

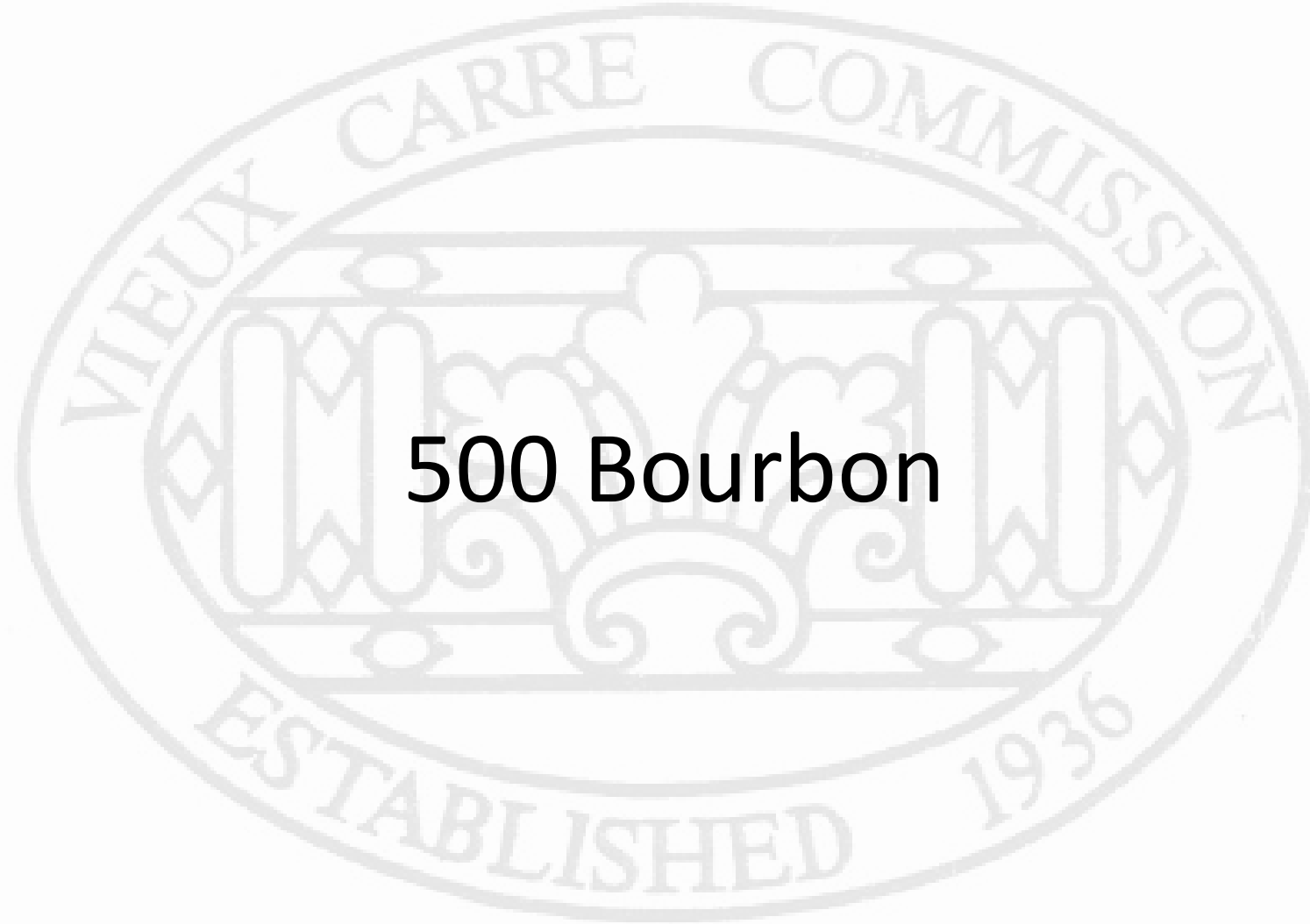


Vieux Carré Commission Architecture Committee Meeting

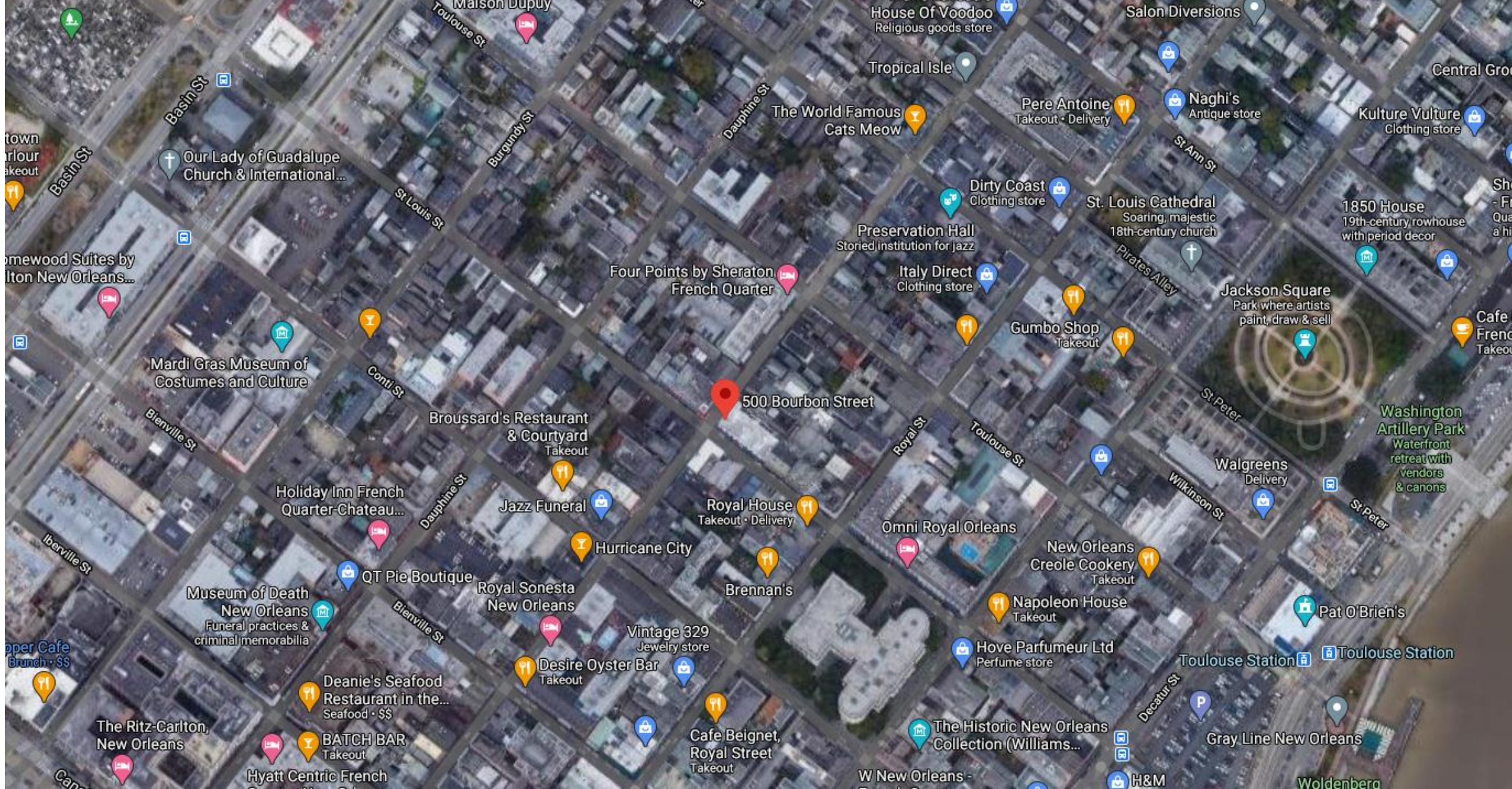
Tuesday, September 26, 2023

The seal of the Vieux Carre Commission is an oval emblem. The outer ring contains the text "VIEUX CARRE COMMISSION" at the top and "ESTABLISHED 1936" at the bottom. The center of the seal features a stylized, symmetrical design with vertical bars and decorative scrollwork.

