

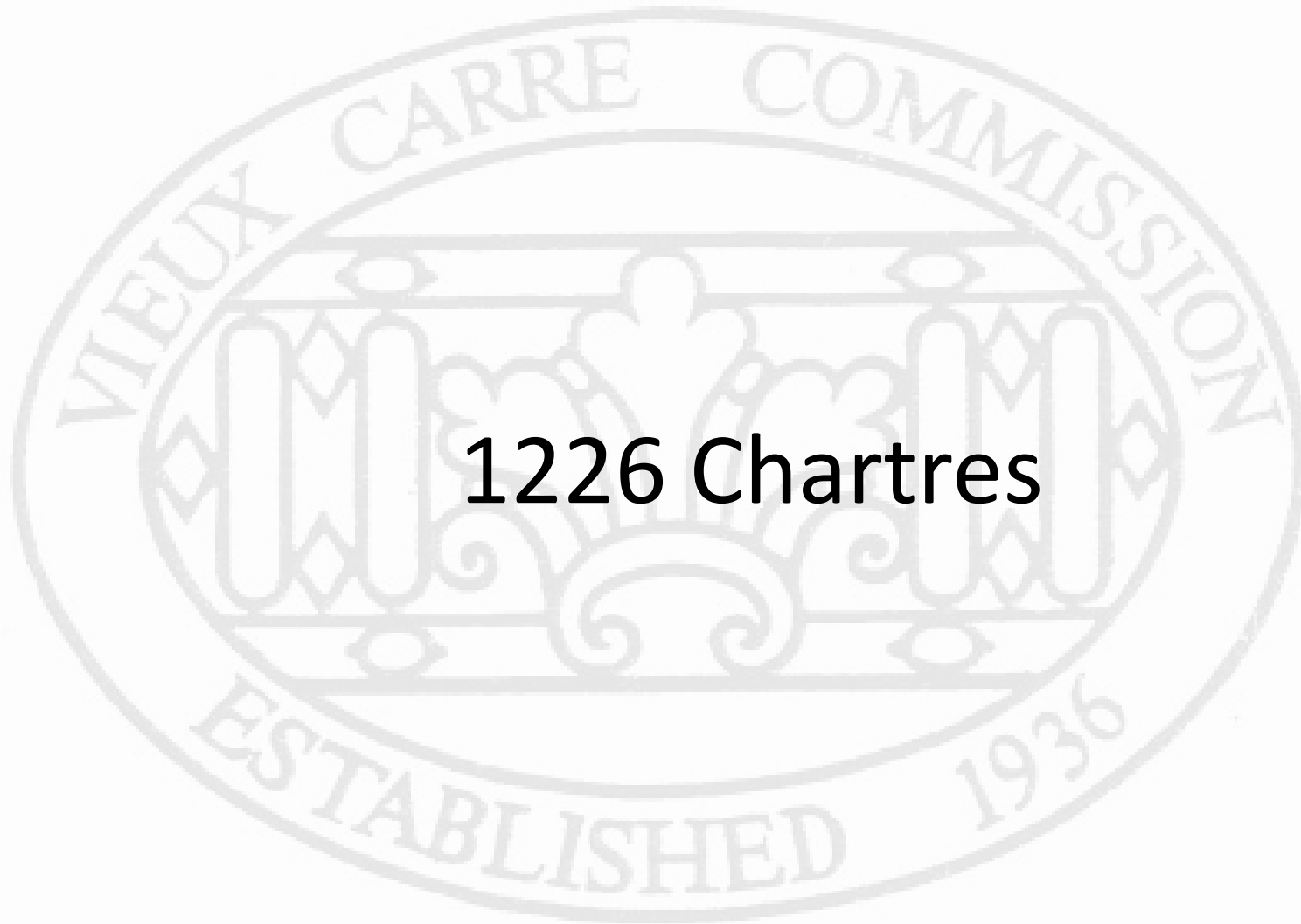


Vieux Carré Commission Meeting

Wednesday, April 19, 2023



New Business



1226 Chartres

ADDRESS:	1222-1226 Chartres	APPLICANT:	Zach Smith Consulting
OWNER:	1216 Chartres, LLC	SQUARE:	18
ZONING:	VCR-2	LOT SIZE:	7,406 sq. ft.
USE:	Residential		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Blue: Of Major Architectural or Historical Importance.

