

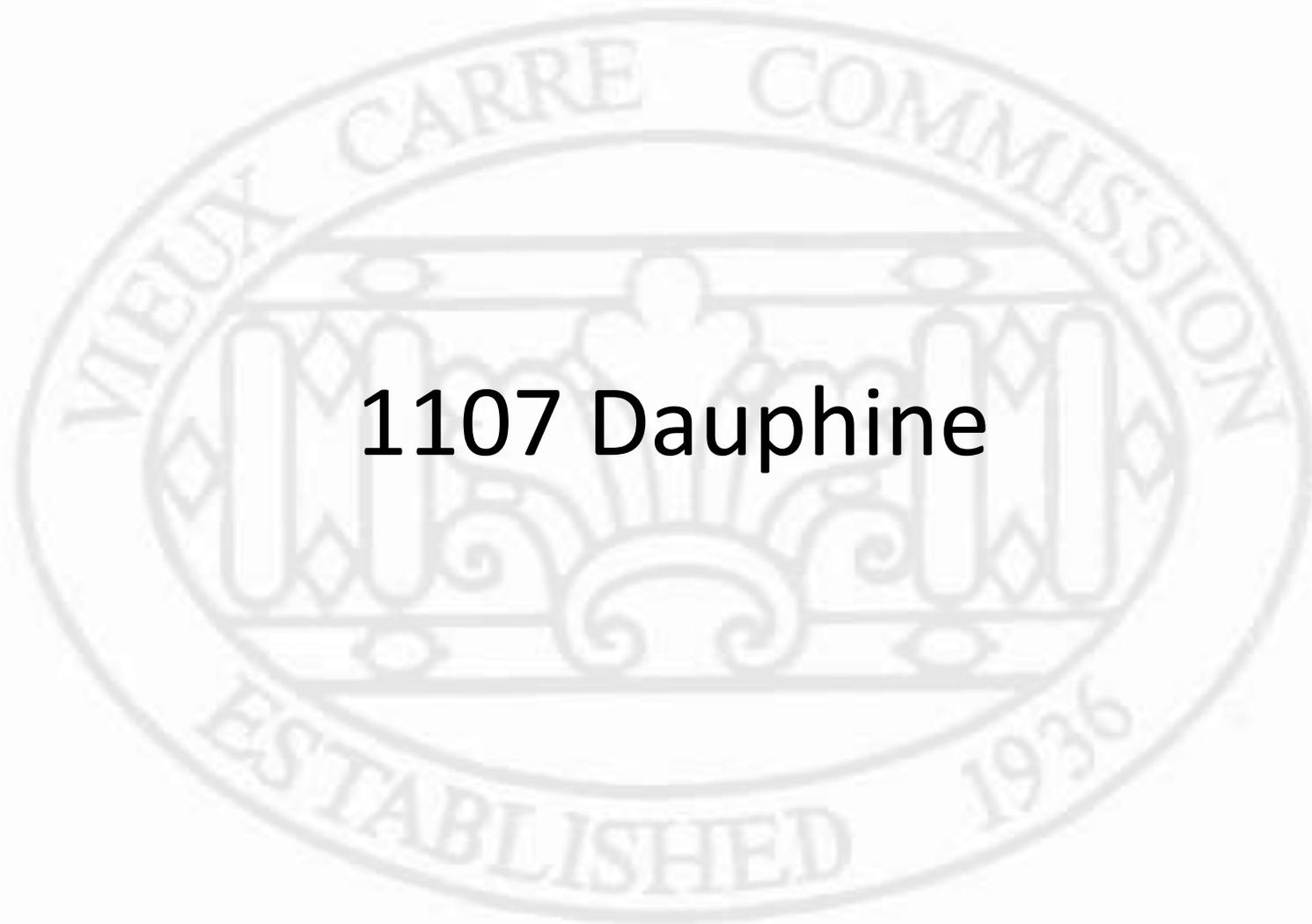


**Vieux Carré Architecture
Committee Meeting**

Tuesday, November 24, 2020



Old Business



1107 Dauphine

ADDRESS:	1107 Dauphine	APPLICANT:	Sandra Tomasetti
OWNER:	Harry J Shearer	SQUARE:	83
ZONING:	VCR-1	LOT SIZE:	3125 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	937.5 sq. ft.
ALLOWED:	3 Units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Service building (detached): **Orange**, 20th century construction, post 1946.
Side additions: **Brown**, detrimental, or of no architectural and/or historic significance

In 1870 this property was described as a "splendid 3-story brick building... having an iron verandah in front." In 1917 this c. 1852 gable-ended, galleried townhouse was bought by the Riccobano Brothers, who built new construction on the site of the historic side yard, and the old and new buildings became the home of a macaroni factory. The recent controversial renovation remodeled the service building after a fire practically destroyed the historic structure. The side yard now has new, inappropriate construction.

Vieux Carré Commission Meeting of **11/24/2020**

DESCRIPTION OF APPLICATION: 11/24/2020
Permit # 20-38986-VCGEN **Lead Staff: Erin Vogt**

Proposal to install solid metal backing on driveway gates, per application & materials received 08/27/2020.

STAFF ANALYSIS & RECOMMENDATION: 11/24/2020

On 09/10/2020, the Committee deferred the application to allow the applicant to confer with the property owner and work with staff on exploring alternative options for the driveway gates. The owner wishes to proceed with installing the steel plate on the back of the gates, which were installed in 1987. The Committee previously considered forwarding the application to the full Commission.

ARCHITECTURAL COMMITTEE ACTION: 11/24/2020

Architecture Committee Meeting of**09/10/2020****DESCRIPTION OF APPLICATION:**

09/10/2020

Permit # 20-38986-VCGEN**Lead Staff: Erin Vogt**

Proposal to install solid metal backing on driveway gates, per application & materials received 08/27/2020.

STAFF ANALYSIS & RECOMMENDATION:

09/10/2020

The applicant is proposing to weld sheet metal to the back of the existing double iron gates. The gates were installed in 1987, following the 1984 fire that resulted in the demolition of the single-story macaroni factory structure. While the gates are not historic, the VCC Design Guidelines state that “the VCC does *not* allow glass, plastic or Plexiglas applied to a fence or gate” (VCC DG: 10-7) and sheet metal is rarely found approvable by the Architectural Committee. Temporary privacy installations, such as the fabric backing attached to the gate currently, are often cited as a violation; however, staff notes that the fabric backing can be easily removed without damaging or altering the existing ironwork.

The applicant also provided photos of beaded board driveway gates as part of the application, but it is not clear if this option is being proposed as an alternative. If so, they would not be found approvable as they are appropriate for a Creole cottage or shotgun but are anachronistic for a galleried townhouse. Staff notes that, if privacy is the applicant’s primary concern, a wooden panel double gate may be presented to the Committee as a period-appropriate alternative.

Staff recommends **deferral** of the proposed gate modifications to allow the applicant to respond to staff and Committee concerns.

