



1205 Royal

ADDRESS:	1205 Royal	APPLICANT:	Carlos Gautreaux
OWNER:	Carlos Gautreaux	SQUARE:	54
ZONING:	VCR-2	LOT SIZE:	2,093 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	628 sq. ft.
ALLOWED:	2 Units	EXISTING:	308 sq. ft.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

The three 2-story houses with kitchens at the corner of Royal and Governor Nichols (1201, 1205 Royal and 715 Gov. Nichols) were constructed in 1834 by builder Gabriel Correjolle, father of architect Francois Correjolle. This individual building has Greek Revival openings on its ground floor, as compared to the arched ground floor openings on the corner buildings.

Main building – Green

**Architecture Committee Meeting of** **09/22/2020**

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**DESCRIPTION OF APPLICATION:** 09/22/2020  
**Permit # 20-38274-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to remove existing wood balcony decking and install new Aeratis Traditions paintable synthetic decking, per application & materials received 08/19/2020.

**STAFF ANALYSIS & RECOMMENDATION:** 09/22/2020

The applicant proposes to replace the existing wood decking on the balcony on the Royal St. elevation with new Aeratis decking to be painted. Staff inquired about the existing purlin spacing under the balcony and the applicant stated that the span between the existing is greater than the 16” required by the manufacturer. As such, the contractor proposes to add an additional purlin and to space them evenly. Staff notes that the currently near center purlin has a decorative fixture and additional downlights. Staff questions if these fixtures will be relocated with the respaced purlins or if they will be kept in approximately their current locations.

The applicant provided photographs of the existing conditions of the wood decking. One board is seen as being completely rotten through and it appears the rot has affected the adjacent boards as well. Another board is seen with a large break with a piece completely missing and the sidewalk visible below. Besides these two areas of obvious damage, the remainder of the decking does not appear to be in too bad of condition. The balcony certainly is in need of repair and staff notes that this balcony meets the majority of the recommended criteria for the use of synthetic decking with the one exception being the green rating of the building.

Staff requests commentary from the Architecture Committee regarding the proposed use of synthetic decking in this instance.

**ARCHITECTURAL COMMITTEE ACTION:** 09/22/2020



**1011 Orleans**

ADDRESS:	1011-13 Orleans	APPLICANT:	Darrell and Patricia Mayeux
OWNER:	Lester D. Mayeux	SQUARE:	102
ZONING:	VCR-1	LOT SIZE:	2905 sq. ft.
USE:	Residential	OPEN SPACE	
DENSITY		Required:	871.5 sq. ft.
Allowed:	3 units	Existing:	1135 sq. ft.
Existing:	Unknown	Proposed:	No change
Proposed:	No change		

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

Rating: Main & service building Green, or of local historical and/or architectural significance.

Typical c. 1830 4-bay Creole cottage and detached kitchen, identical to the cottage that once stood on the site of 1015-17 Orleans.

**Architecture Committee Meeting of** **09/22/2020**

**DESCRIPTION OF APPLICATION:** 09/22/2020  
**Permit #20-38536-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install copper gutter and downspout on rear elevation of main building, per application & materials received 08/21/2020.