This house is one of the row of five Greek Revival double houses designed in 1846 by J.N.B. DePouilly for Dominique Lanata. Both this house and the one at 1216-20 Chartres Street were remodeled in 1973 by Lloyd Rosen, architect.

Vieux Carré Commission Meeting of **04/19/2022**

DESCRIPTION OF APPLICATION: 04/19/2022
Permit # 23-08332-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct new electrical closet on side elevation of main building, per application & materials received 03/28/2023.

STAFF ANALYSIS & RECOMMENDATION: 04/19/2022

This application, as well as the next one on the agenda, are nearly identical proposals for these two matching buildings in the row. The proposals include the construction of an electrical closet, around the existing electrical panels, measuring approximately 1’-4” deep by 8’10” wide and 8’ tall. This proposed closet is located on the Barracks elevation of the building, set back from the front of the building approximately 20-1/2’.

The small structure is shown with a painted standing seam metal roof, beadboard cladding, and simple door hardware. The doors are shown in the same material as the wall cladding.

Staff notes that for a blue-rated building, the Guidelines require Commission level review for the construction of a new shed structure. The Architecture Committee heard this application at the 04/11/2023 meeting and forwarded it to the Commission with a positive recommendation. Staff recommends approval of the proposal with any final details to be worked out at the staff level.

VIEUX CARRÉ COMMISSION ACTION: 04/19/2022

Architecture Committee Meeting of **04/11/2023**

DESCRIPTION OF APPLICATION: 04/11/2023
Permit # 23-08332-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct new electrical closet on side elevation of main building, per application & materials received 03/28/2023.

STAFF ANALYSIS & RECOMMENDATION: 04/11/2023

This application, as well as the next one on the agenda, are nearly identical proposals for these two matching buildings in the row. The proposals include the construction of an electrical closet, around the existing electrical panels, measuring approximately 1’-4” deep by 8’10” wide and 8’ tall. This proposed closet is located on the Barracks elevation of the building, set back from the front of the building approximately 20-1/2’.

The small structure is shown with a painted standing seam metal roof, 5/8” x 5-1/4” beadboard cladding, and simple door hardware. The doors are shown in the same material as the wall cladding. Regarding the construction of small structures, sheds, and enclosures, the Guidelines recommend using materials that are approved for the existing main building. (VCC DG: 10-10) In this instance, the existing main building is stuccoed masonry, but staff has no objections to the proposed wood cladding of the small structure.

Staff notes that for a blue-rated building, the Guidelines require Commission level review for the construction of a new shed structure. Staff recommends that the Committee forward the application to the Commission with a recommendation for approval.

