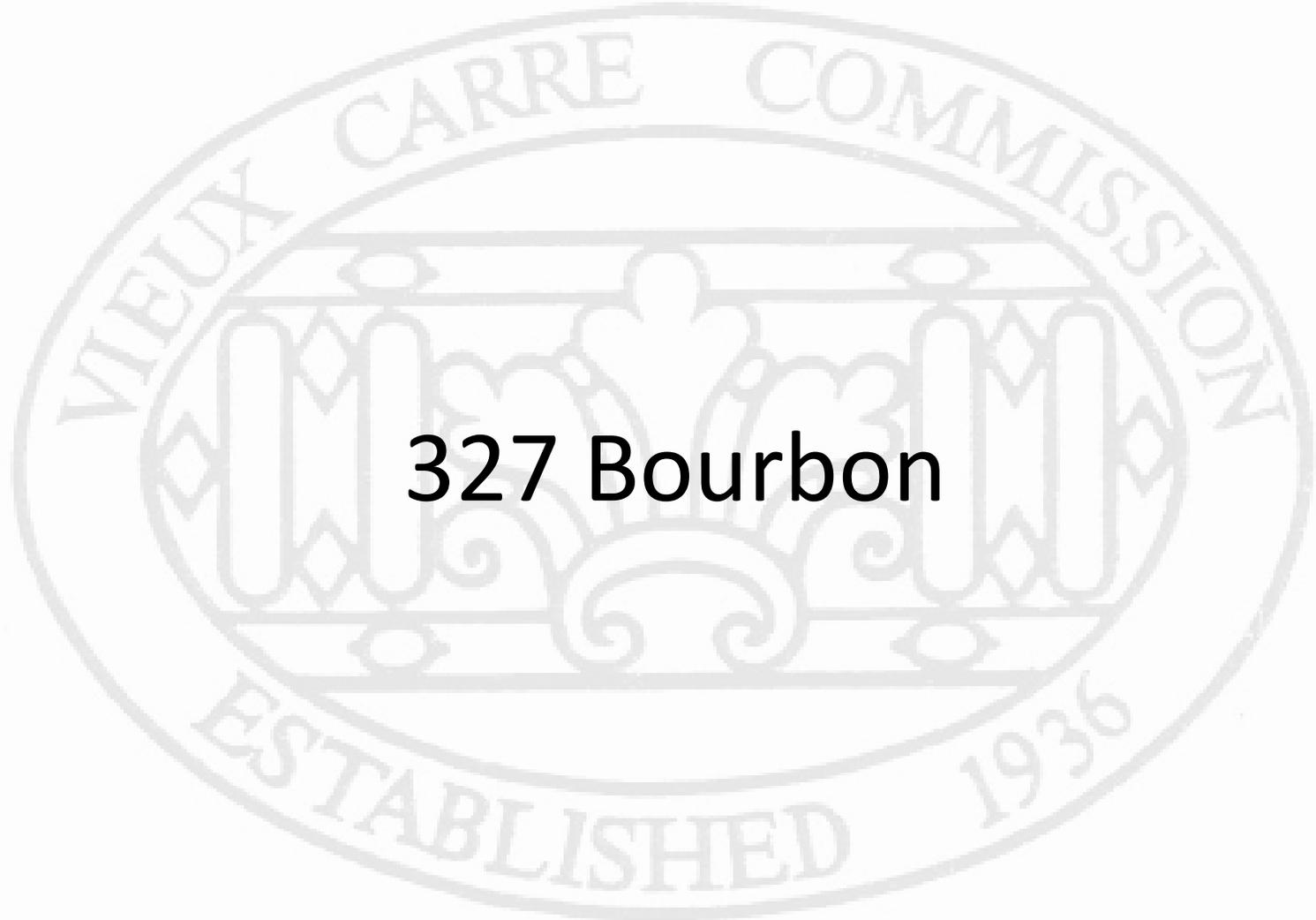


# Vieux Carré Commission Architecture Committee Meeting

Tuesday, January 23, 2024



# Old Business



**327 Bourbon**

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

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

Rating: Blue - of Major Architectural or Historical Importance.

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

### **Architecture Committee Meeting of**

**01/23/2024**

### **DESCRIPTION OF APPLICATION:**

01/23/2024

**Permit # 22-34992-VCGEN**

**Lead Staff: Nick Albrecht**

Review of construction documents for conceptually approved proposal to renovate building including the installation of new mechanical equipment and reconstruction of rear addition, per application & materials received 10/13/2022 & 01/09/2024.

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

01/23/2024

The mechanical and electrical equipment aspect of this proposal was conceptually approved by the Architecture Committee at the 07/11/2023 meeting and by the Commission at the 08/30/2023 meeting, both approvals noting the need to return to the Architecture Committee for final approval and review of details. The applicant has submitted "95% Architectural Construction Documents" for review. Staff notes that although the mechanical equipment was reviewed and approved at the Commission level, the rear construction of the addition and overall project will still need Commission approval.

Staff noted a few items that have been changed from previous submittals or are otherwise notable.

### **Mechanical Equipment**

The proposed mechanical equipment appears to be consistent with what has been previously proposed and conceptually approved. Six units would be located at the fourth-floor level, behind and slightly below the mansard roof. An additional two units would be cantilevered out at the third floor.

Although it was shown on previous submittals, staff does not believe that a roof mounted fresh air intake has been previously discussed. This is shown as 3' x 4' x 3-1/2' tall and is located near the center of the roof. This element does not seem to be detailed out in the plans and may not be as large or solid as it is shown but staff is concerned this kind of roof mounted feature would interrupt the roofscape that efforts have been made to preserve. If this is only a fresh air intake, staff questions if it could be located elsewhere and more discreetly on the building, possibly as part of the reconstructed addition.

Staff also identified two unlabeled features that may also be some kind of mechanical venting or air intake. Both can be seen on sheet A6.0 with one unidentified feature appearing above window 07 and another large vent appearing above the single ground floor door of the rear building. Staff again questions if these features could be minimized and/or located in more discrete locations. The one above window 07, for example, is immediately adjacent to the new construction addition and could possibly be incorporated into that non-historic building.

### **Electrical Equipment Enclosure**

In the alleyway adjacent to the main building, a new electrical equipment enclosure is proposed. This is noted as being 6' tall, about 7' wide, and 2' deep, constructed from horizontal wood boards. Staff recommends that if approved, this enclosure be painted to match the adjacent building.

### **Rear Building First Floor Door Change**

Staff found the biggest change from previous submittals to occur at the ground floor of the rear building. Prior submittals had called for the existing millwork in these openings to be maintained and repaired to match existing. The latest submittal, detailed on sheet A8.2a, now calls for the existing doors and fan lights to be removed, a new painted wood panel to be installed in the location of the existing fan light, and new more modern French doors installed in the opening below. The proposed doors would be bi-folding on one half of the opening and fused into a single leaf on the other side.

The demo plans (A2.5) call these non-original doors to be removed with the original opening to be restored. Although this millwork is certainly not original, with photographs from the 1940s and 50s showing different millwork in these openings, staff finds the existing millwork appropriate. With this building's original use being a stable, staff does not find the proposed millwork to be appropriate.

Staff recommends that either the existing millwork be retained or if new millwork is proposed that it be more in line with what would be expected for stable building doors.

### **Service Ell**

At the service ell, staff notes that previous proposals to convert existing windows to doors has been abandoned in favor of simply retaining and repairing the windows.

### **Handrails**

Staff had previously expressed concerns over proposed work to bring guardrails up to code. Current details for this work are found on sheet A5.4 but do not appear to have changed from the previous submittal. The current proposal for the extension at the second and third floors of the Bourbon St. elevation is to add directly on top of the existing railings.

Staff had previously noted that the locations of the new uprights for the railing extension are not accurately indicated on the elevations. Although staff understands the need for additional railings for code compliance, as proposed, the uprights will inappropriately interfere with the design of the highly decorative historic rails and should not be approved. Additionally, given the importance of these railings, staff questions if the proposed technique of adding directly to them is appropriate. Staff suggests that this may be a case where an independent railing set behind and above the current railing may be more successful. This type of independent railing is proposed at the rear service ell balcony.

Staff is also concerned that in addition to the height of the existing railing not meeting current code, the existing railings do not appear to meet the 4" sphere requirement. This may either require additional added material to meet code or a BBSA waiver. Staff estimates that something as large as a 7" sphere could fit through the existing railing.

Additionally, staff notes that the X-pattern balustrade design of the second-floor stair from the main building to the service ell is not code compliant and may also require an intervention to satisfy code.

### **Summary**

In summary, staff finds the current proposal generally positive but is concerned about some of the noted details and changes noted above. Staff requests commentary from the applicant and Architecture Committee regarding the items noted above and recommends deferral of the application in order to address these final issues.

### **ARCHITECTURAL COMMITTEE ACTION:**

01/23/2024

### **Vieux Carre Commission Meeting of**

**08/30/2023**

### **DESCRIPTION OF APPLICATION:**

08/30/2023

#### **Permit # 22-34992-VCGEN**

Proposal to renovate building including the installation of new mechanical equipment, per application & materials received 10/13/2022 & 06/27/2023.

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

8/30/2023

Due to the blue rating of this building, staff has brought the proposed mechanical plan and mechanical massing to the full Commission for approval. This proposal is only for the mechanical equipment and DOES NOT include the final plans for the rear reconstruction.

Following previous ARC review, it was agreed that the proposal to mount the mechanical equipment on top of the mansard roof of this blue rated building would be highly inappropriate due to extreme visibility. Staff met with the contractor to discuss alternate less visible locations. It was agreed that splitting the mechanical equipment into two locations would provide better options. As shown, four units are proposed for the roof of the as-yet approved reconstruction of the rear addition, and two units proposed to be located at the junction of the service ell roof and the wall of the main building. Although these locations will still be visible from several locations, they do not interrupt the skyline of the historic building, something very undesirable. Most

of the visibility would be from the courtyard. A guardrail is shown at the addition roof and lattice screening is shown at the service ell location. Staff is not certain that either proposal responds to mechanical code requirements but will work with the mechanical department to make the necessary adjustments.

Staff recommends conceptual approval of the new proposed mechanical locations with details to return to the ARC for final approval with construction documents.

**VIEWUX CARRÉ COMMISSION ACTION:** 08/30/2023

Mr. Block read the staff report with Mr. Martin and Ms. Gates present on behalf of the application. Ms. Virdure and Ms. DiMaggio thanked the applicants for working so closely with staff on an acceptable solution for the proposed mechanical. Mr. Pearson made the motion for the conceptual approval of the mechanical locations with final approval and details to return to the ARC. Ms. King seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of** **07/11/2023**

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**DESCRIPTION OF APPLICATION:** 07/11/2023  
**Permit # 22-34992-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of new mechanical equipment and reconstruction of rear addition, per application & materials received 10/13/2022 & 06/27/2023.

**STAFF ANALYSIS & RECOMMENDATION:** 07/11/2023

Following the previous review where it was agreed that the proposal to mount mechanical equipment on top of the mansard roof of this blue rated building would be highly inappropriate due to extreme visibility, staff met with the contractor to discuss alternate less visible locations. It was agreed that splitting the mechanical equipment into two locations would provide better options. As shown, four units are proposed for the roof of the as-yet approved reconstruction of the rear addition, and two units proposed to be located at the junction of the service ell roof and the wall of the main building. Although these locations will still be visible from several locations, they do not interrupt the skyline of the historic building, something very undesirable. Most of the visibility would be from the courtyard. A guardrail is shown at the addition roof and lattice is screening is shown at the service ell location. Staff is not certain that either proposal responds to mechanical code requirements.