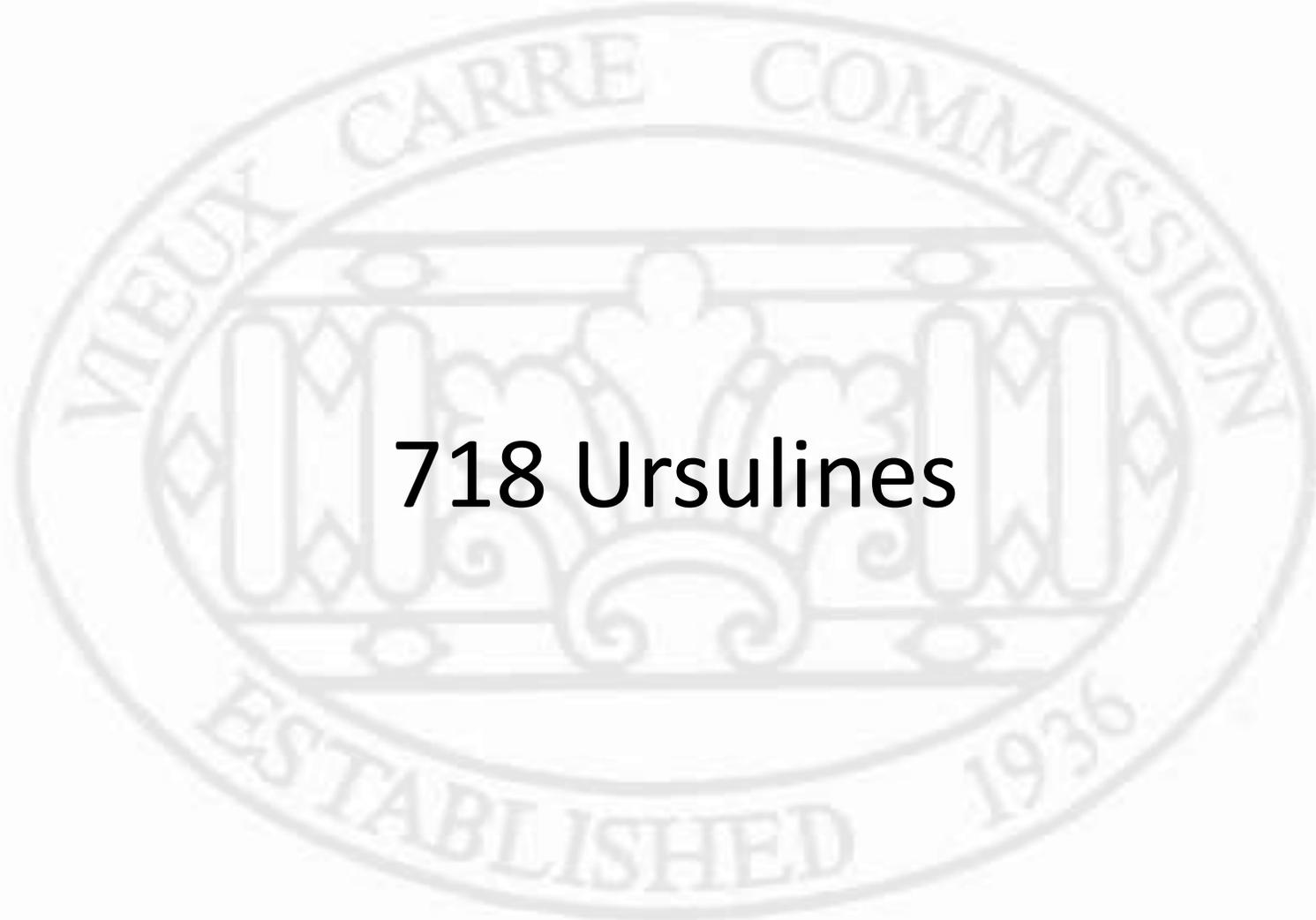
**STAFF ANALYSIS & RECOMMENDATION:** 09/22/2020

No rear gutter currently exists on the back of the main building, which has largely been remediated following several years of violations for work without permit by the previous owner. [Staff notes that the new owners of the property have been proactive regarding resolution of these items and VCC involvement, and the outstanding items will be addressed by the previous owner].

The rear roof overhang is extremely short, and staff is concerned that the absence of a gutter may cause deterioration of building materials and millwork. The applicant is proposing to install a half-round copper gutter and single downspout (on the Burgundy side) on the rear elevation, which will empty towards an existing adjacent patio drain. Staff has inspected the conditions and believes the drain is adequately sized. However, staff is concerned the concrete walkway may not be sufficiently sloped to accept the additional water from the downspout without this being a concern for the adjacent masonry property line wall. Staff asks that the owner confirm with their roofer that no changes to courtyard drainage will be necessary.

Staff encourages the installation of the gutter and downspout and recommends **conceptual approval**, with provisos that the roofer must verify no alterations to courtyard drainage will be necessary and must provide the diameter of the gutter and downspout prior to final approval. If the slope must be increased, additional information should be submitted for further review at the Committee level.

**ARCHITECTURAL COMMITTEE ACTION:** 09/22/2020



**718 Ursulines**

ADDRESS:	718-720 Ursulines		
OWNER:	Richard Glen Noble, Phelps Holdings LLC, Terry R Wittmer, David E Dupre	APPLICANT:	Erin Phelps
ZONING:	VCR-2	SQUARE:	56
USE:	Residential	LOT SIZE:	4,114 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	3 Units	REQUIRED:	1,235 sq. ft.
EXISTING:	No Change	EXISTING:	Unknown
PROPOSED:	No Change	PROPOSED:	No Change

**ARCHITECTURAL / HISTORICAL DESCRIPTION:**

This c. 1896 4-bay Eastlake shotgun cottage was the center of controversy in 1970 when its owner, Mrs. Walter Villere, battled the Vieux Carré Commission by trying to tear down her family's property, bit by bit, to create a parking area.