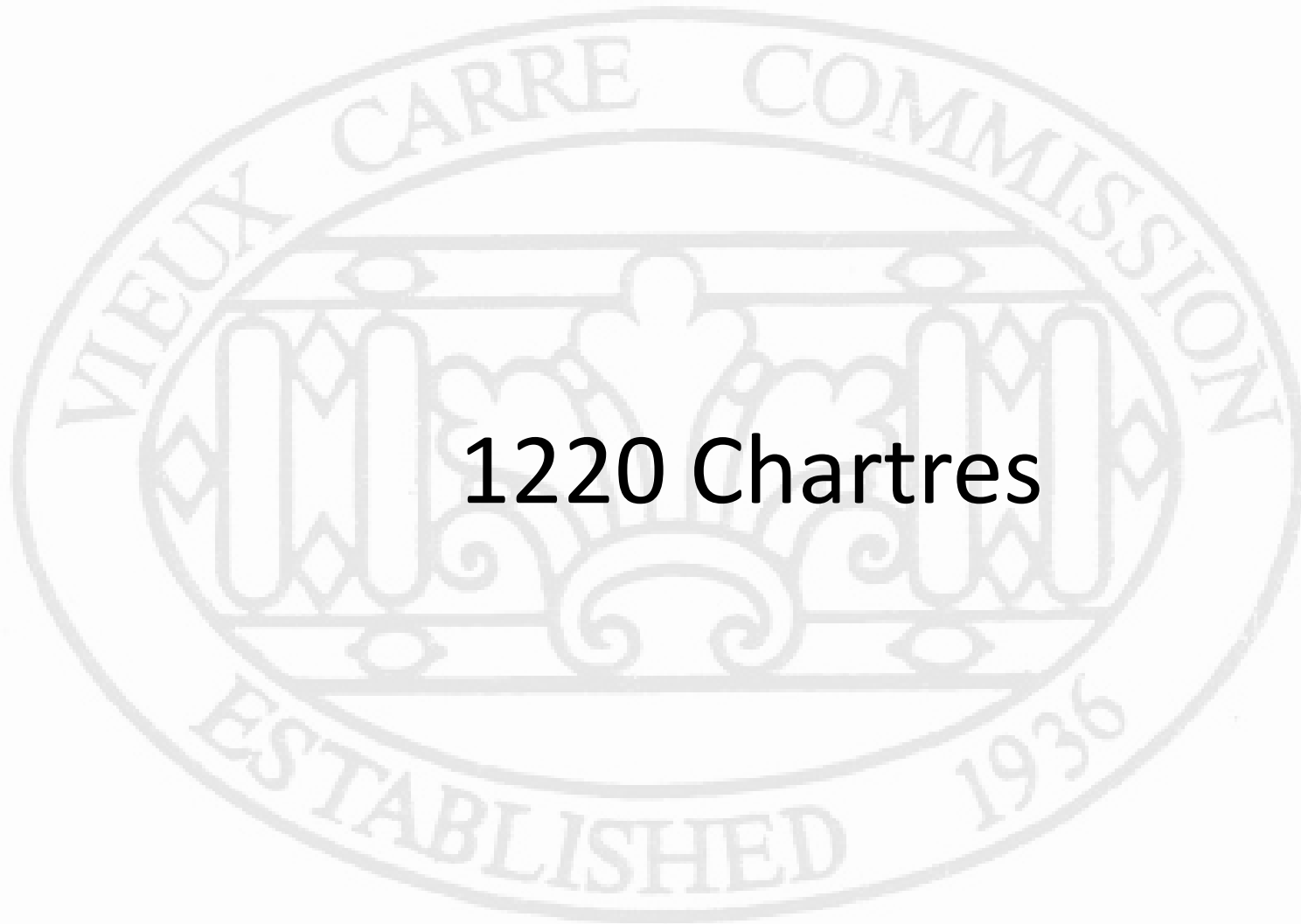
ARCHITECTURAL COMMITTEE ACTION:

04/11/2023

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

There was no public comment.

Mr. Bergeron made the motion for approval with a positive recommendation to be forwarded to the full Commission. Mr. Fifield seconded the motion and the motion passed unanimously.



1220 Chartres

ADDRESS:	1220 Chartres	APPLICANT:	Zach Smith Consulting
OWNER:	1216 Chartres, LLC	SQUARE:	18
ZONING:	VCR-2	LOT SIZE:	5,324 sq. ft.
USE:	Residential		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Blue: Of Major Architectural or Historical Importance.

This house is one of the row of five Greek Revival double houses designed in 1846 by J.N.B. DePouilly for Dominique Lanata. Both this house and the one at 1222-26 Chartres Street were remodeled in 1973 by Lloyd Rosen, architect.

Vieux Carré Commission Meeting of **04/19/2022**

DESCRIPTION OF APPLICATION: 04/19/2022
Permit # 23-08332-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct new electrical closet on side elevation of main building, per application & materials received 03/28/2023.

STAFF ANALYSIS & RECOMMENDATION: 04/19/2022

This application is nearly identical to the one just reviewed for 1226 Chartres. This proposed structure is the same size and constructed of the same materials as the one proposed for 1226 Chartres. The structure on this property is on the opposite, Gov. Nicholls, side of the building but otherwise all aspects appear to be the same.

This property is also blue-rated so the proposed new structure requires Commission approval. The Architecture Committee heard this application at the 04/11/2023 meeting and forwarded it to the Commission with a positive recommendation. Staff recommends approval of the proposal with any final details to be worked out at the staff level.

VIEUX CARRÉ COMMISSION ACTION: 04/19/2022

Architecture Committee Meeting of **04/11/2023**

DESCRIPTION OF APPLICATION: 04/11/2023
Permit # 23-08412-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct new electrical closet on side elevation of main building, per application & materials received 03/29/2023.