The overall reconstruction of the rear addition has yet to be approved and should be discussed with the architect as this must obviously be approved prior to approval of the mechanical equipment.

The current proposal also includes the installation of code compliant handrails mounted in-board of the historic railings of the second and third floor Bourbon Street elevation balconies. The locations of the new uprights are not accurately indicated on the elevations. Although staff understands the need for additional railings for code compliance, as proposed, the uprights will inappropriately interfere with the design of the highly decorative historic rails and should not be approved. Staff is unclear as to the inspiration of the balustrade design of the second floor stair from the main building to the service ell. The X-pattern proposed is clearly not code compliant and should be redesigned with vertical pickets.

**ARCHITECTURAL COMMITTEE ACTION:** 07/11/2023

Mr. Bergeron made the motion for conceptual approval of the mechanical and electrical equipment locations with the final details to come back to the ARC including the new construction massing. Mr. Fifield seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of** **06/13/2023**

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**DESCRIPTION OF APPLICATION:** 06/13/2023  
**Permit # 22-34992-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate building including the installation of new rooftop mechanical equipment, per application & materials received 10/13/2022 & 05/31/2023.

**STAFF ANALYSIS & RECOMMENDATION:** 06/13/2023

This application was deferred at the 02/28/2023 meeting to allow the applicant time to work on the HVAC plan, construct a mockup, and submit a sight line survey. A mockup has been installed on the roof of the main building and staff had an opportunity to observe and photograph the mockup.

Staff is quite alarmed at the visibility of the mockup and in turn the proposed mechanical equipment. Staff noted significant visibility from areas of Bourbon St., Conti, and Dauphine. The applicant has previously

stated that the equipment of this size would be a sort of “worst-case” scenario, but staff is quite concerned about the amount of visibility of this proposed equipment and overall impact on the blue-rated building.

Staff notes that prior to the unpermitted demolition of the rear enclosed gallery, mechanical equipment for this building was located on the roof of this portion of the building. Although equipment in this location still had some visibility and partially obscured some of the rear mansard level windows, staff feels that equipment in this rear rooftop location had much less impact on the building compared to the proposed top of the roof location. The previously existing equipment blended into the mass of the building, while the current proposal would add significantly more mass to the top of the building.

Staff again suggests that since this rear portion of the building will be completely reconstructed, that the design of the reconstruction needs to incorporate the mechanical equipment in a sensible way, as it was prior to the demolition.

As the Guidelines state that, “the VCC does not allow installing visually obtrusive equipment” (VCC DG: 10-11) and staff finds the proposed equipment visually obtrusive, staff cannot recommend for installation in this proposed rooftop location.

**ARCHITECTURAL COMMITTEE ACTION:** 06/13/2023

Mr. Albrecht read the staff report with Ms. Gates, Mr. Carimi, and Mr. Martin present on behalf of the application. Mr. Martin noted that this proposal was specifically focused on the mechanical equipment. Mr. Martin continued that they were unable to install the new roof until the mechanical plan was finalized. Mr. Martin noted that the current mockup represents the panels of the proposed VRF system. Mr. Carimi noted that the actual equipment would be about 6” lower than the mockup panels and that a VRF system allows for fewer units.

Mr. Block inquired why the units could not go on the roof of the addition. Mr. Martin responded that the issues with that location would be accessibility and that they would be block the dormer windows.

Nikki Szalwinski, representing French Quarter Citizens, noted that the equipment on the roof screams Habana Outpost nightmare.

Mr Bergeron, noting the amount of work put into and expressing gratitude for that, moved to defer to allow the applicant to locate the mechanical equipment on the rear balcony roof and service wing with a variety of arrangements to be presented for review at a future meeting. Ms. DiMaggio seconded the motion, which passed unanimously.

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

**DESCRIPTION OF APPLICATION:** 02/28/2023  
**Permit # 22-34992-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate building including the reconstruction of previously existing rear enclosed gallery and the installation of new mechanical equipment, per application & materials received 10/13/2022 & 02/14/2023.

**STAFF ANALYSIS & RECOMMENDATION:** 02/28/2023

This application was last reviewed at the 12/20/2022 Architecture Committee meeting where the primary item reviewed was the location of proposed mechanical equipment. Staff and the Architecture Committee agreed at that time that the proposed location on the flat roof of the main building was a preferred location. This set has expanded on that mechanical equipment concept as well as provided additional information regarding other aspects of the renovation and rear building reconstruction.

**Reconstruction**

The details of the proposed reconstruction are fairly consistent with previous iterations although it appears that a previously proposed hollow metal door on the ground floor has been eliminated in favor of an interior door.

As noted in a previous report, the proposed reconstruction features windows at the first, second, and third-floor level, which does not match the previously existing condition but may be approvable. The stairs connecting the reconstruction to the service ell have been extended to meet modern codes and to create an ADA lift, which creates some conflicts with existing openings of the service ell. Staff questions if a slight adjustment to the ground floor landing and stairs could eliminate the conflict between these and the existing adjacent French doors. Staff measured only about 4-1/2” that would need to be gained for the door to be operable. If the choice was between covering the French doors of the blue rated service ell or partially obscuring a window of the reconstruction, staff’s preference would be for impacting the new window of the reconstruction.

**Mechanical Equipment**

On the mechanical equipment, the applicant is showing a total of six condensing units on a platform centered on the roof of the main building. The setup features a roof hatch and guardrails and appears to be consistent with mechanical code. The beginning of the platform is shown approximately 14-1/2' back from the front wall of the building and 10-1/2' from the side walls. In elevation, the top of the equipment is shown approximately 8' above the roof surface.

Photos taken looking out from the location of the proposed mechanical equipment show that there will likely be some visibility of this equipment. Notable likely areas of visibility include from an area of Bourbon St. closer to Canal, an area of the 300 block of Dauphine where a surface parking lot creates a visibility corridor to this building, and from the upper floors of various surrounding buildings. Still, given the conditions present at this high rated building, staff finds the rooftop location preferred to previously reviewed alternatives. Staff questions if the height of the equipment itself could possibly be reduced to help to reduce visibility.

**Service Ell Openings & Guardrail**

At the first floor of the service ell, three existing windows are still proposed to be converted to new French doors to match adjacent openings. The Guidelines discourage this kind of window to door conversion and staff finds the number of doors atypical. Additionally, as noted in a previous report the first window in the series proposed for conversion to a door would be right in front on an interior stair, making a door in that location unusable. There has been previous mention of interior brick scarring which seemed to indicate that these openings were previously full height, although staff has not seen any evidence showing this. The earliest photo of this building dates from 1945 and appears to show the arrangement in its current form.

All these French doors are shown as true French doors in plan but joined together as a single leaf in elevation. Staff seeks clarification from the applicant if the proposal includes joining the doors together.

Finally, a new guardrail is shown being installed behind and above the existing wood railing at the second-floor balcony of the service ell. No notes or details are provided in this set although the plans reference details on sheets that have not been included in the current set. This approach may be approvable, but staff recommends spacing the vertical supports to better correspond with the existing posts, or possibly eliminating the verticals completely and attaching directly to the backs of the existing posts.

**Summary**

Staff finds this proposal moving in a positive direction, although there are several items in need of additional review or modification. Staff recommends deferral of the application but requests commentary from the Committee regarding the items noted above.

**ARCHITECTURAL COMMITTEE ACTION:**

02/28/2023

Mr. Albrecht read the staff report with Mr. Martin and Ms. Gates present on behalf of the application. Ms. Gates stated that she agreed with the staff report and that they had flushed out the HVAC the most as it was the most pressing design item and that they would be happy to address any other items. Mr. Martin stated that the HVAC was the most pressing issue as they advanced the pricing and MEP set and that they decided to propose the equipment without screening. He went on to state the other items were not their top priority.

Mr. Fifield stated that the problem was the height of the new equipment. He then asked if they had done a physical mockup. Mr. Martin stated, "not yet." Mr. Fifield then asked, "what about flashing into the roof instead of above?" Mr. Martin stated that dropping it in might be an option and they would explore this. Mr. Fifield went on to say that the ARC had looked at this option out of desperation but that now seeing the scale of the platform, it presents some concerns. He continued noting that this was an unusual installation and they needed to be cautious. Mr. Block asked if the attic was to be conditioned. Ms. Gates stated yes, it was usable space. Mr. Fifield stated that he still believed this was the best location but that he needed to see a mockup.

Public comment- Nikki Szalwinski stated that she had extreme concern over this being highly obtrusive. She continued that sinking it in would be a better option and that she had concern about fixing the roof if it is damaged after this is installed.

Mr. Bergeron made the motion to defer in order to allow time for the applicant to work on HVAC plan. Mr. Fifield asked for an amendment to include a sight line survey. Mr. Bergeron agreed and amended the motion. Mr. Fifield seconded the amended motion. The motion passed unanimously.

**Architecture Committee Meeting of****12/20/2022****DESCRIPTION OF APPLICATION:**

12/20/2022

**Permit # 22-34992-VCGEN****Lead Staff: Nick Albrecht**

Proposal to renovate building including the reconstruction of previously existing rear enclosed gallery and the installation of new mechanical equipment, per application & materials received 10/13/2022 & 12/06/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

12/20/2022

The primary change in this set is the inclusion of two additional options for mechanical equipment on the roof of the main building as discussed at the 11/22 meeting.

**Option 4**

Option 4 in the submitted materials show the majority of the mechanical equipment on top of the mansard roof of the main building with screening around the mechanical equipment rising to a height of 8'-½" above the peak of the existing roof. Given that the visibility of equipment in this location may be limited, staff suggests that screening may not be necessary. If the screening is omitted, the equipment would likely still need mechanical safety rails, but these would be quite minimal in comparison to the screening shown.

The applicant has provided drawings showing that the equipment would not be visible from the courtyard of this property, although no information has been provided regarding possible visibility from the street. Still, given the height of this building and its two immediately adjacent neighbors, staff believes that the equipment would not be visible from any street level vantage points. If the applicant could submit 360-degree photos looking out from the approximate location and height of the mechanical equipment it will provide a good idea of what kind of visibility might occur from other properties.

**Option 5**

The final option is similar to one of the ones reviewed at the 11/22 meeting and places the majority of the equipment on the roof of the reconstruction. The reconstruction however is now shown with a metal roof which allows for a shallower pitch and reduces the height of the top of the equipment slightly. Staff finds this option not significantly different from the previously reviewed option as the equipment would still be readily visible from the courtyard space as well as from the dormer windows.

**Summary**

Of the two new options provided staff finds that option 4 may be worth further exploration. Staff requests 360-degree photos from this roof to understand the visibility from neighboring properties and provided that there is not significant visibility, believes this aspect of the proposal may be conceptually approvable. Staff notes that other aspects of the overall proposal will need to return to the Committee for additional review.

**ARCHITECTURAL COMMITTEE ACTION:**

12/20/2022

Mr. Albrecht read the staff report with Mr. Martin and Ms. Gates present. Mr. Martin stated that they were currently focusing on the mechanical equipment and that the main roof location would also solve access. Mr. Fifield stated that he was interested in the height of the screening. He then asked how high the equipment would sit above the roof. Mr. Martin stated that they had matched the height of the screen to the height of the equipment. Mr. Fifield stated that he would like to see a section and that he wanted to make sure that they were not favoring this building in the detriment of others and the neighbors. He went on to say that this would have a lessor impact on the rest of the blue rated building. Ms. DiMaggio agreed and stated that reducing the screening would likely be better.