Old Business



500 Bourbon



500 Bourbon

Vieux Carre Commission

September 26, 2023





500 Bourbon

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September 26, 2023





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September 26, 2023



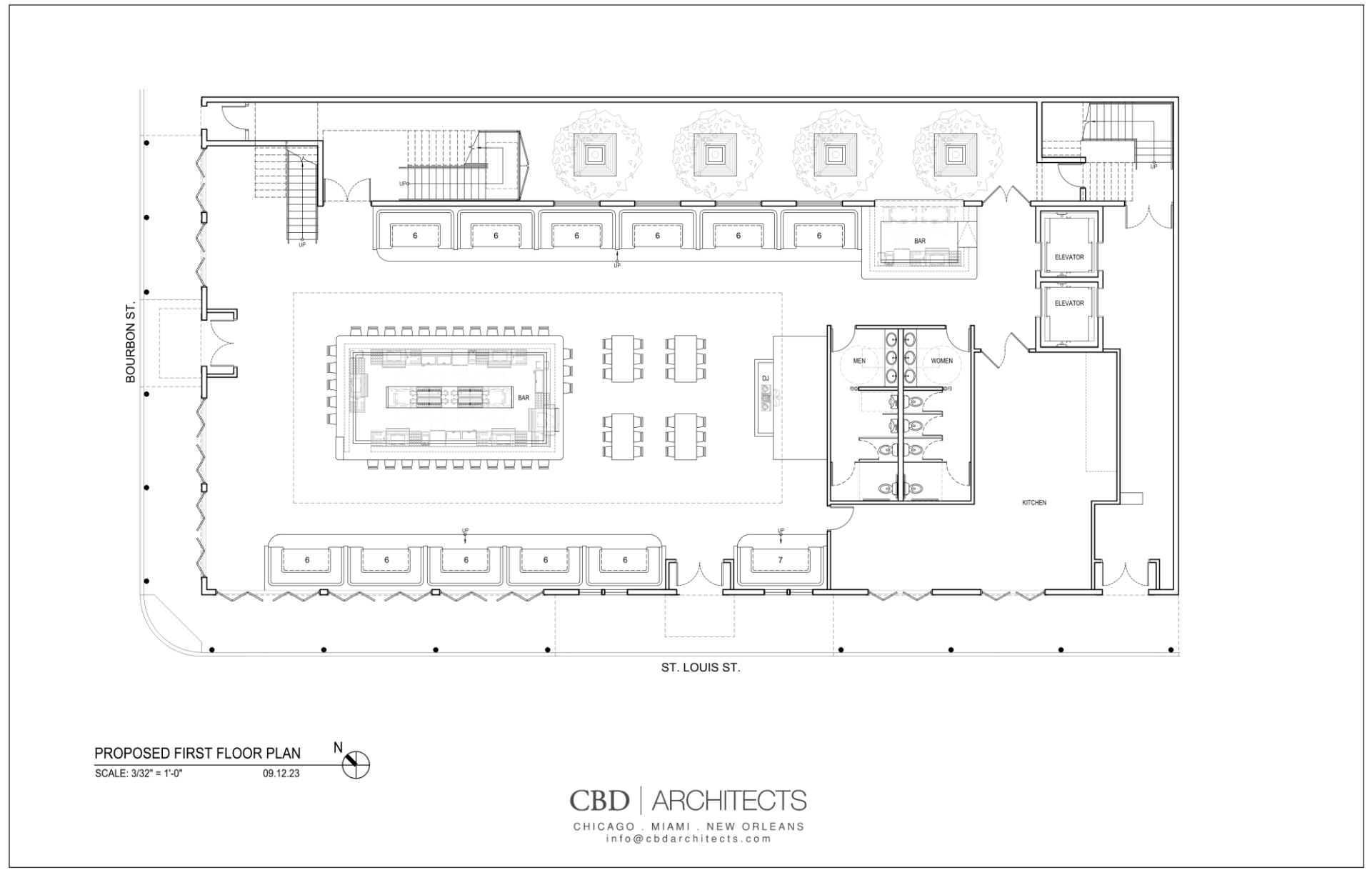


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September 26, 2023



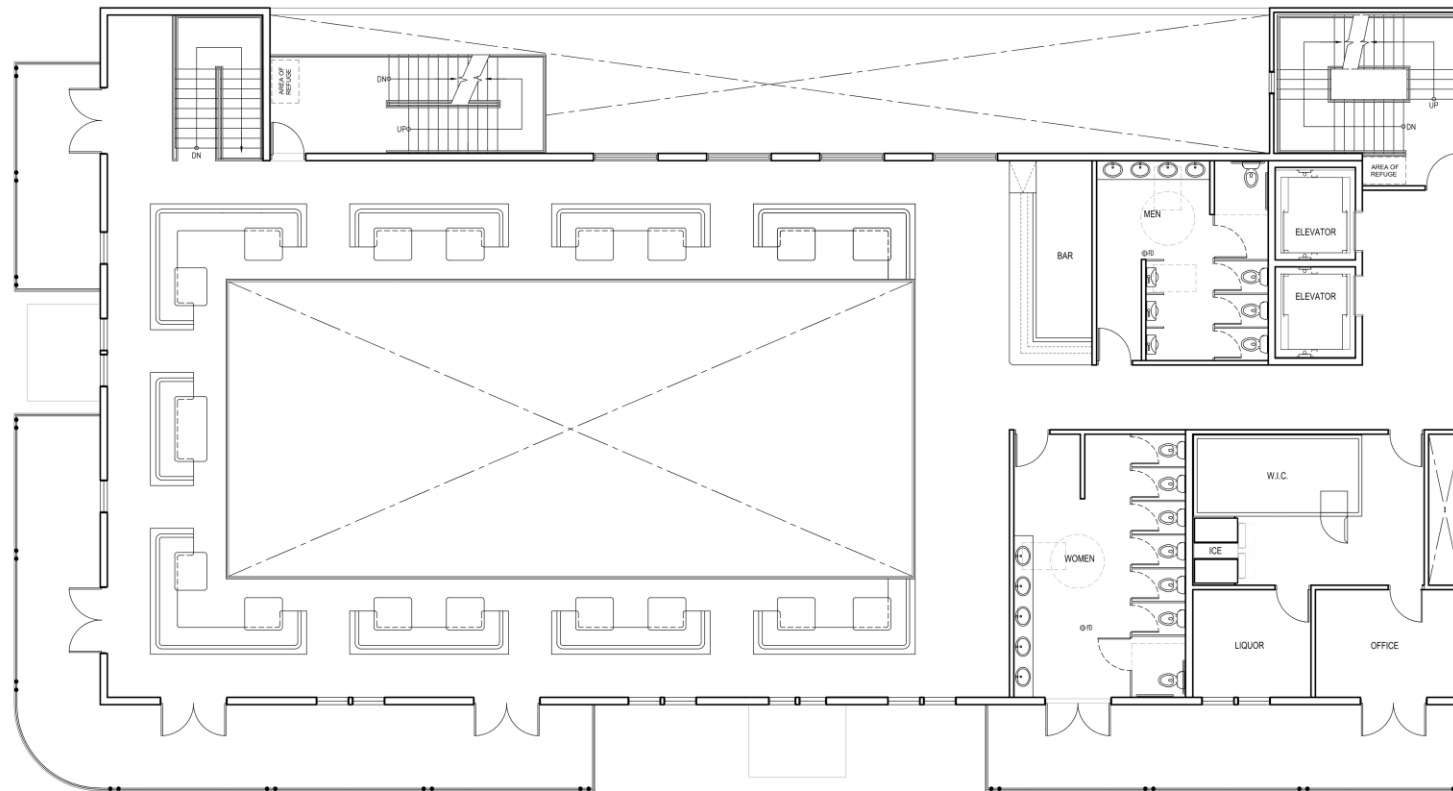


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Vieux Carre Commission

September 26, 2023





PROPOSED SECOND FLOOR PLAN N
SCALE: 3/32" = 1'-0" 09.12.23

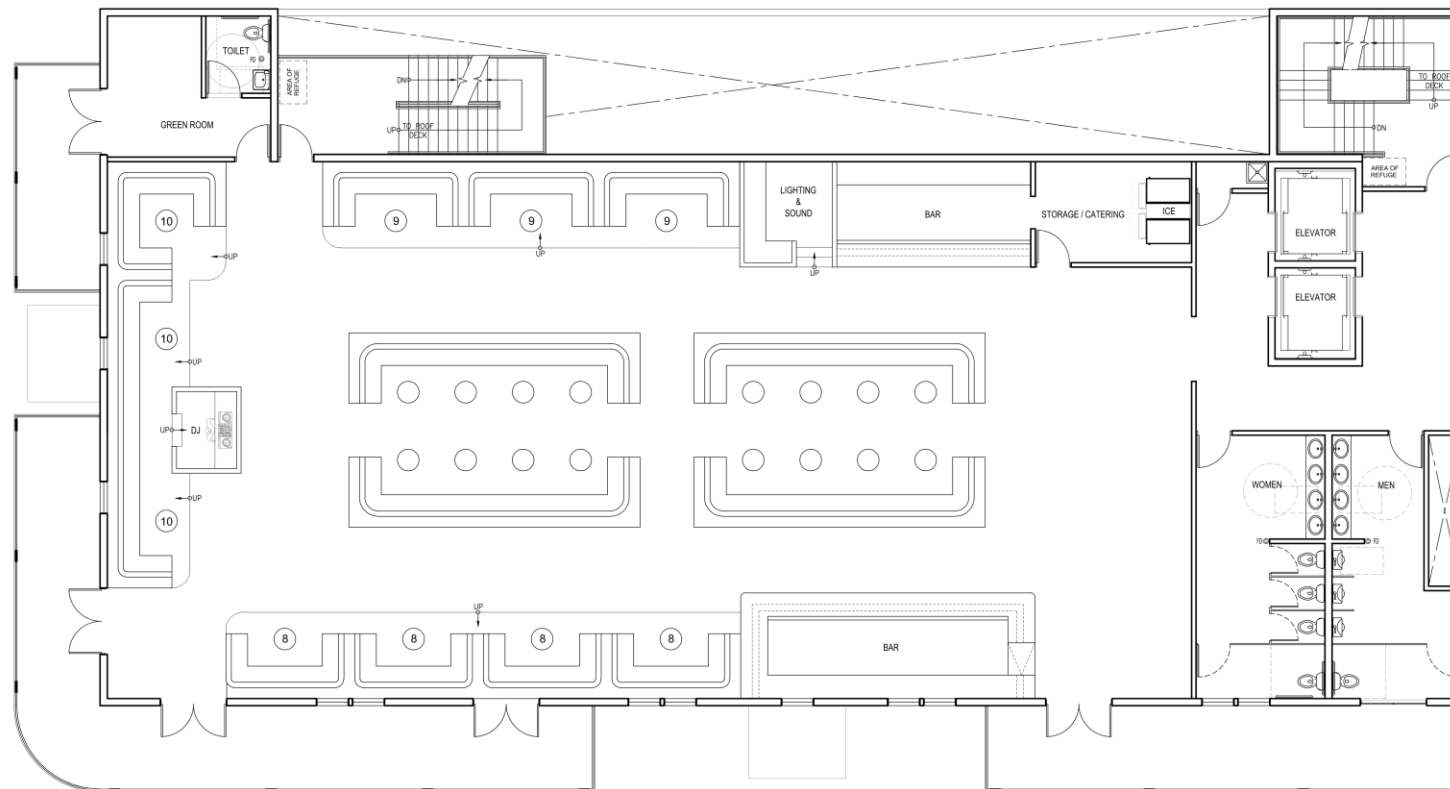
CBD | ARCHITECTS
CHICAGO . MIAMI . NEW ORLEANS
info@cbdarchitects.com

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September 26, 2023





PROPOSED THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

09.12.23



CBD | ARCHITECTS

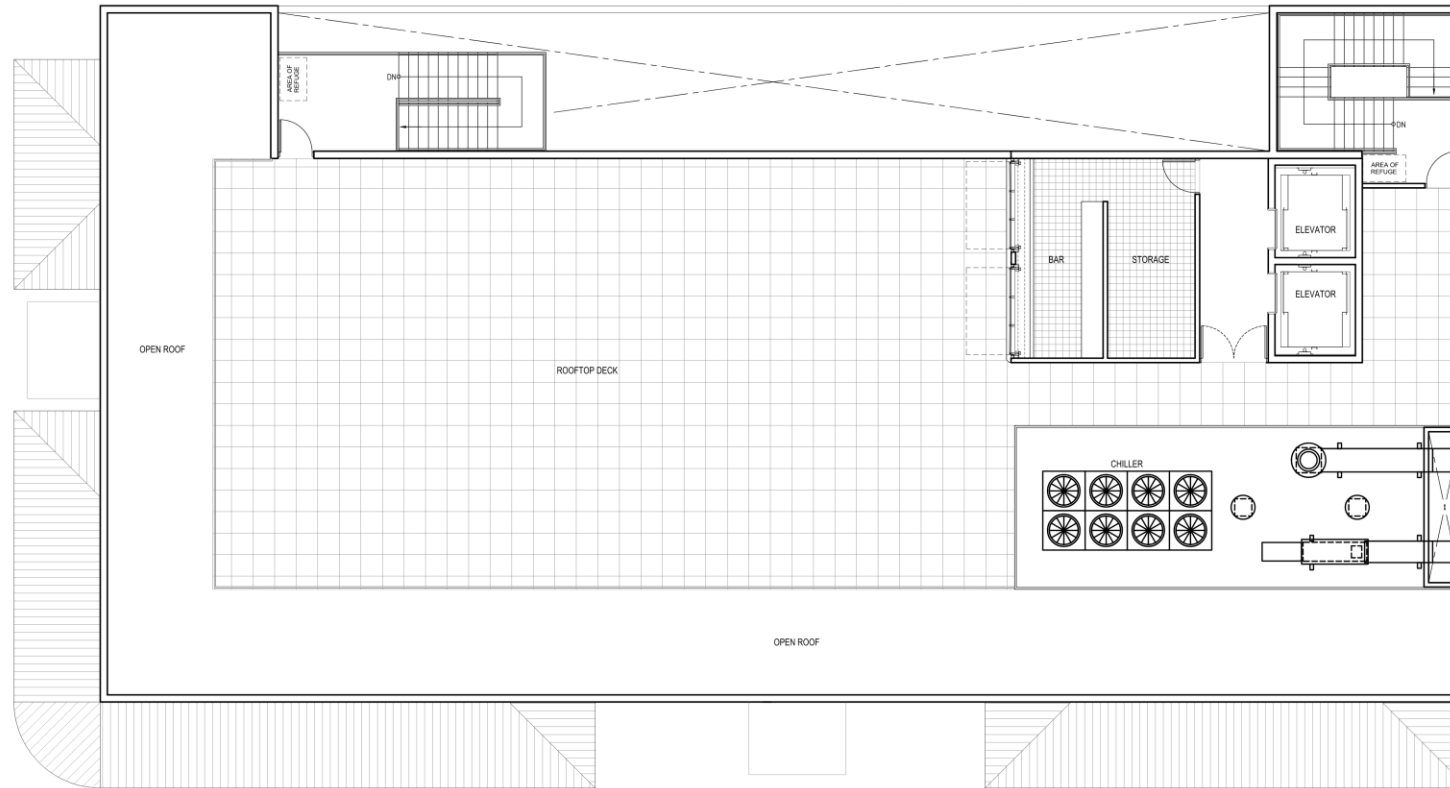
CHICAGO . MIAMI . NEW ORLEANS
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Vieux Carre Commission

September 26, 2023





PROPOSED ROOF PLAN

SCALE: 3/32" = 1'-0"

09.12.23



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September 26, 2023





PROPOSED BOURBON ST. ELEVATION - OPTION A
 SCALE: 3/32" = 1'-0"
 09.12.2023

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 CHICAGO . MIAMI . NEW ORLEANS
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Vieux Carre Commission

September 26, 2023





PROPOSED ST. LOUIS ST. ELEVATION - OPTION A
 SCALE: 3/32" = 1'-0" 09.08.2023

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Vieux Carre Commission

September 26, 2023





PROPOSED BOURBON ST. ELEVATION - OPTION B
SCALE: 3/32" = 1'-0" 08.12.2023

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info@cbdarchitects.com

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Vieux Carre Commission

September 26, 2023





PROPOSED ST. LOUIS ST. ELEVATION - OPTION B

SCALE: 3/32" = 1'-0"

09.12.2023

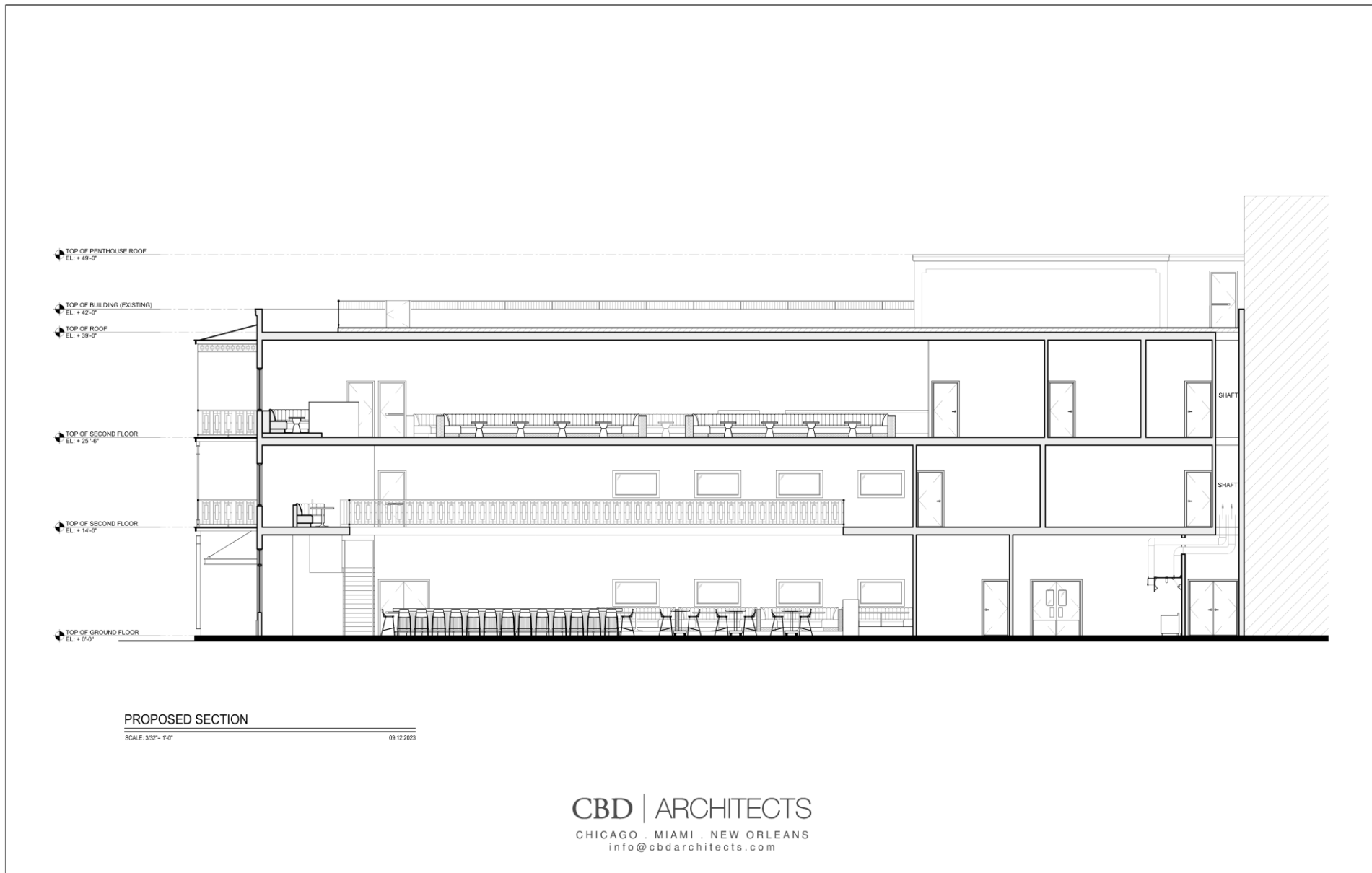
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September 26, 2023





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September 26, 2023



PROPOSED REVISIONS TO VCC DESIGN GUIDELINES

Currently, the design guidelines define a **roof top addition** as any new construction on top of an existing rooftop for occupied or unoccupied space, and includes a full-floor addition. This definition should be revised to include ***“occupied, finished space designed to accommodate outdoor commercial or residential living space including, but not limited to, furniture, landscaping, lighting, etc., all of which must be reviewed and approved by VCC.”***

Roof deck should be defined as, generally, a platform built above the roof structure, capable of supporting weight, similar to a floor and connected to the main building by stairs and possibly an elevator. It is typically enclosed by a railing or parapet for safety.

Based on research of how other similar historic districts have regulated this condition, we also propose that **food must be served in such activated, commercial, open-air rooftop additions, not just alcohol, and no rooftop space can be occupied after 10:00 pm. Noise must not exceed prescribed decibel levels, reading to be taken at 5’ above deck. No amplified music nor speakers shall be allowed.**

For properties located adjacent to residential areas, approved screens, walls, shutters, or other devices shall be required to restrict visual access to the residential units.

Illumination of the activated, open-air rooftop addition shall be restricted to avoid lights that focus outward or upward and should limit spillage of light from the deck.

Guidelines should explicitly indicate that rooftop decks that are highly visible are strongly discouraged. Such

additions to historic buildings shall be located to the rear of the structure or the most inconspicuous side of the building. Additions to roofs shall not be visible from the front elevation.

To be added to VCC Design Guidelines 14:17 Design Standards for Rooftop Addition Review (at left):

- **Activated, open-air rooftop additions shall comply with all Rooftop Addition requirements and recommendations shown on VCC Design Guidelines.**
- **No activated, open-air rooftop addition shall be allowed such that accessory structures (stair, elevator, etc.) would exceed the max. height allowable as per the CZO.**

ROOFTOP ADDITIONS

THE VCC REQUIRES:

- Compliance with the Comprehensive Zoning Ordinance (CZO) – A rooftop addition shall not require a variance for height limit or floor area ratios
- Review of all exterior items located on a roof surface including paving, railings and built-in furnishings

THE VCC DOES NOT RECOMMEND:

- A rooftop addition on a Green, Pink or Yellow rated building
- A rooftop addition on a building of less than three full stories in height

THE VCC DOES **NOT** ALLOW:

- A rooftop addition on a Purple or Blue rated building
- A rooftop addition on a building originally constructed as a residential building
- A rooftop addition on a roof with a pitch greater than 3-inches vertically in 12-inches horizontally and an existing parapet less than 18-inches in height – Except at a camelback shotgun
- A roof addition greater than one story and/or 12’-0” in height or with a roof form other than a flat or low-sloped roof – Excluding an elevator override



ROOFTOP ADDITIONS

As most buildings in the Vieux Carré were built at or close to their property lines, it is often not possible to expand a building's footprint. As a result, some property owners hope to add new space on top of an existing building. The two types of additions on top of an existing building are a camelback and a rooftop addition.

