, please note that Architectural Committee approval does not constitute a permit; work may not begin until the applicant is in possession of all necessary permits from the VCC and Safety & Permits.**

At the Tuesday, July 25, 2023 meeting, the following items may be discussed.

AGENDA

Old Business

1022 Barracks St, 1236 N Rampart: 23-14460-VCGEN; Rick A. Fifield, applicant; 1236 N Rampart LLC, owner; Proposal to structurally reinforce side balcony of Barracks-side mansion and to install additional light fixtures, per application & materials received 05/30/2023 & 06/27/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=974742>

500 Saint Peter St: 23-13761-VCGEN; Kidder Blake, applicant; The City Of New Orleans, owner; Proposal to renovate courtyards, including millwork alterations, and to repair the roof, per application & materials received 05/19/2023 & 06/27/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=972885>

New Business

225 Decatur St: 23-16656-VCGEN; G O A T, applicant; 215-225 Decatur LLC, owner; Proposal to install new mechanical equipment, platforms, and roof system, in conjunction with work at 229 Decatur, per application & materials received 06/22/2023 & 07/10/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=976821>

229 Decatur St.: 23-19789-VCGEN; G O A T, applicant; 215-225 Decatur LLC, owner; Of Blues New Orleans House, owner; Proposal to install new mechanical equipment, platforms, and roof system, in conjunction with work at 225 Decatur, per application & materials received 06/22/2023 & 07/10/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=976821>

717 Orleans Ave: 23-17377-VCGEN; Gabriel Viridure, applicant; DRH Bourbon Owner LLC, owner; Proposal to renovate Orleans elevation including partial removal of gallery at the orange-rated building and reversing door swings on the blue-rated building, per application & materials received 06/27/2023.

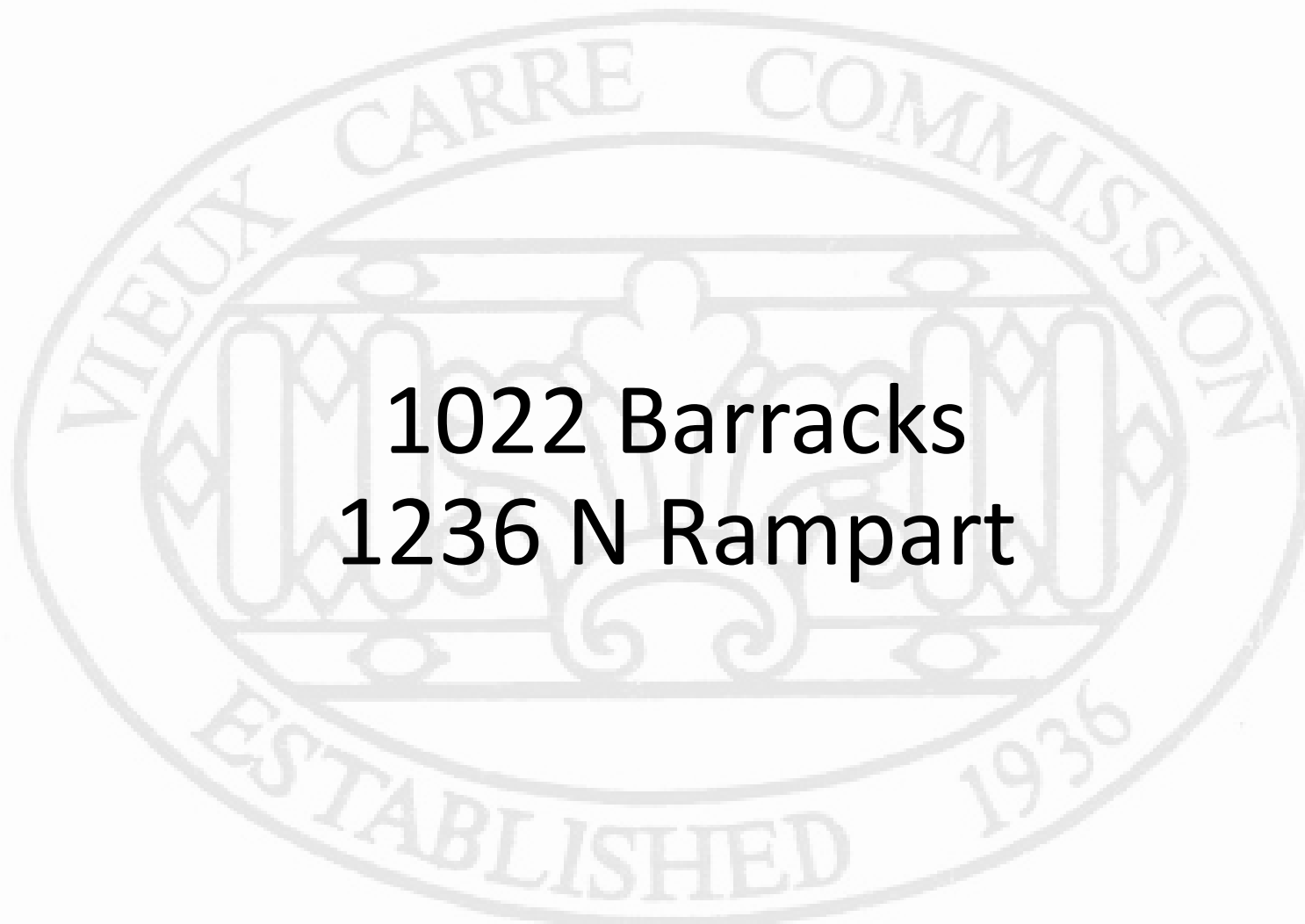
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=977656>