Public comment: Nikki Szalwinski, representing French Quarter Citizens inquired if they had considered incorporating the mechanical equipment into the reconstruction.

Mr. Martin stated yes, but they couldn't make the interior programming work.

Ms. Szalwinski continued, noting that it would be nice to restore the loggia.

Ms. DiMaggio made the motion for a deferral with strong support of option 4 with the information requested today to be provided for additional review. Mr. Fifield seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of****11/22/2022****DESCRIPTION OF APPLICATION:**

11/22/2022

**Permit # 22-34992-VC GEN****Lead Staff: Nick Albrecht**

Proposal to renovate building including the reconstruction of previously existing rear enclosed gallery and the installation of new mechanical equipment, per application & materials received 10/13/2022.

**STAFF ANALYSIS & RECOMMENDATION:**

11/22/2022

Staff has met with the applicant on multiple occasions to discuss the future of this property and the renovation plans. Staff has identified a few elements of concern and feels some feedback from the Committee is appropriate at this time. As a reminder the rear enclosed gallery portion of this property was demolished without permits back around December 2021.

**Reconstruction**

The first aspect of the proposal is the reconstruction of this previously demolished element. The proposed

reconstruction appears to be very similar in massing to the demolished portion. The applicant shows a new wood clad three story addition with a pitched and flat roof. The flat roof portion is shown as a possible option for new mechanical equipment. Staff does not believe there are any issues with open space with the proposed construction. Still, staff questions if this is a good opportunity to construct something better than the enclosed gallery condition that was demolished. Staff encouraged the applicant to include at least some open-air gallery space, even if that gallery was used for the installation of mechanical equipment.

The proposed reconstruction is shown as housing an elevator to access the first, second, and third floors as well as restrooms at the first, second, and third floors. These are the only restrooms at the second and third floor levels although notably there are additional restrooms in the main portion of the building at the fourth-floor level.

The proposed reconstruction features windows at the first, second, and third-floor level, which does not match the previously existing condition but may be approvable. The stairs connecting the reconstruction to the service ell have been extended to meet modern codes which creates some conflicts with existing openings of the service ell.

Staff finds the proposed concept of this reconstruction potentially approvable but would still encourage exploration of options that creates some open-air gallery space, remove the mechanical equipment off the roof, or both.

### **Mechanical Equipment**

The applicant proposes three different options for mechanical equipment on the property. The first option shows six units on the roof of the reconstruction as previously noted. Additionally, two units would be installed on a new roof rack on the roof of the blue-rated service ell building. The work to the rear building would also include a new access hatch.

The second option proposes to utilize a large cooling tower piece of equipment in the same location on the service ell roof. Given the size of this equipment the applicant stated that a new steel structure would need to be constructed inside the building to support the equipment. This option does eliminate any equipment from the main building and reconstruction as this cooling tower would be the only HVAC equipment on the property. Staff finds this option has too much of a negative impact on the highly rated rear building.

The third option features the six units on the roof of the reconstruction as seen in option 1 but moves the service ell units to a new location on a rack in the courtyard space. Staff finds this location promising for the equipment for the rear building but still has concerns regarding the location of units on the roof of the reconstruction. Ideally additional equipment could be located in the courtyard and/or better incorporated into the new construction.

### **Service Ell Openings & Guardrail**

The final aspect of the proposal that warrants additional commentary occurs at the service ell. At the first floor, three existing windows are proposed to be converted to new French doors to match adjacent openings. If completed the first floor would have seven sets of French doors and two windows. The Guidelines discourage this kind of window to door conversion and staff finds the number of doors atypical. Additionally, staff noted that the first window in the series proposed for conversion to a door would be right in front on an interior stair, making a door in that location unusable. The applicant stated that interior brick scarring seems to indicate that these openings were previously full height, although staff has not had a chance to investigate or view photographs showing this. Even if there is evidence of these openings previously being taller, staff is hesitant to recommend this change, noting that 1945 photographs appear to show the arrangement in its current form.

All these French doors are shown as true French doors in plan but joined together in elevation. Staff seeks clarification from the applicant if the proposal includes joining the doors together.

Finally, a new guardrail is shown being installed behind and above the existing wood railing. No notes or details are provided in this set. This approach may be approvable, but staff recommends spacing the vertical supports to better correspond with the existing posts, or possibly eliminating the verticals completely and attaching directly to the backs of the existing posts.

### **Summary**

Staff felt it important to get the proposal in its current form before the Committee to get feedback before continuing too far down this path. Staff requests commentary from the Committee regarding the items noted above.

### **ARCHITECTURAL COMMITTEE ACTION:**

11/22/2022

Mr. Albrecht read the staff report with Ms. Gates and Mr. Martin present on behalf of the application. Ms. Gates noted that the biggest issue with the air conditioning are the tax credit requirements for the interior space. Ms. Gates continued that the main spaces are open and SHPO wants to maintain the floor plans.

Regarding the number of trash cans, Ms. Gates noted that adjacent buildings use this property to store trash.

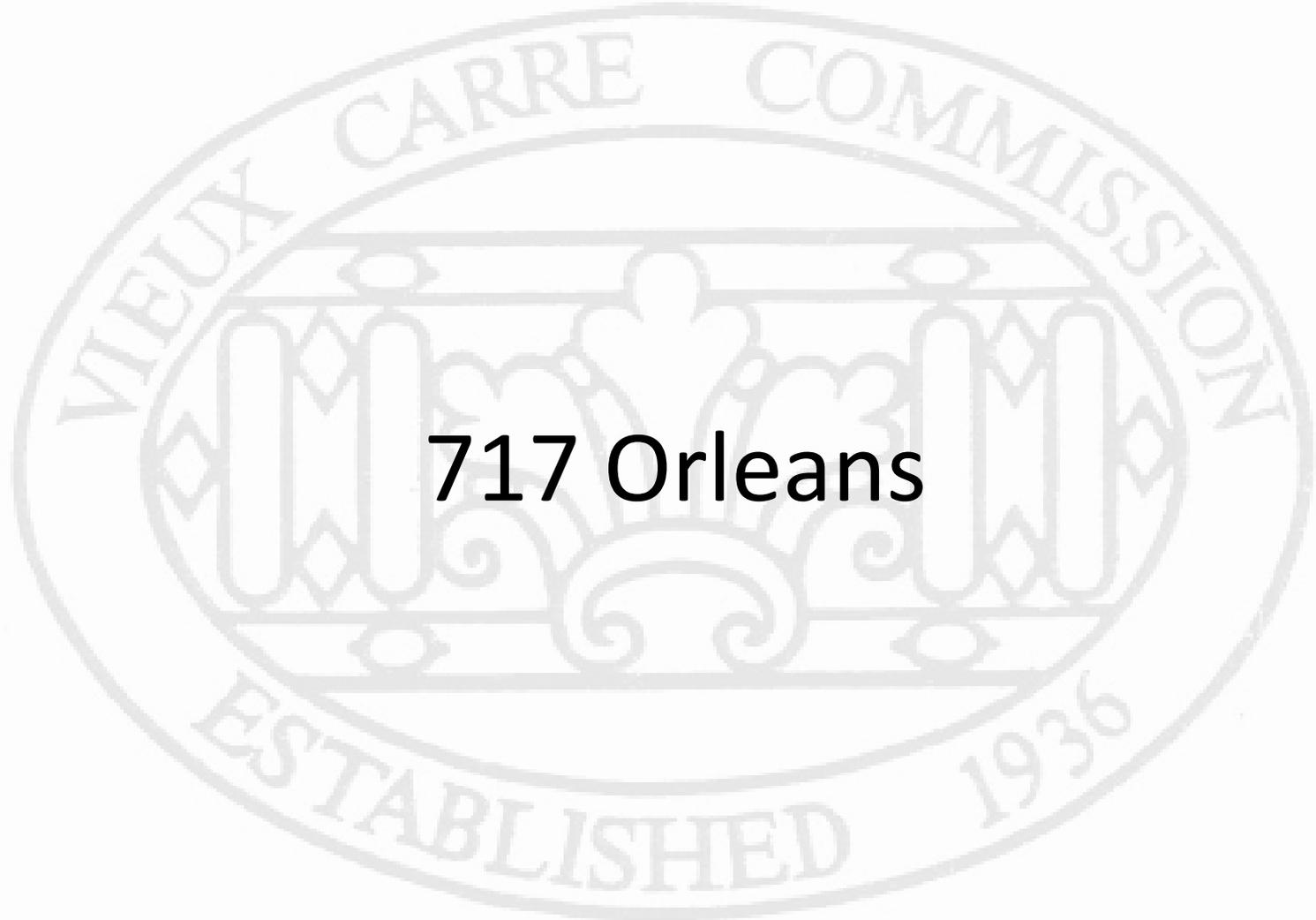
Regarding the proposed rear reconstruction, Mr. Block asked if SHPO had weighed in with a recommendation. Ms. Gates stated that SHPO wanted a more modern interjection. Mr. Block asked if SHPO accepted the enclosed condition. Ms. Gates responded that given the length of time they did accept the enclosed condition.

Mr. Fifield asked if the AC units would cover the dormer windows. Mr. Martin explained that they had created a widows walk situation and had attempted to lower the mechanical equipment. Mr. Fifield asked how this mechanical area would be accessed. Mr. Martin stated that the dormer windows are operable. Mr. Fifield recommended considering reducing the 3<sup>rd</sup> floor level so as not to block the eave.

Nikki Szalwinski, representing French Quarter Citizens, stated that this was a missed opportunity and that the HVAC would be visible to others.

Commissioner Bergeron asked if there was truly a need for 18 trash cans. Ms. Gates stated this was the consolidated trash area for this business as well as two adjacent businesses. Mr. Fifield asked if they had considered locating the HVAC on the rebuilt gallery. Ms. Gates stated that that area was designated for bathrooms in order to maintain the open interior rooms.

Commissioner Bergeron moved to defer the application to allow the applicant to further develop the proposal based on today's discussion. Commissioner DiMaggio seconded the motion, which passed unanimously.



717 Orleans

ADDRESS:	717 Orleans	APPLICANT:	Kim Hosch
OWNER:	DRH Bourbon Owner, LLC	SQUARE:	59
ZONING:	VCE	LOT SIZE:	34,923 sq. ft.
USE:	Commercial	DENSITY-	
ALLOWED:	58 Units	OPEN SPACE-	
EXISTING:	0 Units	REQUIRED:	6,984 sq. ft.
PROPOSED:	No Change	EXISTING:	Unknown
		PROPOSED:	No Change

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

In 1965 after a prolonged preservation battle, the two-story masonry structure known as the Orleans Ballroom was renovated and incorporated into new hotel construction. The new building is subordinate to the historic building, which was constructed by architect William Brand, following the design of B.H.B. Latrobe's Ballroom that was destroyed by fire in 1816. The Society of the Holy Family acquired the property facing Orleans, Bourbon and St. Ann in 1881 and used the ballroom and other buildings, which were constructed for the Society in the 1890s, as a convent, orphan asylum and school. All the buildings except the Ballroom were torn down to make room for the hotel.

The Orleans Ballroom structure is rated **blue**, of major architectural and/or historical importance, and the remaining hotel structures are rated **orange**, or post-1946 construction.

### **Architecture Committee Meeting of**

**01/23/2024**

### **DESCRIPTION OF APPLICATION:**

01/23/2024

Permit # 23-23949-VCGEN

**Lead Staff: Nicholas Albrecht**

Proposal to renovate building and courtyard including converting one door opening to mechanical venting, per application & materials received 08/29/2023 & 01/02/2024, respectively.