- **Camelback:** The camelback is a traditional addition design for a wood frame shotgun or shotgun double (Refer to *Shotgun, Guidelines for Architectural Building Types & Architectural Styles*, page 02-8) – A traditionally designed camelback proposed for a wood-framed shotgun building is not subject to the more rigorous submittal requirements for a rooftop addition; however, it must be compatible with the existing building (Refer to *Principles for Additions*, page 14-11)

- **Rooftop Addition:** A rooftop addition is defined as any new construction on top of an existing rooftop for occupied or unoccupied space, and includes a full-floor addition

A rooftop addition is a way to increase the square footage and floor area ratio of an existing masonry building in the Vieux Carré. This method of adding space to a building predominantly occurs between Bourbon Street and the river where conversion of a commercial or warehouse building to residential use is common. In considering a proposed rooftop addition, the VCC considers the historic integrity of the original structure and surrounding area. It is equally important that an addition, when appropriate and allowed, contribute to the character of the area and respect the design and context of the building and its streetscape.

When reviewing a proposal for a rooftop addition, the VCC evaluates the application on a case by case basis. An approved rooftop addition at one location should not be considered a precedent or construed to mean that a similar proposal for another property will be approved. Factors considered by the VCC in its review include:

- The significance of the building or site as defined by its color rating
- The location of the building and site
- The height of the existing building, the proposed addition and surrounding buildings – It must also meet zoning requirements including height and setback
- The visibility of the proposed addition
- The architectural treatment of the proposed addition and its compatibility with the existing building – it should not be obtrusive or detract from the architecture of the existing building or the surrounding Vieux Carré Historic District, streetscape or adjacent buildings.

ROOFTOP ELEMENTS

The VCC has jurisdiction over roof-mounted equipment and rooftop decks, including paving and semi-permanent furnishings. (Refer to *Roof Mounted Equipment, Guidelines for Roofing*, page 04-11, and *Outdoor Furnishings, Guidelines for Site Elements & Courtyards*, page 10-9.)



A camelback addition typically is found on a wood-framed shotgun single or double.

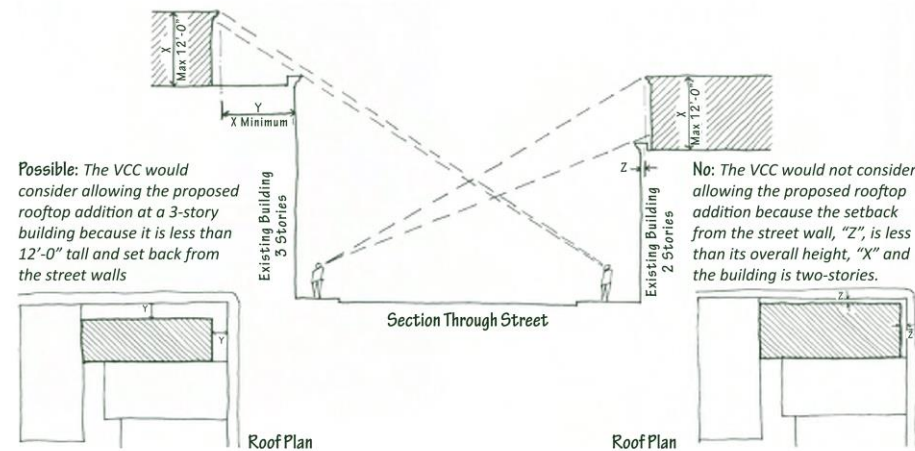


This rooftop addition is set back from the building corner on both sides and has a flat roof without permanent projecting overhangs. The metal railing is nominally visible to pedestrians.

ROOFTOP ADDITIONS SUBMITTAL REQUIREMENTS

In addition to the submission requirements identified in the *New Construction & Addition Review* (page 14-2), the following information is required for each application for a rooftop addition:

- Dimensioned elevations and plans showing the proposed rooftop addition on the existing building
- Sight-line studies, either photographs or drawings, illustrating the massing of the proposed addition and visibility in all directions, and showing not only the impact on the subject building, but also on the adjacent buildings and the Vieux Carré as a whole
- A scaled massing model of the addition on the existing building that includes adjacent buildings
- A section through the building to the boundary of the property on the other side of the street



Possible: The VCC would consider allowing the proposed rooftop addition at a 3-story building because it is less than 12'-0" tall and set back from the street walls

No: The VCC would not consider allowing the proposed rooftop addition because the setback from the street wall, "Z", is less than its overall height, "X" and the building is two-stories.

A rooftop addition must be set back from the street walls of the existing building by a minimum of the proposed height of the addition, (i.e. 12'-0" high rooftop addition must be set back from the street wall a minimum of 12'-0".) The VCC discourages a rooftop addition on a building less than three full stories in height because of the increased likelihood of visibility.

DESIGN STANDARDS FOR ROOFTOP ADDITION REVIEW

If allowable by the Comprehensive Zoning Ordinance (CZO) and appropriate at a particular site, the VCC uses specific design standards to review a rooftop addition proposal. In its review of a proposed rooftop amenity or addition, the VCC:

- Strives to make a rooftop addition, including an elevator and mechanical equipment, as well as furnishings as unobtrusive and minimally visible as possible
- Limits the overall height of a rooftop addition, including framing and parapet, to 12'-0" above the lowest surface of the existing roof, except for code-required components, such as an elevator override
- Requires that a rooftop addition be set back from the street façade(s) of the building by a minimum of the overall height of the proposed addition (i.e., a 12'-0" high rooftop addition should be set back from the street wall a minimum of 12'-0")
- Requires that a rooftop addition incorporate elevator, mechanical and HVAC equipment within the single story and allowable addition footprint
- Requires that all furnishings including railings, screens, planters, plants and permanent rooftop furnishings taller than the closest parapet be setback from the street wall(s) a minimum of the height of the proposed furnishing from the lowest roof surface
- Considers a proposal for a rooftop addition that does not conform to these *Guidelines* at a Green, Pink or Yellow rated building under limited circumstances; however, excellence in design and the architectural character of the existing building are strong factors in the review

Rooftop Addition Review

Construct a rooftop addition

1 2 3

Commission

ROOFTOP ADDITIONS

THE VCC REQUIRES:

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A first floor remnant of the old St. Louis Hotel remains to the right. In 1960, a larger hotel was constructed, incorporating the remnant, with compatible arched ground floor openings and storefront cornice.

COMPATIBLE DESIGN PRINCIPLES

The development of the Vieux Carré followed its own pattern and rhythm. As the heart of New Orleans, the heritage and culture of the French Quarter's early inhabitants are expressed through the architectural and built environment. To continue the District's evolution, the VCC encourages design excellence and creative design solutions for a new construction and/or an addition that are sensitive to the character of their historic surroundings. Generally, there are three appropriate design approaches in the Vieux Carré:

- **Reconstruction:** A design that faithfully duplicates details and materials based upon clear documentary evidence
- **Traditional:** A design that could have been constructed on a property for which there is insufficient evidence
- **Present Day:** A contemporary design compatible within the context of the property and neighboring sites

The approach, style and type of compatible new construction or an addition will vary at each site depending on the specific context. The approach for an addition or new secondary building is guided by the architectural and historical importance of the property as identified by its color rating. Recognizing that what might be appropriate at one property is not appropriate at another, the VCC does not mandate specific design "solutions" for new construction or an addition. However, when determining the appropriateness of a new construction or an addition, the VCC is guided by *The Secretary of the Interior's Standards* and the general design principles below.

DESIGN PRINCIPLES	NEW CONSTRUCTION & ADDITIONS
Scale: Height & Width	Proportions and size of the new building/addition compared with neighboring buildings/existing building
Building Form & Massing	The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building
Setback	Distance of the new building/addition to the street or property line when compared with other buildings on the block/existing building
Site Coverage	Percentage of the site that is covered by a building/addition, when compared to nearby sites of compatible size
Orientation	Location of the front of the new building/addition and principal entrance relative to other buildings on the block
Alignment, Rhythm & Spacing	Effect the new building/addition will have on the existing patterns on its block
Architectural Elements & Projections	Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building's overall shape and silhouette relative to neighboring buildings
Façade Proportions: Window & Door Patterns	Relationship of the size, shape and location of the new building/addition façade and building elements to each other, as well as when compared to other buildings on the property, block/existing building
Trim & Detail	Mouldings, decorative elements and features of a building that are secondary to major surfaces such as walls and a roof and how they relate to the neighboring buildings/existing building
Materials	Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building

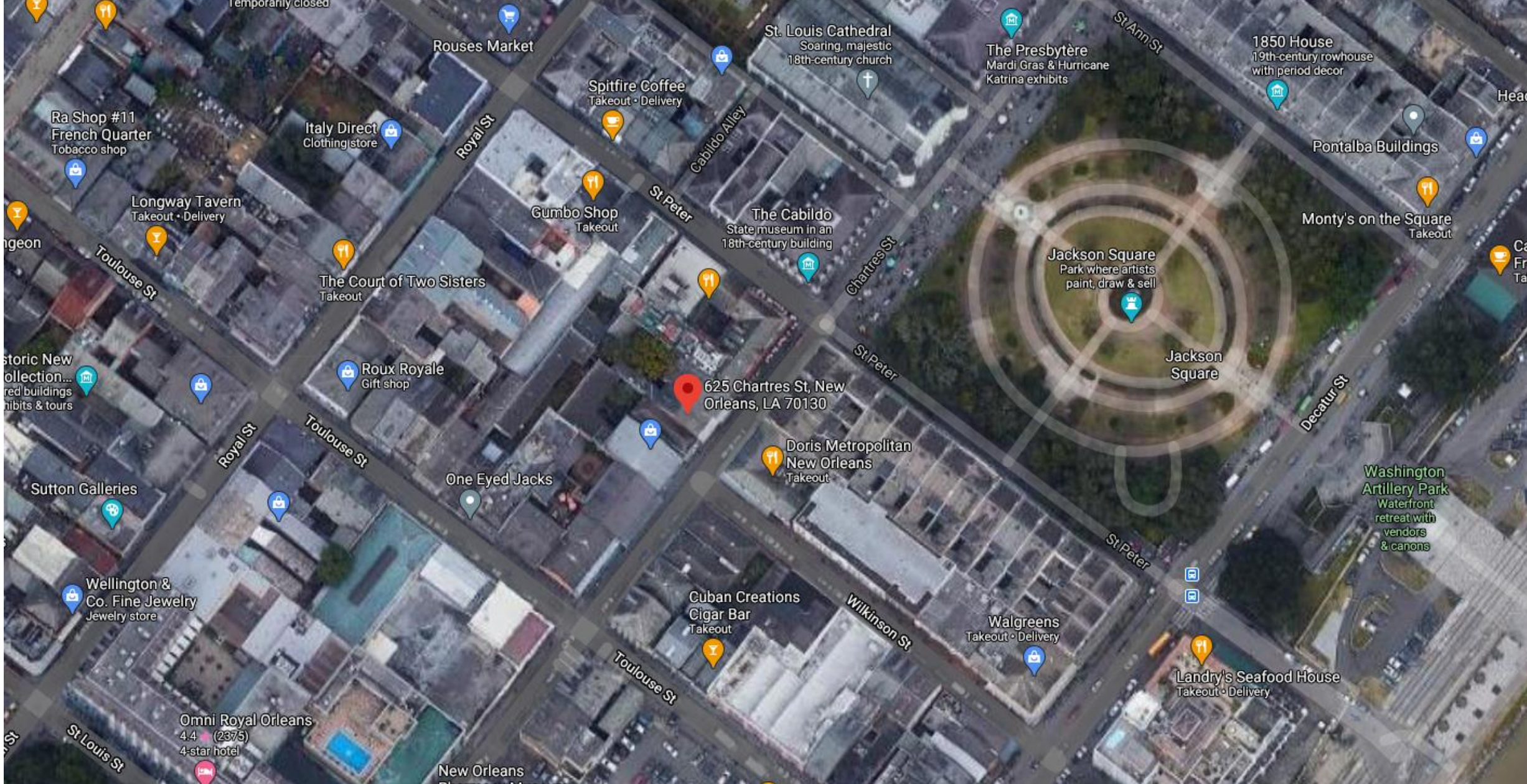
14-4 Vieux Carré Commission – Guidelines for New Construction, Additions & Demolition



New Business

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork design. The shield is flanked by two vertical bars with diamond-shaped patterns. The entire shield is enclosed within a circular border. The text "VIEUX CARRE COMMISSION" is written along the top arc of the border, and "ESTABLISHED 1936" is written along the bottom arc.

625 Chartres



625 Chartres

Vieux Carre Commission

September 26, 2023





625 Chartres

Vieux Carre Commission

September 26, 2023





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September 26, 2023





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September 26, 2023





Traffic

625 Chartres – 2010

Vieux Carre Commission

September 26, 2023





map: Auto (Oblique) ▾ Feb 2016 - Mar 2016 ▾ < image 1 of 2 > 03/04/2016 [] [] [] []

625 Chartres

Vieux Carre Commission

September 26, 2023





625 Chartres – previous conditions



625 Chartres – previous conditions



625 Chartres – previous conditions



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September 26, 2023





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September 26, 2023





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September 26, 2023





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625 Chartres

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September 26, 2023





625 Chartres

Vieux Carre Commission

September 26, 2023



JOHN C. BOSE
Consulting Engineer
A Professional Limited Liability Company
2113 Octavia Street
New Orleans, Louisiana 70115
(504) 866-9941

September 6, 2023

Mr. Pierre Touzet
1639 Robert Street
New Orleans, LA 70115
Via Email

RE: Addendum No. 1 to
Structural Review of
625 Chartres Street
New Orleans, LA

Dear Mr. Touzet:

This report is Addendum No. 1 to my first report about 625 Chartres Street dated August 15, 2023. I visited the building again on August 31, 2023 to get a better look at all of the chimneys and to take measurements and pictures. This visit revealed a clearer picture of the actual existing conditions. I did not get on the roof during this visit, but I have reviewed the photographs of the roof.

Some of the problems in placing new roofing on the buildings relate to the chimneys. Based on my conversations with the roofing company, the following issues can be problematic:

- a. **Adhesion Issues:** Copper flashing relies on mechanical fasteners and a smooth, predictable surface for soldering or sealing. Roofing cement is uneven and does not provide a suitable surface for these adhesion methods. The adhesion between the copper and the cement would likely be weak, undermining the integrity of the flashing.
- b. **Different Expansion Coefficients:** Materials like copper and roofing cement have different coefficients of thermal expansion. Copper metal expands and contracts with temperature fluctuations more so than roofing cement. Over time, this can lead to a loosening of the seal, which compromises the flashing's ability to keep water out.
- c. **Chemical Reactions:** The combination of copper with the chemicals in roofing cement may lead to corrosion or other reactions that compromise the integrity of either or both materials.
- d. **Maintenance Complexity:** Over time, both copper flashing and roofing cement will degrade and require maintenance or replacement. Because they are incompatible materials adhered together, you can't easily repair one without affecting the other. This complicates long-term maintenance.

