

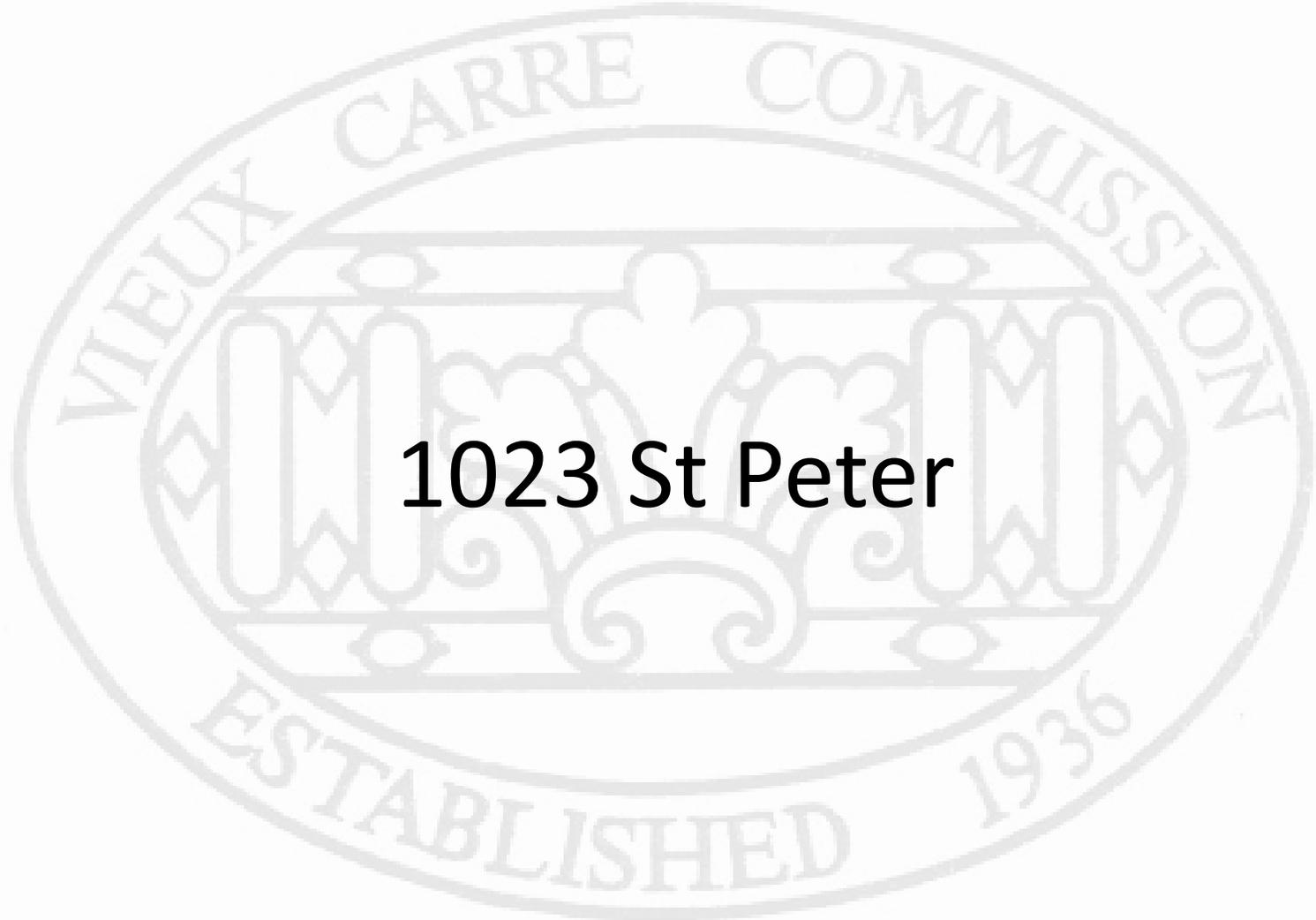


**Vieux Carré Commission
Architecture Committee Meeting**

Tuesday, September 21, 2021



Old Business



1023 St Peter

ADDRESS:	1025 St. Peter	APPLICANT:	Rob Kemp
OWNER:	Rory Panepinto	SQUARE:	101
ZONING:	VCR-1	LOT SIZE:	2,700 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	810 sq. ft.
ALLOWED:	3 Units	EXISTING:	778 sq. ft.
EXISTING:	1 Unit		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Rating: Green, of local architectural/historical importance.

This address features a circa 1890 shotgun cottage, in a style which blends late Italianate and Eastlake style detailing. The dining room & kitchen areas at the rear of the property were originally open shed-roofed additions, but since have been enclosed.