Main building – Green

**Architecture Committee Meeting of** **09/22/2020**

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**DESCRIPTION OF APPLICATION:** 09/22/2020  
**Permit # 20-39862-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to construct new mechanical platform on the St. Philip elevation of the main building and to relocate existing condensing units to this platform, per application & materials received 09/04/2020.

**STAFF ANALYSIS & RECOMMENDATION:** 09/22/2020

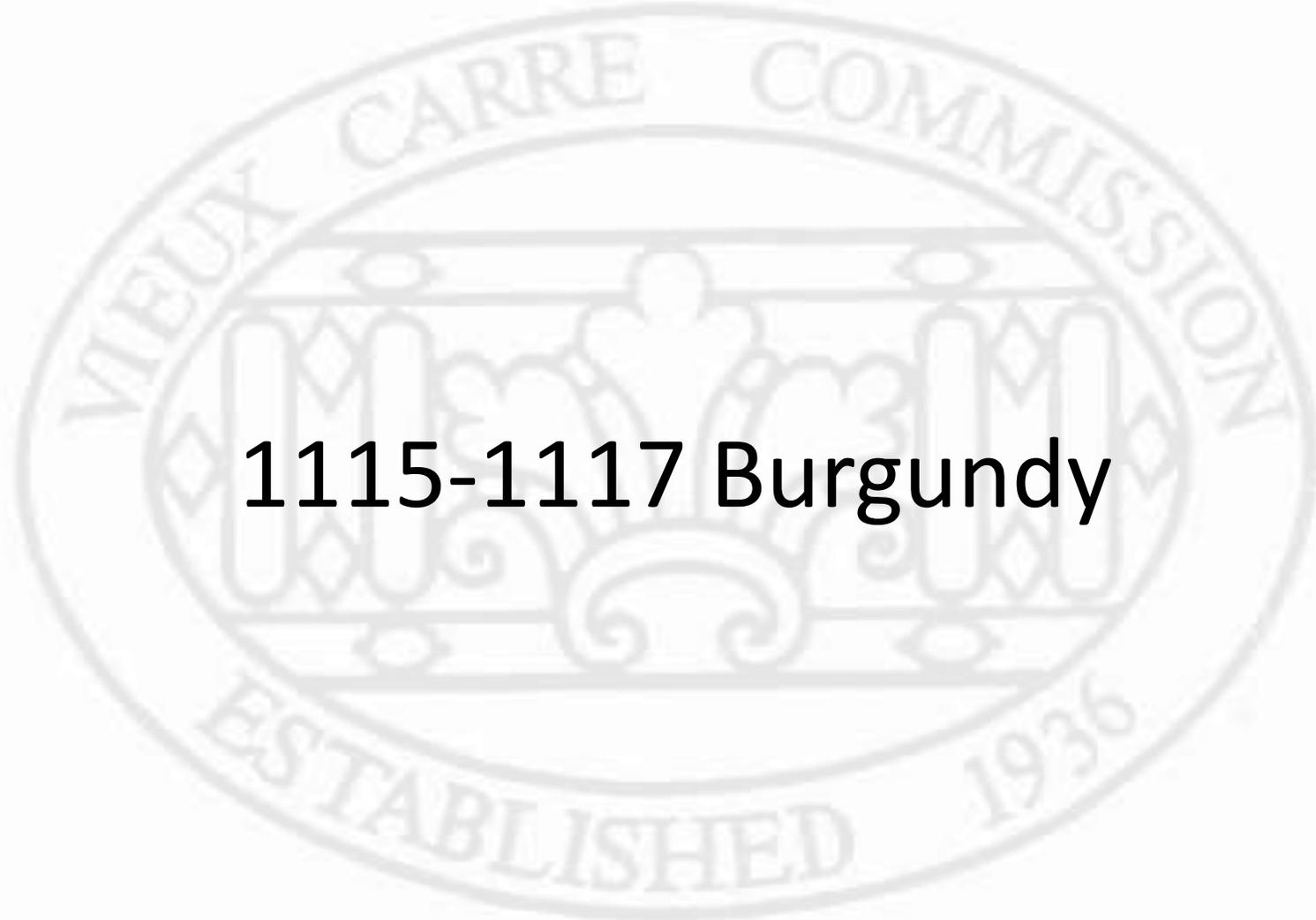
The applicant proposes to relocate the three (3) existing A/C condensing units from their current location in the alleyway to a new proposed mechanical rack above the rear door. The applicant has provided a rough image of what they are proposing, as well as several photographs of this area of the building and looking out from the approximate height of the proposed mechanical rack.