September 6, 2023
625 Chartres Street
Attn: Pierre Touzet
Page - 2

It is my understanding that there are five issues requiring my review for the entire roof to be replaced for both buildings on the property. These issues include problems with the brick chimneys, a portion of the parapets and the brick walls. The following is my review of each issue:

1. **Front Chimney of Main Building**
This chimney appears to be original to the building. The second floor joists over the side entrance hallway were placed to allow for the chimney to penetrate the second floor. The chimney is in good condition except where it penetrated the roof. Some of the bricks were pulled out of the chimney when the existing old roof flashing was removed. The bricks need to be rebuilt in the area where the chimney penetrates the roof. Once the bricks are replaced, the exposed surface can be properly flashed by the roofer.
2. **Middle Chimney of Main Building**
This chimney appears to have been added after the original construction of the building. The mortar has either been re-pointed, or the chimney is not very old. The second floor framing does not show any penetration of the chimney through floor. The chimney is in good condition. In my opinion it doesn't need any repairs other than covering the open top of the chimney. This work is best designed and performed by the roofer and should be based on best practices accepted by the VCC.
3. **Back Chimney of Main Building**
This chimney definitely appears to have been added after the original construction of the building. The brick side walls of the chimney in the attic were never knitted into the brick walls. Instead a slot was made in the brick wall and bricks placed in the slot without attachment. The existing 4 ½" wide x 6 ½" deep wood attic joist along the brick party wall was cut and rested on the second floor stud walls below that surround a gas water heater. The chimney may have been constructed as a vent for the water heater. The water heater is currently vented with steel insulated pipe through the roof. The bricks for the chimney are currently resting on 1 ½" thick boards on the flat. I have attached a sketch of the bottom of the chimney in the attic. Based on pictures of the chimney above the roof, the chimney is completely covered in black roofing cement. I assume the brick side walls of the chimney were not knitted into the brick wall above the roof. In my opinion the chimney should be removed since it was not part of the original construction. To properly flash the sides of the chimney, the black roofing cement would need to be removed. This work would likely cause the bricks to shift or fall out of place similarly to the front chimney thus making it unstable. If the chimney was removed, the slot in the wall would be repaired and properly flashed. If the chimney cannot be removed, additional support will need to be added in the attic.
4. **Chimney at Rear Building:**



September 6, 2023
625 Chartres Street
Attn: Pierre Touzet
Page - 3

The chimney was placed against the side brick wall towards Chartres Street. The roof has been filled in between the front main building and the rear building which makes the chimney appear in the middle of the roof and not against a brick wall. This chimney does not extend below the second floor. The framing at the second floor is covered with sheetrock and isn't visible. The entire chimney above the roof is covered with black roofing cement. Based on the roofing issues mentioned above, the roof would leak less if the chimney were removed below the roof.

5. Parapet Wall at Rear Building:

The rear building has a single sloped roof with the top starting at the party wall with the adjacent property toward Canal Street (perpendicular to Chartres Street.) The bottom of the roof is towards the courtyard along the adjacent property toward Jackson Square. About fifteen feet of the top of the party wall toward Chartres Street had a brick parapet. The rest of the top of the party wall has roof decking stopping almost at the edge of the brick wall towards Canal Street. The brick parapet is only one wythe thick and is in very poor condition. I am proposing the remaining brick of the parapet be removed and new roof deck extended to the edge of the roof matching the rest of the roof. I have attached a sketch of the roof edge at the top of the wall.

I have reviewed the crack in the side wall of the rear building from the top of the door to the bottom of the second floor window again. I do not think the crack is that big, therefore in my opinion the crack can now be filled in with mortar and does not need to be knitted back together.

Please let me know if you have any questions or concerns.

Sincerely,



John C. Bose, P.E.
JCB/hvg

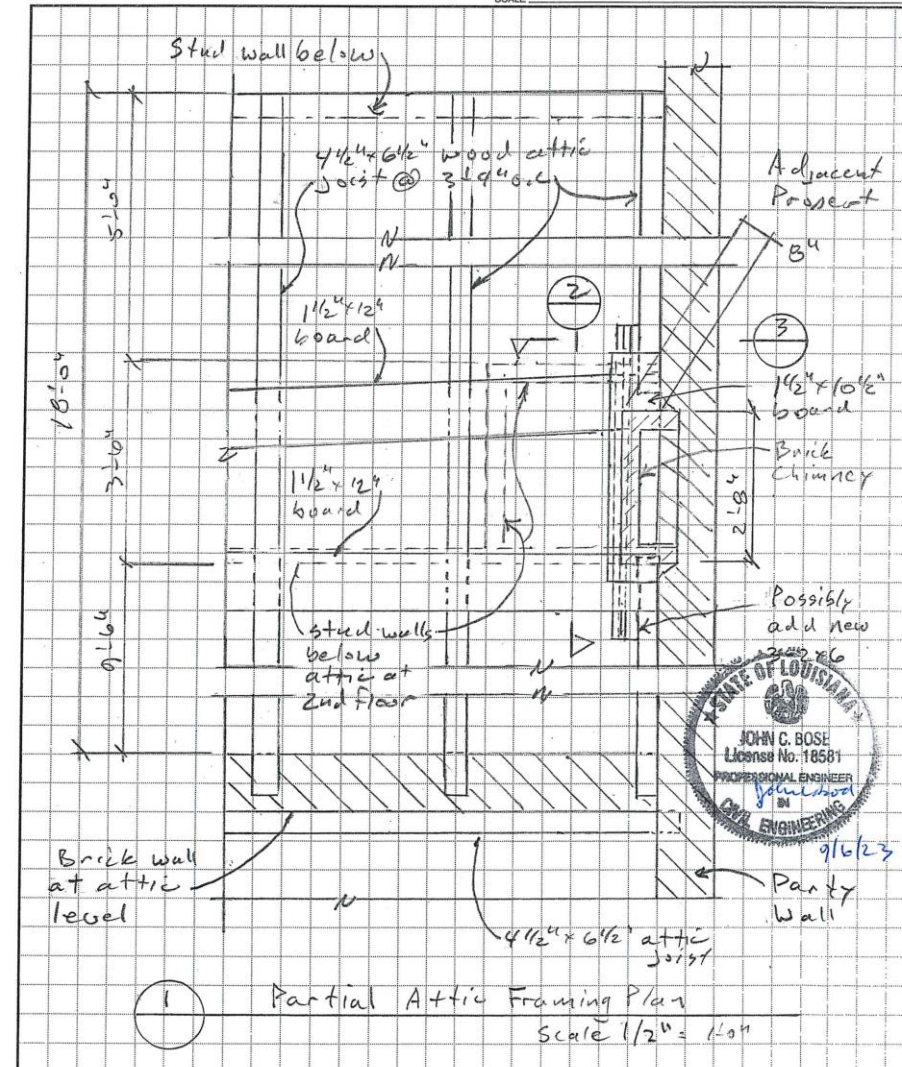
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John C. Bose
Consulting Engineer, LLC
2113 Octavia Street
New Orleans, Louisiana 70115
504-866-9941

JOB 625 Chartres
SHEET NO. 1 OF 2
CALCULATED BY JCB DATE 9/16/23
CHECKED BY DATE
SCALE



625 Chartres

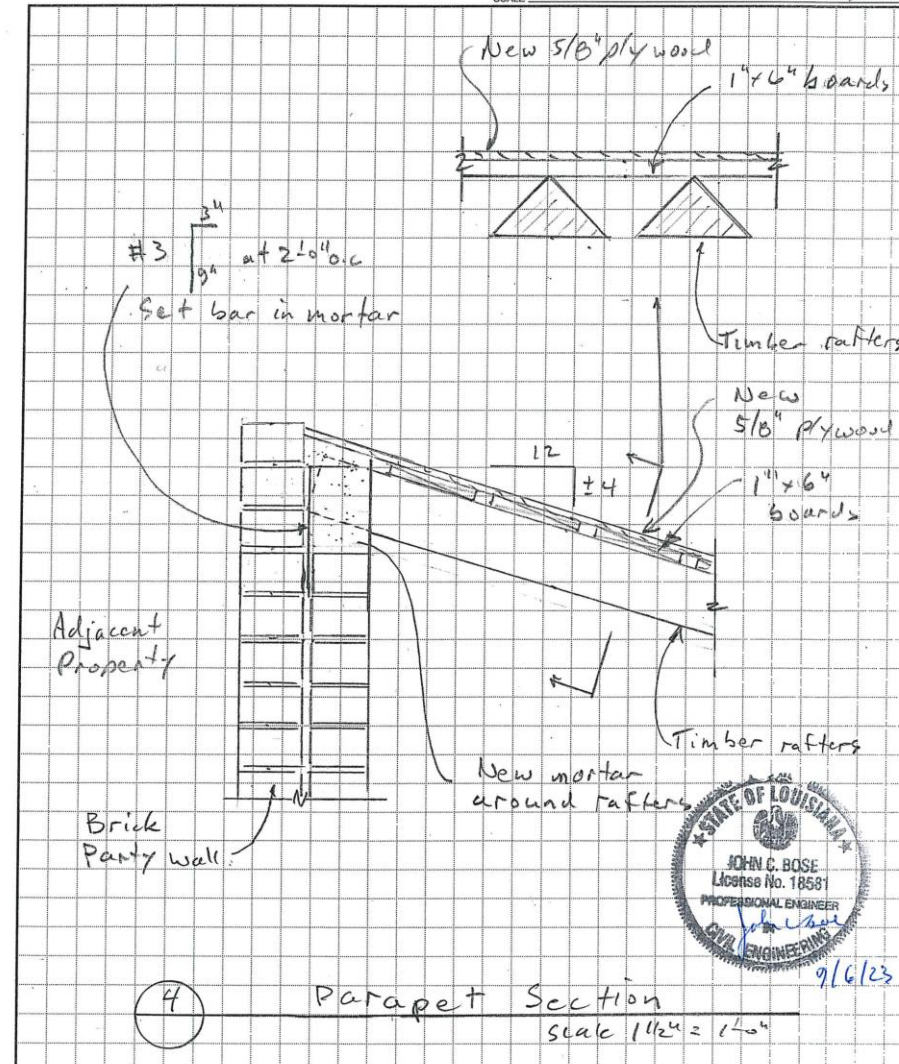
Vieux Carre Commission

September 26, 2023



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625 Chartres
JOB _____
SHEET NO. 2 OF 2
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SCALE _____



625 Chartres

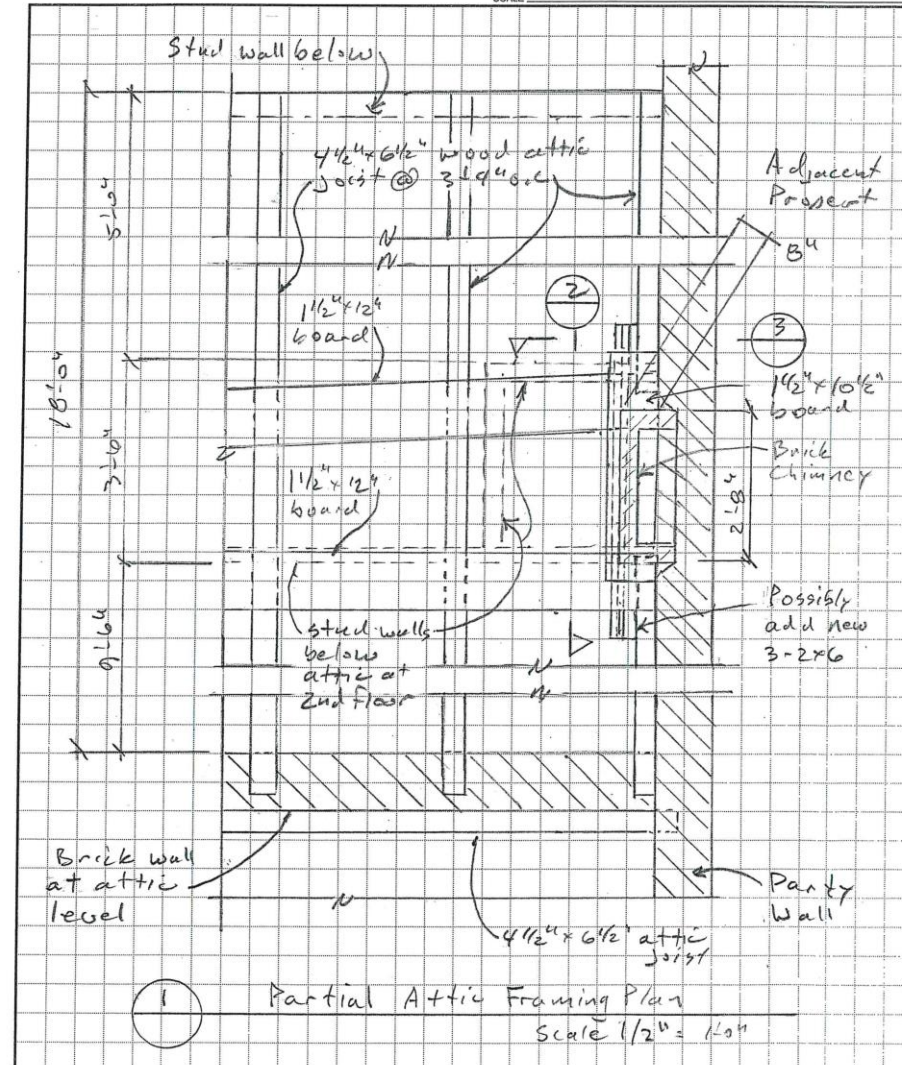
Vieux Carre Commission

September 26, 2023



John C. Bose
Consulting Engineer, LLC
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New Orleans, Louisiana 70115
504-866-9941

JOB 625 Chartres
SHEET NO. 1 OF 2
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SCALE