STAFF ANALYSIS & RECOMMENDATION: 04/11/2023

This application is nearly identical to the one just reviewed for 1226 Chartres. This proposed structure is the same size and constructed of the same materials as the one proposed for 1226 Chartres. The structure on this property is on the opposite, Gov. Nicholls, side of the building but otherwise all aspects appear to be the same.

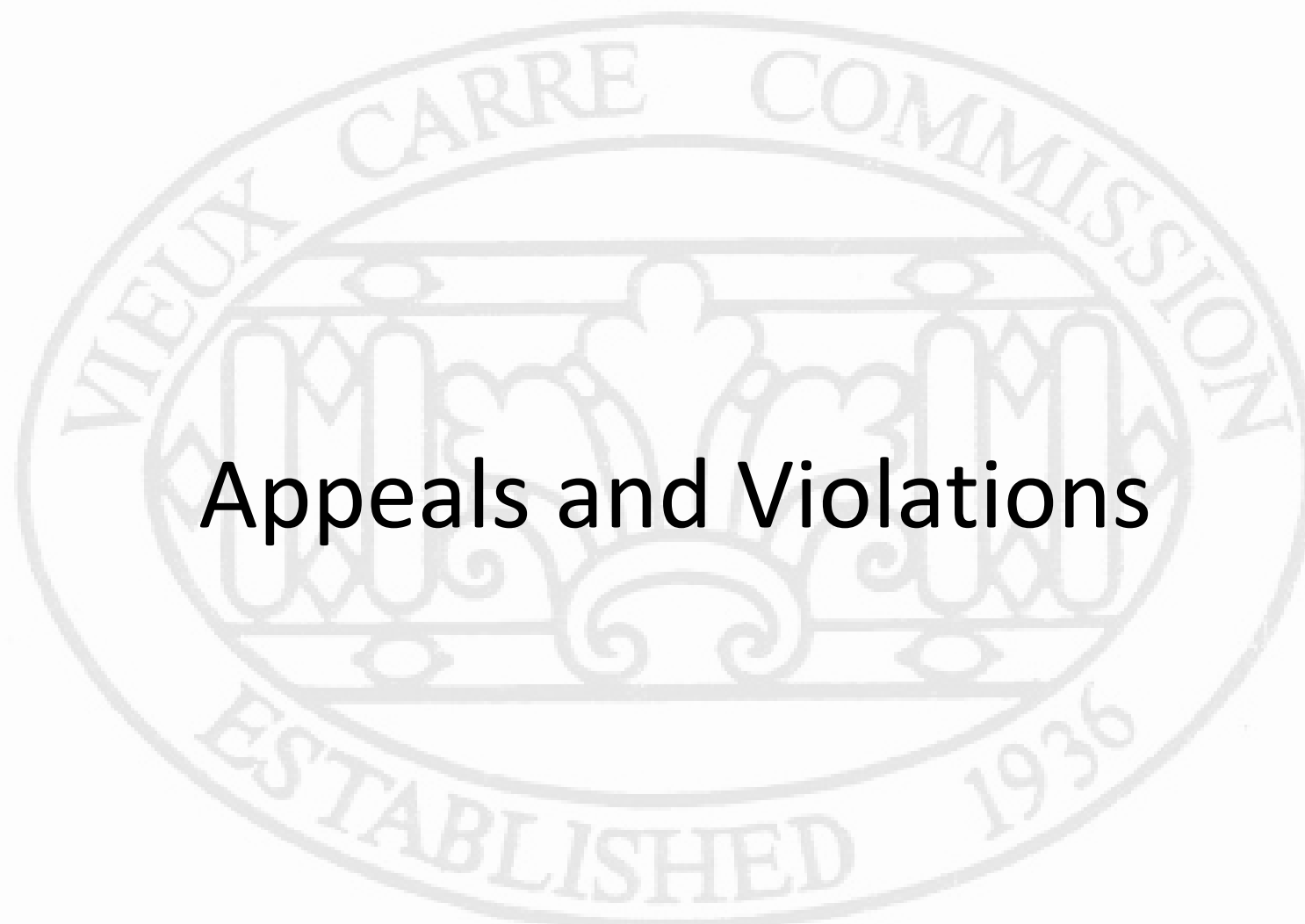
This property is also blue-rated so the proposed new structure would require Commission approval. Staff recommends that the Committee forward the application to the Commission with a recommendation for approval.