The Guidelines state that, *“the property owner is required to minimize the size and quantity of mounted equipment, as well as locate it to minimize visibility in or on a courtyard, yard, balcony, gallery, or porch.”* (VCC DG: 10-11) The Guidelines also state that, *“the VCC recommends minimizing the visibility and quantity of mounted equipment on a parcel; minimizing equipment noise bleed-over to a neighboring property”* and *“the VCC does not allow installing visually obtrusive mounted equipment.”* (VCC DG: 10-11)

Staff finds that the current equipment location meets these guidelines and staff is concerned that the proposed rack mounted location would be highly visible to several neighboring properties. Additionally, staff notes that the installation of the large rack would be a major change for the rear of this ca. 1896 building and one that could lead to future problems. Staff is concerned not only with the installation of the cantilevered rack and the strain this could put on the framing but also the possible long-term effects of vibrations from the equipment.

Given that the current equipment location seems to meet the Guidelines and the proposed new location would not meet the Guidelines, staff recommends denial of the current proposal.

**ARCHITECTURAL COMMITTEE ACTION:** 09/22/2020



**1115-1117 Burgundy**

ADDRESS:	1115-17 Burgundy Street		
OWNER:	Rehmert W. Clark, Eric J. Schnepfe	APPLICANT: Eric Schnepfe	
ZONING:	VCR-1	SQUARE: 106	
USE:	Residential	LOT SIZE: 2724.7 sq ft	
DENSITY-		OPEN SPACE-	
ALLOWED:	3 units	REQUIRED:	817.4 sq.ft.
EXISTING:	1 unit	EXISTING:	1278 sq.ft.
PROPOSED:	No change	PROPOSED:	No change

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

Rating: Main building: yellow, contributes to the character of the district

This ca. 1891 frame double camelback cottage was severely damaged by a fire in early 1988, after which a rear addition was demolished. Mid 20<sup>th</sup> century modifications to the facade porch altered the original appearance of the late Victorian cottage.

#### **Architecture Committee Meeting of**

**09/22/2020**

#### **DESCRIPTION OF APPLICATION:** **Permit # 20-38066-VCGEN**

09/22/2020

**Lead Staff: Erin Vogt**

**[NOTE: City property records indicate that this property shares a parcel with 1011-13 Ursulines, 1015-19 Ursulines, and 1119 Burgundy.** The owners are listed as Eric Schnepf; Maureen K O'connell, 1017 Ursulines LLC, 1017 Ursulines LLC, Dunlop Family Trust, Charles L Davis, Jason B Hinkle, Maurice L Rouen, Eric J Schnepfe, Rehmert W Clark, Henry Bernstein. The violation case includes all buildings on this parcel; it is not clear if a resubdivision has occurred, but no record of resubdivision could be found in VCC or City Planning Commission records. Staff requests clarification from the applicant regarding the apparent combination of these lots.]

Appeal to retain and structurally reinforce pergola and porch constructed without benefit of VCC review and approval, per application & materials received 08/17/2020 & 09/01/2020, respectively. **[Notice of Violation sent 07/08/2020]**

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

09/22/2020

Staff inspected the property on 06/26/2020 and sent a Notice of Violation for demolition by neglect and work without permit. Staff noted that satellite photography of the address showed a pergola and porch were installed on the rear of the building sometime between 2005 and 2007. This structure had not been reviewed, permitted, or cited as a violation by the VCC, and no VCC records indicate prior knowledge of the work. The applicant is appealing to retain the pergola and porch, which were inspected by staff and photographed on 09/16/2020.

As part of the appeal to retain, the applicant is proposing to structurally reinforce the pergola, which is not sufficiently tied to the existing building or porch, by installing Simpson Strong-Ties as follows:

- Two (2) RPBZ ZMAX galvanized retrofit post bases will be installed at the bottom of each post, which are noted as being 4x4s.
- Four (4) Z-MAX 18-gauge galvanized hurricane ties are proposed for each rafter.