625 Chartres

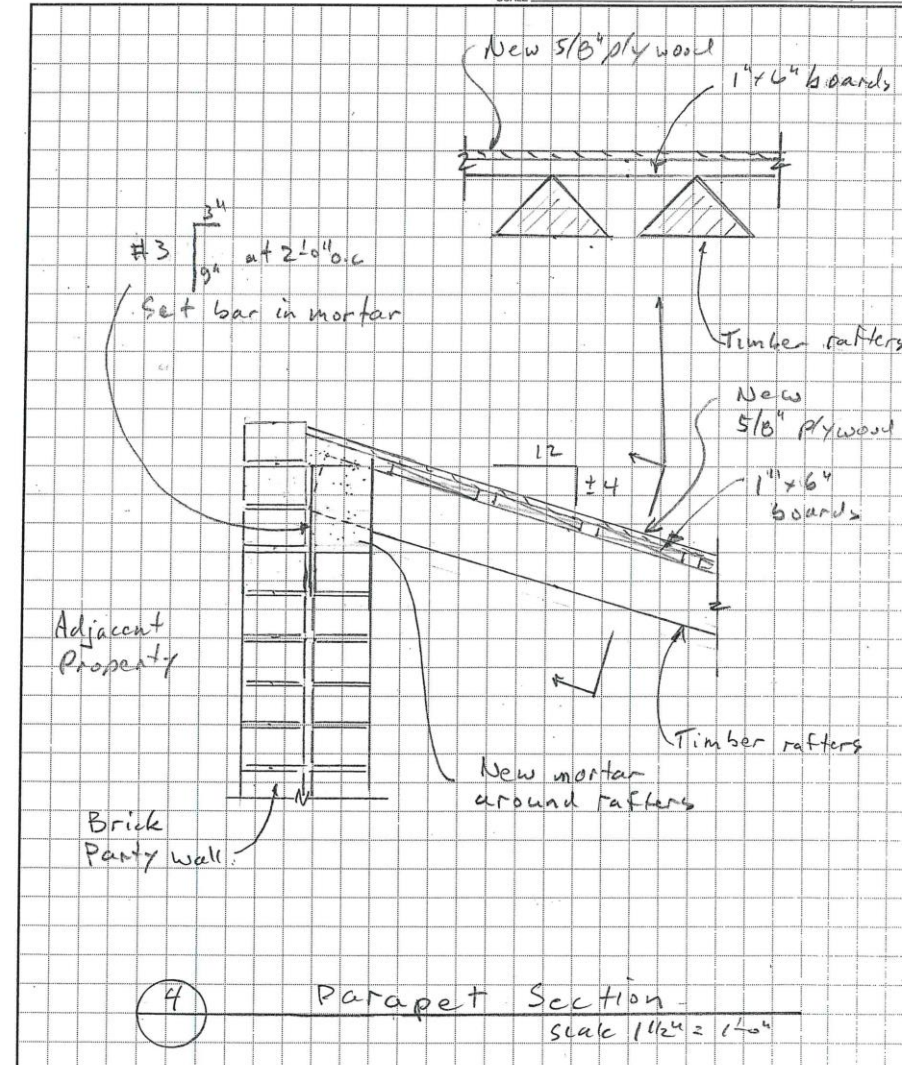
Vieux Carre Commission

September 26, 2023



John C. Bose
Consulting Engineer, LLC
2113 Octavia Street
New Orleans, Louisiana 70115
504-866-9941

625 Chartres
JOB _____
SHEET NO. 2 OF 2
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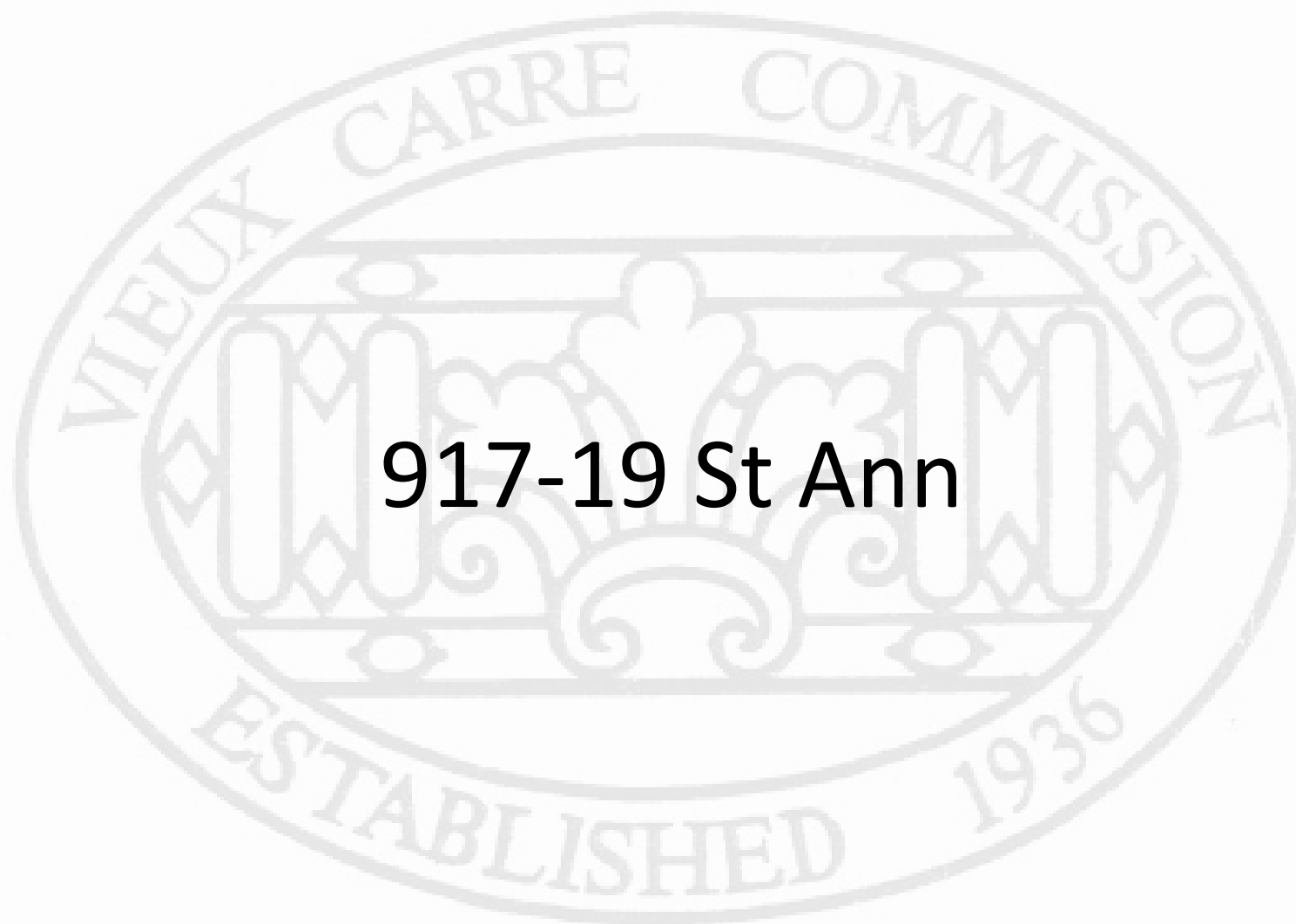


625 Chartres

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September 26, 2023





917-19 St Ann



915-17 St. Ann

Vieux Carre Commission

September 26, 2023





915-17 St. Ann

Vieux Carre Commission

September 26, 2023





915-17 St. Ann (late 1940s – 50s)

Vieux Carre Commission

September 26, 2023





915-17 St. Ann (1950s)

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September 26, 2023





915-17 St. Ann (1950s?)

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September 26, 2023





915-17 St. Ann (1962)

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September 26, 2023





915-17 St. Ann (ca. 1964?)

Vieux Carre Commission

September 26, 2023





915-17 St. Ann (ca. 1964?)

Vieux Carre Commission

September 26, 2023





915-17 St. Ann (ca. 1964?)

Vieux Carre Commission

September 26, 2023





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008





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VCC, Architectural Committee

August 26, 2008





915-17 St. Ann

VCC, Architectural Committee

August 26, 2008



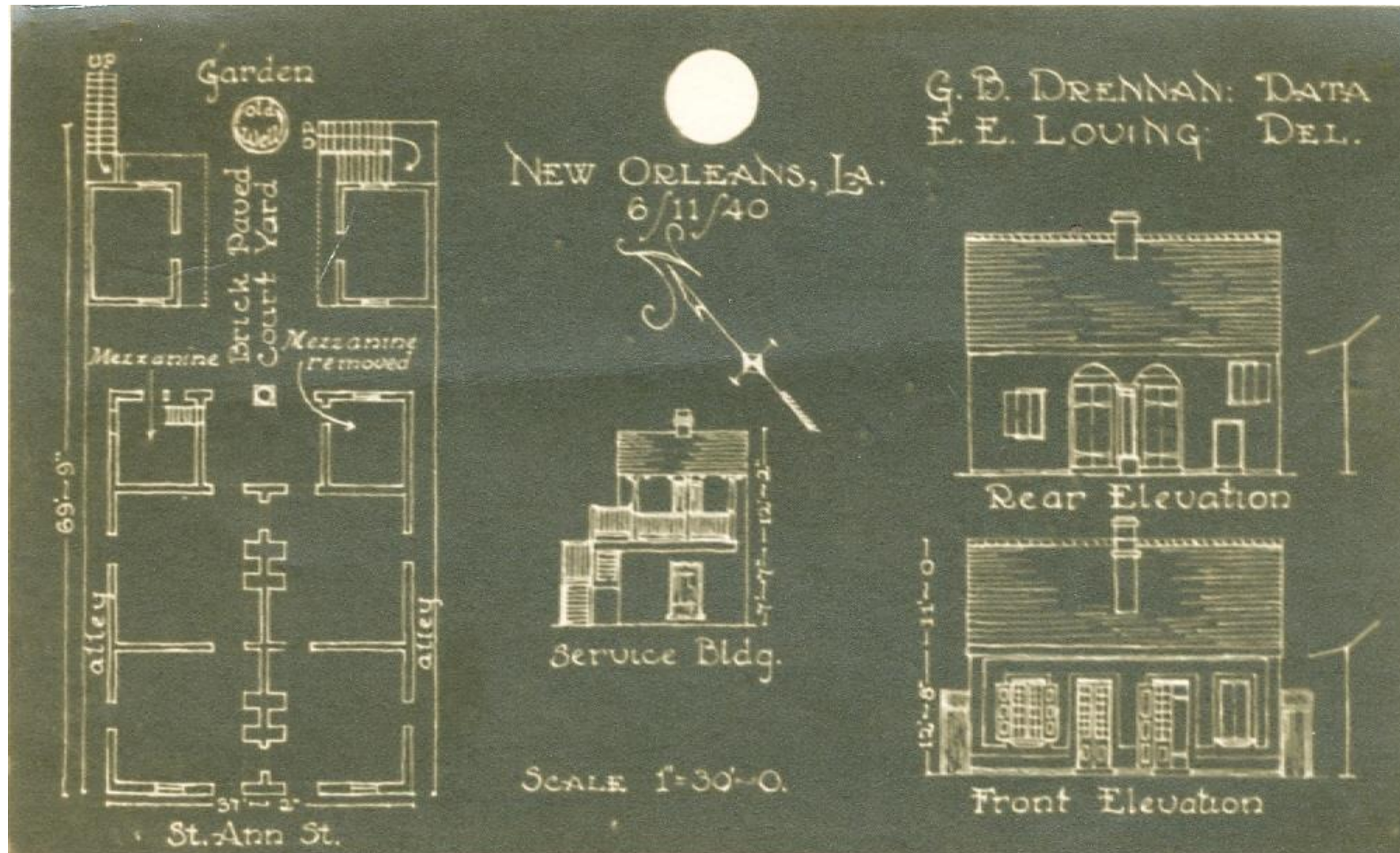


915-17 St. Ann, HABS Survey

VCC, Architectural Committee

August 26, 2008





915-17 St. Ann, HABS Survey

VCC, Architectural Committee

August 26, 2008



STATE Louisiana		COUNTY Orleans	TOWN OR VICINITY New Orleans
INDEX NUMBER		MONUMENT Raymond Gaillard, Jr. Cottage 917 St. Ann street	
REPRESENTED IN NEGATIVE FILE		H.A.B.S. SURVEY NO.	HISTORY: Built circa 1824 by Raymond Gaillard, Jr. Present owner: Harold Schilke.
PUBLISHED PHOTOGRAPHS		DESCRIPTION: One-story. Front brick. Sides and rear stucco on brick. Loggia with mezza- nine in rear. Slate, gable roof. 2 similar 2-story brick service buildings with wood balconies.	
PUBLISHED DRAWINGS			
		REFERENCES: Court Records. Map of New Orleans 1808.	
6-8369		<div style="text-align: center;">87</div> HISTORIC AMERICAN BUILDINGS SURVEY	





915-17 St. Ann

Vieux Carre Commission

September 26, 2023





915-17 St. Ann

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Vieux Carre Commission

September 26, 2023





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September 26, 2023





915-17 St. Ann

Vieux Carre Commission

September 26, 2023





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Vieux Carre Commission

September 26, 2023





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September 26, 2023





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Vieux Carre Commission

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915-17 St. Ann

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915-17 St. Ann

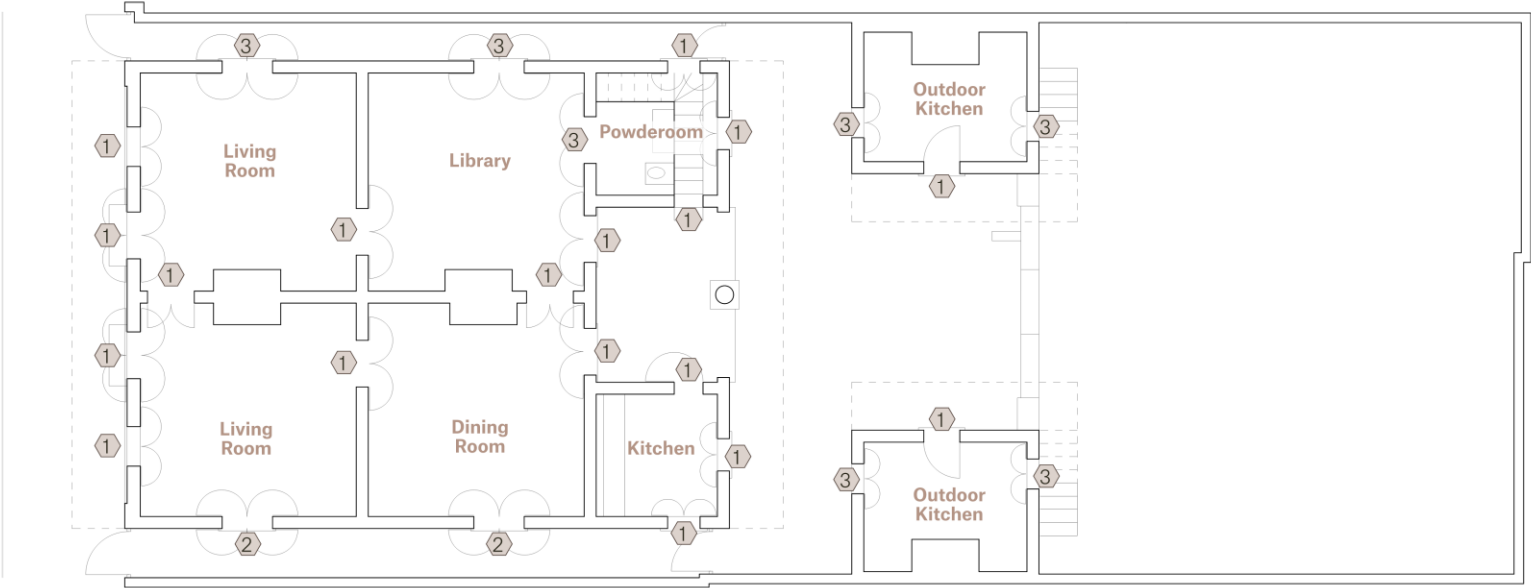
Vieux Carre Commission

September 26, 2023



Existing First Floor Plan

Revised Afternoon 05.30.23



- 1 First Generation Semi-circular Arched lintels
- 2 Second Generation Jack Arch Lintels
- 3 Modern Steel Lintels

Scale: 1/8" = 1' 0"



TRAHAN ARCHITECTS

ST. ANN ST.