Permit # 23-17378-VCGEN; Gabriel Viridure, applicant; DRH Bourbon Owner LLC, owner; Proposal to renovate courtyard space including reducing size of existing pool and converting windows to doors, per application & materials received 06/27/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=977656>

Next AC Date: Tuesday, August 8, 2023

Upon request, a sign language interpreter for the hearing impaired will be available at the meeting. To place a request for sign language interpreter services, please call TDDY at (504) 658-2059 or 1-800-981-6652.



**1022 Barracks
1236 N Rampart**

ADDRESS:	1236 N. Rampart/1014-22 Barracks		
OWNER:	Brian Gibbs	APPLICANT:	Rick A. Fifield
ZONING:	VCC-2 & VCR-1	SQUARE:	107
USE:	Residential (multi-family)	LOT SIZE:	51968 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	57 Units	REQUIRED:	10393.6 sq. ft. (20% corner lot)
EXISTING:	None	EXISTING:	32364 sq. ft (approx.)
PROPOSED:	25 Units (31 total)	PROPOSED:	Not calculated

ARCHITECTURAL / HISTORICAL DESCRIPTION:

1236 N. Rampart: **Green**, of local architectural/historical importance.

1014-22 Barracks: **Pink**, of potential local architectural/historical significance, but with detrimental alterations.

Carmelite Chapel St. Joseph and St. Theresa's and the Carmelite Monastery, designed in 1891 by James Freret. The Greek Revival cottage at 1014-22 Barracks dates from c. 1845. Its front facade has been severely altered, and its service structures and extensive fruit orchard, depicted on a 19th c. plan book drawing, however, have been replaced by 20th c. construction.

Architecture Committee Meeting of

07/25/2023

DESCRIPTION OF APPLICATION:

07/25/2023

Permit #23-14460-VCGEN

Lead Staff: Erin Vogt

Proposal to structurally reinforce side balcony of Barracks-side mansion and to install additional light fixtures, per application & materials received 05/30/2023 & 06/27/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/25/2023

[NOTE: This work is in conjunction with the ongoing renovation begun in 2019. The primary permit for the entire site (19-06343-VCGEN) has been finalized, with remaining items to be handled under this permit number.]

As the renovation of this unique and significant site nears completion, two remaining items require Committee review and approval.