ARCHITECTURAL COMMITTEE ACTION: 04/11/2023

Mr. Albrecht read the staff report with Mr. Martin present on behalf of the application. Mr. Fifield stated that for this and the previous application he did not see a negative impact on the building because of the construction of the structure.

There was no public comment.

Mr. Bergeron made the motion for approval with a positive recommendation to be forwarded to the full Commission. Mr. Fifield seconded the motion and the motion passed unanimously.



Appeals and Violations



625 Dauphine

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

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

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

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

Vieux Carré Commission Meeting of

04/19/2023

DESCRIPTION OF APPLICATION:

04/19/2023

Permit # 21-33678-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-08164-VCCNOP

Inspector: Marguerite Roberts

Appeal of Architecture Committee denial of proposal to retain gas lights and other lighting installed without benefit of VCC review or approval, per application & materials received 12/09/2021 & 10/05/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

04/19/2023

Staff notes that although this application was denied at the 10/05/2022 Architecture Committee meeting, it is only now being heard by the Commission due to several requested deferrals of the applicant. Issues with the property date back to July 2021 when a Stop Work Order was posted after extensive work was observed without permits. In the months that followed, an additional four Stop Work Orders were posted for continued work without permits. Although the majority of the VCC related issues have been resolved, with the exception of decorative lighting being heard today, cap flashing, and a keypad system, no permits were ever issued by the Building or Electrical Departments for any work interior or exterior. Staff still has concerns that none of this work was properly permitted or inspected.

Regarding the decorative light fixtures, staff counts three decorative gas lights having been installed across the front of the building, two additional gas lights have been installed on the side of the building above the alleyway, two gas fixtures have been installed on the rear elevation of the main building, approximately eight fixtures have been installed on the detached service building, and approximately twelve fixtures have been installed around the perimeter wall and pool for a total of approximately twenty seven decorative gas fixtures total on the property.

Regarding decorative lighting the Guidelines state that fixtures “*should be:*

- *Compatible with the building in terms of its style, type, and period of construction*
- *Limited in number to avoid a cluttered appearance*
- *Located near a focal point of the building, such as the primary entrance door*
- *Installed in a manner that is harmonious with the building’s design, such as evenly spaced on a balcony, gallery, or porch bay, or centered on or around an element such as a door, carriageway, or window*
- *Scaled appropriately for the proposed location*
- *Constructed of materials appropriate to the building’s period, type, and style as well as the lighting design.” (VCC DG: 11-7)*

Based on these Guidelines, staff finds the current installation of decorative fixtures excessive and suggests that at most three or four decorative fixtures are likely appropriate for this entire property. The applicant has stated that the three decorative gas fixtures on the front elevation replaced three previously existing electric fixtures. Photographs indicate that these decorative fixtures were installed between March and August 2016 by a previous owner without permits.

On the side elevation it appears there was previously one decorative fixture compared to the two now installed. On the rear elevation, photographs show that two decorative fixtures have been in these approximate locations since at least 1992, although the new fixtures do not match those previously existing. A similar condition is seen at the service building where there were approximately five previously existing electric decorative fixtures on the building and are now eight gas fixtures.

The four decorative fixtures around the pool appear to predate the current ownership but again were converted from electric to gas. The other approximately seven or eight fixtures around the perimeter of the property are all brand new installations.

Although it is not entirely clear when all the decorative fixtures were installed by previous owner or owners and their numbers are still excessive compared to the Guidelines, staff had previously suggested that retaining the now gas fixtures in the locations where fixtures were previously documented may be an approvable compromise. This would not include the three fixtures on the front elevation which are clearly documented as being installed in 2016. For this age of building staff does not find decorative gas fixtures particularly appropriate for installation on the front elevation.

At the 10/25/2022 Architecture Committee meeting, the Committee agreed with the staff recommendation that the now gas fixtures that can be documented as replacing previously existing electric fixtures could be retained but the Committee denied the retention of the decorative fixtures that were documented as new installations including the three decorative fixtures on the front elevation of the main building. If the applicant followed the staff and Architecture Committee recommendations this would still leave the property with a total of twelve decorative fixtures, which is still significantly more than the Guidelines would recommend. Instead, the applicant is appealing the denial of the new fixtures and is seeking retention of all twenty-seven decorative fixtures installed around the exterior of the property.