ARCHITECTURAL COMMITTEE ACTION:

09/10/2020

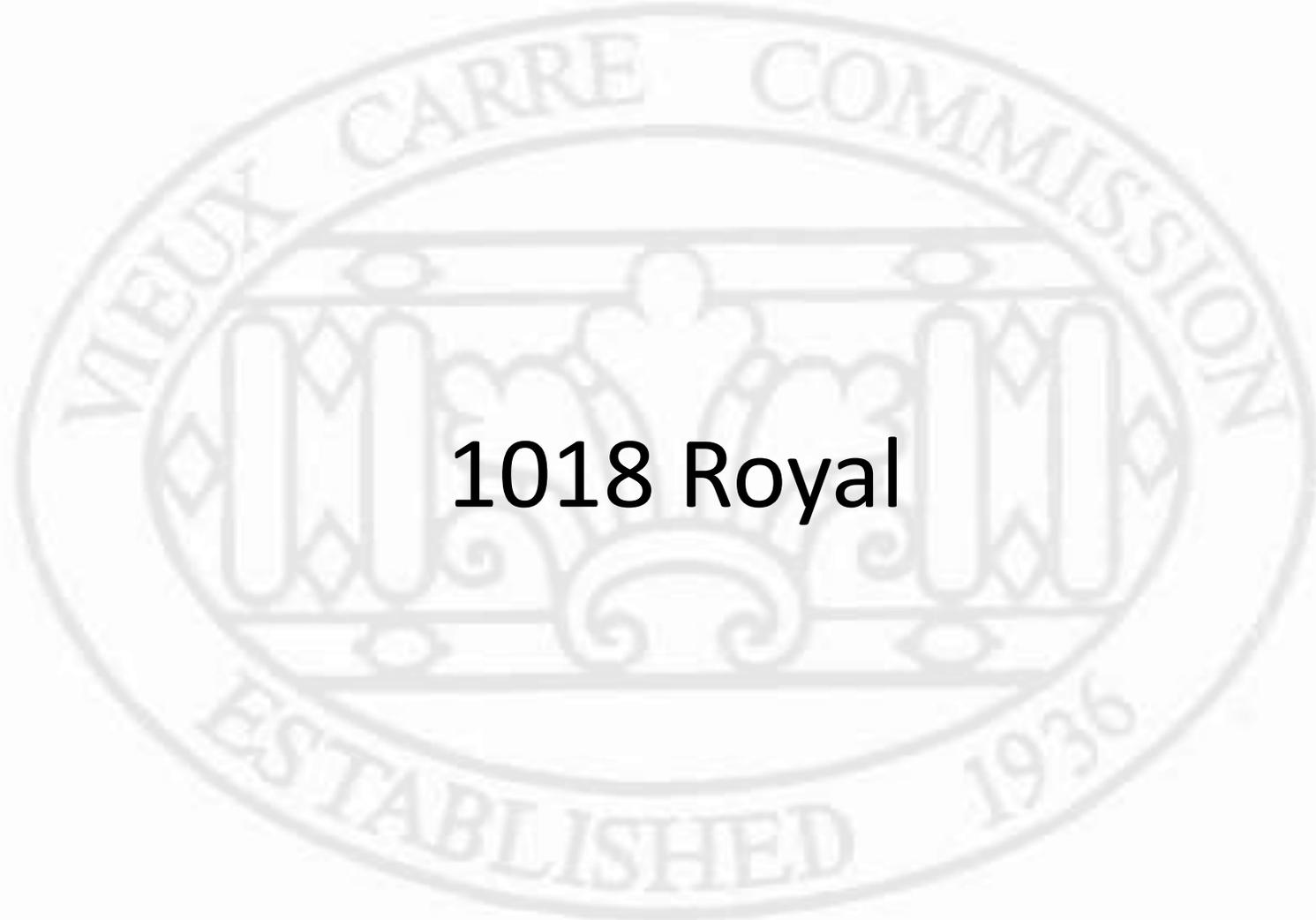
Ms. Vogt presented the staff report with Ms. Tomasetti present on behalf of the application. Mr. Fifield asked if the owner would consider a wood gate as mentioned by staff; Ms. Tomasetti stated that she had not spoken with the owner since receiving the staff report. She explained that the photos of wooden gates she provided were intended to show the prevalence of them in the neighborhood, and that the backing would not be sheet metal but instead a steel plate painted the same color as the existing ironwork. She added that the primary motivation for the proposal was privacy and security. Mr. Fifield stated that the Committee did not have a great deal of latitude to approve the backing, but the proposal could be forwarded to the Commission. Ms. Tomasetti stated that she found many steel-backed iron gates nearby; Mr. Fifield stated that these gates are considered non-conforming and do not set a precedent.

Ms. DiMaggio stated that she was not as concerned with modifying gates that date to 1987, but that she was concerned wooden gates may be too heavy to operate well. She said the Commission may be able to make an exception that the Committee could not. Ms. Tomasetti clarified that they did not intend to alter the header, and that she was concerned the aesthetic of the existing header might conflict with wooden gates. With no further discussion, Mr. Fifield moved on to the next item on the agenda.

No Public Comment**Discussion and Motion:**

Ms. DiMaggio asked what type of motion was required to forward the proposal to the Commission; Ms. Bourgogne stated that the motion should indicate how the Committee is leaning on the decision. Mr. Fifield asked Ms. Tomasetti if she was able to ask the owner about the paneled wooden gate alternative during the public comment period; she replied that she was unable to reach the owner but spoke with a representative, who did not believe they would be opposed. She was concerned with how the wooden gates would look with the existing headers and was interested in what the Commission might decide. Ms. Bourgogne suggested that the Committee could defer the proposal to allow for further consideration prior to taking it to the Commission.

Ms. DiMaggio moved to **defer** the proposal, with the applicant to work with staff on potential alternatives. Mr. Bergeron seconded the motion, which passed unanimously.



1018 Royal

ADDRESS: 1018-20 Royal Street
 OWNER: The Sharon R. Childs Trust,
 Lynn D. Arceneaux, The Thompson 2014
 Management Trust, Dgerolamo Properties, LLC,
 William James., Smith Walter Harrington Christine,
 Dennis J. Marley, Susan J. Southan Living Trust

ZONING: VCR-2
 USE: Residential
 DENSITY-

ALLOWED: 6 residential units
 EXISTING: 9 residential units
 PROPOSED: No change

APPLICANT: Lynn Arceneaux
 SQUARE: 49
 LOT SIZE: 29'3"x127'11"=3744 sq.ft.

OPEN SPACE-
 REQUIRED: 1123.2 sq.ft.
 EXISTING: 636 (approx.)
 PROPOSED: No change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Green - of Local Architectural or Historical Importance.

This circa 1840 three-story masonry porte-cochère townhouse has two brick service buildings in the rear yard, i.e., a two-story structure situated horizontally at the rear, Chartres Street side of the lot, and a three story attached service ell perpendicular from the main building. A wooden portion of the three story service ell extends over the two-story kitchen. It seems likely that the three-story service ell was constructed around the same time as was the main building and that the 2-story service building perhaps predates the other buildings.

Architecture Committee Meeting of

11/24/2020

DESCRIPTION OF APPLICATION: **Permit # 20-43820-VCPNT**

11/24/2020

Lead Staff: Nick Albrecht

Proposal to replace decorative light fixtures throughout the property with a variety of new Bevolo decorative electric fixtures, per application & materials received 10/15/2020 & 11/10/2020, respectively.

STAFF ANALYSIS & RECOMMENDATION:

11/24/2020

Following the deferral of this application at the 11/10 meeting the applicant provided additional materials as requested. This includes drawings of the proposed layout, specs on the specific fixtures, and additional photographs of the existing fixtures. The largest decorative fixtures would be 24" hanging yoke fixtures located with one outside the carriageway door and two down the carriageway, all replacing existing fixtures. Below the balcony of the service ell and at the stairwell, a total of five existing fixtures would be reduced to two, with an 18" hanging fixture at the stairwell and a 14" fixture below the balcony. An additional 14" hanging fixture would be installed at the rear building.