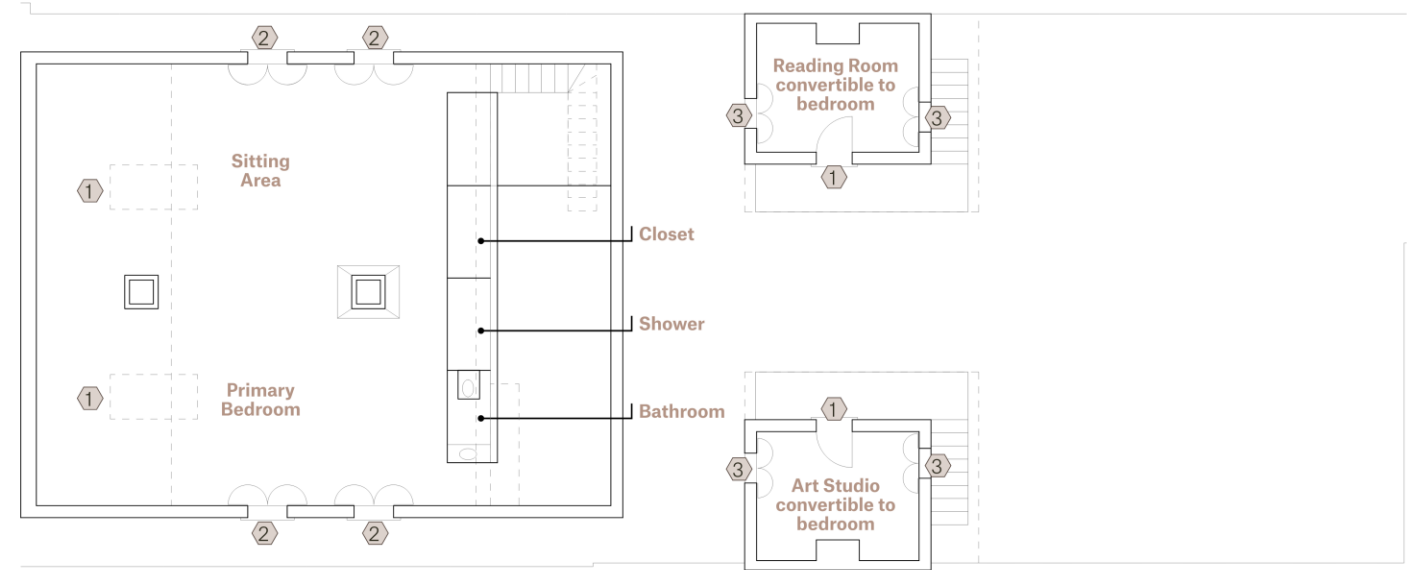
AUG 19, 2022

2



Existing Second Floor Plan

Revised Afternoon 05.30.23



- 1 First Generation Semi-circular Arched lintels
- 2 Second Generation Jack Arch Lintels
- 3 Modern Steel Lintels

Scale: 1/8" = 1' 0"



TRAHAN ARCHITECTS

ST. ANN ST.

AUG 19, 2022

3



Vieux Carre Commission
1300 Perdido Street
New Orleans, LA 70112

Subject Property: 917 St. Ann Street

September 12, 2023

Dear VCC Staff:

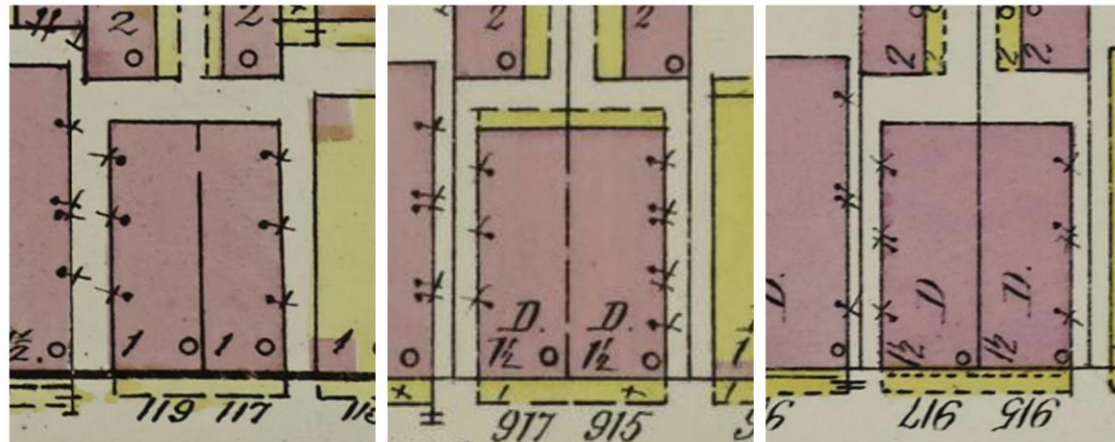
The preservation philosophy for ongoing work at 917 St. Ann Street is to restore the building as closely as possible to its original plan and fenestration. In an effort to do so, we are proposing to continue bricking-in all non-original openings. We have previously been approved to brick-in the non-original openings of the dependencies. This new permit application is for the four doors on the side elevations, and the four windows in the attic.

This proposal is based on physical evidence remaining in the building and archival research. This evidence is presented as follows:

SUPPORT FOR BRICKING-IN OPENINGS

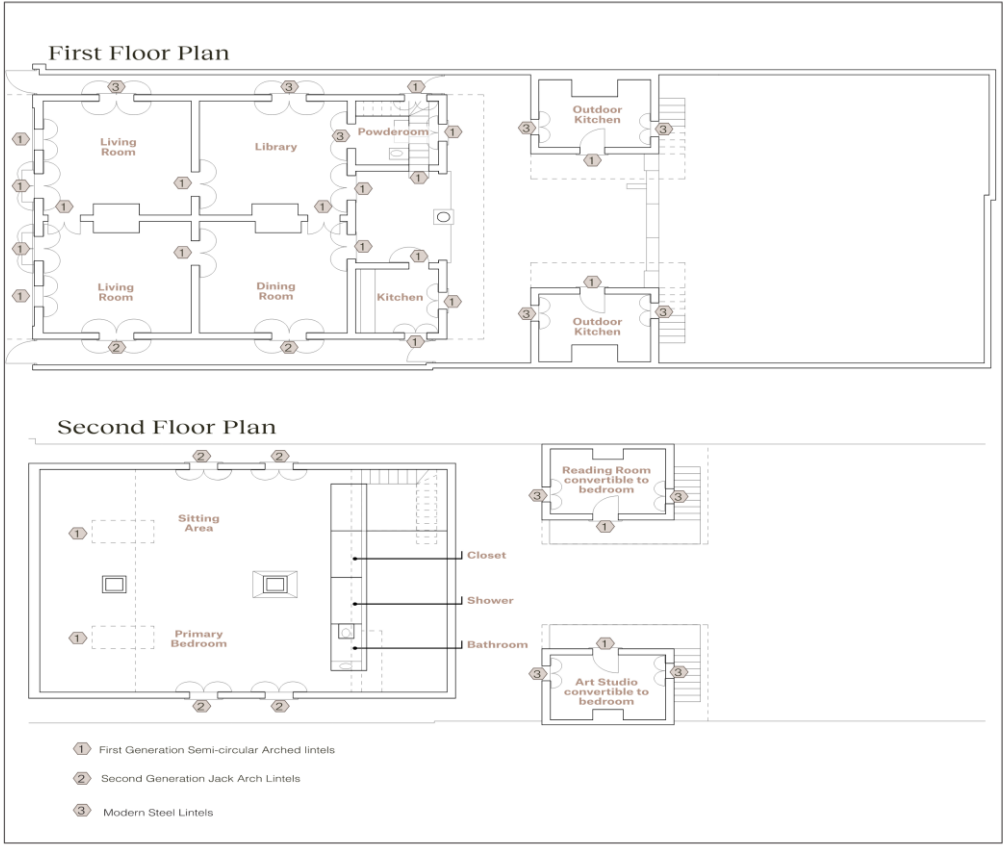
This residence, originally designed as a double dwelling, is one of many four-room masonry creole cottages constructed circa. 1820 in the French Quarter. Other examples, including the Rionda Cottage located at 1218-20 Burgundy Street, share many of the same features and have been used to inform preservation decisions for this project.

Identification of original vs. later modifications of the original plan and fenestration is based on both physical evidence and archival resources. A survey of the extant construction techniques of the building was conducted looking specifically at the evolution of the structural lintels. Research at the New Orleans Notarial Archives enabled a comparison of the property to other buildings documented in the auction records. The images in the Notarial Archives provide a snapshot of what other masonry creole cottages looked like in plan and elevation in the 1830s. Finally, a finishes analysis of the woodwork in the building was conducted in order to date the wooden elements relative to each other. Specific attention was given to the woodwork of the side elevation openings (doors, shutters and trim) in order to compare these elements to others in the building.



Sanborn Fire Insurance Maps of 917 St Ann in (moving left to right) 1885, 1896 and 1908 indicate the extant second floor openings are not original. The 1885 map depicts the building as a single story dwelling with no window openings on the second floor. Prior to 1896, windows were added in the second story of the right hand unit (915) and the entire main house is listed as a story and a half. By 1908, windows were added to both sides of the building in the attic.

A visual survey of the construction types of the structural lintels above the windows and doors provide clues to the evolution of the fenestration of 917 St Ann. The structural lintels fall into 3 categories: semi-circular arched masonry lintels, jack arch masonry lintels and modern steel lintels. Openings with semi-circular arched masonry lintels have been identified as original openings. These lintels are located above both exterior and interior openings and have been located on the below plan.

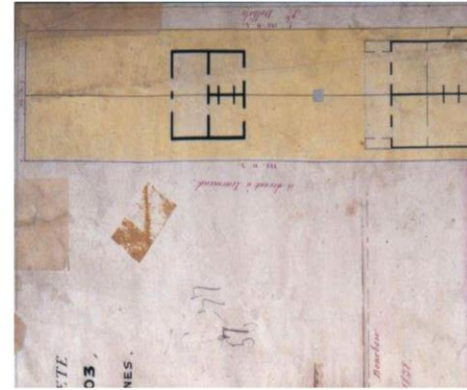


The side openings on the first and second floors of the main house, with the exception of the two openings on the first floor of the north elevation, have been identified as second generation openings. The masonry structural lintels above these openings are comprised of masonry jack arches. The remainder of the masonry openings are modern with steel lintels. The openings above the doors of the dependencies do not have masonry lintels and are supported by the wood door surround. We have already been approved for and completed bricking in the modern window openings on the dependencies, and restored the original openings in the cabinets based on the identification of their semi-circular arched masonry lintels.

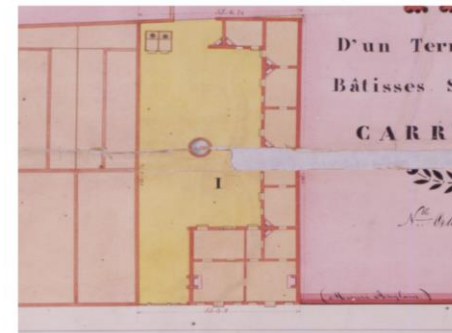
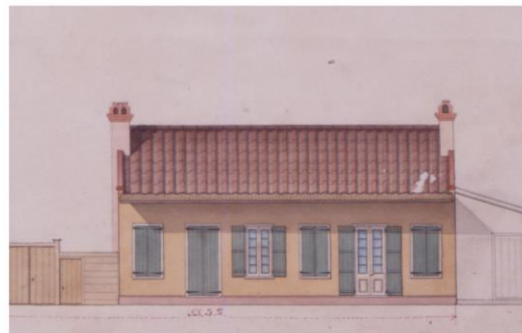


In order to supplement the physical evidence at the building, we conducted a survey of all masonry creole cottages in District 2 documented in the New Orleans Notarial Archives from 1800-1860. The earliest and closest example to 917 St Ann is a watercolor of a house on Bourbon Street between St Phillip and Ursulines Streets, drawn in 1838. This house is similar in form (4 room creole cottage with proto-cabinets at the rear) and also its site position in the middle of the lot with two small alleyways running down both sides. This house does not have any openings on the side elevations and serves as a model for the restoration of 917 St Ann.

Another building, located on Esplanade Avenue between Chartres and Royal Streets and documented in 1844, also does not have any side openings. It is our hypothesis that although originally constructed without side openings in the 1830s, new openings were installed early on in the 1840s-50s. This date also corresponds to a renovation where the original simple brick column in the loggia was replaced with a classically inspired stucco column.



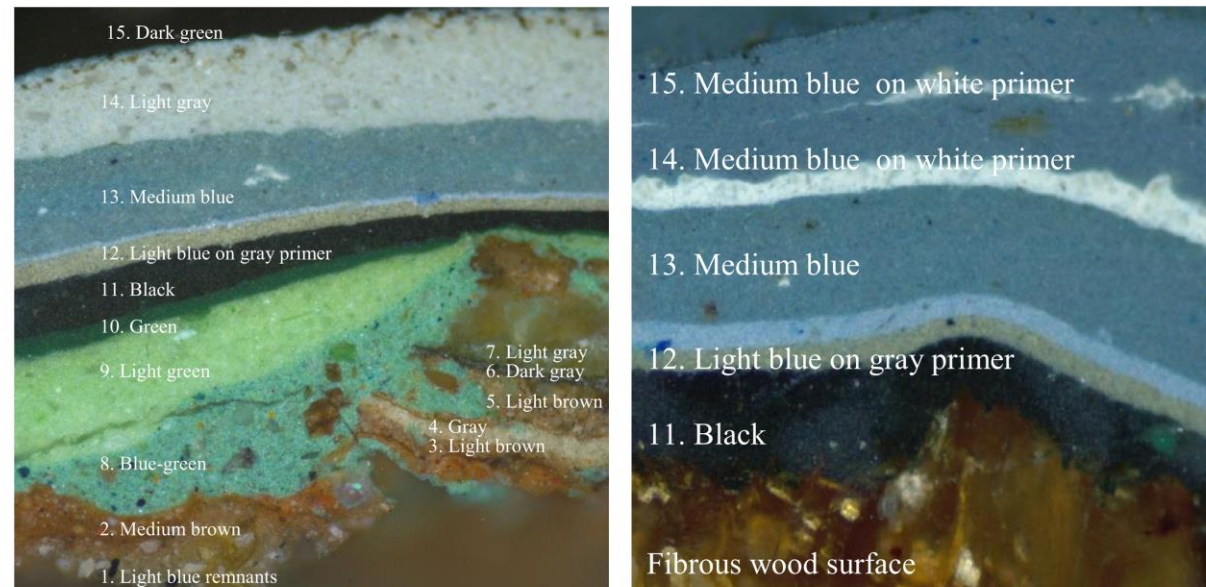
Bourbon Street between St Phillip and Ursulines Streets, 1838



Esplanade Avenue between Chartres and Royal Streets, 1844

Finishes analysis was the last component used to identify the original fenestration and plans of 917 St Ann. The analysis of painted finishes applied to woodwork throughout the building enabled our team to date the wooden elements of the building relative to each other. Dr. Susan Buck, a national leader in the field of finishes analysis, served as the principal investigator for this portion of the work.

Finish samples were removed from all exterior woodwork in order compare their relative age based on the amount of paint finish layers present. For example, a paint sample was removed from the interior of a front shutter and there were 15 different paint layers applied over the wood surface. Similar sampling of the shutters on the side elevations revealed that there are only 5 finish layers present on these elements. This is further indication that these openings are not original to the building and were added at some point after its original construction.