Architecture Committee Meeting of**09/21/2021****DESCRIPTION OF APPLICATION:**

09/21/2021

Permit # 20-48511-VCGEN**Lead Staff: Nick Albrecht**

Proposal to construct new two-story wood frame building with stucco finish along rear property line, per application & materials received 08/28/18 & 08/23/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

09/21/2021

When this application was reviewed at the 08/24/2021 meeting the applicant noted that although the form of the building had not changed from previous approvals, the construction materials had been changed from the previously approved CMU walls with stucco finish to wood frame walls with stucco finish. This was a result of changes to the foundation for the building. The Guidelines note that, "*the materials used in the construction of a new building for walls, roof, windows, doors, trim, balconies, galleries, porches, and other exterior visible elements contribute to a building's character and appearance.*" (VCC DG: 14-10) The Guidelines continue, "*inappropriate materials include those which unsuccessfully pretend to be something they are not, such as a plastic 'brick' and aluminum or vinyl 'weatherboard.' All are imitations which fail to produce the texture, proportions, finish, and colors of the real materials.*" (VCC DG: 14-10)

Although the Guidelines speak directly of "exterior visible elements" staff still finds cause for concern with the proposed building walls pretending to be something they are not. Staff suggests a new wood clad building would be more appropriate with wood frame construction.

Staff requests commentary from the Architecture Committee regarding the proposed material change of the new rear building.

ARCHITECTURAL COMMITTEE ACTION:

09/21/2021

Architecture Committee Meeting of**08/24/2021****DESCRIPTION OF APPLICATION:**

08/24/2021

Permit # 20-48511-VCGEN**Lead Staff: Nick Albrecht**

Proposal to construct new two-story building along rear property line, per application & materials received 08/28/18 & 08/13/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/24/2021

This proposal was reviewed several times in 2018 and 2019, gaining approvals for both the concept and many of the proposed details. The applicant continued to work with staff on final detailing but the owner elected to pause the project at the onset of the pandemic. The owner and applicant are now prepared to move ahead with construction, but the previous approvals are over two years old and need to be reviewed anew.

The proposed new construction would sit at the rear property line. The building would be two stories with

a shed roof and measure approximately 32' wide, 12'4" deep, and 29'4" to the top of the parapet. The building would be constructed from CMU blocks and finished with a 3-coat stucco smooth finish. Staff notes the tendency of CMU joint lines to telegraph through stucco if lath is not used in the construction of the walls and therefore recommends the use of lath on these walls.

The primary elevation of the building would feature three steel and glass French doors at the ground floor with three additional steel and glass French doors at the second floor. The second-floor doors would feature rails installed between the door jambs. All six of these openings would receive new fixed louver Spanish cedar shutters.

The roof is shown as standing seam "copper or Galvalume." The applicant has stated a preference for the Galvalume standing seam roof with aluminum half round gutters and downspouts. Given that this is new construction, staff does not object to Galvalume and aluminum being used in these locations.

Staff finds the proposed new construction consistent with the Guidelines and with the plans previously approved.

Staff notes that the submitted plans also show the main building. Although work on the main building was previously approved, a recent inspection showed that work on the rear elevation was completed in significant deviation of the approved plans. A separate application will be needed to address these discrepancies.

Staff recommends that the Architecture Committee forward the proposal to the Commission for consideration with a recommendation of approval but suggests that an application for the main building be submitted prior to any issuance of permits regarding the new construction.

ARCHITECTURAL COMMITTEE ACTION:

08/24/2021

Mr. Albrecht read the staff report with Mr. Hayes present on behalf of the application. Mr. Hayes stated the following: the original proposal – they believed they applied for both the front and the rear, at which time the rear showed piles. They couldn't do that so they had a soil study done and it wasn't ok to support the structure. They told us to take out 3' of dirt and to re-compact it. Because of this we are not using the CMU but a frame system with a 2-hour rating with a sheathing.

Mr. Fifield stated that the provided drawings were not describing this. He then asked staff if they had reviewed drawings depicting what Mr. Hayes was describing. Mr. Albrecht stated that the drawings came in late the previous day and were too late to be presented at this meeting. Mr. Fifield asked the Committee how they wished to proceed. Ms. DiMaggio stated that since she and Mr. Bergeron were not present for the initial review, she was really not ok with proceeding. Mr. Fifield stated that perhaps they could include the phrase "once Committee makes approval the proposal must come back to ARC." He then questioned page 201. He asked Mr. Hayes if this was from the original proposal or if this was a change order. Mr. Hayes stated that he believed it was from the original proposal. Mr. Fifield asked Mr. Albrecht to please confirm prior to the proposal proceeding to the full Commission.