Staff recommends that the Commission uphold the Architecture Committee decision.

VIEUX CARRÉ COMMISSION ACTION:

04/19/2023

Architecture Committee Meeting of

10/25/2022

DESCRIPTION OF APPLICATION:

10/25/2022

Permit # 21-33678-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-08164-VCCNOP

Inspector: Marguerite Roberts

Proposal to retain gas lights and other lighting installed without benefit of VCC review or approval, per application & materials received 12/09/2021 & 10/05/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

10/25/2022

This application was last reviewed at the 06/28/2022 meeting where it was deferred “in order to allow the applicant time to submit a comprehensive lighting plan including landscape lighting as well as what fixtures were installed when, and to consider keypad and intercom alternatives.” The applicant has submitted a site plan indicating the locations of the light fixtures and a breakdown of all of the fixtures that were ordered, noting some as completely new installations. According to the fixture breakdown, only three of the current fixtures are completely new installations. Staff disagrees with this count based off of photographs of the property and counts nine fixtures that are completely new installations. This includes all four fixtures installed on the wall on the Toulouse St. side of the property that are not seen in any prior

photographs of this property.

Staff stands by the recommendation made at the 06/28/2022 meeting that although the number of decorative fixtures are still excessive compared to the Guidelines, staff suggests that retaining the now gas fixtures in the locations where fixtures were previously documented may be an approvable compromise. This would not include the three fixtures on the front elevation which are clearly documented as being installed in 2016 without benefit of VCC review or approval. For this age of building staff does not find decorative gas fixtures particularly appropriate. Perhaps one decorative fixture on the front elevation may be approvable.

The submitted lighting plan shows four small functional landscape lights in the open yard area. No up-lights are shown on the plans. Staff finds these functional lights approvable.

No additional information was submitted regarding the proposed retention of the keypad or cap flashing.

Staff reminds the Committee that although this review is in regard to some remaining details, this property received a total of five Stop Work Orders between July and December 2021. Photographs showed significant interior work in conjunction with the unpermitted exterior work, but no permits were ever issued by the Building or Electrical Departments for any work.

Staff recommends denial of the retention of all decorative fixtures documented as new installations, denial of retention of the cap flashing, and denial of the retention of the keypad.

ARCHITECTURAL COMMITTEE ACTION: 10/25/2022

Mr. Albrecht read the staff report with Mr. Zimmer present on behalf of the application. Mr. Zimmer stated that it sounded like staff and the owners were on the same page regarding the functional landscape lighting, that information regarding the cap flashing is still with the engineer with a report still coming, and that he was at a loss on alternatives for the intercom system. Mr. Fifield noted that they had previously discussed the decorative character of the fixtures and the fact that there were so many decorative fixtures. Ms. DiMaggio commented that decorative lights on the front of buildings are always a concern. Ms. DiMaggio continued that a single light over the main entry may be possible.

Mr. Fifield questioned the numerous stop work orders that had been placed on the property. Mr. Zimmer stated that the owners did not understand the requirements of living in the historic district.

Ms. DiMaggio moved to deny the retention of the decorative fixtures that were documented as new installations including the three decorative fixtures on the front elevation of the main building and to defer action on the cap flashing and keypad pending additional information. Mr. Bergeron seconded the motion, which passed unanimously.

Architecture Committee Meeting of 06/28/2022

DESCRIPTION OF APPLICATION: 06/28/2022
Permit # 21-33678-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #21-08164-VCCNOP **Inspector: Marguerite Roberts**

Proposal to retain gas lights and other lighting installed without benefit of VCC review or approval, per application & materials received 12/09/2021 & 05/10/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 06/28/2022

See Staff Analysis & Recommendation of 05/24/2022.

ARCHITECTURAL COMMITTEE ACTION: 06/28/2022

Mr. Albrecht read the staff report with Mr. Zimmer present on behalf of the application. Mr. Zimmer stated that there were a total of 18 lights on the property with 15 of the lights being refurbished and 3 new lights. Mr. Bergeron noted that a plan noting the different fixtures would be beneficial.