At the second floor, the same reduction of four existing hanging fixtures to one new 14" hanging fixture is proposed at the service ell balcony with another 14" fixture in the stairwell. An 18" hanging fixture is proposed above the balcony on the rear of the main building. Finally, two wall mounted fixtures are proposed flanking the door of the rear building, replacing existing wall mounted fixtures.

The third floor proposes a near identical plan as the second floor but with smaller 15" wall mounted fixtures. Staff notes that the wall mounted fixtures at the third floor are located on a low solid wall. Based off of the Architecture Committee's comments at the 11/10 meeting, staff questions if the wall mounted lights in this location are appropriate as new decorative fixtures. Given the low height of these fixtures new decorative fixtures may appear atypical. Staff notes that there are non-decorative wall mounted lights that have been previously approved that would be appropriate for this location. Staff suggests eliminating decorative fixtures in this location in favor of non-decorative fixtures.

Considering the number of existing decorative fixtures, staff finds this proposal which reduces the overall number of fixtures approvable with the exception of the third-floor wall mounted fixtures. Staff recommends these be changed to non-decorative fixtures in the same location.

ARCHITECTURAL COMMITTEE ACTION:

11/24/2020

Architecture Committee Meeting of**11/10/2020****DESCRIPTION OF APPLICATION:**
Permit # 20-43820-VCPNT

11/10/2020

Lead Staff: Nick Albrecht

Proposal to replace decorative light fixtures throughout the property with a variety of new Bevolo decorative electric fixtures, per application & materials received 10/15/2020 & 10/16/2020, respectively.

STAFF ANALYSIS & RECOMMENDATION:

11/10/2020

The applicant proposes to replace a total of fifteen (15) existing decorative light fixtures with a variety of new Bevolo light fixtures. This includes replacing eleven (11) existing hanging fixtures with new hanging fixtures ranging in size from 24" above the carriageway to as small as 14" for fixtures located at rear balconies. The proposal also included replacing three (3) existing wall mounted fixtures with new 18" and 15" flush mounted fixtures. Some existing fixtures will be eliminated as part of the overall project.

The Guidelines recommend limiting the number of decorative fixtures to avoid a cluttered appearance and locating the fixtures near a focal point of the building, such as the primary entrance door. (VCC DG: 11-7) If this were a brand new installation, staff would recommend an overall reduction in the number of fixtures, however, as this is replacement of existing fixtures and staff found photographs showing these fixtures in place as early as 1991, staff finds their replacement potentially approvable provided that the new fixtures are compatible in size to the fixtures they are replacing and the installation locations. Some of the new fixtures will be larger than the existing but staff notes that some existing fixtures will be eliminated, it appears particularly at the rear balconies.

Staff recommends approval of the application with any final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

11/10/2020

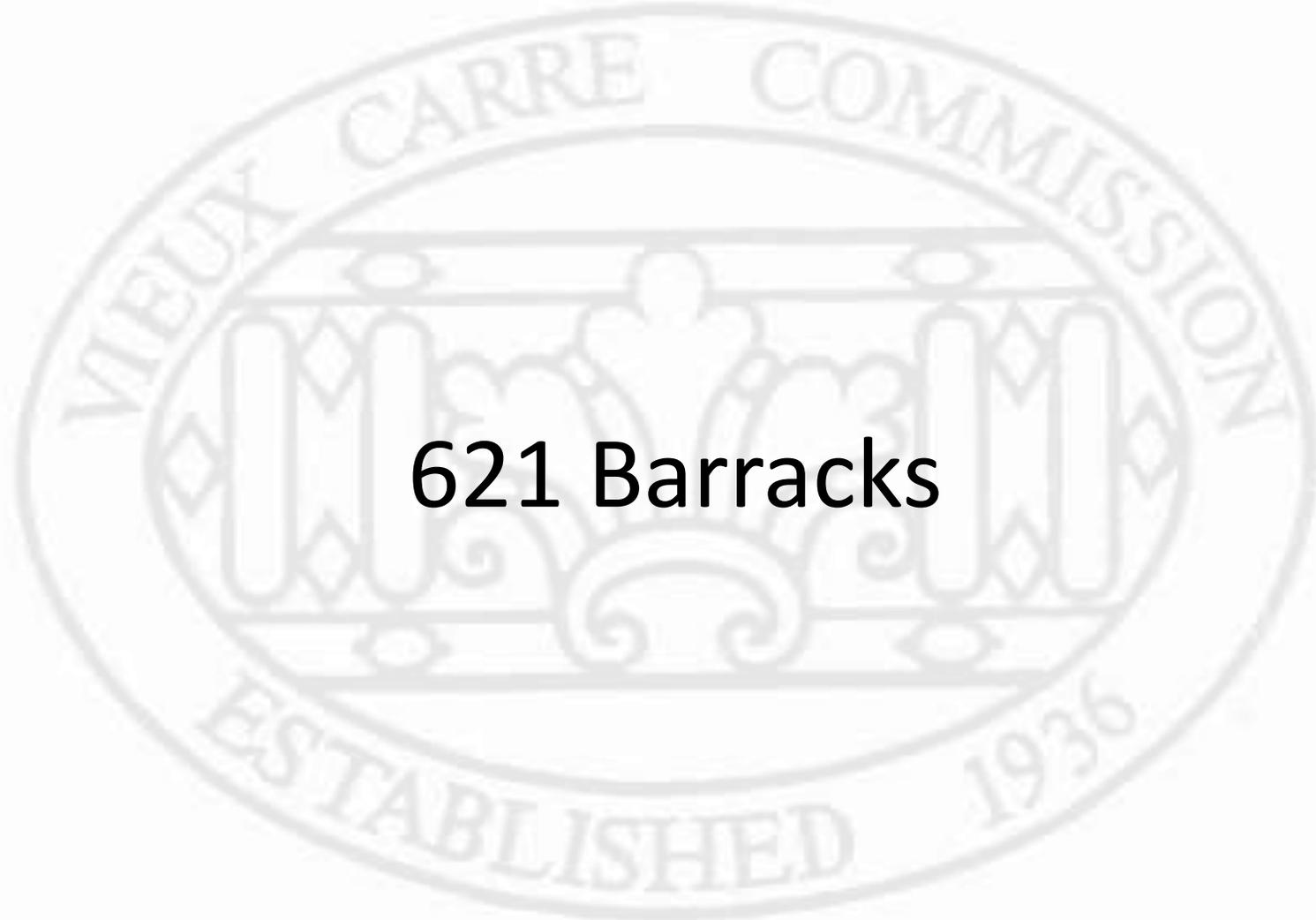
Mr. Albrecht read the staff report with Mr. Arceneaux present on behalf of the application. Mr. Fifield asked if cut sheets had been submitted. Mr. Albrecht stated no. Mr. Arceneaux stated that they wanted to change out the lights to beautify the area and reduce the number of total lights. Ms. DiMaggio stated that she needed pictures. Mr. Bergeron asked if staff usually handled this. Ms. Bourgogne asked if they were gas or electric. Mr. Albrecht stated electric. Mr. Fifield stated that the Committee needed better documentation. He went on to say that slide 128 showed 2 wall sconces. He asked the applicant if these were to be retained or removed. Mr. Arceneaux stated that they would be replaced with the Williamsburg sconce. Mr. Fifield stated that this was exactly why they needed better documentation. Mr. Arceneaux stated that they would be replacing all fixtures outside, in the carriageway and under the walkways. Mr. Fifield stated that this might be ok, but that currently with what was presented it was hard to picture. Mr. Bergeron stated that he needed to see a plan, that even a hand sketch would help him know what went where. With nothing left to discuss, the Committee moved on to the next item.