Mr. Bergeron questioned the stucco on wood frame approach. He asked if the Committee felt this to be dishonest. Mr. Fifield stated that this was an excellent point and that originally this was a masonry building. He went on to say that this would be a "huge change." Ms. DiMaggio agreed. Mr. Fifield stated that he was concerned they weren't looking at the right drawings and that this was a method they would not normally approve. He asked the Committee how they wished to proceed. Ms. DiMaggio stated that they usually did not approve drawings they did not have in front of them. Mr. Fifield agreed and then explained to Mr. Hayes the two week prior to the meeting deadline. He then went on to say that he believed the Committee must defer the proposal until they could review the new drawings. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

Nikki Szalwinski, 1011 St Philip

Having lived next to an ongoing renovation project and second floor addition for over three years, I encourage the applicant to work with adjacent neighbors to minimize disruptions to their quality of life from dust, debris and above all noise from equipment and crew banter. In our experience this addition will inevitably increase noise in both their courtyard and adjacent ones through amplification off the masonry and they may want to consider eliminating stucco in favor of wood on its facade as well as allowing for plantings to absorb sound. Please also consider all mechanical equipment carefully as this new structure will decrease open space and available space for additional necessary equipment on the lot.

Discussion and Motion: The application was deferred to allow for review of the revised plans.

DESCRIPTION OF APPLICATION:

06/25/19

Permit # 18-28687-VCGEN**Lead Staff: Nick Albrecht**

Review of details of conceptually approved new rear building and proposal to renovate Orleans elevation of existing main building, per application & materials received 09/05/18 & 06/10/19, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/25/19

When last reviewed before the Architecture Committee, staff noted the proposed rear elevation of the main building as well as some details of the new construction building as areas in need of review. The applicant has returned with revisions to both areas.

Main Building Renovations

The previous proposal included creating a large 9'7" wide by 10' tall opening on the rear of the main building. Staff noted that this space was likely originally a small covered porch that was enclosed in the early part of the 20th century. The applicant now proposes to utilize either a pair of new six over nine windows or a pair of six over six windows in this location adjacent to the existing door and transom. The top of the window openings would align with the top of the existing transom. The six over nine windows would extend all the way to the floor while the sill of the six over six would be located approximately 2'8" above the floor.

The applicant notes that the St. Peter elevation of the main building currently features six over nine windows and the proposed windows for the rear elevation would be matching these existing windows. Although staff finds the use of the six over nine windows somewhat atypical for this rear elevation, as this area has been previously modified the Architecture Committee may find the proposed tall windows approvable.

New Construction

Staff and the Committee previously expressed concerns over the proposed balconies and the interaction with the shutters for these openings. In response, the applicant has eliminated the small balconies in favor of a guardrail located within the door jamb. Staff notes that this arrangement could allow for shutters on the upper floor openings with the guardrail sandwiched between the doors and shutters.

The applicant still shows two options for the ground floor shutters on the new construction. Either a traditional Spanish cedar wood louvered shutter or a much more contemporary metal shaker style shutter. Given the contemporary doors and the traditional building form, staff could find either shutter style approvable.

Staff again notes that the proposed doors for the new construction show a double glazing but with true divided lites. The guidelines do not prohibit this type of millwork provided it is approved by the Architecture Committee.

Overall, staff finds the proposal approvable but requests specific Architecture Committee commentary regarding:

- The proposed pair of six over nine windows at the rear of the main building
- The use of double glazing at the proposed new construction doors
- The preferred style of shutters at the new construction building

ARCHITECTURAL COMMITTEE ACTION:

06/25/19

Mr. Albrecht read the staff report with Mr. Hayes present on behalf the application. Mr. Musso stated that he was comfortable with a 6 over 9 lite widow and that the Committee was seeing more windows with double glazing. Ms. DiMaggio stated that they had discussed the problems with the balcony shutters at the previous meeting. Mr. Musso stated that he would prefer wood over metal in regards to the shutters. Mr. Fifield stated that it would be safer to have more traditional wood shutters. He then recommended adding shutters on the second floor. He stated that the tall windows were more traditional on the facades of buildings and that a sill window might be more appropriate.

Mr. Musso moved for the applicant to proceed with wood shutters, 6 over 6 windows, add shutters on the second floor. Mr. Fifield seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of**05/28/19****DESCRIPTION OF APPLICATION:**

05/28/19

Permit # 18-28687-VCGEN**Lead Staff: Nick Albrecht**

Review of details of conceptually approved new rear building and proposal to renovate Orleans elevation of existing main building, per application & materials received 09/05/18 & 05/21/19, respectively.

STAFF ANALYSIS & RECOMMENDATION:

05/28/19

The proposed demolition of the infill at this property as well as the conceptual approval of the proposed new construction was approved at the 12/05/18 Commission meeting. The applicant has returned with additional details on that new construction as well as additional details on proposed renovations to the existing building.

Main Building Renovations

The proposed exterior renovations of the main building are primarily limited to the rear elevation where the applicant proposes to modify an existing first floor window as well as the existing attic access door. Currently the first floor features a traditional six over six window with the opening measuring approximately 3'9" wide by 5'8" tall. The applicant proposes to dramatically enlarge this opening to feature a series of three large 3' x 8' single lite windows under a 3' x 1'-6" transom windows. The combined opening would now measure approximately 9'7" wide by 10' tall.