Nikki Szalwinski, representing French Quarter Citizens, stated that attaching lighting to common fences and walls should not be allowed as it was not good for their building. Ms. Szalwinski continued that electric lighting should be directed downward and not into people's houses.

Ms. DiMaggio made the motion to defer the application in order to allow the applicant time to submit a comprehensive lighting plan including landscape lighting as well as what fixtures were installed when, and to consider keypad and intercom alternatives. Mr. Bergeron seconded the motion and the motion

passed unanimously.

Architecture Committee Meeting of

05/24/2022

DESCRIPTION OF APPLICATION:

05/24/2022

Permit # 21-33678-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-08164-VCCNOP

Inspector: Marguerite Roberts

Proposal to retain gas lights and other lighting installed without benefit of VCC review or approval, per application & materials received 12/09/2021 & 05/10/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/24/2022

The applicant has submitted additional materials that attempt to resolve the remaining issues regarding work without permits at this property.

Balustrade

The first item on their submittal is in regards to the balustrade and masonry pilasters around the pool area. These elements were previously removed without benefit of VCC review or approval. The applicant previously submitted a simplified design for a replacement, however, after seeing the existing conditions in person, staff recommended proposing to keep the conditions as-is without any balustrade. The masonry around the pool is only approximately 14" higher than the lawn and does not require a guardrail from a building code perspective. This entire pool area dates to the ca. 1980s and is not historically significant. Staff has no objection to the proposed complete removal of the balustrade and pilasters.

Decorative Gas Lighting

The second element in need of review is the proposed retention of several decorative fixtures located around the property. Three decorative gas lights have been installed across the front of the building, two additional gas lights have been installed on the side of the building above the alleyway, two gas fixtures have been installed on the rear elevation of the main building, approximately eight fixtures have been installed on the detached service building, and approximately twelve fixtures have been installed around the perimeter of the wall and pool for a total of approximately twenty seven decorative gas fixtures total on the property.

Regarding decorative lighting the Guidelines state that fixtures "*should be:*

- *Compatible with the building in terms of its style, type, and period of construction*
- *Limited in number to avoid a cluttered appearance*
- *Located near a focal point of the building, such as the primary entrance door*
- *Installed in a manner that is harmonious with the building's design, such as evenly spaced on a balcony, gallery, or porch bay, or centered on or around an element such as a door, carriage way, or window*
- *Scaled appropriately for the proposed location*
- *Constructed of materials appropriate to the building's period, type, and style as well as the lighting design." (VCC DG: 11-7)*

Based on these Guidelines, staff finds the current installation of decorative fixtures excessive and suggests that at most three or four decorative fixtures are likely appropriate for this entire property. The applicant has stated that the three decorative gas fixtures on the front elevation replaced three previously existing electric fixtures. Photographs indicate that these decorative fixtures were installed between March and August 2016 by a previous owner without permits.

On the side elevation it appears there was previously one decorative fixture compared to the two now installed. On the rear elevation, photographs show that two decorative fixtures have been in these approximate locations since at least 1992, although the new fixtures do not match those previously existing. A similar condition is seen at the service building where there were approximately five previously existing electric decorative fixtures on the building and are now eight gas fixtures.

The four decorative fixtures around the pool appear to predate the current ownership but again were converted from electric to gas. The other approximately seven or eight fixtures around the perimeter of the property are all brand new installations.

Although it is not entirely clear when all the decorative fixtures were installed by the previous owner and their numbers are still excessive compared to the Guidelines, staff suggests that retaining the now gas fixtures in the locations where fixtures were previously documented may be an approvable compromise. This would not include the three fixtures on the front elevation which are clearly documented as being installed in 2016. For this age of building staff does not find decorative gas fixtures particularly appropriate. Perhaps one decorative fixture on the front elevation may be approvable.

Functional Lighting

Along the St. Peter elevation of the main building, the applicant proposes to install two low electric “puck lights” to illuminate the walkway. These proposed fixtures are round with a 3” diameter and 2” depth. Provided these fixtures are painted to match the adjacent building wall, staff finds them discrete and approvable.