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

01/23/2024

The renovation plans for this building were reviewed at several Architecture Committee meetings near the end of 2023, with the final items under review being conceptually approved at the 12/05/2023 meeting. Staff then received final construction documents on 01/02/2024 and noticed a rather significant change at two of the openings that had recently been approved.

The changes occur at two of the doors on the Bourbon St. elevation of the building that fronts on St. Ann St. Previously, these doors were proposed to be converted from the existing paired doors to a single door with the openings narrowed with matching brick. The revised proposal, seen on sheet A-202 of the plans, maintains a similar proposal for the door to the far left of the elevation, although it is now shifted to the left side of the opening when it was previously centered. The other door opening is now proposed to be completely eliminated and the opening bricked in with the exception of a bathroom exhaust discharge vent.

The vent itself measures approximately 2-1/2' wide by 1' tall and is shown located at the top of the existing opening. The Guidelines discourage this type of infilling to make an opening smaller or to remove it, particularly on a more prominent building façade. (VCC DG: 07-20) Given that this is an orange-rated building and in a location essentially in an alleyway between this building and another in the complex, staff does not feel strongly that the opening needs to be maintained.

If approved, some additional details on the vent itself will be needed. Staff recommends that it be finished in a dark color and recessed within the opening to reduce visibility.

Staff recommends conceptual approval of the revised proposal, with final details to be worked out at the staff level.

### **ARCHITECTURAL COMMITTEE ACTION:**

01/23/2024

**Architecture Committee Meeting of** **12/05/2023**

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**DESCRIPTION OF APPLICATION:**  
**Permit # 23-23949-VCGEN**12/05/2023  
**Lead Staff: Nicholas Albrecht**

Proposal to renovate building and courtyard including enlarging courtyard facing doors, per application & materials received 08/29/2023 & 11/13/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 12/05/2023

*See Staff Analysis & Recommendation of 11/28/2023.*

**ARCHITECTURAL COMMITTEE ACTION:** 12/05/2023

Mr. Albrecht read the staff report with Mr. Gowland present on behalf of the application. Mr. Gowland noted that the previously proposed door options were more aligned with the balcony level doors above and that these two new options felt most natural. Mr. Bergeron commented that he was partial to option one. Mr. Fifield stated that this feels like a contemporary intervention.

There was no public comment.

Mr. Bergeron moved to conceptually approve the proposed millwork option one with final details at the staff level. Mr. Fifield seconded the motion, which passed unanimously.

**Architecture Committee Meeting of** **11/28/2023**

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**DESCRIPTION OF APPLICATION:**  
**Permit # 23-23949-VCGEN**11/28/2023  
**Lead Staff: Nicholas Albrecht**

Proposal to renovate building and courtyard including enlarging courtyard facing doors, per application & materials received 08/29/2023 & 11/13/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/28/2023

When this was last reviewed by the Architecture Committee at the 11/07 meeting, the Committee recommended a few alternatives to the proposed changes to the doors on the Bourbon St. elevation of the building that fronts on St. Ann St. The size and shape of the modified openings remains the same as was previously proposed, but the applicant has returned with two new options for the lite patterns of the doors.

In option 1, the applicant is showing a more contemporary three lites per leaf with an outer frame and horizontal muntins. This lite size measures approximately 2' tall by 1'10' wide. This size lite is slightly smaller than the ones seen in the single late windows above these openings, which measure about 2'5" tall by 2'2" wide. In option 2, a center vertical muntin is added to each leaf, dividing the leaf into six lites.

Staff finds that the proposed modifications to these openings could be successful and each of the two proposed door lite patterns may also be successful. If the desire is to have this millwork appear more contemporary, that may be more clearly presented in the simpler option 1.

Staff requests commentary from the Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:** 11/28/2023

This item was deferred prior to the meeting at staff's request due to lack of quorum.

**Architecture Committee Meeting of** **11/07/2023**

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**DESCRIPTION OF APPLICATION:**  
**Permit # 23-23949-VCGEN**11/07/2023  
**Lead Staff: Nicholas Albrecht**

Proposal to renovate building and courtyard including converting courtyard facing windows to doors, per application & materials received 08/29/2023 & 10/17/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/07/2023

This proposal was reviewed at the 10/10/2023 Architecture Committee meeting where the Committee approved the majority of the work with the exception of all proposed modifications to pool deck openings. The applicant has returned with a revised proposal for these openings.

For the conversion of two existing windows on the rear of the Bourbon St. portion of the building to new doors and the conversion of one window on the rear of the Orleans portion of the building to doors, the proposal is mostly the same as the previously reviewed one. The one change occurred at the proposed lite

pattern for the new doors and sidelights where the previously proposed eight lite panels have been reduced to four lites. This creates a lite size more typical to others on this building.

On the Bourbon St. elevation of the building that fronts on St. Ann St. (2 on Sheet A-203), the applicant still proposes to significantly enlarge three existing door openings and install a series of new doors in the larger openings. The proposal has been revised, however, to maintain a bit more vertical alignment with the openings above. The left side of the first opening and the right side of the third opening would maintain vertical alignment with the openings above while the three openings all enlarged toward the center, creating a series of three large openings.

Staff notes that these openings are rather diminutive, measuring just over 7' tall. This small size combined with the orange-rating of the building and being concealed within the courtyard may offer some room for changes. Still, the Guidelines generally discourage modifications to the size of window and door openings. (VCC DG: 07-20)

There are two openings to the left of the ones proposed to be enlarged that are essentially concealed within an alleyway between buildings that are actually proposed to be reduced in size. Previously, one of these openings was shown as receiving new millwork but the opening itself being unchanged. The other opening was not even shown in the drawing. Staff questions why these two openings would be reduced in size but again noting the conditions here, the proposed changes would not be very significant.

Finally, two existing flat panel doors on the far right of the elevation are noted as being removed and the area infilled with matching brick. These existing doors seem out of place compared to the rest of the very unified elevation. Again noting the conditions present with this building and location, staff does not find this aspect of the proposal objectionable.

Staff requests commentary from the Committee regarding the proposal.

**ARCHITECTURAL COMMITTEE ACTION:**

11/07/2023

Mr. Block read the staff report with Mr. Gowland present on behalf of the application. Mr. Gowland noted that they had changed the lite pattern on other proposed doors at the Committee's request. Mr. Gowland continued that for the other proposed enlarged door openings, they had made the openings more central to the openings above and changed the door design to be more similar to existing balcony doors above.

Mr. Bergeron asked about treating these doors similarly to other doors in this courtyard, i.e. having a spandrel panel between them and the windows above. Mr. Gowland responded that there is a limited amount of space and that the second floor is below the head of the windows on the other openings. Mr. Fifield asked about the lite pattern of the proposed doors with four lites above and four lites below a lock rail. Mr. Fifield recommended not trying to create a false sense of history and to contemporize the details. Mr. Gowland stated that they could explore both options suggested by the Committee.

There was no public comment.

Mr. Bergeron questioned the proposed materials of the doors. Mr. Gowland stated wood would be the most straightforward, but as they had been discussing this he also thought about some minimal metal detailing. Mr. Bergeron moved to defer this matter to allow the applicant time to revise the proposal based on today's discussion. Mr. Fifield seconded the motion, which passed unanimously.

**Architecture Committee Meeting of**

**10/10/2023**

**DESCRIPTION OF APPLICATION:**

10/10/2023

**Permit # 23-23949-VCGEN**

**Lead Staff: Nicholas Albrecht**

Proposal to renovate building and courtyard including partial removal of gallery at the orange-rated building, reducing size of existing pool, and converting courtyard facing windows to doors, per application & materials received 08/29/2023.

**STAFF ANALYSIS & RECOMMENDATION:**

10/10/2023

The proposed work occurs on the Orleans elevation of the orange rated building and, more extensively, in the courtyard of the property.

**Gallery Removal**

At the orange-rated building, the existing gallery wraps the entirety of the three street faces of this large building. On the Orleans elevation, the gallery actually wraps around the end of the orange-rated building above an alcove between the two buildings. The applicant proposes to demolish this portion of the gallery only so that the gallery ends even with the end wall of this building. The existing railing would be salvaged and modified for use in the new end of the gallery. This would open the space above the alcove to the sky.

Generally, the Guidelines require maintaining balconies and galleries but given this is such a small and

somewhat atypical portion on an orange-rated building, staff finds the proposed removal potentially approvable.

The alcove space currently features a gate at the front of the alcove. Staff questions if any work will be done to this gate as part of the proposal. Staff would encourage maintaining the gate in this location to help prevent undesirable activity in the alcove space. Staff also notes that there is existing lighting on the underside of this portion of the gallery and questions if alternative lighting will be proposed.

### **Courtyard Work**

The proposed courtyard work is more extensive, but only involves orange-rated portions of the property. The applicant lists four items in need of Architecture Committee review.

### **Paving**

All the existing paving in the courtyard area is noted for removal. The existing material is a beige flagstone in various sizes. Staff does not object to the removal of this material as it dates to no earlier than the 1960s construction of the hotel but encourages the applicant to attempt to recycle the material, rather than simply disposing of it.

The proposed new paving consists of a checkerboard pattern of 13" x 13" pavers as seen detailed on sheet A-301. The plans call for these to be alternating between a beige cream color and a shale grey color but submitted samples are coastal white and sterling grey. Staff seeks clarification from the applicant regarding the proposed colors but does not object to either proposed option. Either submittal appears to be approvable per the Guidelines.

### **Pool Size Reduction**

The applicant proposes to reduce the size of the existing pool down to a size of 30' long and 20' wide. The basic shape of the pool would be similar in the reduced size. A new pool lift is noted with the reduction but no other changes are seen. Staff has no objections to the pool size reduction.

### **Window to Door Conversions**

The next aspect of the proposal in need of Architecture Committee review is the conversion of two existing windows on the rear of the Bourbon St. portion of the building to new doors and the conversion of one window on the rear of the Orleans portion of the building to doors. The work would include removal of the large windows, measuring approximately 7-1/2' tall by 10' wide, below the existing fanlights and installation of new millwork.

On the rear of the Bourbon St. portion (detail 7, A-201 and detail 2, A-301), the proposed new doors are shown as out swinging with fixed sidelights. On the proposed Orleans rear door (detail 4, A-201 and detail 2, A-301), bi-folding doors are shown, also out swinging.

The Guidelines generally discourage this type of window to door conversion but given this location and the rating of the building, staff finds the concept potentially approvable.

### **Door Opening Enlargement and Replacement**

Finally, on the Bourbon St. elevation of the building that fronts on St. Ann St. (Sheet A-202), the applicant proposes to significantly enlarge three existing door openings and install a series of new doors in the larger openings. The plans note, "Proposed new doors. Details to match existing adjacent wood doors" but in elevation these appear to be possible accordion style doors. The Guidelines state that, "*the modification or addition of a window or door opening is discouraged, particularly on a more prominent building façade.*" This "*includes increasing the size of a door opening to provide a larger opening for a display window, garage, or other use.*" (VCC DG: 07-20)

Although this is a courtyard facing elevation of an orange-rated building, staff is concerned that this modification is somewhat extreme and would significantly change the way this building is perceived from the courtyard. The existing door opening are vertically aligned with the openings above, while the proposed condition would create much more glass at the first-floor level and eliminate that order. Still, this floor level is quite short, noted as only 8'3" tall, so the change may not be particularly jarring compared to the much larger openings on the other buildings facing the courtyard. Staff requests commentary from the Committee regarding this aspect of the proposal.