Structural work:

After work was completed on the N. Rampart-side balcony of the Pink rated mansion, the applicant noted an “uncomfortable” amount of deflection and determined that reinforcement would be needed if the balcony were to be occupied. Three support brackets are proposed at this balcony, aligned with existing decorative vertical guardrail support scrolls. Similar brackets can be found on the Burgundy side of the mansion. They are shown in detail as 1-1/2” x 1-1/2” x 3/16” galvanized angles, capped at ends, attached to a 10” x 4” steel baseplate bolted into the wall using two 1/2” galvanized bolts, embedded minimum 6”. They are attached to the outriggers with 1/2” bolts, and a note has been added stating that the new bracing shall not interfere with the knuckles at the end of the historic outriggers. Staff finds these details to be typical for bracing of this type.

Lighting:

On 6/28, staff inspected the property with the applicant between 8pm-9pm to view the lighting at the site. Most of the fixtures were approved by the VCC prior to installation, with notes that final lumen output would be determined in situ. Several months ago, after these fixtures were installed, the applicant determined that the site was too dark and installed additional mockup fixtures for staff’s inspection. The proposed light plan is as follows:

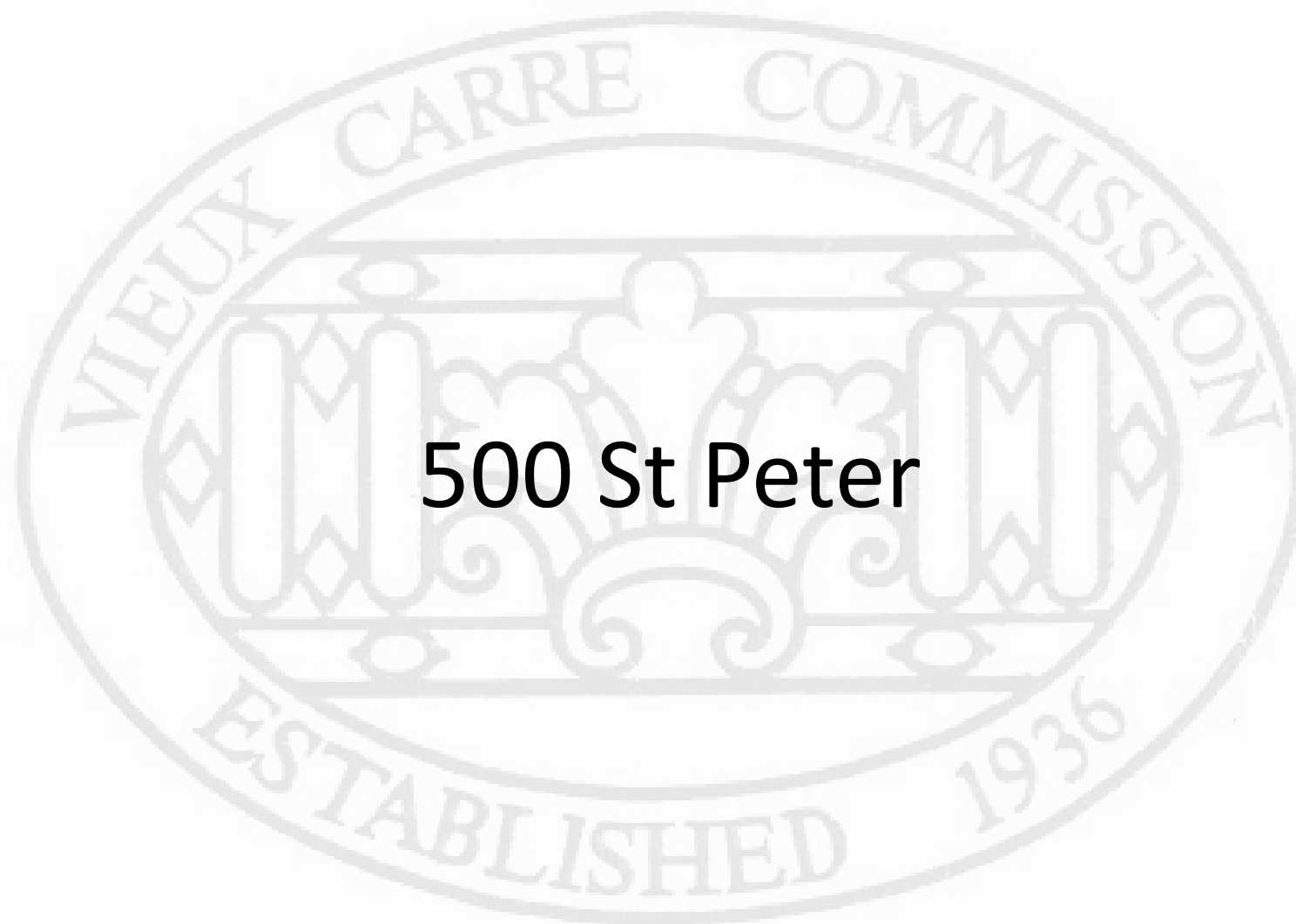
- Fixture 1: the applicant was unhappy with the appearance of the previously-approved electric lantern in the mansion alcove at the Barracks-side entrance and is now proposing a 15” Bevolo electric lantern. Staff finds this fixture **approvable**.
- Fixture 5: three floodlights have been installed at the front, N. Rampart-side parking area. Staff found the fixtures to be reasonable in output for this large, unobstructed lot, and recommends **approval**.
- Fixture 10: seven extra downlights were added to areas where the site was found to be dark and a soffit was present. They are located at: the rear pedestrian entrance to the Burgundy-side parking area; the N. Rampart-side mansion balcony, above the ADA ramp; at the Burgundy-side ADA ramp to the mansion; and the rear, Barracks-side entrance of one of the apartments. While these fixtures are slightly larger than the Guidelines allow (4.25” diameter instead of 3”) staff found them to be reasonable and recommends **approval**, with the proviso that they must be painted to match the adjacent surface to minimize visibility.
- Fixture 11: Four additional flood lights have been added to the inward-facing elevation of the Barracks-side wall, directed at the rear parking area. Staff found the light levels as observed to be appropriate and approvable for this open space.