Sanborn maps from 1896 and 1908 indicate that this space was previously open air, likely a rear porch that was enclosed around the same time as the courtyard infill construction seen in the 1940 Sanborn and recently demolished. The guidelines state that, "*the VCC does not allow increasing a window size or altering the shape to allow for a picture or bay window, or a garage or carriage door.*" (VCC DG: 07-9)

Given that this is a rear elevation and was modified ca. 1930s, the Architecture Committee may find a deviation from the guidelines approvable. Alternatively, staff suggests that the applicant may consider restoring the previously existing rear porch and using new millwork between the new rear of the building and the rear porch to bring additional light into the building.

At the gable on the rear in the location of the existing attic access the applicant proposes to install new French doors and a handrail located within the jamb. The height of the opening would be increased approximately 7" but it appears the existing width of the opening would remain the same.

New Construction

The new construction was conceptually approved by the Committee at the 11/27/18 meeting and by the Commission at the 12/05/18 meeting. When last reviewed by the Committee, the Committee requested that the proposal return to the Committee for review of door details, the treatment at the second floor doors currently showing Juliet balconies, and other details.

The applicant has submitted additional elements on the doors and shutters for review.

Staff notes that given the minimal depth of the Juliet balconies at only 1', the proposed shutters could not be hinged closed and would have to be lifted off the hinges in order to be closed. Staff finds this condition to be atypical.

Based off of previous recommendations of the Architecture Committee, the applicant proposes to use very contemporary style French doors made from steel. The submitted doors show a thin metal frame with two horizontal bars at the lock rail and a higher horizontal bar near the top of the door. The details show these doors as true divided lite but with double glazing. The guidelines do allow for these details in this situation if found approvable by the Committee.

The final door is a single leaf steel door for the side entrance. All doors are shown with full glazing except for the metal frames and rails.

The applicant submitted two options for shutters. The first option is a traditional wood louvered shutter with rails at corresponding heights to the doors. The second option is an all metal paneled shutter, again with rails shown at the same height as the door rails. Staff requests commentary from the Committee regarding the proposed shutter style or if the shutters should be removed entirely given the atypical condition presented with the small balconies.

Overall, staff finds the plans moving in a positive direction but requests commentary from the Committee on the items noted including:

- The proposed drastically enlarged opening at the rear of the main building
- Details on the proposed doors including the use of double glazing
- The style of shutters and the function of the shutters given the narrow balconies

ARCHITECTURAL COMMITTEE ACTION:

05/28/19

Mr. Albrecht read the staff report with Mr. Hayes present on behalf of the application. Mr. Musso questioned the difference of 12" vs 24" depth of the Juliet balconies. He stated that he would prefer to see them usable. The shallower depth would make the shutters unusable. Mr. Fifield stated that he would prefer to see no shutters and smaller balconies. Mr. Taylor stated that the applicant should make the existing window taller and add another window.

Mr. Fifield moved for a deferral in order for the applicant to revise the elevation of the service building and revisit the rear elevation. Mr. Musso agreed and stated that he wanted to see the entire proposal again. He then seconded the motion and the motion passed unanimously.

Vieux Carré Committee Meeting of

12/05/18

DESCRIPTION OF APPLICATION: **Permit # 18-28687-VCGEN**

12/05/18

Lead Staff: Nick Albrecht

Proposal to demolish existing infill structures and to construct new two story building along rear property line, per application & materials received 08/28/18 & 11/08/18, respectively.

STAFF ANALYSIS & RECOMMENDATION:

12/05/18

The Architecture Committee conceptually approved the proposed new construction of a two story service building style building along the rear property line. The project would also include the demolition of two existing rear additions to the main building.

Demolition

The buildings proposed to be demolished are described in the survey as being originally open shed-roofed additions. They are shown on the survey map as both being green-rated.

The 1896 Sanborn map shows an open structure built along the N. Rampart property line, similar to the existing condition. By 1908 a portion or all of this structure has been demolished leaving only a small, open structure indicated in the Orleans and N. Rampart corner of the property with nothing attached to the building itself. The 1940 Sanborn map appears to show the current arrangement of two, one-story enclosed structures.

In 2004, the Architecture Committee approved some major modifications to these rear buildings including replacing windows with new doors and the installation of a new skylight.

Staff had the opportunity to visit the site and inspect the existing structures. The structure attached to the main house did show evidence of having more significant age, but again staff notes that according to the Sanborn maps none of this part of the building was present in 1908. Additionally, all of the millwork on the building is inappropriate including a vinyl window and a stock exterior door.

The second portion proposed for demolition is clearly more contemporary construction as it is a low slab on grade construction. This portion also features inappropriate millwork. It is possibly this was the earlier open air shed shown in the Sanborn maps but staff did not observe obvious historic fabric with the current conditions.