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio made the motion for a deferral in order for the applicant to have time to submit the necessary materials requested at today's meeting. Mr. Bergeron seconded the motion and the motion passed unanimously.



New Business



621 Barracks

ADDRESS:	621-25 Barracks	APPLICANT:	Vincent DiLeo, Jr.
OWNER:	Vinmar Properties, LLC	SQUARE:	52
ZONING:	VCR-1	LOT SIZE:	3,174 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	952 sq. ft.
ALLOWED:	3 Units	EXISTING:	958 sq. ft. approx.
EXISTING:	1 Unit	PROPOSED:	932 sq. ft. approx.
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Yellow**, or contributory to the streetscape.

This ca. 1910 Edwardian bungalow, which is one in a row of similar vernacular cottages of the same vintage, incorporates influences of the colonial revival style.

Architecture Committee Meeting of

11/24/2020

DESCRIPTION OF APPLICATION: **Permit # 20-44202-VCGEN**

11/24/2020

Lead Staff: Nick Albrecht

Proposal to install new copper awnings on both sides and the rear elevation, per materials received 10/19/2020.

STAFF ANALYSIS & RECOMMENDATION:

11/24/2020

See Staff Analysis & Recommendation of 11/10/2020

ARCHITECTURAL COMMITTEE ACTION:

11/24/2020

Architecture Committee Meeting of

11/10/2020

DESCRIPTION OF APPLICATION: **Permit # 20-44202-VCGEN**

11/10/2020

Lead Staff: Nick Albrecht

Proposal to install new copper awnings on both sides and the rear elevation, per materials received 10/19/2020.

STAFF ANALYSIS & RECOMMENDATION:

11/10/2020

The applicant proposes to install a total of three new copper awnings with one located on the rear elevation and one on each of the two side elevations. The awnings vary in width from an 8' wide awning on one side elevation, a 9' wide awning on the other side elevation, and on the rear elevation the proposed awning is just over 13' wide. All awnings are noted as 3' deep and supported by scroll brackets.

Regarding residential awnings, the Guidelines state that, "*a residential awning should have open sides and be retractable.*" However, staff notes that a fixed copper awning is also shown as an approvable example in the Guidelines and similar awnings to the ones proposed have been approved in other instances.

Staff does not believe that the awnings will be visible from the street, however they will be visible to the immediate neighbors on either side of the building. Although all awnings will be installed below existing gutters, given the narrow side alleys of this building, staff questions if the installation of the side awnings will result in rainwater being projected over the two side property lines. Staff also questions the use of the scroll brackets as opposed to simple wrought iron brackets.

Staff requests commentary from the Architecture Committee regarding the three proposed copper awnings.

ARCHITECTURAL COMMITTEE ACTION:

11/10/2020

Mr. Albrecht read the staff report. There was no one present on behalf of the application. Mr. Fifield asked the Committee if they wished to discuss the proposal. Ms. DiMaggio stated that she would like to have an applicant present for this one. With no applicant present for discussion, the Committee moved to the next agenda item.

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio made the motion for deferral to the next meeting at which time an applicant should be present. Mr. Bergeron seconded the motion and the motion passed unanimously.



809 Royal

ADDRESS:	809-11 Royal Street	APPLICANT:	Daniel Parker
OWNER:	809-11 Royal Street LLC	SQUARE:	58
ZONING:	VCC-1	LOT SIZE:	2,755 sq. ft.
USE:	Mixed	OPEN SPACE-	
DENSITY-		REQUIRED:	827 sq. ft.
ALLOWED:	4 units	EXISTING:	364 sq. ft. approx.
EXISTING:	3 units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Green: of Local Architectural or Historical Importance.

Two-story brick double building with back-to-back service buildings (2-story brick). Although this building follows the form and style of traditional 19th c. French Quarter structures, Sanborn Maps indicate that it was built between 1876 and 1896. This property was completely rehabilitated in 2011-12.

Architecture Committee Meeting of **11/24/2020**

DESCRIPTION OF APPLICATION: 11/24/2020
Permit # 20-41756-VCGEN **Lead Staff: Nick Albrecht**

Proposal to retain infilled opening on the Dumaine elevation and to stucco over existing bricks in this opening, per application & materials received 10/23/2020.

STAFF ANALYSIS & RECOMMENDATION: 11/24/2020

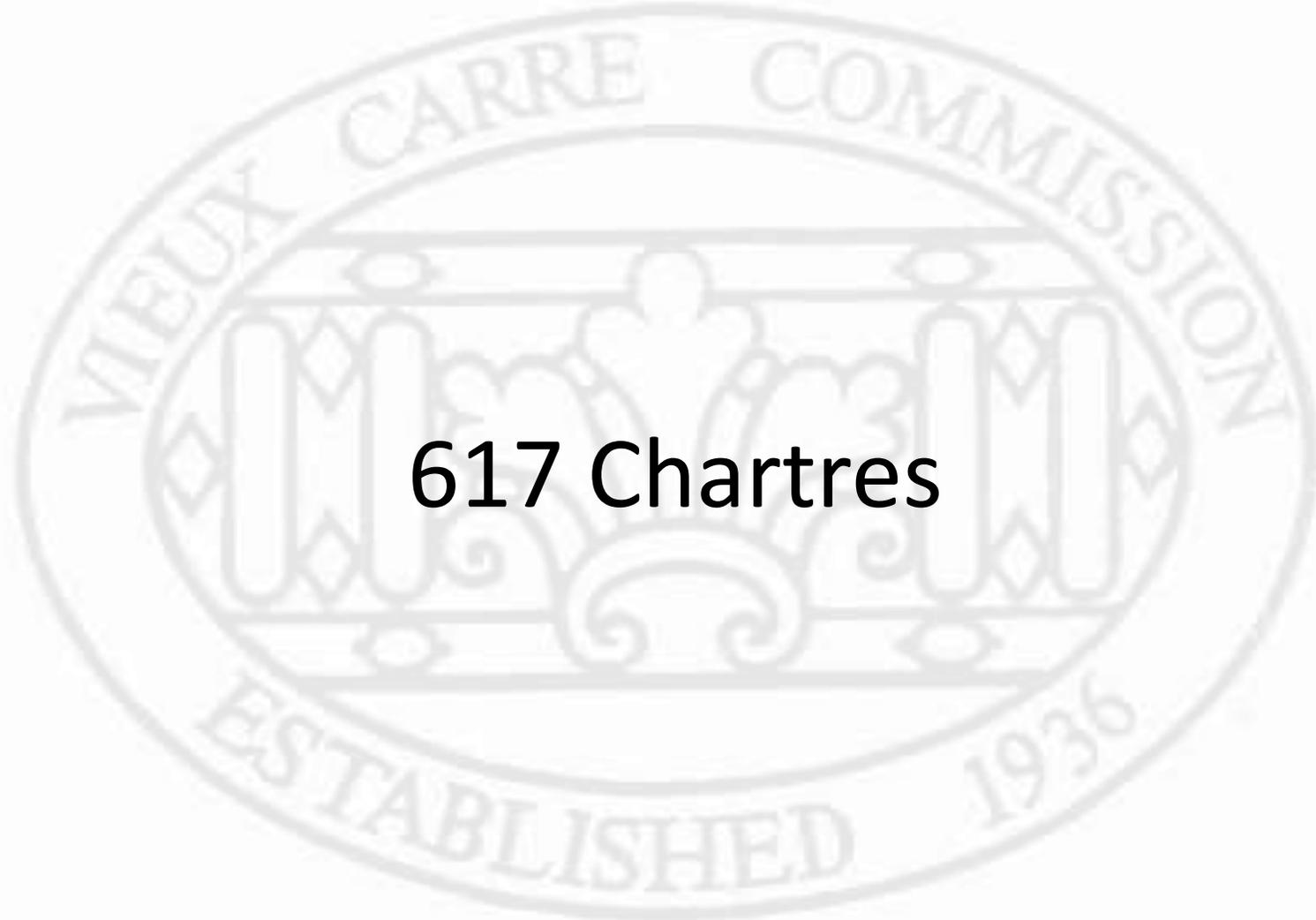
The applicant submitted an application to correct some violations which included repairs to the masonry. Part of their proposal included stuccoing areas on the Dumaine elevation of the building. When staff clarified the areas to be stuccoed they realized that a bricked in opening on the Dumaine elevation proposed for stucco was never permitted to be infilled. Photographs indicate that prior to ca. 2012 the opening did not have brick infill but was boarded up with plywood. Unfortunately, because of the location of the opening and the depth of the wall, staff was unable to locate any definitive pictures of previously existing millwork in this opening.