- Previously approved wall sconces, landscape lighting, planter lighting, and bollard fixtures have been added in several locations around the site, particularly at the perimeter walls and shared outdoor spaces.

At no point in the inspection did staff find any of the light fixtures or levels to be inappropriate or excessive. The lights under the steps to the chapel are the least successful on the site, and could use further adjustment or replacement. Staff recommends **approval** of all lighting as proposed, with fixture 10 to be painted to match the adjacent surfaces.

ARCHITECTURAL COMMITTEE ACTION:

07/25/2023



500 St Peter

ADDRESS:	500-40 St. Peter		
OWNER:	City of New Orleans (Upper Pontalba Building Restoration Corp.)		
ZONING:	VCC-1	APPLICANT:	Blake Kidder
USE:	Commercial / Residential	SQUARE:	25
DENSITY		LOT SIZE:	32,543 sq. ft.
Allowed:	54 units	OPEN SPACE	
Existing:	50 Units	Required:	8,514 sq. ft.
Proposed:	No Change	Existing:	1,704 sq. ft.
		Proposed:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Rating: **Purple** - of national architectural and/or historical importance.

Baroness de Pontalba's lasting contribution to the architectural landscape of the city remains the two ca. 1850 block-long Philadelphia red brick structures that flank the upper and lower sides of the square, with sixteen elegant townhouses in each on the upper floors and separate commercial spaces on the ground floors. Henry Howard finalized James Gallier Sr.'s plans for these twin structures, known as the Upper and Lower Pontalba buildings.