Photomicrographs at 200x of finish samples extracted from the exterior shutters. The sample on the left was taken from a shutter on the front of the building and maintains a full and intact finish history comprising 15 different finish layers. The sample on the right was removed from a shutter on the side elevation and only has 5 finish layers. This is an indication that this shutter and opening were installed some time after the building's original construction.

ALTERATIONS TO BUILDING TYPES & STYLES

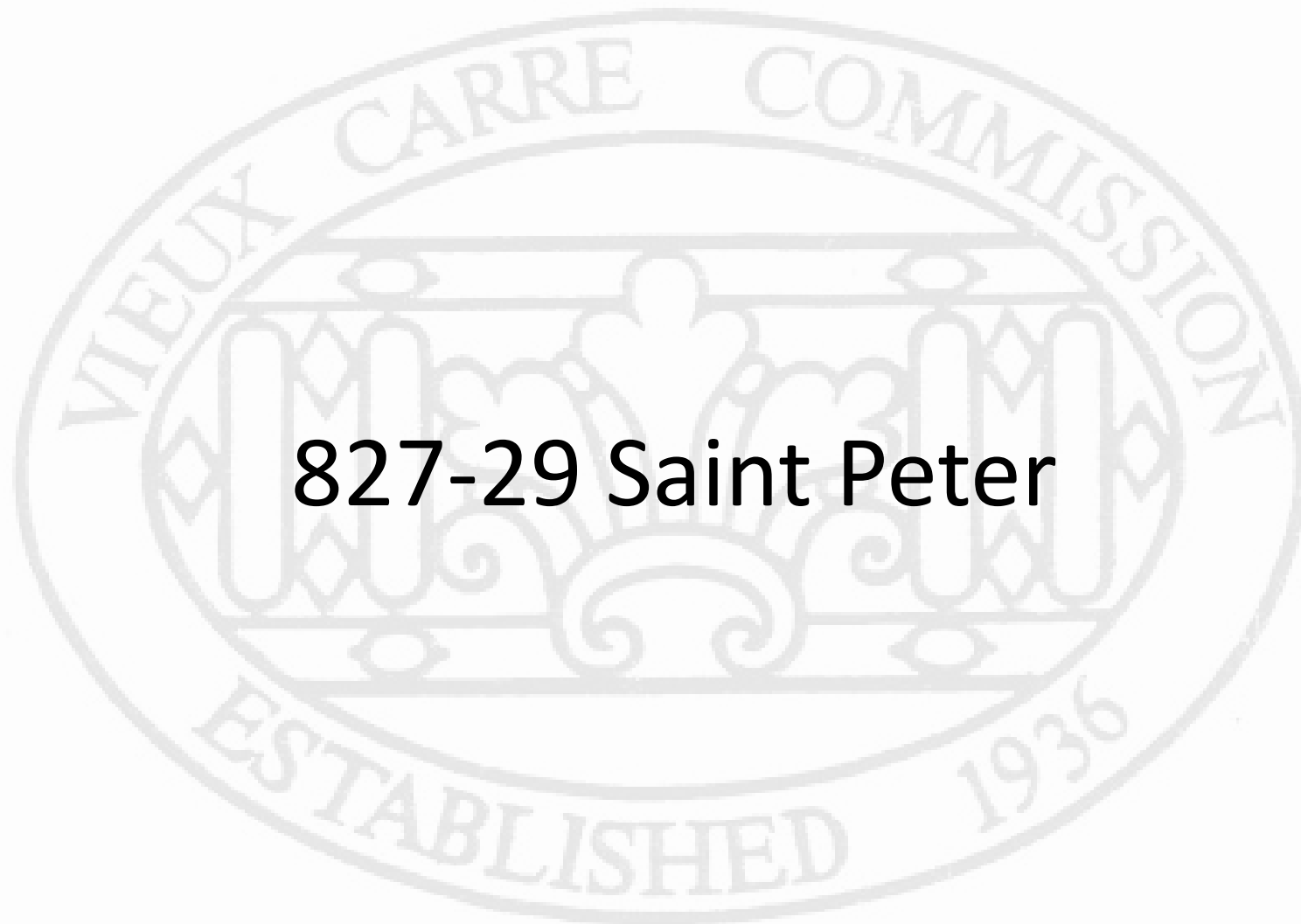
At a property where modification has been made over time, those changes, particularly those made before the mid-20th century, may have become significant character-defining features of a property's development. By contrast, more recent changes, particularly those with inappropriate materials or details, often compromise the building's historic integrity. When considering making any alteration to a historic property, identifying the building type and style is a critical first step in ensuring a successful result. Simply stated:

- The VCC encourages the removal of inappropriate, later changes as part of a façade restoration to make a building or property more historically accurate to a specific date, with thorough documentation
- The VCC discourages modern changes that compromise a building or property's historic type, style, significance or integrity

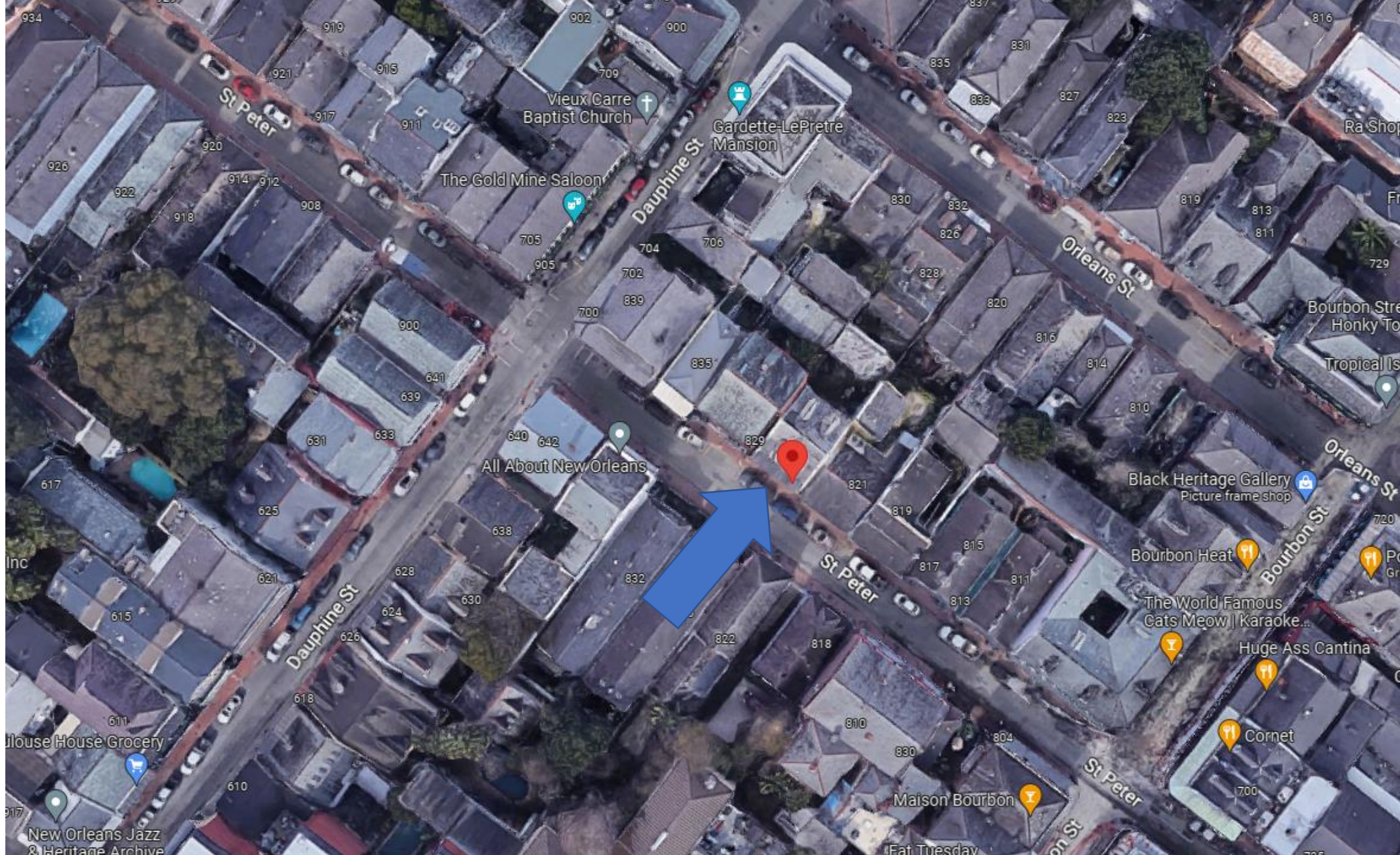


The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a stylized fleur-de-lis and a scrollwork base. The shield is flanked by two vertical bars. The words "VIEUX CARRE" are arched across the top, and "COMMISSION" is arched across the right side. The word "ESTABLISHED" is arched across the bottom left, and the year "1936" is at the bottom right.

Appeals and Violations



827-29 Saint Peter



827 St. Peter

Vieux Carre Commission

September 26, 2023





827 St. Peter, 1963

Vieux Carre Commission

September 26, 2023





827 St. Peter

Vieux Carre Commission

September 26, 2023



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Bourbon elevation

827 St. Peter

Vieux Carre Commissio



September 26, 2023



Bourbon elevation

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Vieux Carre Commission



September 26, 2023



Dauphine elevation

827 St. Peter

Vieux Carre Commission



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September 26, 2023





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Dauphine elevation section with no thin-set mortar or mesh

827 St. Peter

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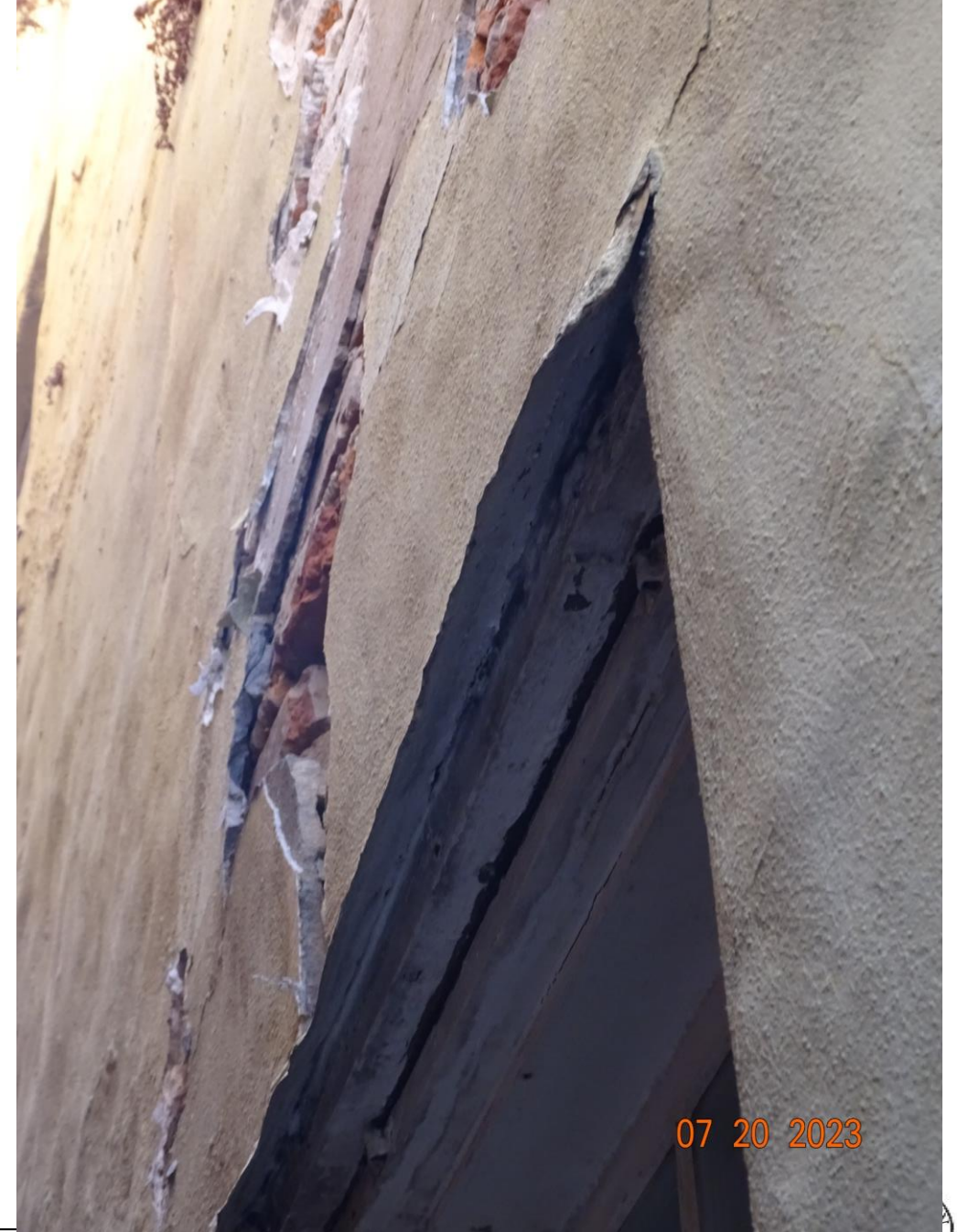
September 26, 2023



Dauphine elevation

827 St. Peter

Vieux Carre Commission



September 26, 2023





Dauphine elevation



St. Peter elevation

827 St. Peter

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September 26, 2023





827 St.

Vieux Carré





827 St. Peter

Vieux Carre Commission

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September 26, 2023





827 St. Peter

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Vieux Carre Commission

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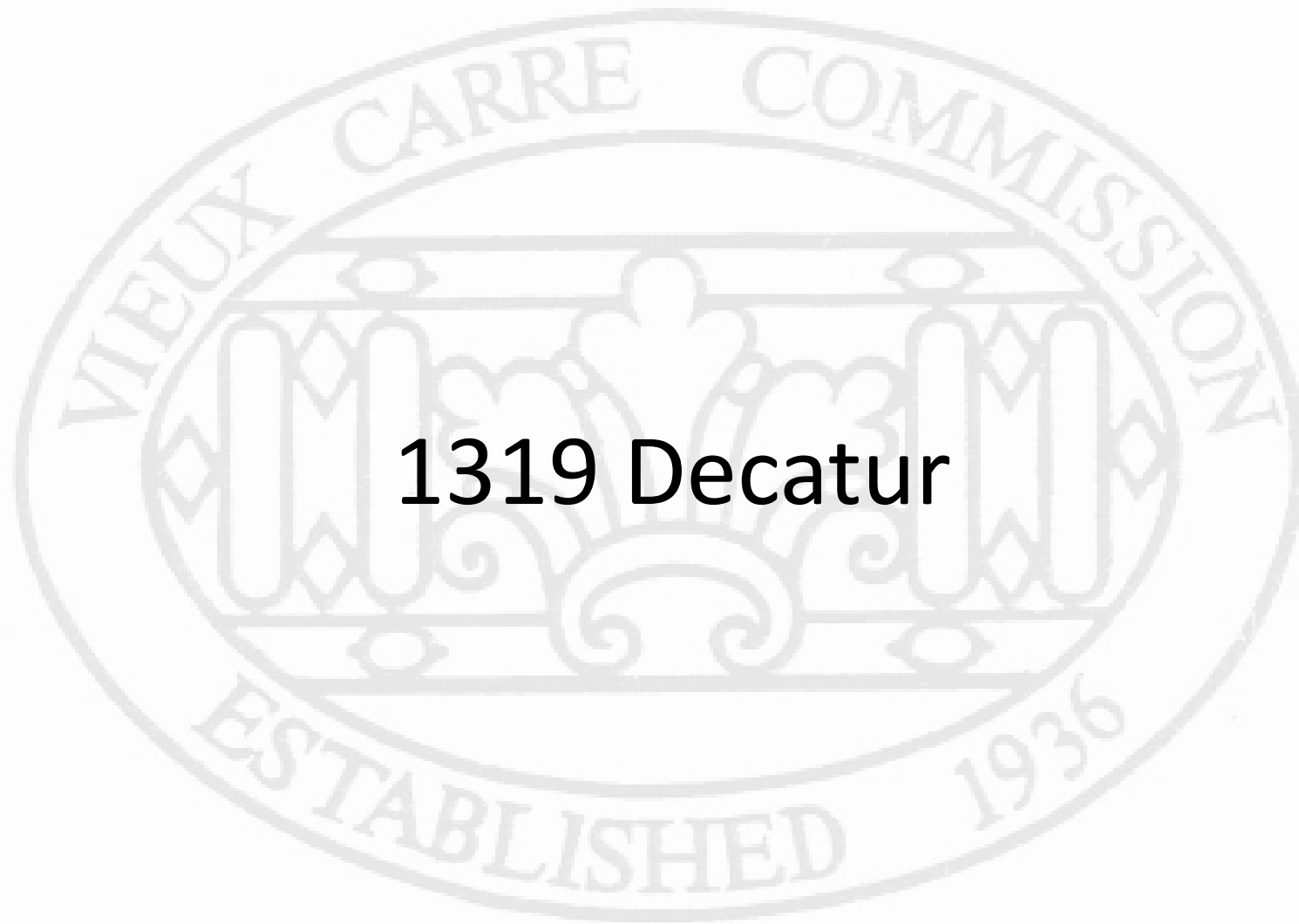
September 26, 2023