Staff notes that in 2009, the Committee reviewed a similar application to infill an existing six over six window opening on the St. Ann elevation of the building. The Committee ultimately found that infilling approvable.

The 1896 Sanborn map is the first time this building appears on the map and it appears to show a wall opening on this elevation at the second floor, consistent with the location of this opening. Although neither staff nor the Guidelines are in favor of infilling openings, staff notes that the location and size of this opening is slightly atypical and it is unclear how long this opening has been lacking millwork.

Staff questions if the infill is approved if some kind of indicator of the previously existing opening should be included, such as slightly recessing the stucco in this location. Staff seeks commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION: 11/24/2020



617 Chartres

ADDRESS: 617-621 Chartres
 OWNER: Clibe LLC
 ZONING: VCC-2
 USE: Commercial
 APPLICANT: Barry Siegel
 SQUARE: 42
 LOT SIZE: 8382 sq. ft.

DENSITY		OPEN SPACE	
Allowed:	13 units	Required:	2514.6 sq. ft.
Existing:	Unknown	Existing:	1290 sq. ft.
Proposed:	No Change	Proposed:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Upriver side of building (617-19): **Blue**, or of major architectural and/or historic significance.
 Downriver side of building (621): **Yellow**, contributes to the character of the district.

This significant landmark from the Spanish Colonial period is noted for its handsome monogrammed wrought iron balcony railing. Despite 19th c. modifications (removal of the flat terrace roof, extensive alterations of the ground story of the street facade, and extension of the balcony into a post-supported gallery), the building, especially its courtyard elevation, retains a distinctly Spanish flavor. The adjacent c. 1870 2-story brick structure on the downtown side is perhaps an extension of an earlier one-story building on the site.

Architecture Committee Meeting of 11/24/2020

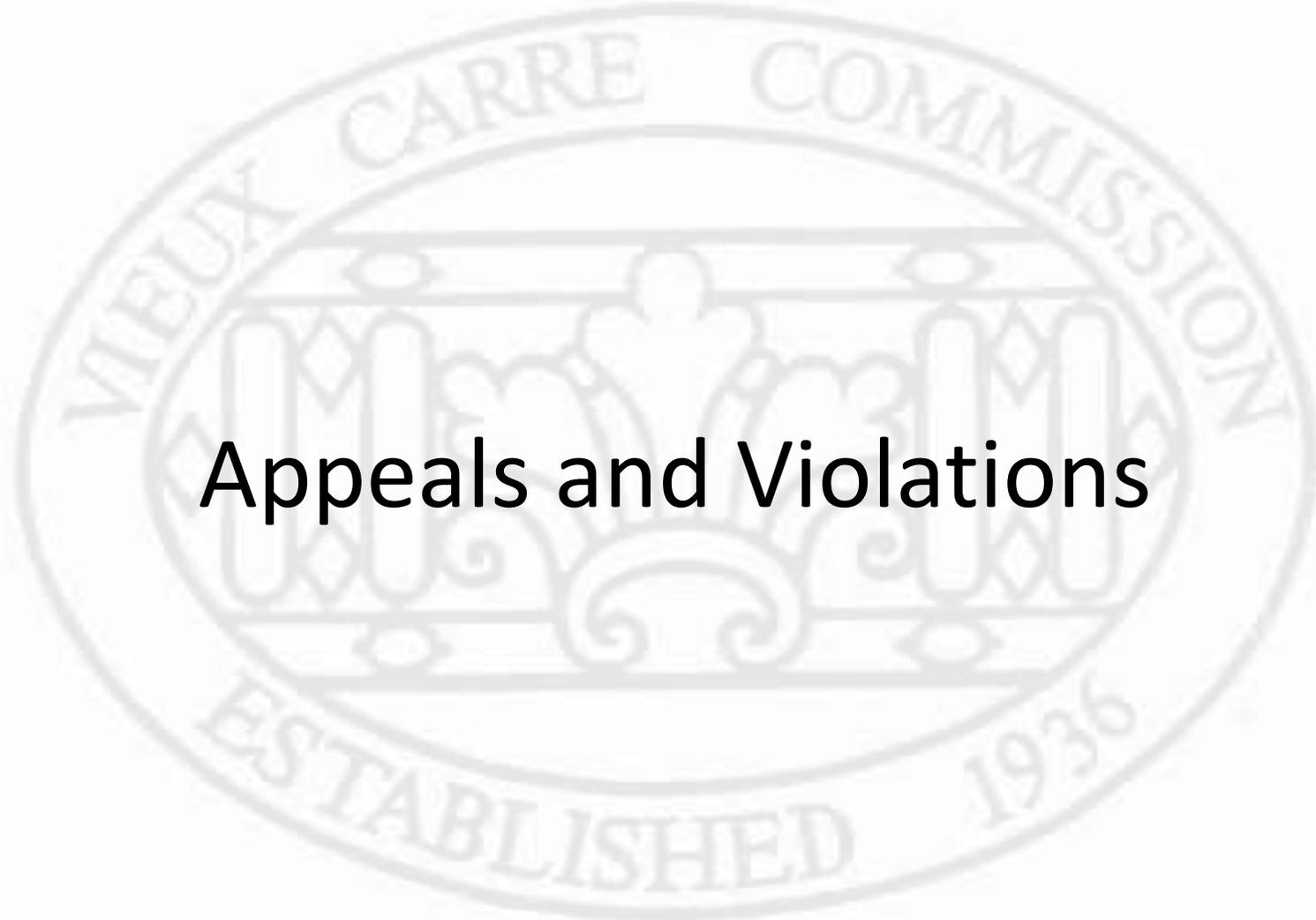
DESCRIPTION OF APPLICATION: 11/24/2020
Permit #20-45447-VCPNT **Lead Staff: Erin Vogt**

Proposal to install Aeratis synthetic decking, per application & materials received 11/04/2020.