Architecture Committee Meeting of **07/25/2023**

DESCRIPTION OF APPLICATION: **07/25/2023**
Permit #23-13761-VCGEN **Lead Staff: Erin Vogt**

For Recommendation Only: Proposal to renovate courtyards, including millwork alterations, and to repair the roof, per application & materials received 05/19/2023 & 06/27/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: **07/25/2023**

Staff notes that the Pontalba Building is owned by the City of New Orleans and this motion is for a non-binding recommendation only.

On 04/21/2021, the Commission reviewed and conceptually approved a conceptual proposal for three courtyards at the Upper Pontalba building, prior to development of a full proposal. The applicant has returned with a proposal for all courtyards in the full building and a restoration of the roof. The courtyards have been modified extensively throughout the years, including construction of brown-rated additions and enclosure of historically exterior space. Courtyard 11 (photos on sheet G0.08), the only remaining courtyard unmodified by previous renovations, will serve as a template.

The applicant proposes to remove non-historic windows and plastered walls, installing well-proportioned six-over-six double-hung windows with pilasters. The walls enclosing the previously existing service ell balconies will be rebuilt with applied millwork to resemble balconies with posts, a simulated handrail, and panels of fixed louvered shutters. Walls belonging to later courtyard additions will be clad with wood siding to distinguish them from original historic construction and reflect their status as infill. In some courtyards, a portion of the historic balcony will be restored to exterior space, with decking installed and six-over-six windows moved back to their original locations in the historic service ell wall.

Although the proposed work is not a true restoration of previously existing conditions, staff and the Committee found the renovation to be a significant improvement over the inappropriate windows and stuccoed enclosure walls, which we estimate were installed sometime in the 1920s or '30s. The work will be phased in demolition and construction, and staff encourages the applicant to involve the VCC in the field, particularly if unexpected conditions arise, or if any deviations from the approved plans are needed. Staff recommends the Committee forward a **positive recommendation** of the proposed courtyard work to the full Commission for their consideration.

The roof work proposed is extensive and detailed, but most proposed work is standard and within the Design Guidelines. Committee review is required for three items:

- Gutters and downspouts on the rear roof slopes and courtyard roofs are noted to be increased to accommodate rain load, but specific dimensions have not been provided. Staff requests that the applicant provide more information and clarify whether the downspouts will be tied into subsurface drainage or if they will drain into the courtyards.
- Chimney repair notes state "sound all existing stucco plaster, remove all loose stucco and replace with new 3 coat stucco plaster VCC mix. Stucco is to use white Portland in the mix. Clean chimney mortar caps and parapet including sides and install white Alsan or approved equal sealer." Staff is aware of Committee approval of Alsan, but it has largely been limited to flat roof systems. Staff seeks the Guidance of the Committee regarding its use at mortar caps.
- The applicant has proposed two details for a vented ridge cap and vented apron. While these details are not typical, they may be considered a more appropriate, less visually obtrusive way to passively

vent the attic, since the Pontalba has had notable, longstanding issues with moisture and ventilation. Staff is unsure if this will be in addition to the gravity vents proposed earlier this year, or in lieu of, and requests additional comment from the applicant.

Also on the roof, the previously reviewed mechanical platforms and wall-mounted ladders will be installed as part of this scope. The new platforms are required by building code and safety requirements for access to rooftop mechanical equipment installed more than 16'-0" above grade. As part of their due diligence in reviewing the proposed work, the Committee asked the applicant to explore options for accessing the new platforms other than the wall-mounted ladder. At their request, the applicant provided drawings showing two code-compliant alternatives; one with a roof hatch, and one that would access a new catwalk across the roof through casement windows on one of the upper floors. The Committee found both alternatives to be more invasive than the caged ladder and ended up supporting the initial application as proposed. The Commission moved for a positive recommendation for this work on 03/16/2022, which has since expired. Considering alternatives were explored at the time, staff recommends forwarding a **positive recommendation** to the Commission.