The pergola spans the rear of the main building, which was damaged by fire in 1988. Staff was unable to locate any photos of the rear of the building from any time period. A small addition previously existed in this location, but was not rebuilt after the 1988 fire. The porch extends to the Ursulines-side property line, with steps leading up from the alley and down towards the parking lot behind the building. Parking spaces directly abut the porch.

Staff notes that impermissible light fixtures, outdoor fans with light kits, mounted equipment (including fans and a satellite dish), and exterior speakers have all been installed on the pergola and are in violation of the Design Guidelines. A corrugated, translucent material has been installed on top of the Gov. Nicholls side of the pergola. Gaping was observed between the existing rafter ties, rafters, and building; it is not clear if the existing ties will be replaced or if the new ties are functioning as reinforcement.

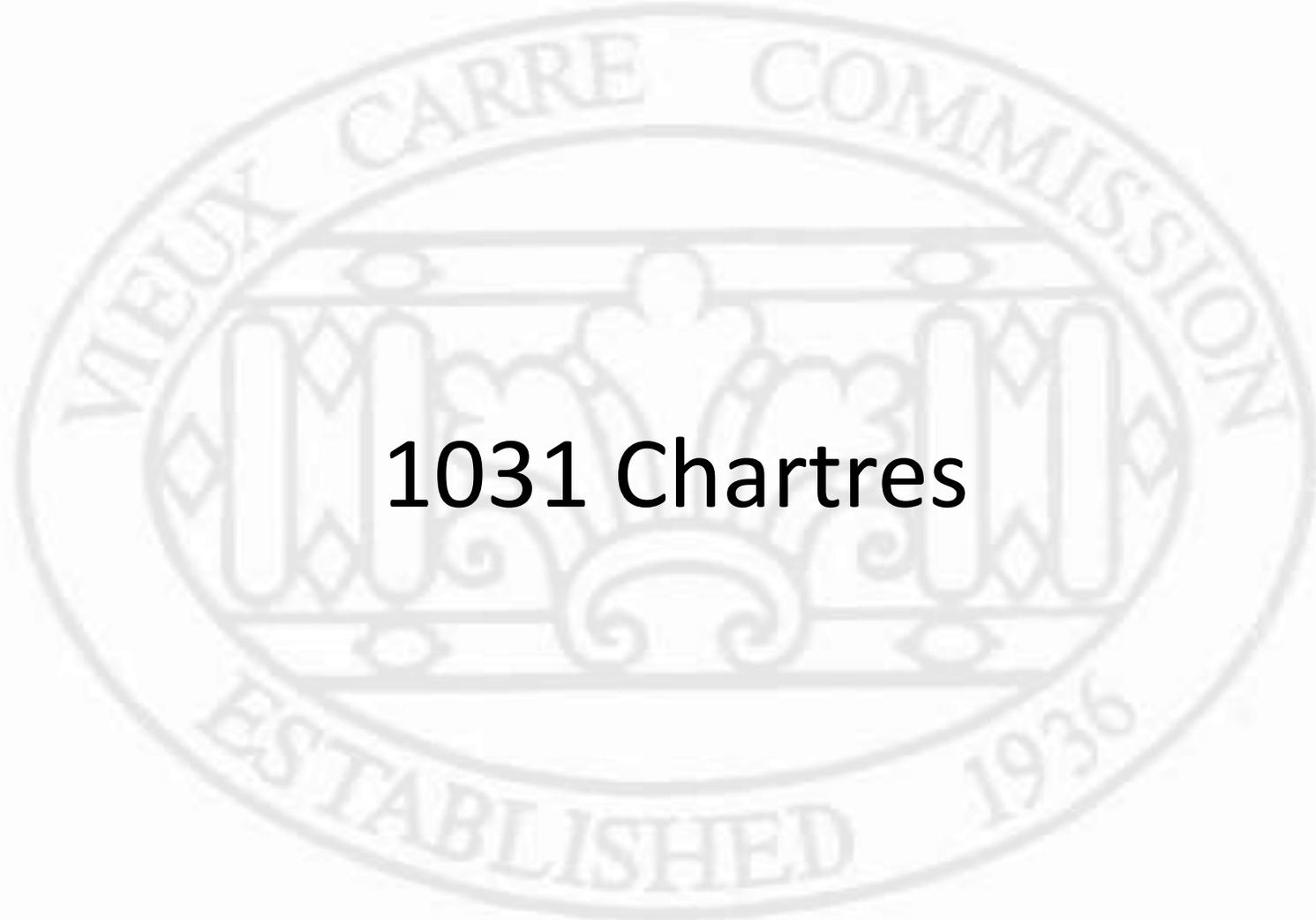
Staff has no objection to retention of the porch but notes it is in need of maintenance. The porch rail, however, is highly inappropriate to the age and style of the building and should be rebuilt per typical VCC details. The pergola alters the appearance of the rear elevation significantly, is poorly constructed, and has attracted a significant amount of clutter. Staff recommends **approval** of the appeal to retain the porch, with the proviso that the rail must be replaced, and **denial** of the appeal to retain/reinforce the unpermitted pergola.