Landscape Lighting

The submitted materials note a total of four landscape lights around the property noted as downfacing landscape lights “to illuminate trees and foliage in the courtyard.” When staff last visited the site, numerous uplights were observed around the several trees of the property. Regarding ambient lighting the Guidelines note that these “*fixture types should be:*

Focused to illuminate a surface such as a stoop, porch, sidewalk, or walkway, with minimal light spillover onto an adjacent property or into the night sky.” (VCC DG: 11-8)

It seems from the submittal that this proposed lighting would not satisfy this criteria as it would be used for illuminating the trees rather than illuminating walking surfaces or providing any kind of security. There is also a good chance for light spillover depending on the height of the installed fixtures. Short garden fixtures as shown in the Guidelines (VCC DG: 11-8) may be an approvable alternative to illuminate the walking surfaces located further away from the buildings.

Screening and Hedgehog

The next item in the proposal concerns repairs to existing shutter style screen located above a masonry wall adjacent to the service building. Staff has no objections to these repairs to match existing. There is an existing hedgehog type security device located above this screening. The applicant proposes to remove this element completely. Staff has no objection to this proposed removal.

Security Cameras and Keypad

The final aspect of the proposal concerns proposed installation of security cameras and the replacement of a keypad. Staff finds the proposed type and location of security cameras approvable.

The proposed keypad replaces a previously existing one. It appears that the previously existing keypad was installed around 2016 like the decorative fixtures on the front elevation and again without benefit of VCC review or approval. The keypad is located on a small portion of the side elevation located between the front of the building and the alleyway gate. The proposed keypad features both the keypad and what appears to be an intercom system. Given the technology readily available today, staff questions the need for this type of installation. The Guidelines discourage this type of intercom system in favor of more discreet options. (VCC DG: 07-18)

Summary

In summary, staff requests commentary from the Architecture Committee regarding the gas lighting, landscape lighting, and keypad; and recommends approval of all other elements of the proposal.

ARCHITECTURAL COMMITTEE ACTION:

05/24/2022

There was no one present on behalf of the application. Mr. Bergeron made the motion to defer in order to allow the applicant time to be present. Ms. DiMaggio seconded the motion and the motion passed unanimously.



ADDRESS:	905 Royal St.		APPLICANT:	Nine O Five Royal
OWNER:	Nine O Five Apt House			
	Hotel Inc			
ZONING:	VCC-1	SQUARE:	57	
USE:	Hotel	LOT SIZE:	2,585 sq. ft.	

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

C. 1897 late Victorian version of the double-level galleried frame townhouse.

Vieux Carré Commission Meeting of

04/19/2023

DESCRIPTION OF APPLICATION:

04/19/2023

Permit # 23-04489-VCPNT

Lead Staff: Nick Albrecht

Violation Case #20-21310-DBNVCC

Inspector: Marguerite Roberts

Seeking a hardship regarding current violations with proposal to not address violations under current ownership with the property currently for sale, per application received 02/23/2023.

STAFF ANALYSIS & RECOMMENDATION:

04/19/2023

Staff cited this property in August 2020 noting several demolition by neglect type violations including broken chimneys, paint deterioration throughout the building, deteriorated woodwork, and deteriorated roof shingles. A permit was then issued in July 2021 to repair the weatherboards and balcony and to paint the entire building, but no work was done. The permit was re-issued May 2022 and another permit for roof repairs was issued in September 2022, but it does not appear that any of this work has been started.

The applicant notes that the building is currently for sale and is asking that the current violations not be pursued due to this fact. According to a listing website for the property, it has been listed for sale for over 1,000 days (1,090 days as of 04/19/2023) and is currently listed at \$2,600,000. This property operates as a hotel and although it was closed for a long time due to Covid, it appears to be open and operational again. Websites are available to book rooms and a review was left for the hotel less than three weeks ago.

Staff is concerned that the property has been listed for just shy of three years and it is unclear if there has been any movement is completing a sale. As the building sits for sale it continues to deteriorate. If the business has now resumed operation, staff questions how motivated the seller may be to actually sell the property. At most, staff suggests a short time frame could be granted, possibly until the May or June Commission meeting, to allow the applicant time to further develop plans to sell the property or to compose a proposal and timeline to make the necessary repairs.

Staff requests commentary from the Commission regarding the proposal.

VIEUX CARRÉ COMMISSION ACTION:

04/19/2023