ARCHITECTURAL COMMITTEE ACTION:

07/25/2023



225 Decatur
229 Decatur

ADDRESS: 225 Decatur
 OWNER: 215-225 Decatur, LLC, APPLICANT: GOAT
 Jacqueline G Toledano,
 Suzette Toledano
 ZONING: VCE-1 SQUARE: 30
 USE: Commercial LOT SIZE: 17,330 sq. ft.
 (nightclub)/residential

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

In 1908 the noted New Orleans architect Emile Weil designed this very good example of a "Decorative Brick style" warehouse building for the Rosenberg Shoe Co. after a disastrous fire had destroyed an earlier building on this site, along with many others in the block.

ADDRESS: 229 Decatur
 OWNER: HOUSE OF BLUES NEW APPLICANT: GOAT
 ORLEANS
 ZONING: VCE-1 SQUARE: 30
 USE: Commercial (nightclub) LOT SIZE: 2369 sq. ft. (approx.)

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1910 3-story "Decorative Brick style" warehouse that has commercial style windows on the upper floors. Replaced buildings on the site destroyed by the fire of 1908. [This building sits on two lots, 227 Decatur (Lot 11118) and 229 Decatur (Lot 11118-01).]

Architecture Committee Meeting of 07/25/2023

DESCRIPTION OF APPLICATION: 07/25/2023
Permit #23-16656-VC GEN Lead Staff: Erin Vogt

Proposal to install new mechanical equipment, platforms, and roof system, in conjunction with work at 229 Decatur, per application & materials received 06/22/2023 & 07/10/2023, respectively.

Permit #23-19789-VC GEN

Proposal to install new mechanical equipment, platforms, and roof system, in conjunction with work at 225 Decatur, per application & materials received 06/22/2023 & 07/10/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/25/2023

The scope of work takes place at both 225 Decatur and 229 Decatur, which are separate and distinct properties with different ownership. The existing conditions also cross the property line, as the mechanical equipment for the commercial and residential uses of 225 Decatur are located on both the upper and lower roofs of 229 Decatur. Staff notes that work across the property line frequently requires additional consideration by Zoning and the Mechanical Divisions, and the VCC will not permit work that is not found approvable per other overseeing agencies.

The applicant is seeking to replace the entire HVAC system at both addresses, with the exception of the units serving the residential condos at 225 Decatur (located on the upper roof of 229). Per the applicant, “Exterior AHU and condensing units are being consolidated on the lower roof. The existing system of AHU package units and smaller condensing units will be completely replaced with a new system utilizing mini split heat pumps. All new condensing units on the lower roof will be mounted on a new steel platform which will be installed approximately 1’ above the roof level. This will allow for placement of the equipment without affecting the roof below.” Staff did not find the proposed equipment to be excessive or atypical for buildings of this size and use, but does have some concerns regarding the platform (sheet S100), which is shown bearing onto a parapet in one condition, and inserted into a pocket in the masonry wall. It is not clear if this pocket is in the parapet of 229 or the wall of 225. Staff finds the platform and equipment conceptually approvable, but recommends the applicant explore alternatives for

the structure that are less damaging to historic masonry.

Regarding the roof work, the applicant stated “both the upper and lower roof of 229 Decatur will be replaced as part of this project. All existing roof layers will be removed down to the roof deck, any damaged roof deck will be replaced. New insulation and SBS roofing will be installed. The SBS cap sheet is solid white color, all flashing will be painted metal to match the cap sheet. There will be no changes to the existing façade of 229 Decatur, the new roof will tie into the existing leaderheads and downspouts. This project also includes replacing the sloped corrugated metal roof around the courtyard at 225 Decatur [to match existing].”

Staff does not object to any of the proposed roof work, with the exception of the proposed color, which must be a medium gray to reduce reflectivity. Additionally, a detail showing a metal parapet cap was provided. Metal caps are not approvable; a termination bar for the flat roof system and a mortar cap for the parapet should be used instead.

Overall, staff finds the proposed work **conceptually approvable**, with revisions per staff and Committee recommendation.

ARCHITECTURAL COMMITTEE ACTION:

07/25/2023



717 Orleans

Deferred at the applicant's request