#### **ARCHITECTURAL COMMITTEE ACTION:**

09/22/2020

**VCC Violation Case 20-20932-VCCNOP****07/08/2020****Description of Violations at 1011, 1013 Ursulines Ave, 1015 Ursulines Ave, 1017, 1019 Ursulines Ave, 1113, 1115, 1117 Burgundy St, 1119 Burgundy St:**

CCNO 166-35	Working Without Approval	Before the commencement of any work in the erection of any new building or in the alteration or addition to, or painting or repainting or demolishing of any existing building, where any portion of the exterior of the building is in the Vieux Carre section, application by the owner for a permit therefore shall be made to the Vieux Carre Commission, accompanied by the full plans and specifications thereof so far as they relate to the proposed appearance, color, texture of materials and architectural design of the exterior, including the front, sides, rear and roof of such building, alteration or addition or of any out building, party wall, courtyard, fence or other dependency thereof as follows:
CCNO 166-35	New Construction	<b>Rear porch, railing, overhang structure built without approval, 1113-1117 Burgundy Structure(s)/addition(s)</b> installed/constructed without benefit of VCC review or approval, or in deviation of permit
CCNO 166-35	Gutters, Downspouts	<b>Downspout(s) installed without approval, 1017, 1019 Ursulines</b> Removal/alteration/installation/construction of gutters/scuppers/downspouts without benefit of VCC review or approval, or in deviation of permit
CCNO 166-35	Shutters	<b>Different style of shutters installed on at least the N Rampart and Burgundy elevations without approval, 1011 Ursulines Ave</b> Removal/alteration/installation/construction of shutter/shutter hardware without benefit of VCC review or approval, or in deviation of permit
CCNO 166-35	Paint	<b>Building painted without approval, 1017, 1019 Ursulines</b> Painting done/done inappropriately on the building(s)/fence/courtyard without benefit of VCC review or approval, or in deviation of permit
CCNO 166-35	Security Cameras	<b>Security cameras installed without approval, 1017, 1019 Ursulines</b> Security camera(s) installed without benefit of VCC review or approval, or in deviation of permit. Permit approval with the VCC is required before installing security cameras
CCNO 166-35	Lighting	<b>Impermissible light fixtures installed on the property, 1011 Ursulines Ave, 1013-1015 Ursulines Ave, 1017, 1019 Ursulines</b> Impermissible light fixtures installed, impermissible colored/neon lights installed, impermissible string lights installed, light fixtures installed without benefit of VCC review or approval, and/or light fixtures installed in deviation of permit
CCNO 166-35	Wires, Conduits	<b>Conduit structure attached to at least the N Rampart elevation of the building, 1011 Ursulines Ave</b> Unused wiring/conduits should be removed and remaining, loose wiring/conduits should be properly secured and painted to match the building.
CCNO 166-35	Permanent Planters	<b>Planter mount installed on at least the rear wall, 1017, 1019 Ursulines</b> Removal/alteration/installation/construction of permanent planters without benefit of VCC review or approval, or in deviation of permit
CCNO 166-35	Barbed Wire, Security Ironwork	<b>Iron security bars installed on the doors and windows without approval, 1011 Ursulines Ave</b> Impermissible barbed wire installed on the building/structure/property. Security ironwork in without or in deviation of a VCC permit
CCNO 166-121	Demolition by Neglect	All buildings and structures in the Vieux Carré shall be preserved against decay and deterioration and free from certain structural defects. The owner or another person having legal custody and control thereof shall repair such building if it is found to have any of the following defects:
CCNO 166-121	Horizontal Members	<b>Rear portion of the building appears to sag, 1017, 1019 Ursulines</b> Members of exterior ceilings, roofs, ceilings, roof supports, balconies, galleries, porches, steps (stairs, stairways) other exterior horizontal members demonstrate sag, split or buckle due to defective material or deterioration.
CCNO 166-121	Fence, Gate	<b>Minor wooden fence damage present, 1017, 1019 Ursulines</b> Fence/gate damage/deterioration/deformation present on the building(s)/property.
CCNO 166-121	Roof	<b>Roof damage, deterioration on at least a rear structure, 1013-1015 Ursulines Ave, 1017, 1019 Ursulines</b> Roof damage/deterioration present on the building(s)/property
CCNO 166-121	Gutters	<b>Gutter, downspout damage, deterioration, 1017, 1019 Ursulines, 1113-1117 Burgundy</b> Gutter/scupper/downspout missing or damage/deterioration/deformation present on the building(s)/property.
CCNO 166-121	Shutters	<b>Shutter damage present on the building, 1017, 1019 Ursulines</b> Shutter damage/deterioration present on the building(s)/property.
CCNO 166-121	Balconies, Galleries	<b>Balcony structure damage/deterioration present, 1017, 1019 Ursulines</b> Damaged/deteriorated/deformed balcony/gallery elements present on the building(s)/property.
CCNO 166-121	Paint	<b>Paint deterioration, 1011 Ursulines Ave, 1017, 1019 Ursulines</b> Paint deterioration present on the building(s)/property.
CCNO 166-121	Vegetation	Vegetation growing from/on building and masonry/wood fence. Vegetation on building which can cause damage to the building and is likely a sign of moisture problems within the wall.