New Construction

The applicant proposes to demolish these structures and construct a new freestanding building built along the rear property line. The building would be two stories with a shed roof and measure approximately 32' wide, 12'4" deep, and 29'4" to the top of the parapet. The Architecture Committee has requested that the proposal return to the Committee for review of door details, the treatment at the second floor doors currently showing Juliet balconies, and other details.

Overall, staff and the Architecture Committee found the scale, form, siting, and other aspects of the proposed new construction conceptually approvable with the details to return to the Architecture Committee.

Recommendation

Staff recommends conceptual approval of the proposal, including the proposed demolition, with the applicant to return to the Committee for final details and the Commission to rule on whether or not to require the 30-day layover period for demolition.

VIEUX CARRÉ COMMITTEE ACTION:

12/05/18

Mr. Albrecht read the staff report with Mr. Kemp present on behalf of the application. Mr. Musso stated that the project was moving in the correct direction. Mr. Taylor motioned for conceptual approval and to

waive the 30 day layover period for demolition. Mr. Fifield seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of **11/27/18**

DESCRIPTION OF APPLICATION: 11/27/18
Permit # 18-28687-VCGEN **Lead Staff: Nick Albrecht**

Proposal to demolish existing infill structures and to construct new two story building along rear property line, per application & materials received 08/28/18 & 11/08/18, respectively.

STAFF ANALYSIS & RECOMMENDATION: 11/27/18

The applicant has again revised the proposal based on comments of the staff and Architecture Committee. The applicant now proposes to completely demolish the existing infill construction located behind the main building. This allows the proposed rear building to be completely freestanding. The rear building is shown at 32' wide, which leaves approximately 5' clear and open to the N. Rampart side of the building.

The building's fenestration is shown with three French doors at the first floor and two French doors and a double hung window at the second floor. At an initial meeting with staff, staff recommended adding shutters to all openings and changing the second floor window to an additional door. This change would also result in the Juliet balconies being widened to accommodate the shutters. Alternatively, staff suggests that the balconies could be eliminated entirely in favor of rails installed in the door framed between the doors and shutters. Staff also questions if the heights of the openings should be reduced, possibly by eliminating the transom windows.

The doors are shown as shaker style with a single lite over a single panel on each leaf. A single lite transom is indicated above all doors. The applicant has indicated that this was done in order to help the building read as more contemporary. Staff seeks commentary from the Architecture Committee regarding the proposed simple millwork.

An additional single leaf door is indicated on the N Rampart side of the building, opening into the small open space in this location. Consistent with the guidelines, staff recommends having this door swing into the building. Staff also request details of what this door would look like.

The revised plan increases the proposed open space to approximately 800 sq. ft. which is slightly more open space than the existing layout.

Staff notes that the second floor plan now shows a Juliet balcony and new French doors on the second floor of the Orleans elevation of the main building. No additional details are provided for this change but given that it would be a major and atypical change for the ca. 1890 shotgun building, staff recommends that this aspect be removed from the proposal.

Overall, staff finds the scale, form, siting, and other aspects of the proposed new construction potentially approvable. Given that this proposal includes demolition, staff recommends that the Architecture Committee forward the proposal to the Commission for consideration of the proposed demolition and new construction. If the Committee does forward the application, staff requests that the applicant provide additional details on the portion of building proposed for demolition.

ARCHITECTURAL COMMITTEE ACTION: 11/27/18

Mr. Albrecht read the staff report with Mr. Kemp present on behalf of the application. Mr. Musso commented that the proposed Juliet balconies were not necessary but a balustrade between the doors and shutters may be an option. Mr. Fifield encouraged the applicant to be more rigorous with the contemporary idiom. Mr. Musso commented that the applicant may consider the use of well detailed steel doors.

Mr. Fifield moved for the conceptual approval of the new two story building along the rear property line, with the details to return to the Committee for final approval, and that the demolition of the existing infill and the proposed new construction to be forwarded to the full Commission. Mr. Musso seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of **10/23/18**

DESCRIPTION OF APPLICATION: 10/23/18
Permit # 18-28687-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct new two story building along rear property line, per application & materials received 08/28/18 & 10/09/18.

STAFF ANALYSIS & RECOMMENDATION:

10/23/18

The applicant has significantly revised the proposal following the 09/11/18 Architecture Committee meeting and now proposes a two story outbuilding along the rear property line. A portion of the existing addition at the rear of the main building would be retained, connecting the main building and the proposed outbuilding, although there would be no interior circulation between the existing building and the proposed outbuilding.

For new secondary buildings the guidelines recommend, “*designing a new secondary building or structure to complement the period and style of the principle building and other buildings on the site – this includes using similar form, materials, colors, and simplified detailing.*” (VCC DG: 14-19) Staff finds that the proposed form may be appropriate and something to pursue but in order to avoid creating a false sense of history, the details used should read as more contemporary.