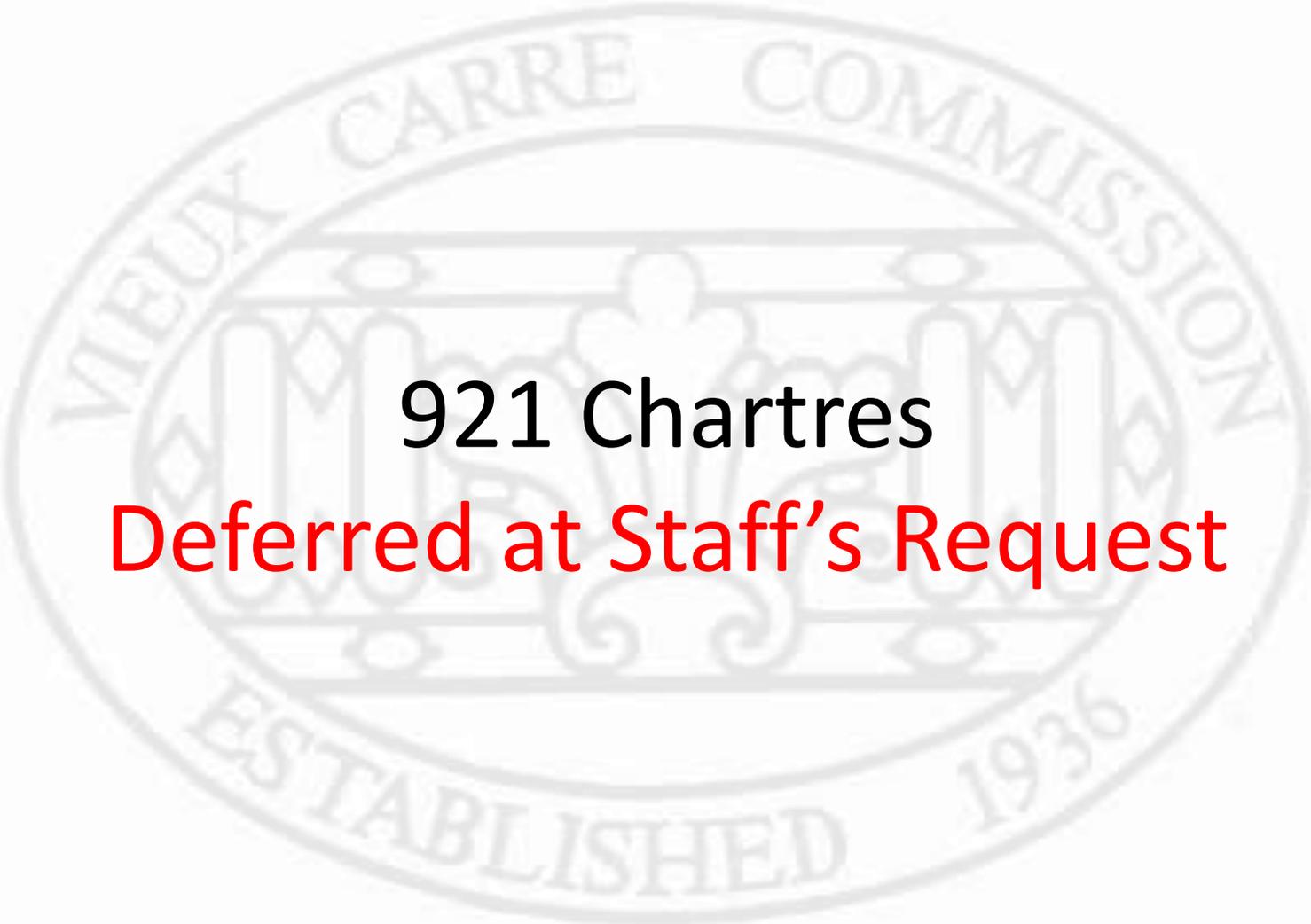
STAFF ANALYSIS & RECOMMENDATION: 11/24/2020

The applicant is proposing to replace the wooden balcony decking at 617-19 Chartres with Aeratis synthetic decking. While synthetic materials are prohibited by the VCC Design Guidelines, some concessions have been made by the Committee due to the poor quality of treated pine. With few exceptions, approval has been limited to buildings that are yellow rated or lower, with uncovered balconies or galleries that receive significant exposure to sun. Considering 617-19 Chartres is blue rated (of major architectural or historic significance), staff does not find Aeratis to be appropriate for this building and recommends **denial** of the proposal in keeping with the criteria established by the Committee.