### **Summary**

Staff finds the gallery portion removal, paving, and pool size reduction all conceptually approvable with the few points of clarification noted in the report. Staff requests commentary from the committee regarding the proposed courtyard facing door work.

### **ARCHITECTURAL COMMITTEE ACTION:**

10/10/2023

Mr. Albrecht read the staff report with Mr. Gowland present on behalf of the application.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the work with the exception for the bi-fold doors and all pool deck openings to be revised and to come back to the ARC. Mr. Fifield seconded the motion and the motion passed unanimously.



# 520 Burgundy

ADDRESS:	518-520 Burgundy	APPLICANT:	Max Perret (2024)
OWNER:	488 Holdings LLC		Kimberley Namer (2023)
ZONING:	VCR-1	SQUARE:	90
USE:	Vacant/Residential	LOT SIZE:	3,072 sq. ft.

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

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

Dormered 1½-story c. 1840 Creole cottage type (double) with later decorative additions of brackets under the overhang and Eastlake lintels.

**Architecture Committee Meeting of** **01/23/2024**

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**DESCRIPTION OF APPLICATION:** 01/23/2024  
**Permit # 23-24153-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to install new inground pool in rear yard, per application & materials received 08/31/2023 & 12/12/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/23/2024

Following the deferral at the 11/28/2023 meeting staff reached out to both the pool contractor and the owner seeking additional information regarding the proposal. The owner informed staff that the original pool contractor was no longer in the picture and a new pool contractor was to be determined. Just last week, the owner informed staff that a new pool contractor had been found. No new details have been provided by the new pool contractor and will certainly be required prior to permit issuance.

Staff previously questioned the location of the pool equipment and if any screening would be provided. Staff notes that a previous proposal for this property included a small shed addition to the rear of the main building. The plans for that proposal noted that pool equipment would be installed within the shed. Staff questioned the owner regarding this, and the owner stated that the equipment could be located within the structure. Provided that it is shown on the revised plans in this location, staff finds the issue of the pool equipment resolved.

The owner further stated that there would not be any waterfall or water feature. There will simply be a 3' tall brick clad wall at one end of the pool.

Although there are still some details to finalize, staff finds that the proposal is generally in keeping with the Guidelines. The proposed pool would measure 5-1/2' by 16' in a rectangular shape, with the curb flush with the adjacent ground level.

Staff recommends conceptual approval of the proposed pool with the option to return to the Committee to review final details after the new pool contractor submits final construction documents.

**ARCHITECTURAL COMMITTEE ACTION:** 01/23/2024

**Architecture Committee Meeting of** **01/09/2024**

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**DESCRIPTION OF APPLICATION:** 01/09/2024  
**Permit # 23-24153-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to install new inground pool in rear yard, per application & materials received 08/31/2023 & 12/12/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/09/2024

Following the deferral at the 11/28/2023 meeting staff reached out to both the pool contractor and the owner seeking additional information regarding the proposal. The owner informed staff that the pool contractor was no longer in the picture and a new pool contractor was to be determined. The owner is seeking approval of the pool while a new pool contractor is being found.

Staff previously questioned the location of the pool equipment and if any screening would be provided. Staff notes that a previous proposal for this property included a small shed addition to the rear of the main building. The plans for that proposal noted that pool equipment would be installed within the shed. Staff questioned the owner regarding this, and the owner stated that the equipment could be located within the structure. Provided that it is, staff finds the issue of the pool equipment resolved.

The owner further stated that there would not be any waterfall or water feature. There will simply be a 3' tall brick clad wall at one end of the pool.

Although there are still some details to finalize, staff finds that the proposal is generally in keeping with the Guidelines. The proposed pool would measure 5-1/2' by 16'.

Staff recommends conceptual approval of the proposed pool with the option to return to the Committee to review final details after a new pool contractor has been selected.

**ARCHITECTURAL COMMITTEE ACTION:** 01/09/2024

There was no one present on behalf of the application. Mr. Bergeron made the motion to defer the application. Mr. Fifield seconded the motion and the motion passed unanimously.

**Architecture Committee Meeting of** **11/28/2023**

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**DESCRIPTION OF APPLICATION:** 11/28/2023  
**Permit # 23-24153-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to install new inground pool in rear yard, per application & materials received 08/31/2023 & 11/02/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 11/28/2023

The Committee reviewed and approved extensive renovation work at this property in 2022 and work is ongoing. The next phase of the project is a small swimming pool proposed in the small rear yard. The yard itself measures approximately 14' deep by 32' wide. The proposed pool would measure 5-1/2' by 16'. The pool is shown set 2' from the rear property line and 4' from the closest side property line. This project has already been found to be in compliance with Zoning regulating and Building Code.

Guidelines note that the VCC requires a pool to be in-ground with the curb flush with the adjacent ground level and for the shape to be a simple geometric form, such as a rectangle or oval. (VCC DG: 10-11) The Guidelines continue, noting that the VCC recommends minimizing the visibility and quantity of mounted equipment on a parcel.

The proposed pool's shape and location are consistent with the Guidelines. The equipment for the pool appears to be located 3-1/2' from the side of the pool. Staff questions if any screening is proposed around the equipment.

One of the short sides of the pool is noted as being raised 24" with a bluestone cap and clad in "reclaimed" brick. The coping for the pool is also noted as bluestone and the waterline tile as TBD. The submitted document notes a grey/green flagstone deck but it is unclear how large or where this flagstone paving would be located. Still, staff finds flagstone courtyard paving typical and approvable. Staff requests a section drawing showing the pool coping and any adjacent paving as well as the raised wall portion to confirm all is consistent with the Guidelines.

The plans also note that any water feature or waterfall feature are also TBD. Staff questions if any determination has been made on these.

Barring any unexpected changes or things out of the ordinary, staff recommends conceptual approval of the proposed pool, with any final details to be worked out at the staff level.

**ARCHITECTURAL COMMITTEE ACTION:** 11/28/2023

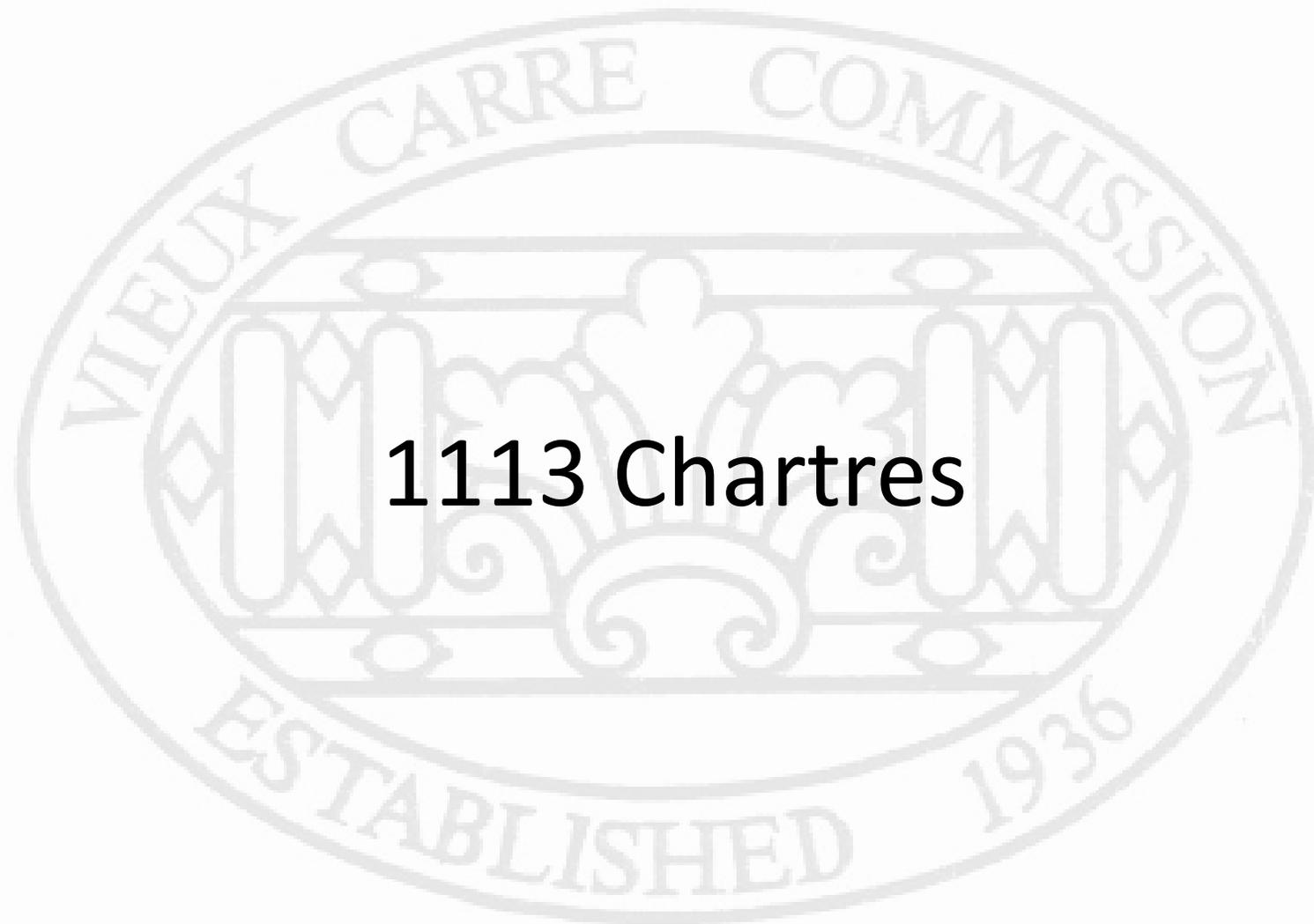
Mr. Albrecht read the staff report with Robert Kruebbe from the pool company present on behalf of the application. Mr. Fifield inquired if the applicant could provide details. Mr. Kruebbe stated that the waterfall would be a 3' sheer built into the wall. He continued that the equipment could be screened on three sides with louvers. Mr. Fifield stated that they need more drawings including a section. Ms. Virdue agreed that more drawings, specs, and screening information was needed.

There was no public comment.

Ms. Viridure made the motion for deferral in order for the applicant to submit the necessary documents discussed today. Mr. Fifield seconded the motion and the motion passed unanimously.



# New Business



# 1113 Chartres

ADDRESS:	1113 Chartres Street		
OWNER:	Beauregard-Keyes Foundation	APPLICANT:	Robert Cangelosi
ZONING:	VCR-2	SQUARE:	50
USE:	Museum	LOT SIZE:	11,680 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Ratings:

- Main house & rear service building: **Purple** - of National Architectural or Historical Importance
- Extensions of service building on both uptown & downtown sides: **Yellow** - Contributes to the character of the district

In 1826 architect Francois Correjolle, the son of refugees from Saint-Dominique, designed the Le Carpentier-Beauregard-Keyes House, a landmark from the French Quarter's transitional period between French and American building traditions. The extensions of the rear service building on both the uptown and downtown sides are of early twentieth-century construction.

**Architecture Committee Meeting of**

**01/23/2024**

**DESCRIPTION OF APPLICATION:**

01/23/2024

**Permit # 23-33036-VCGEN**

**Lead Staff: Nick Albrecht**

Proposal to restore the Gov. Nicholls elevation of the main building including removing ground floor doors, relocating ground floor shutters to interior plane, and re-stuccoing the entire elevation, per application & materials received 12/01/2023 & 01/10/2024, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

01/23/2024

Previously reviewed and approved work has been completed or is still underway on other elevations of this important building. The applicant has filed a new application to address the Gov. Nicholls side elevation. Much of the work is to match existing, including a complete re-stuccoing of the elevation, matching the existing scoring pattern, while some minor changes are proposed.