Staff finds it atypical that a portion of the existing addition would be retained as part of the proposal. Staff believes the overall proposal would be more successful if this addition were demolished so that the main building and the proposed outbuilding would be completely separate buildings. This would also allow for a more typical fenestration on the rear building compared to the current proposed fenestration. Finally, staff is concerned about the amount of open space if this addition is to be retained. Staff estimates that the current proposal would reduce what is already an insufficient amount of open space by an additional reduction of approximately 300 sq. ft. If the addition were to be removed entirely, the overall reduction would only be approximately 125 sq. ft.

Although staff finds that the proposal is moving in a positive direction, staff recommends deferral of the application to allow the applicant to:

- provide additional information and documentation of the existing structure proposed for demolition
- consider the demolition of the existing addition
- redesign the fenestration of the proposed outbuilding and incorporate more contemporary detailing
- confer with the zoning department regarding the proposed reduction of open space

ARCHITECTURAL COMMITTEE ACTION:

10/23/18

Mr. Albrecht read the staff report with Mr. Kemp present on behalf of the application. Mr. Fifield noted the problem of the mismatch between the shotgun main building and the proposed service building. Mr. Musso, noting the small size of the courtyard, suggested removing the proposed projecting balcony, possibly in favor of Juliette balconies. Mr. Kemp inquired if the building would be better clad in wood siding rather than stucco. Mr. Fifield stated that the building type was consistent with stucco but that the details were inconsistent with those of stucco construction.

Mr. Fifield moved for a deferral in order for the applicant to return with a modified design for the rear building. Mr. Musso seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

09/11/18

DESCRIPTION OF APPLICATION:

09/11/18

Permit # 18-28687-VCGEN

Lead Staff: Nick Albrecht

Proposal to demolish existing rear additions and to construct new two story building in similar footprint and proposal to add new side dormer to roof of main building, per application & materials received 08/28/18.

STAFF ANALYSIS & RECOMMENDATION:

09/11/18

Demolition & New Construction

The buildings proposed to be demolished are described in the survey as being originally open shed-roofed additions.

The 1896 Sanborn map shows an open structure built along the N. Rampart property line, similar to the existing condition. By 1908 a portion or all of this structure has been demolished leaving only a small, open structure indicated in the Orleans and N. Rampart corner of the property with nothing attached to the building itself. The 1940 Sanborn map appears to show the current arrangement of two, one-story enclosed structures.

The applicant proposes to demolish these structures and construct a new slave quarters type building along the N. Rampart property line. The supplied floorplans appear to indicate that this new construction

would be a completely separate unit with no interior connections to the existing building.

As the building form being proposed for construction is much earlier than the ca. 1890 main building, staff does not find it as an appropriate addition to the main building. Staff suggests that if the proposed new construction building were rotated 90° and proposed along the Orleans property line that it may be more appropriate. Additionally, staff finds some of the detailing of the proposed new construction odd, such as having the first floor level at a little over 3' above grade with a front porch measuring 4'8" deep. Traditionally, this building form has a first floor level much closer to grade.

Staff recommends that a camelback addition may be a much more appropriate option to consider for this property. The guidelines state that, "*the camelback is a traditional addition design for a wood frame shotgun or shotgun double.*" (VCC DG: 14-16)

Regarding the proposed demolition, staff requests more information regarding the existing conditions. Staff notes that the ratings map appears to indicate that this addition is green rated.

New Dormer

The second aspect of the proposal is to construct a new dormer on the Burgundy elevation of the main building at approximately the midpoint of the roof. The guidelines state that, "*when considering a new dormer, particularly on a historic building, the property owner is encouraged to consider comparable buildings of the same style and period, including location, form, spacing, dimensions, proportions, style, and detailing. For example, a dormer is typically not appropriate on a side elevation roof slope.*" (VCC DG: 04-7)

Staff agrees with the guidelines that a dormer on this side elevation would be inappropriate.