827 St. Peter
Vieux Carre Commission





1319 Decatur



1319 Decatur

VCC Architectural Committee

November 9, 2022



1319 Decatur

VCC Architectural Committee



November 9, 2022





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VCC Architectural Committee

November 9, 2022





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VCC Architectural Committee

November 9, 2022





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Eagleview

1319 Decatur

VCC Architectural Committee

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map: Auto (Ortho) ▾ Sep 2021 - Sep 2021 ▾ < image 1 of 3 > 09/09/2021

1319 Decatur

VCC Architectural Committee

November 9, 2022





1319 Decatur

VCC Architectural Committee

November 9, 2022



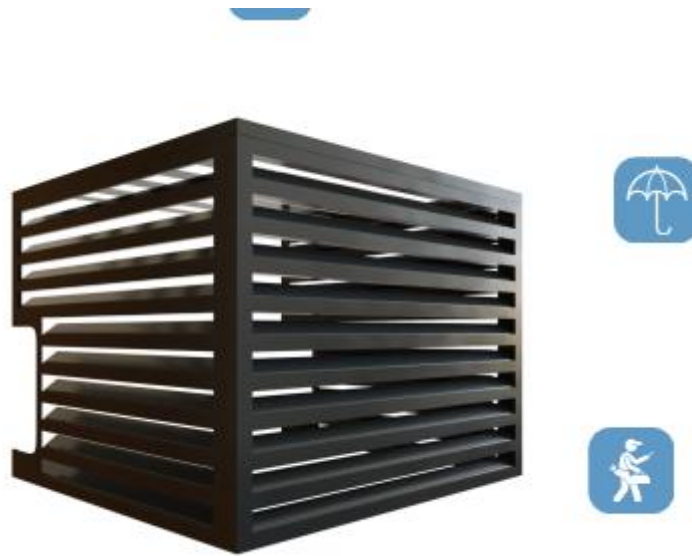


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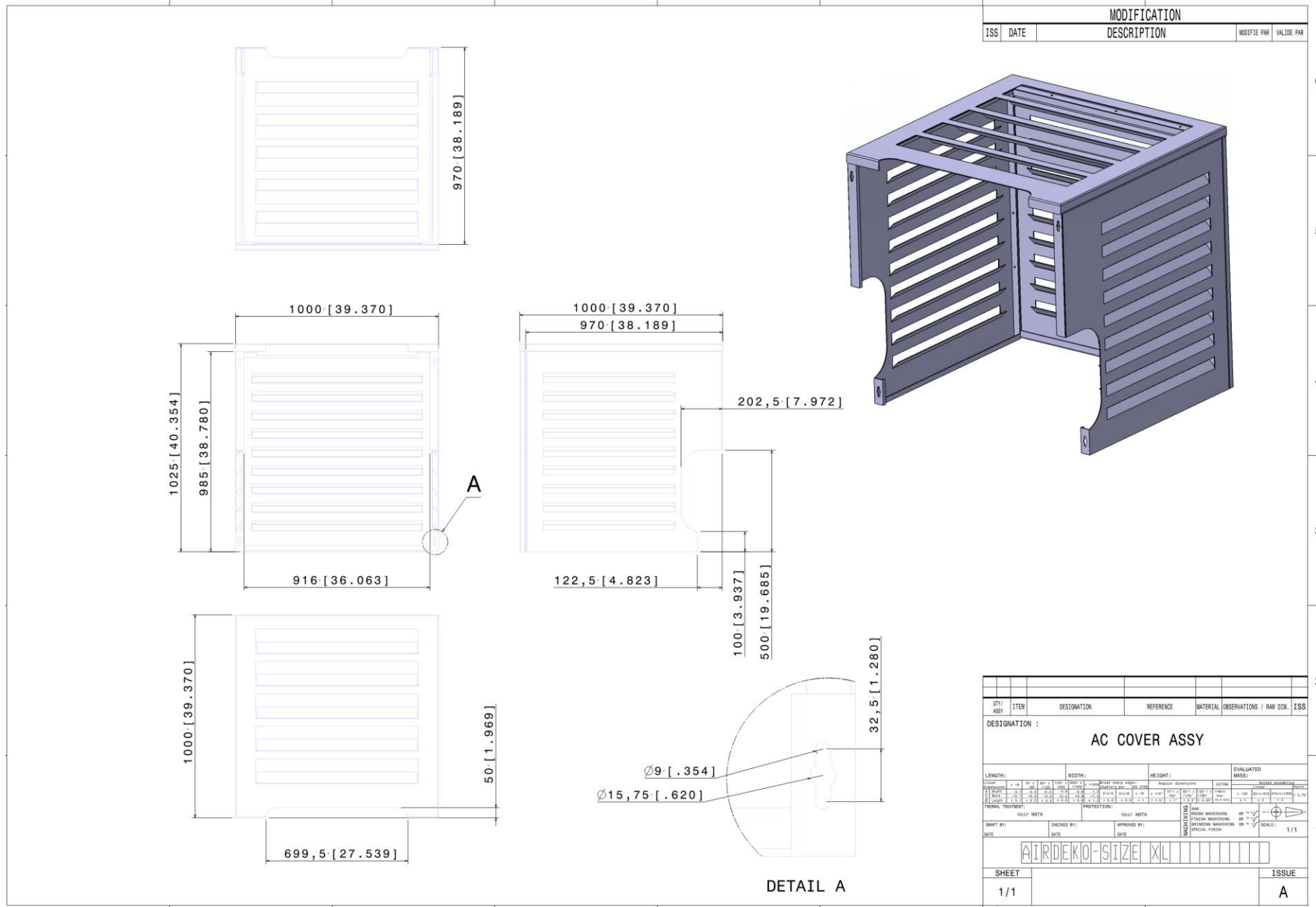
VCC Architectural Committee

November 9, 2022









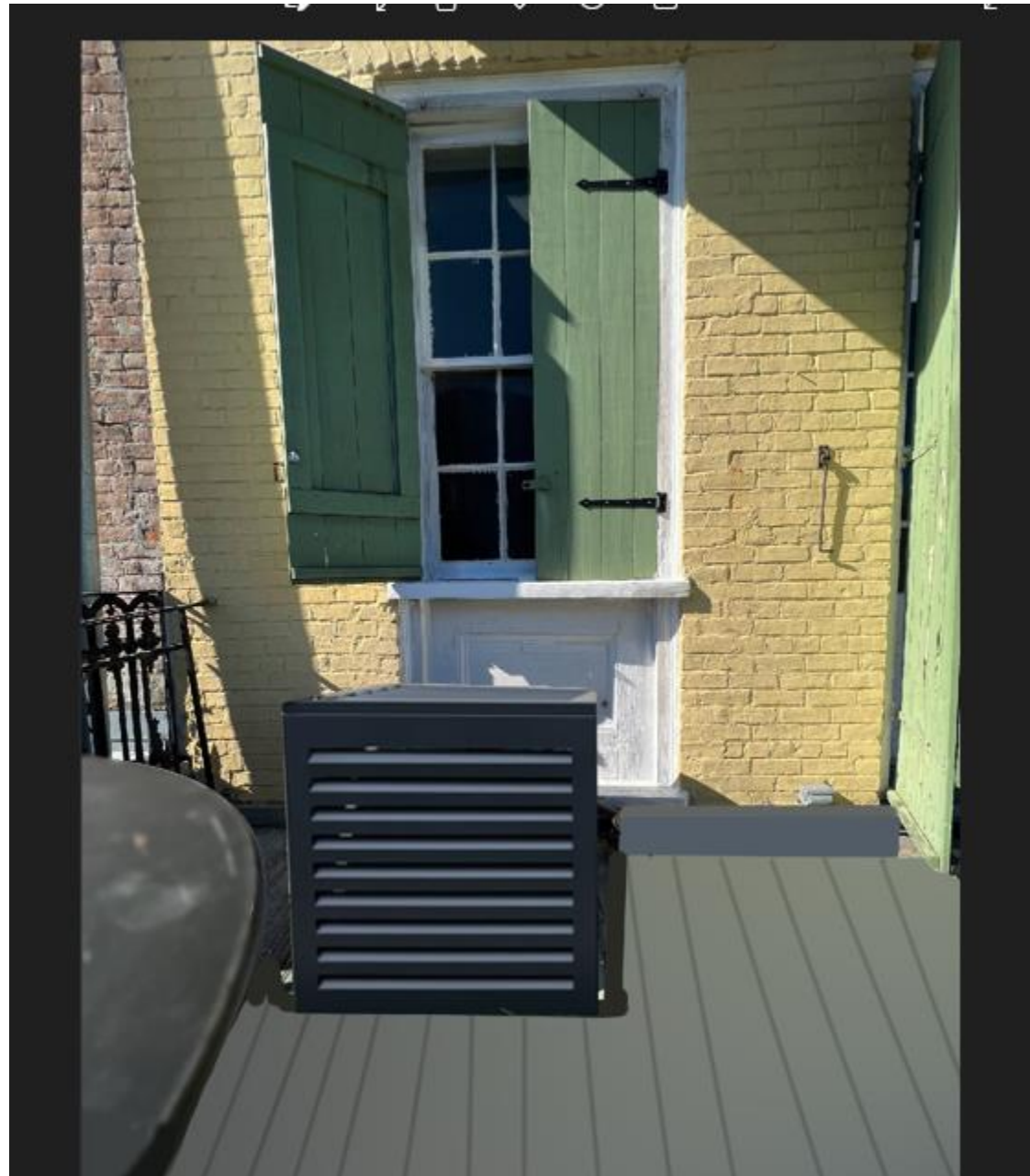


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VCC Architectural Committee

November 9, 2022



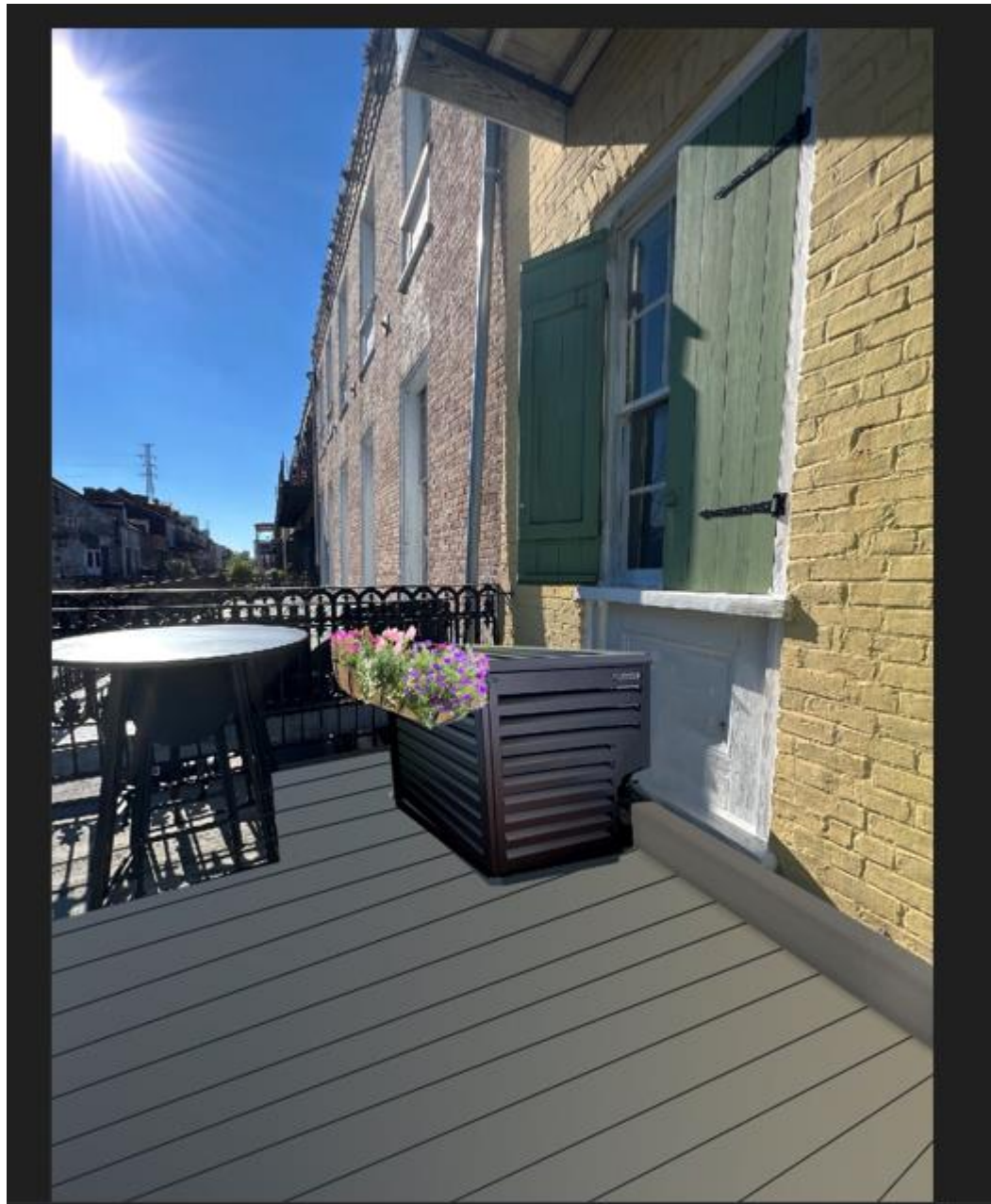


1319 Decatur

VCC Architectural Committee

November 9, 2022





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