The proposed work includes removing abandoned plumbing lines, relocating a remaining water supply line to below grade, lowering existing mechanical equipment to new concrete pads, and relocating the associated AC refrigerant lines to run through the wall. Currently refrigerant lines run through some of the existing openings.

Other proposed work includes replacing the missing shutters at the second floor level with new wood shutters. The proposed new shutters are beaded on the exterior and paneled on the interior and match the design that was previously approved for the Ursulines elevation for the main floor shutters.

At the ground floor, existing millwork is proposed to be removed from three openings and the shutters relocated to the interior plane of the wall. The applicant notes that the French doors in these openings are a later addition and the proposal to mount the shutters at the interior plane of the wall is in order to increase security at the ground floor. Similar work to this has already been completed on the Ursulines elevation.

One ground floor opening near the front of the building is noted as having the original vertical wood bars restored and the shutter replaced. Currently this is one of the openings that has AC refrigerant lines running through it, but the frame does show evidence of previously existing vertical bars in this opening. There is one intact example of this condition on the property found in a portion of the building that was later added on to. Near the back of the ground floor elevation, three simple ground floor windows are noted as being replaced to match the existing details.

The front gate to the alleyway on this elevation is proposed to be replaced with a new wood beaded gate. Staff finds this aspect of the proposal approvable.

Overall, staff finds the proposed work consistent with documented details or to match existing. Staff recommends approval of the proposal with the application to be forwarded to the Commission for final approval.

**ARCHITECTURAL COMMITTEE ACTION:**

01/23/2024



**640 Royal**

ADDRESS:	636-640 Royal	APPLICANT:	John C. Williams
OWNER:	James and Richard Realty Holdings, LLC		
ZONING:	VCC-2	SQUARE:	42
USE:	Vacant	LOT SIZE:	3,840 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	6 Units	REQUIRED:	768 sq. ft.
EXISTING:	0 Units	EXISTING:	Approx. 200 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

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

**Rating:** Main building, Blue—of major architectural or historic importance;  
Courtyard addition, Brown—objectionable

The Pedesclaux-Le Monnier House is one of the most important landmarks from New Orleans' Spanish Colonial period. Constructed soon after the fire of 1794, probably according to the designs of French architect Barthelemy Lafon, the building was completed in 1811 by the noted local architects Latour and Laclotte. Originally a three-story entresol structure, this house incorporates characteristics of 18<sup>th</sup> century building traditions, such as bold stucco moldings, a horizontal emphasis balanced by strong pilaster treatment, curvilinear walls and clear ordered treatment of bays and openings. Although the upper level openings are original, the ground floor openings were altered first c. 1850 and then in the 20<sup>th</sup> century.

### **Architecture Committee Meeting of**

**01/23/2024**

### **DESCRIPTION OF APPLICATION:** **Permit # 23-33386-VCGEN**

01/23/2024

**Lead Staff: Nick Albrecht**

Proposal to install new rooftop mechanical rack and equipment, per application & materials received 12/05/2023 & 01/15/2024, respectively.

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

01/23/2024

During the renovation of this property from 2018 through 2020, the previously existing mix of mechanical equipment was all removed from the property. The previously existing equipment had included three condensing units in the small courtyard and a scattering of window units. With a new tenant lined up for one of the ground floor spaces, the applicant is proposing a new mechanical plan that should eventually be able to accommodate the entire building.

The applicant proposes to install a new rooftop rack, measuring approximately 10' x 20', and located on the low-pitched roof of the main building near the Royal and Toulouse corner. Although the rack would be sized to hypothetically accommodate all future HVAC equipment for the building, without know exactly what that equipment will be, staff has some concerns regarding the size and height of future equipment.

Staff had an opportunity to visit the site on January 10<sup>th</sup> to view the area where the rack is proposed. Staff noted potential alternative locations for mechanical equipment, such as back in the small courtyard as previously existed and/or on the rooftop terrace area of the building. The applicant expressed that maintaining those areas as usable spaces was important.

The applicant notes that the proposed roof rack location is directly above a masonry wall that is continuous from ground to the roof level and would carry the majority of the load of the equipment.

Notably, the roof terrace of this building is a historic feature. The HABS drawings note that at the time of the drawings this area had been roofed over on account of leaks but was originally a tiled roof feature.

Staff appreciates the desire to maintain open spaces for use by occupants of the building, but staff notes that the Guidelines state that roof mounted equipment, "*can adversely affect the silhouette and historic integrity of a building.*" The Guidelines continue that, "*the property owner is encouraged to limit the amount of rooftop equipment and number of penetrations in order to minimize the overall appearance of clutter. Whenever possible, equipment should be located to be visually unobtrusive, typically on a rear slope of a roof surface or concealed behind a parapet. The installation of rooftop mechanical equipment, such as an air conditioner compressor unit, generator, or similar equipment, is not permitted where it will be visibly obtrusive. Every effort should be made to shield the equipment from view and minimize associated noise.*" (VCC DG: 04-11)

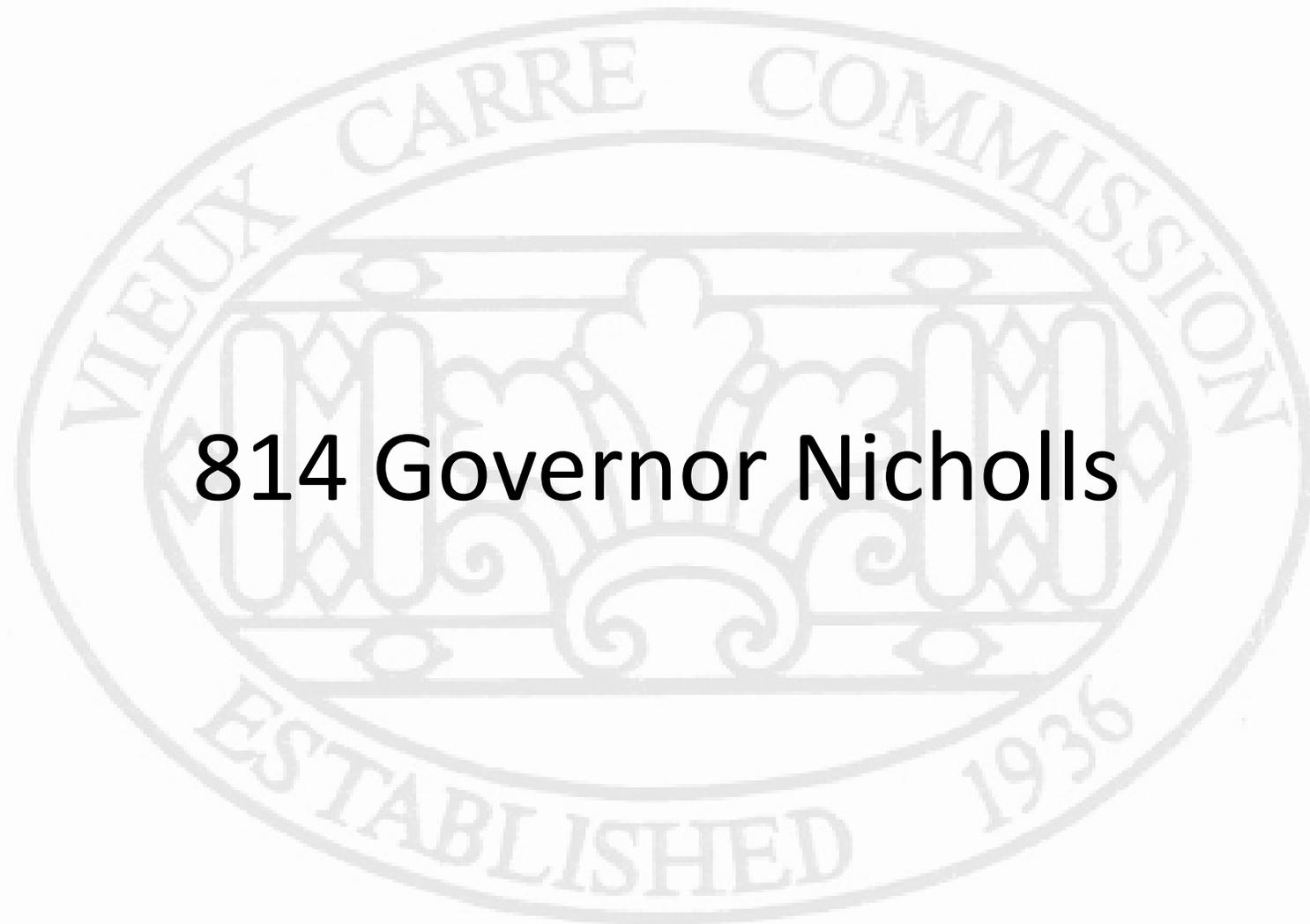
Although this equipment and screening may be minimally visible from street level, staff suspects that it

will be visible from the upper floors and balconies of buildings across Royal St. as well as possibly the upper floors of buildings between this one and the river. Although it would be nice to maintain the courtyard as open space, staff finds the courtyard location for mechanical equipment much more in keeping with the Guidelines. This is a very important, blue-rated building and staff does not find that adding a large mechanical rack to the roof would be consistent with the Guidelines and preservation best practices.

At best, staff can recommend that a mockup be installed at the approximate perimeter and height of the rack, although staff highly encourages the applicant to seek alternative locations that may be more consistent with the Guidelines. Staff notes that if the proposed roof top location is approved by the Committee, it would need to go before the Commission for approval as well for a rooftop location.

**ARCHITECTURAL COMMITTEE ACTION:**

01/23/2024



**814 Governor Nicholls**

ADDRESS:	814 Gov. Nicholls	APPLICANT:	Lee Ledbetter
OWNER:	Lee H Ledbetter	SQUARE:	78
ZONING:	VCR-1	LOT SIZE:	2253.8 sq. ft (approx.)
USE:	Residential		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

Between 1830 and 1846, the Louisiana historian Charles Gayarre owned this nice Creole style townhouse, which had been constructed c. 1830 by Norbert Soulie. This small structure, which is really just a two-story version of a Creole cottage, has on each floor of its front façade the combination of two French doors and two short double-hung windows, an arrangement peculiar to structures in New Orleans that date from the late 1820s and early 1830s.

**Architecture Committee Meeting of** **01/23/2024**

**DESCRIPTION OF APPLICATION:** 01/23/2024  
**Permit #24-00537-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install HVAC equipment and platform on service ell roof, per application & materials received 01/08/2024.

**STAFF ANALYSIS & RECOMMENDATION:** 01/23/2024

The applicant proposes to relocate an existing condenser and add one additional new unit at a new galvanized metal platform measuring 5'-4" x 10'-10", to be built where the rear service ell meets the main building. A new 22" x 30" roof hatch is proposed for installation between the existing service ell roof rafters. The platform provides a 30" x 30" access space for maintenance of the units, and a safety rail. VCC staff visited the site and found the proposed area minimally visible from the courtyard, and it appears from satellite imagery and street views that the equipment and platform will not be visible from any surrounding properties.