**1031 Chartres**

ADDRESS:	1031 Chartres Street	APPLICANT:	Samuel Girvan
OWNER:	Samuel Girvan	SQUARE:	49
ZONING:	VCR-2	LOT SIZE:	2,880 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	864 sq. ft.
ALLOWED:	2 Units	EXISTING:	1,272 sq. ft.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

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

Rating: Green, of local architectural/historical importance.

This classic early double Creole cottage was constructed c. 1824 for the Ursuline Nuns. This cottage and the two neighboring ones were owned by the Order until 1870.

#### **Architecture Committee Meeting of**

**09/22/2020**

#### **DESCRIPTION OF APPLICATION:** **Permit # 20-39648-VCGEN**

09/22/2020

**Lead Staff: Nick Albrecht**

Proposal to retain metal gate installed without benefit of VCC review and approval and replacing previously existing wooden gate, per application & materials received 09/02/2020.

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

09/22/2020

Staff documented that the previously existing wood gate had been removed and the existing metal gate had been installed back on 07/02/2020. The applicant is proposing to retain the new metal gate and they noted that the previously existing wood gate “had finally given way.” The applicant states that the previously existing gate was installed in 1960 and photographs support that the gate was there in 1962, however, a ca. 1940s photograph shows that possibly the door in the gate predates the 1960s.

The new metal gate features decorative cast iron in an upsidedown “T” shape on the moveable gate itself and decorative cast iron fixed above. The gate also includes an inappropriate sheet metal backing over the entirety of the moveable portion.

The Guidelines state that, “*when installed on a masonry wall or pier, a gate may be either wood or metal.*” (VCC DG: 10-6) The Guidelines also state that, “*the VCC requires a wall, fence, or gate to be compatible with the type and style of the main building.*” (VCC DG: 10-7)

Although the Guidelines state that either wood or metal may be appropriate for a gate in this location, staff typically prefers any replacements to be of the same material as the previously existing, in this case wood. The application materials noted the choice of metal was for security reasons, that the space is too large to support a wooden gate, and that metal offered security and an aesthetic that was consistent with the neighborhood.

Staff notes that the previously existing gate featured a side panel and that a total replacement could have featured a similar or wider side panel to reduce the width of the door. If the Architecture Committee does find the material change from wood to metal approvable, staff recommends that the metal gate be simplified by removing the decorative cast iron pieces. The sheet metal backing should also not be allowed for a metal gate. If a solid gate is desired, staff recommends the use of a wood gate.

Staff requests commentary from the Architecture Committee regarding this proposal.

#### **ARCHITECTURAL COMMITTEE ACTION:**

09/22/2020