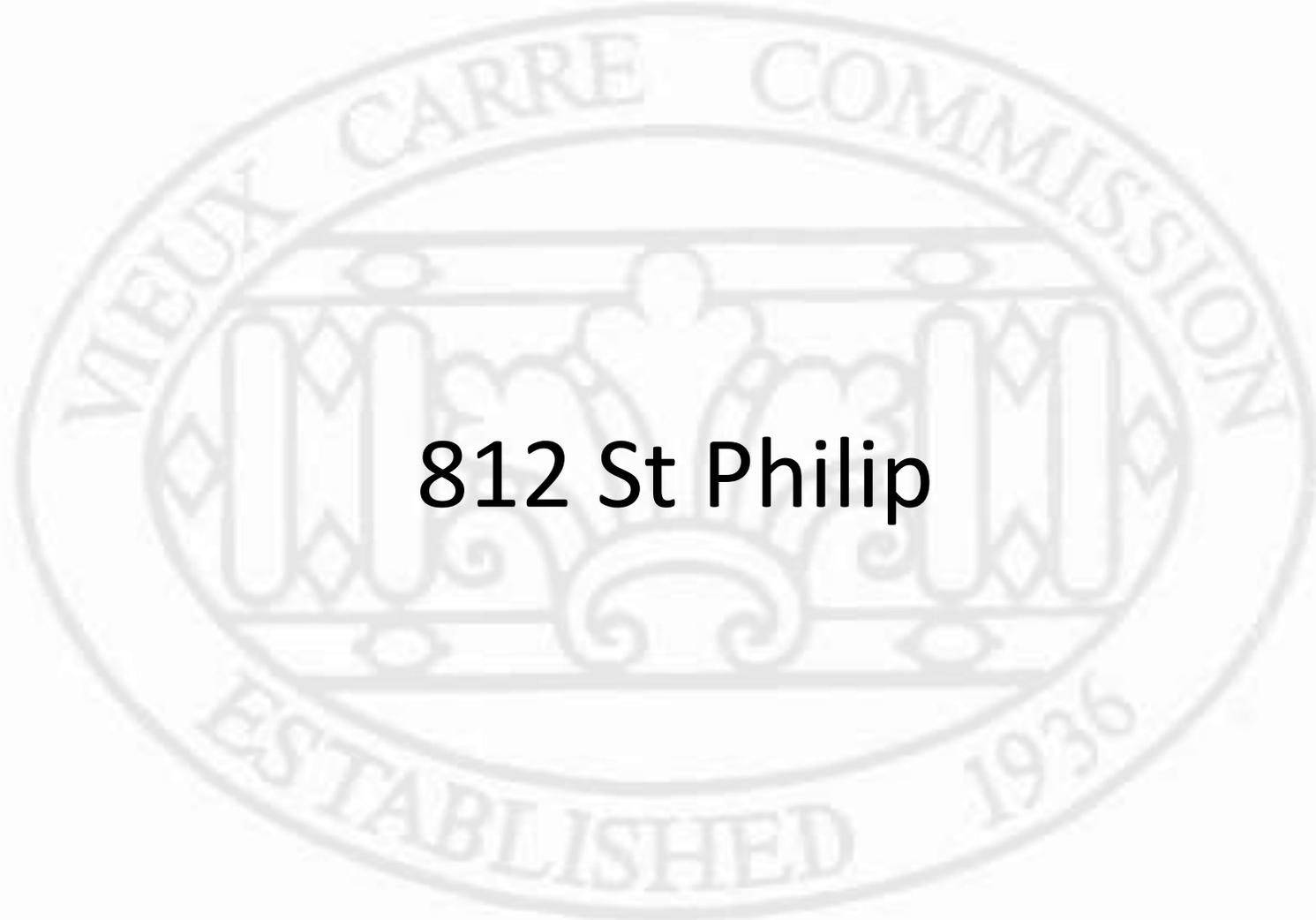
ARCHITECTURAL COMMITTEE ACTION: 11/24/2020



Appeals and Violations



921 Chartres
Deferred at Staff's Request



812 St Philip

ADDRESS:	812-14 St. Philip	APPLICANT:	Sidney Lapuyade, IV
OWNER:	Walter L Bringaze	SQUARE:	76
ZONING:	VCR-1	LOT SIZE:	2496 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	748.8 sq. ft.
ALLOWED:	2 Units	EXISTING:	150 sq. ft. (approx.)
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This address features a ca. 1870 2 1/2 story masonry Italianate townhouse

Architecture Committee Meeting of **11/24/2020**

DESCRIPTION OF APPLICATION: 11/24/2020
Permit #20-39570-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain decorative sconces, pendant fixtures and gas lines installed without benefit of VCC review and approval, per application & materials received 09/11/2020 & 11/04/2020, respectively.

STAFF ANALYSIS & RECOMMENDATION: 11/24/2020

The applicant submitted a permit application with the Mechanical Division for installation of gas lines and a VCC subpermit was opened on 09/11/2020. The application stated that the line would serve gas light fixtures, but no information was provided regarding the fixtures or their locations. Staff contacted the applicant to obtain more information, but the work was completed prior to permit issuance. The applicant is appealing to retain the decorative Bevolo fixtures, which are a mix of gas and electric, as follows:

Fixture #1:
 24” Bevolo French Quarter electric pendant installed in front entry alcove.

Fixture #2:
 24” Bevolo Governor Nicholls electric sconce, mounted to wall adjacent to service ell door.

Fixtures #3-6:
 Four (4) 27” Bevolo French Quarter gas pendants, hanging from service ell balcony.

Fixture #7:
 38” Bevolo Rosetta Standard Cabildo yoke gas pendant, centered on rear loggia.

Three conduits extend the length of the building, wrap the rear loggia and balcony, and end at the rear of the property. It is not clear if all three lines are new or if any preexisted the recent gas installation. All have been painted to match the adjacent surfaces.

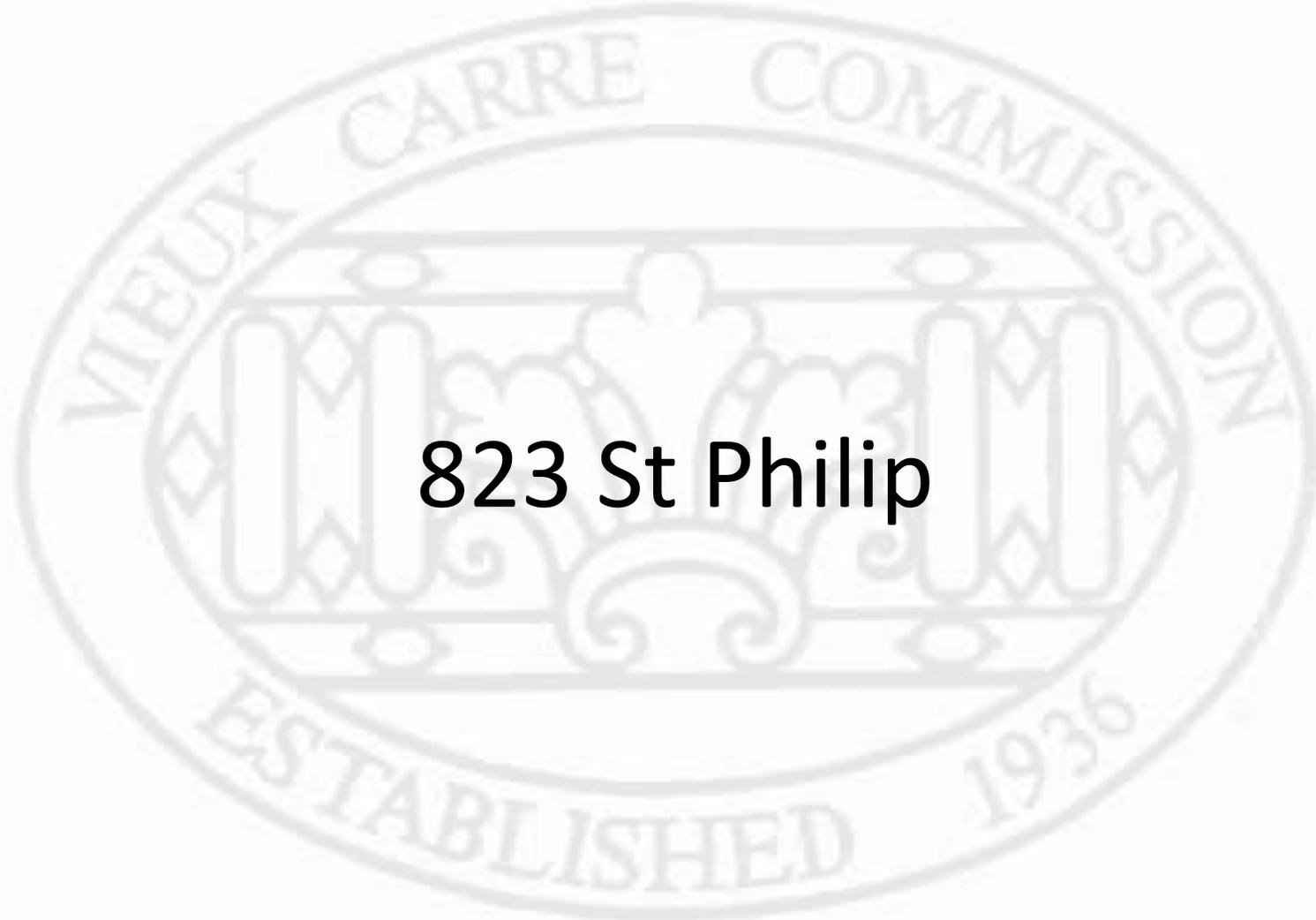
VCC Design Guidelines state that *“decorative lighting fixture types should be: compatible with the building in terms of its style, type and period of construction; located near a focal point of the building, such as the primary entrance door; installed in a manner that is harmonious with the building’s 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.”* (VCC DG: 11-07) In keeping with the Design Guidelines, decorative fixtures are generally not permitted in alleys or courtyards; in circumstances where they are found appropriate by the Committee, they are limited in size and quantity. Staff finds fixture 1, installed in the front alcove, to be compatible with the Guidelines and recommends **approval** of retention, but the size and locations of fixtures 2-7 are unlikely to have been approved if reviewed by the Committee prior to installation.