The Design Guidelines state that *“wherever possible, equipment should be located to be visually unobtrusive, typically on a rear slope of a roof surface or concealed behind a parapet. The installation of rooftop mechanical equipment, such as an air conditioner compressor unit, generator, or similar equipment, is not permitted where it will be visibly obtrusive. Every effort should be made to shield the equipment from view and minimize associated noise.” (VCC DG: 04-11)*

Since this is a discrete location that is minimally visible, staff finds the proposed work **conceptually approvable**, with the application to be forwarded to the Commission as required by the Guidelines for the installation of rooftop equipment. Manufacturer’s spec sheets will be needed for review of the proposed new unit. As long as it is typical in comparison with other approved units, staff is comfortable with final review of the equipment at staff level.

**ARCHITECTURAL COMMITTEE ACTION:** 01/23/2024



# Appeals and Violations



515-519 Toulouse

ADDRESS: 515 Toulouse, 516 Wilkinson  
 OWNER: 515 Toulouse LLC APPLICANT: Maya Suarez  
 ZONING: VCC-2 SQUARE: 26  
 USE: Unknown LOT SIZE: 2091 sq. ft.

DENSITY		OPEN SPACE	
Allowed:	2 units	Required:	626.37 sq. ft.
Existing:	None	Existing:	None
Proposed:	No change	Proposed:	438 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY**

This address features a four-story exposed brick Transitional style building (c. 1830) with the original arched openings on the ground floor and double-hung openings on the upper floors. Although located on separate lots of record, this building and the adjacent one at 516 Wilkinson historically have been under common ownership.

Rating: **Green** - of local architectural and/or historical importance.

ADDRESS: 517-31 Toulouse  
 OWNER: 515 Toulouse LLC APPLICANT: Maya Suarez  
 ZONING: VCC-2 SQUARE: 26  
 USE: Vacant LOT SIZE: 8813 sq. ft.  
 DENSITY- OPEN SPACE-  
 Allowed: 14 units Required: 2,643.9 sq. ft.  
 Existing: 0 unit Existing: None  
 Proposed: No change Proposed: No Change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY**

Site of the Crescent Rice Mills which in 1896 was noted as ruins on the Toulouse Street side. The existing building is an early 20th c. industrial style brick building, which housed the Haspel Suit Factory.

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

**Architecture Committee Meeting of 01/23/2024**

**DESCRIPTION OF APPLICATION:** 01/23/2024  
**Permit #23-11875-VCGEN** **Lead Staff: Erin Vogt**

Proposal to abate demolition by neglect issues, including masonry repair, per application & materials received 05/11/2023 & 12/21/2023, respectively. [Notices of Violation sent 01/27/2012, 11/18/2013, 12/5/2014, 06/15/2017, 04/20/2018, & 11/19/2019]

**STAFF ANALYSIS & RECOMMENDATION:** 01/23/2024

When last reviewed on 07/11/2023, the Committee deferred the proposed masonry work and requested a revised engineer’s report assessing the bowing masonry on the street facing facades. Of particular concern was interior crack repair conducted without permit, which made it more difficult for staff to compare conditions to previous inspections, and contrary masonry reports from two engineers who assessed the buildings. Mr. Carubba has provided a revised report based on an additional, subsequent inspection:

In accordance with your request, we completed a subsequent visual observation to confirm that the interior masonry work at the above captioned property was repaired in accordance with our verbal directives, and in a workmanlike manner. We confirmed such in our observation. Additionally, we observed the interior and exterior masonry structural walls at each address, and confirmed that they are serviceable at this time, and in no need of immediate repair for the cosmetic conditions we noted (minor vegetation growing through the brick and mild vertical deflection). The vegetation is the result of the building being out of service, and the cracking on the interior walls are, in all likelihood, associated with past differential settlement that is not active at this time.

Staff seeks the guidance of the Committee.

**ARCHITECTURAL COMMITTEE ACTION:** 01/23/2024

**Architecture Committee Meeting of****07/11/2023****DESCRIPTION OF APPLICATION:**  
**Permit #23-11875-VCGEN**

07/11/2023

**Lead Staff: Erin Vogt**

Proposal to abate demolition by neglect issues, including extensive masonry repair, per application & materials received 05/11/2023 & 06/22/2023, respectively. [Notices of Violation sent 06/15/2017, 04/20/2018 & 11/19/2019]

**STAFF ANALYSIS & RECOMMENDATION:**

07/11/2023

When last reviewed on 07/27/2021, no applicant was present to respond to Committee comments or questions. Despite this, the Committee chose to hear the item due to the condition of demolition by neglect and concerns that delays might be detrimental to the building. The Committee's motion included a proviso that the engineer who provided the report must confirm that no tiebacks, reconstruction, or lintel replacement would be required to stabilize the building. A new engineer was consulted, and staff met Mr. Walter Zehner on site on 02/15/2022. Mr. Zehner told staff that the cracking on the interior was more extensive than he had originally believed, and that structural ties would be necessary at 515 Toulouse and 516 Wilkinson since the facades were separating from the building at all three floors. While staff was waiting to receive drawings from Mr. Zehner, the application expired.

The most recent case from 2019 has been to administrative adjudication six times and has been reset at each hearing. The previous contractor pulled out from the job, a new architect of record was hired, and the building was again evaluated by another engineer, Roy Carubba. Mr. Carubba's assessment was that structural ties are not needed and that the masonry work is cosmetic:

In accordance with your request, we completed a subsequent limited structural visual observation in an effort to address specific concerns as it relates to the overall structural condition of the building. We understand those concerns to be the following.

- Crack repair (interior)
- Water intrusion
- Structural condition of select wooden members

*Cracks in Masonry Wall*

The cracking in the masonry wall is stable in its present condition. We understand that there are concerns about the condition of the wall as it relates to said cracks. We recommend that the cracks be repaired as a matter of course. We also recommend that the cracks be repaired prior to any work being done on the exterior masonry.

*Water Intrusion*

As we stated in our initial report, there is water infiltration into the building. We recommend that you hire a qualified roofing contractor to assess the envelope, and make recommendations on arresting the water intrusion, hence rendering the building watertight.

*Floor Joists*

There are several joists and portions of floor decks that are degraded/deflected due to water infiltration. We recommend that the building envelope be secured (see previous bullet point) and these areas blocked from pedestrian access until such a time that the building is under comprehensive renovation. These isolated conditions have not degraded the overall general structural condition of the building.

### Conclusion

Per our previous report, the buildings are structurally sound in their present condition, notwithstanding the isolated conditions noted herein. When the building is renovated, we strongly recommend that the owner hire a qualified structural engineer to address the isolated conditions noted herein and provide the requisite information for their repair. We also recommend that a qualified waterproofing expert examine the roof system closely and also provide a scope of work to restore the building envelope to an acceptable level of integrity. We recommend that renovation work begin at the earliest possible time as the building is structurally sound in its present condition.

Thank you for the opportunity to provide this information to you. Please contact our office if you need further assistance. We reserve the right to amend this report if additional information becomes available.

Respectfully,  
Carubba Engineering, Inc.



Roy M. Carubba, P.E.  
w/ attachments



VCC staff inspected the property with the applicant again to observe if interior cracking had changed in the year and a half since it was last inspected. Work to repoint the masonry was done on the interior without permit, so any change in movement could not be observed.

The scope of work proposed largely consists of repair to match existing. Repair to the roof and dormer have been added. The applicant proposes to correct a patch of poor quality masonry replacement at 516 Wilkinson, removing inappropriately sized bricks with new hard tan jumbo brick. The proposed replacement masonry will require review and approval prior to installation. As part of this scope of work, the applicant is also proposing millwork alteration at 519 Toulouse. However, sufficient drawings have not yet been submitted for review, so this item must be reviewed at a future Committee meeting.

Considering the conflicting opinions from at three separate engineers as to whether or not the building was moving or needed structural ties, staff found it prudent to require Committee review of the masonry prior to permit. Since the most recent stamped report states that the masonry repair needed is cosmetic and not structural, staff seeks the Committee's guidance prior to issuing a permit for masonry work.

### ARCHITECTURAL COMMITTEE ACTION:

07/11/2023

Ms. Vogt read the staff report with Mr. Marcello present on behalf of the application. Mr. Fifield asked staff if these had been three properties; Ms. Vogt responded that they had been subdivided. Mr. Marcello stated that he had been brought in in April and that Mr. Carruba and Chief Building Official Jay Dufour had walked through the interior. He stated that the exterior work was mostly repointing, with some masonry replacement on Wilkinson. He added that they wanted to change the millwork on the other building; Ms. Vogt stated that that was not being discussed today since materials were not provided for review. Mr. Marcello repeated that the exterior work was largely cosmetic.

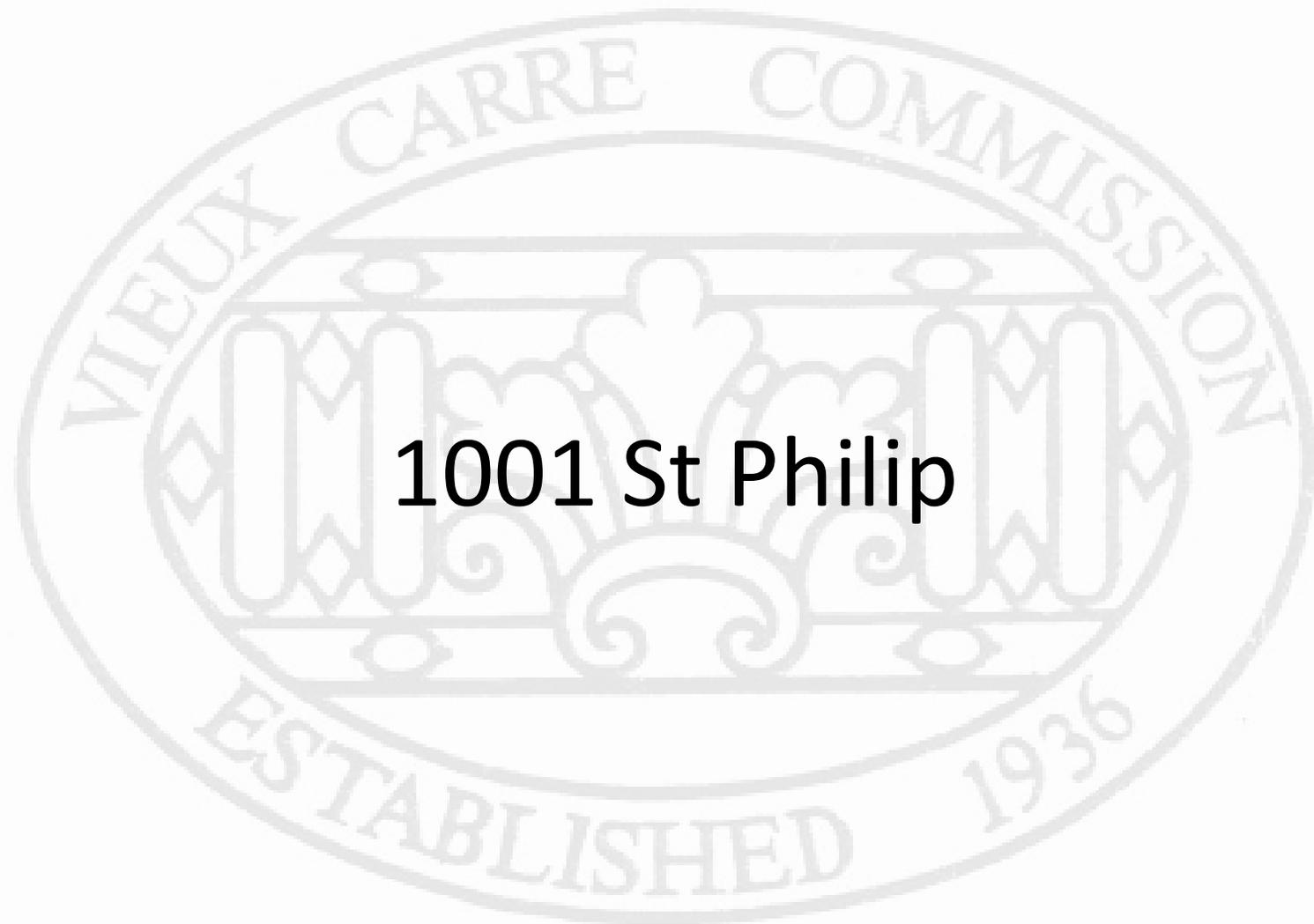
Mr. Fifield stated that he wanted to discuss the buildings separately, and the engineer's report was not clear on what repairs were happening at which building, or what their individual conditions were. He was wary of any assessment stating there were no structural issues, considering there are areas where the bricks are heaving out of the wall. Mr. Fifield stated that he found the cracks and separation very concerning, and asked Mr. Marcello if he was concerned as well. Mr. Marcello responded that the mason, Arnold Romain, was capable of fixing bulges and cracks and that he was confident they had the right person for the job.

Mr. Fifield again expressed amazement that the engineer's assessment was that there were no structural issues. Mr. Marcello stated that Mr. Carrubba's main concern was water intrusion. Mr. Fifield read from the structural report, where Mr. Carrubba stated that the owner should hire a structural engineer to address the conditions. Mr. Fifield stated that the report did not address the issues but instead shifts that to others. Mr. Marcello stated that the interior work at the stair had been done; Mr. Fifield responded "without permit." Mr. Marcello noted that the crack was not at the "tan building" but "the pink one." Ms. Vogt clarified that there were numerous cracks between the buildings on the interior.

Mr. Bergeron also noted that the report suggested a structural engineer be hired to address conditions, and that this looked to be a situation where ties would be needed. Mr. Fifield stated that the report was not specific or thorough enough, and that he was afraid it gave the owner a false sense of stability. Mr. Block stated that the Committee could require a more thorough review and report, noting that he found the photographs to be very concerning. He added that he was doubly concerned since staff had received conflicting assessments from different engineers, and that the building would not be in better condition now than it was several years prior since buildings do not heal. Mr. Fifield clarified that he was not trying to find fault, but to assess the building.

Ms. Vogt asked if the metal cap was only at 515 and none of the other buildings; Mr. Marcello responded yes. Ms. Vogt stated that this was in violation and would need to be mortar.

Mr. Bergeron moved to **defer** the proposal, with a structural engineer to provide a more comprehensive report that identifies specific areas of concern and proposes repairs for those areas. Mr. Fifield seconded the motion, which passed unanimously. Ms. Bourgogne suggested that Mr. Marcello submit a separate permit for the roof. Mr. Fifield stated that any repairs that could start, should, but that the masonry proposal was not there yet.



**1001 St Philip**

ADDRESS:	1001-03 St. Philip/1001 Burgundy		
OWNER:	Robert & Kay Baxter	APPLICANT:	Restorical Homes & Renovations
ZONING:	VCR-1	SQUARE:	105
USE:	Residential	LOT SIZE:	1,856 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION:**

Rating: Green- of Local Architectural or Historical Importance.

This is a circa 1890, 4-bay camelback shotgun double house with brackets and a decorative verge board siding that bears the municipal address of 1001-03 St. Philip Street.

**Architecture Committee Meeting of****01/23/2024****DESCRIPTION OF APPLICATION:**  
**Permit # 23-28077-VC GEN**

01/23/2024

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

Proposal to rebuild rear fence and vehicular gate using synthetic boards, per application & materials received 10/12/2023 & 12/21/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

01/23/2024

Staff posted a Stop Work Order on this property on 10/11/2023 after it was found that all the wood from the rear fence and gate had been removed. The applicant then filed an application for the work which included in the description, “modify and expand to max 10” and “install new 5” x 6” composite tongue and groove boards.” Staff requested additional information from the applicant who submitted information on the proposed material as TimberTech Composite Legacy Collection in an espresso color.

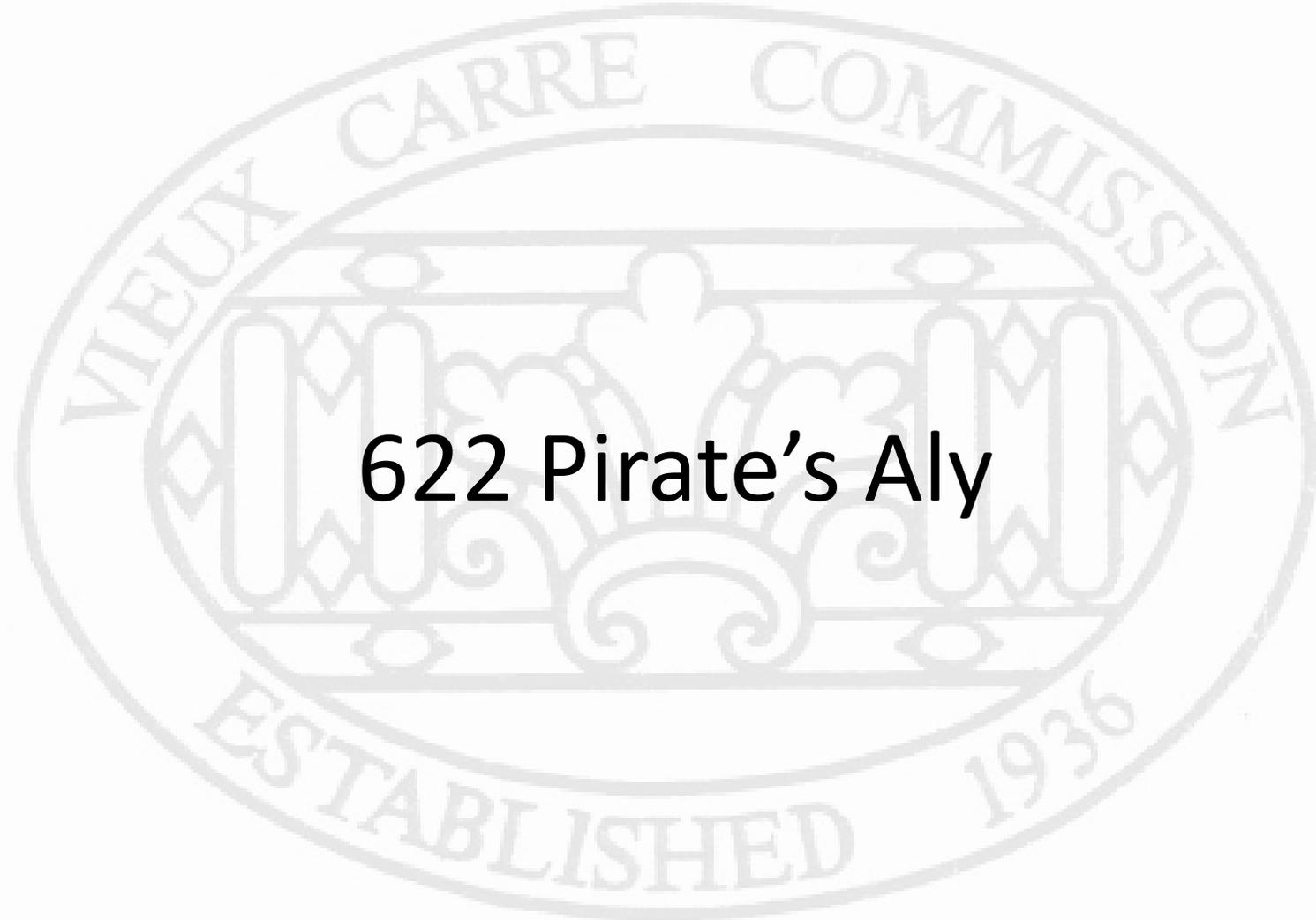
The website for this product notes that it is available in deck boards with actual dimensions of 5.36” wide by 0.94” thick either square shouldered or grooved. It is also available in a fascia board with dimensions 0.58” thick by 11.95” wide or riser boards at 0.58” thick and 7.25” wide. Staff believes that the proposal is for the grooved deck boards but seeks confirmation from the applicant regarding the exact material proposed.

Although the VCC has approved certain composite or synthetic materials in select circumstances, most commonly as balcony or gallery decking, staff does not find that the proposed use on a fence and gate is an appropriate use of a synthetic material. Staff does not find any circumstances with this particular situation that makes it unique and therefore staff believes approving a synthetic material for this kind of application could be setting a bad precedent. Additionally, the Guidelines state that, “*the VCC does not allow vinyl or synthetic fencing, gates, or garage doors.*” (VCC DG: 10-7)

Staff recommends denial of the use of a synthetic or composite material in this location, with the applicant to repair the fence and gate with wood to match the previously existing condition.

**ARCHITECTURAL COMMITTEE ACTION:**

01/23/2024



622 Pirate's Aly

ADDRESS: 622 Pirates Alley  
 OWNER: Rumberos LLC APPLICANT: Loretta Harmon  
 ZONING: VCC-2 SQUARE: 44  
 USE: Mixed LOT SIZE: 1089.5 sq.ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

This building is one in the row of eleven 3 ½ story brick buildings, which were constructed c. 1839-40 for the widow of Jean Baptiste Labranche. Eight of the Labranche row houses face St. Peter, one faces Royal and two face Cabildo Alley.

**Architecture Committee Meeting of** **01/23/2024**

**DESCRIPTION OF APPLICATION:** 01/23/2024  
**Permit #23-34899-VCGEN** **Lead Staff: Erin Vogt**  
**Violation Case 21-08298-VCCNOP** **Inspector Anthony Whitfield**

Appeal to retain and modify roof deck and dormer alterations completed without benefit of VCC review and approval, per application & materials received 12/21/2023. [Notices of Violation sent 12/05/2011, 03/05/2014, 01/16/2015, 08/24/2017, 06/27/2019 & 11/9/2021]

**STAFF ANALYSIS & RECOMMENDATION:** 01/23/2024

Staff notes that this property has been cited for a significant number of work without permit and demolition by neglect violations that are not addressed in this application. A full proposal to correct all violations must be submitted in order for permits to be issued.

The applicant has submitted a proposal to modify a roof deck that was installed without benefit of review and approval, and has been continuously cited since it was initially observed by staff in 2011. Construction of the roof deck also included a metal stair that appears to cross the neighboring property line, and the addition of an inappropriate dormer (which holds a door, not a window) where none previously existed. The applicant proposes to replace the current door inside the illegally constructed dormer, and rebuild part of the roof deck structure. The decking would then be replaced with Aeratis synthetic decking, and a taller, 42” handrail would replace the unpermitted 33” rail.

Staff notes that a similar proposal to retain the roof deck was submitted in 2012 and was denied by both the Committee and Commission.

**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

**(VCC DG:14-17)**

The VCC Design Guidelines clearly prohibit the retention of this roof deck based on the building’s Blue rating alone, but it fails on several other key points, including the building’s residential use and pitched

roof. Modification of the roof to add an inappropriate dormer where one never existed is also extremely problematic and must be corrected. Staff recommends **denial** of the proposed work, with the applicant to submit a proposal to resolve all violations present on the property or it may be scheduled for administrative adjudication.

**ARCHITECTURAL COMMITTEE ACTION:**

01/23/2024