Staff is concerned by the escalating occurrence of unpermitted installation of decorative fixtures in the District, with many residents making significant investments in fixtures that are not compatible with the Design Guidelines, often unaware of the review process. Considering most of these fixtures are purchased from lighting manufacturers who work extensively in the French Quarter and are familiar with the Guidelines, staff intends to reach out to these businesses to remind them that VCC review and approval is required for all exterior lighting in hopes that they will encourage owners to seek permits prior to purchase and installation.

[Note: older work without permit violations were observed on the property during inspection; the owners purchased the property in July 2020 and VCC records include several instances where the previous owners worked on the building without proper approval. No violation case has been opened on the property, and staff will work with the current owners to address the inherited issues.]

ARCHITECTURAL COMMITTEE ACTION:

11/24/2020



823 St Philip

ADDRESS:	823-25 St. Philip	APPLICANT:	New Orleans Custom Cabinetry
OWNER:	Jay H. Floyd, Jr.	SQUARE:	77
ZONING:	VCR-1	LOT SIZE:	2489 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	746.7 sq. ft.
ALLOWED:	2 units	EXISTING:	1194 sq. ft.
EXISTING:	1 unit	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Although 823-25 and 827-29 St. Philip Street figure today as a separated pair of early 19th-century Creole cottages, originally the cottages shared a common wall and roof. An 1827 inventory of the estate of the cottages' owner, Jean Phillippon, who was financially connected with the Orleans Theatre and Ballroom, stated that the cottages had a flat tile roof and the brick kitchen had round tiles. The adjoined pair of detached one-story kitchens was allowed to deteriorate in the 1950s by the owners (the Matassa Family) and subsequently was demolished.

Architecture Committee Meeting of **11/24/2020**

DESCRIPTION OF APPLICATION: 11/24/2020
Permit #20-41742-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain gas sconces installed on side elevation of main building and alter alley gates, per application & materials received 10/07/2020 & 10/23/2020, respectively. [**Notice of Violation sent 09/21/2020**]

STAFF ANALYSIS & RECOMMENDATION: 11/24/2020

On 09/21/2020, staff issued a violation notice for gas sconces installed on the Bourbon elevation of the main building. The fixtures are 21” Bevolo “French Quarter” sconces with “Café du Monde” brackets. VCC Design Guidelines state that “decorative lighting fixture types should be: compatible with the building in terms of its style, type and period of construction; 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.” (VCC DG: 11-07) [Note: gas pendants were approved for installation on the front elevation by Committee on 06/23/2020.]

In keeping with the Design Guidelines, gas sconces are generally not permitted in alleys or courtyards. Staff also notes that these fixtures are installed much higher above grade than is typical and are visible above the alley gate headers. There is no direct relationship between the fixtures and openings on this elevation, and the style of the “Café du Monde” bracket does not fit the age and style of the building. Staff recommends **denial** of the appeal to retain the fixtures, with the applicant to work with staff on non-decorative alternatives that can provide adequate lighting levels in the alley.

Staff also cited metal backing installed on the iron alley gates. The VCC Design Guidelines state that “the VCC does *not* allow glass, plastic or Plexiglas applied to a fence or gate” (VCC DG: 10-7) and metal backing is rarely found approvable by the Architectural Committee. Staff notes that the vast majority of metal backed gates in the District are prescribed or have been cited as a violation. Staff understands the desire for the privacy and security provided by a solid gate, and notes that historic photos of the property show wooden gates with headers instead of the iron gates in place now. The applicant is proposing to replace the Bourbon-side gate with a wooden gate and header, and appealing to replace the solid metal backing on the Dauphine-side gate with metal mesh. Metal mesh backing is not approvable by the Design Guidelines, and staff considers it important that both gates are of consistent design since they are associated with the same property. Full detail drawings must be submitted for final review and approval prior to permit, but staff finds the wooden gates to be significantly more appropriate than the non-historic iron gates in place now. Staff recommends **denial** of the appeal to install the iron mesh and **conceptual approval** to install two wooden gates, with final review and approval to be handled at staff level.

ARCHITECTURAL COMMITTEE ACTION: 11/24/2020



1030 St Philip

ADDRESS:	1030-34 St. Philip	APPLICANT:	Roland Arriaga
OWNER:	1718 Palmer LLC	SQUARE:	104
ZONING:	VCR-1	LOT SIZE:	3097.8 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	929.4 sq. ft.
ALLOWED:	3 units	EXISTING:	496 sq. ft.
EXISTING:	5 units	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This 1½-story, 6-bay, masonry, double-dormered cottage, which dates from c. 1841, has gable ends and entrance detailing in the Greek Revival style. The cornice lintels over the other façade openings date from the late 19th century.

Architecture Committee Meeting of **11/24/2020**

DESCRIPTION OF APPLICATION: 11/24/2020
Permit #20-46174-VCGEN **Lead Staff: Erin Vogt**

Preliminary review of proposal to address demolition by neglect violations and replace alley gate, per application & materials received 11/10/2020. [**Notices of Violation sent 07/05/2017 & 07/24/2020**]

STAFF ANALYSIS & RECOMMENDATION: 11/24/2020

Staff issued STOP WORK ORDERS on 02/03/2020 and 07/24/2020 for unpermitted work on the Burgundy-side alley gate, leaving the neighboring property wall damaged. A violation notice was issued for demolition by neglect issues, including brick, stucco, trim and gutter deterioration. The applicant has submitted a comprehensive proposal to address the violations, all of which can be handled at staff level except for the alley gate.

The proposed replacement gate is shown at 6’-8” tall and is made from 1x6 pressure treated tongue-and-groove beaded board panels with a surrounding frame and lock rail. A fixed beaded tongue-and-groove panel is shown above the gate frame, to an overall height of 8’-0”, with 3’-0” iron security pickets installed above. The gate is supported by a 2x4 pressure treated jamb, “to be secured to existing wall with 3/8” galvanized expansion anchors @ 24” o.c.” Staff recommends that either the fixed wooden panel or the security bars be installed, not both; if the preference is for a wooden header, the height may be increased to 1’-9” per the standard VCC detail sheet for wooden gates. Staff requests that a section of the gate be provided for additional review, and is confident that final details can be worked out at the staff level without requiring further review by the Committee. However, the wooden frame and attachment to the adjacent property cannot be approved as proposed, as it would cause significant damage to the neighboring building’s masonry. Staff seeks guidance from the Committee regarding approvable alternatives.

ARCHITECTURAL COMMITTEE ACTION: 11/24/2020

Violation Case - 20-21101-DBNVCC- 07/24/2020

- DbN, 166-121
- Brick/mortar damage/deterioration on the main and rear buildings
- Stucco damage/deterioration on the main and rear buildings
- Fence/gate damage/deterioration/deformation present
- Gutter/scupper/downspout missing or damage/deterioration/deformation present on the building(s)/property.
- Window/window trim damage/deterioration present throughout the property
- Vegetation growing from/on building and masonry/wood fence.
- WwoP, 166-35
- Fence, gate, altered, removed without approval. This illegal work has caused damage to a neighboring property. Stop Work Order posted on the property on February 3, 2020 & July 24, 2020.
- Painting without approval. Stop Work Order posted on the property on February 3, 2020 & July 24, 2020.
- Painting done/done inappropriately on the building(s)/fence/courtyard without benefit of VCC review or approval, or in deviation of permit.
- Unused wiring/conduits should be removed and remaining, loose wiring/conduits should be properly secured and painted to match the building.