Recommendation

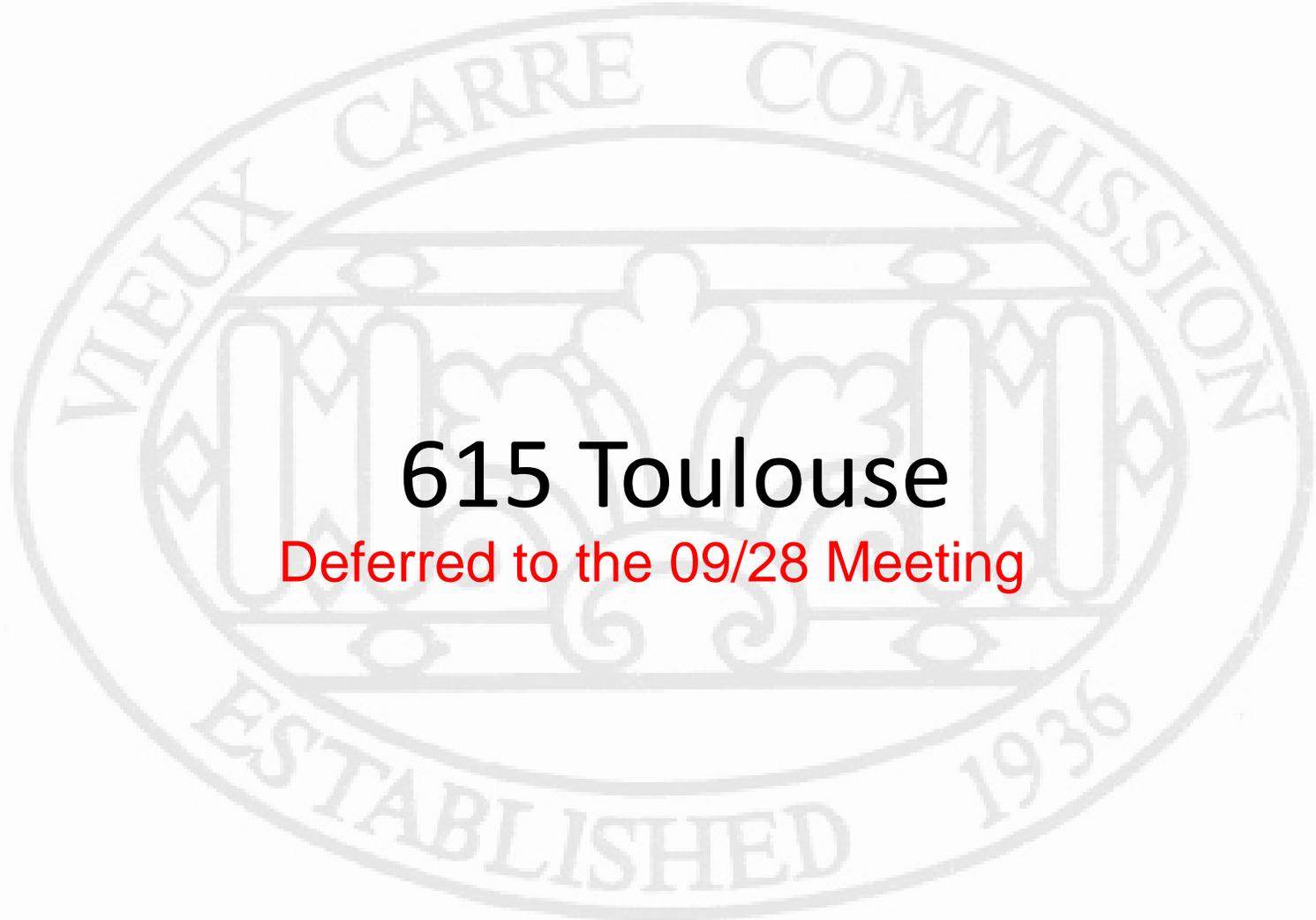
Staff recommends deferral of the application to allow the applicant to:

- Provide additional information and documentation of the existing structure proposed for demolition
- Restudy the siting and details of the proposed new construction or consider a camelback addition as an alternative
- Eliminate the side elevation dormer from the proposal

ARCHITECTURAL COMMITTEE ACTION:

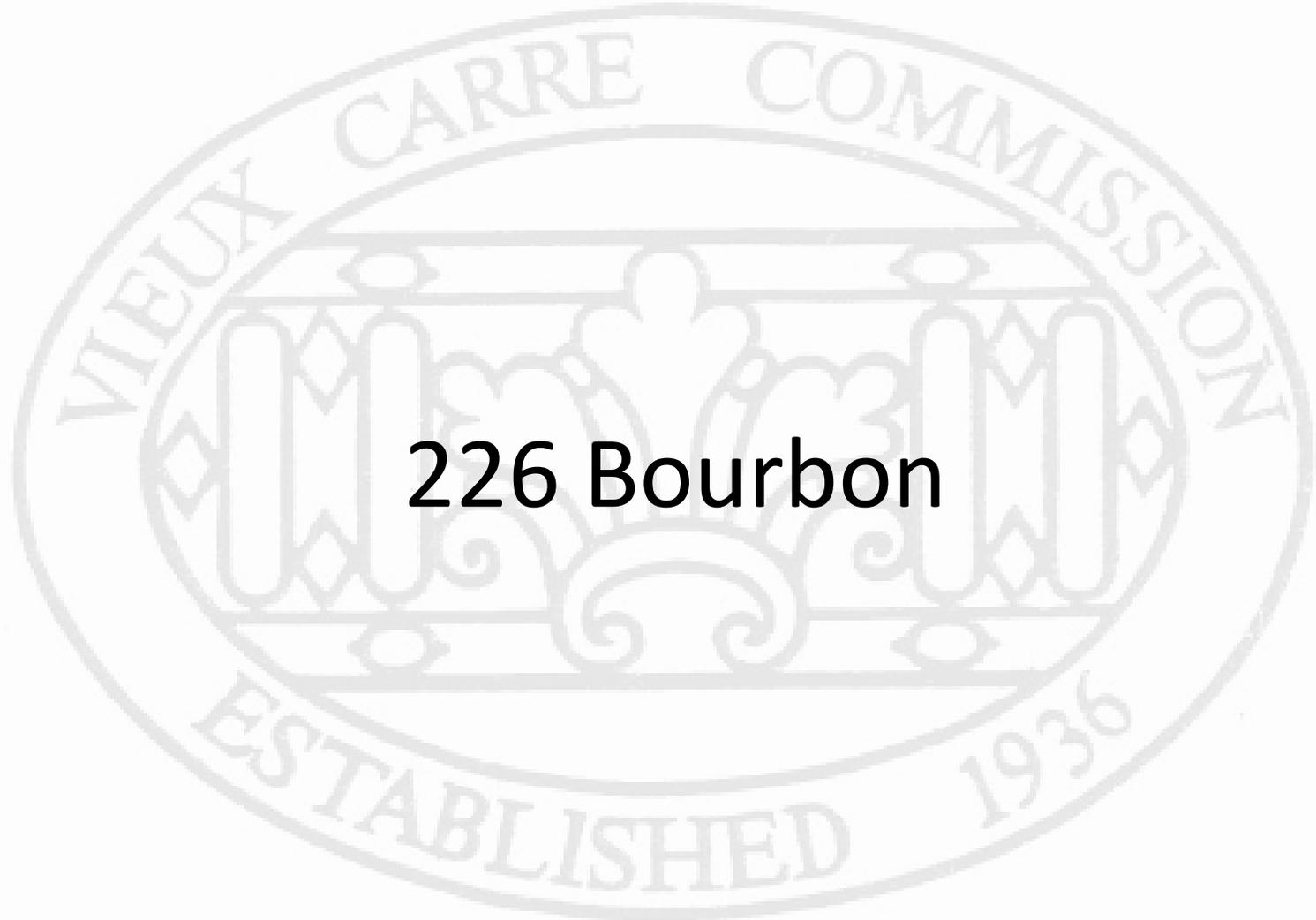
09/11/18

Mr. Albrecht read the staff report with Mr. Kemp present on behalf of the application. Mr. Fifield stated that he needed to see all the elevations, and that the proposed side dormer was not appropriate. He further stated that there were alternative massing scenarios that could work. Mr. Musso motioned for deferral concurrent with the staff report in order for the applicant to provide additional information and documentation of the existing structure, restudy the siting and details of the proposed new construction, and to eliminate the side dormer proposal. Mr. Fifield seconded the motion and the motion passed unanimously.



615 Toulouse

Deferred to the 09/28 Meeting



226 Bourbon

ADDRESS:	226-28 Bourbon Street	APPLICANT:	Heather Cooper
OWNER:	226-28 Bourbon Street, LLC	SQUARE:	65
ZONING:	VCE	LOT SIZE:	4748 sq. ft.
USE:	Commercial	OPEN SPACE	
DENSITY		Required:	1424 sq. ft.
Allowed:	7 residential units	Existing:	429 sq. ft.
Existing:	0 units	Proposed:	No change
Proposed:	No change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main building & attached: **Green**, of local architectural and/or historic significance.
Downtown side one-story addition and attached rear three-story addition: **Brown**, detrimental, or of no architectural and/or historic significance

When this three-story brick Greek revival style townhouse was constructed in 1856, there was a side bay that overlooked the spacious yard on the downtown side, now filled in by new construction. The ground floor of the townhouse was outfitted for commercial usage in the early 20th c., and when the building was renovated in 1977, a bay window was added to the brown-rated one-story addition.

Architecture Committee Meeting of **09/21/2021**

DESCRIPTION OF APPLICATION: 09/21/2021
Permit #21-14105-VCGEN **Lead Staff: Erin Vogt**

Proposal to alter existing first floor millwork, per application & materials received 05/17/2021 & 07/07/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/21/2021

The conceptually approved millwork was reviewed by the Commission on 08/18/2021, where it was returned to the Committee for discussion regarding potential impacts to the tout ensemble. The design has not been changed since last reviewed and the Committee has not been tasked with requiring changes to the proposal.

ARCHITECTURAL COMMITTEE ACTION: 09/21/2021

Vieux Carré Commission Meeting of **08/18/2021****DESCRIPTION OF APPLICATION:**
Permit #21-14105-VCGEN08/18/2021
Lead Staff: Erin Vogt

Proposal to modify millwork, including conversion of non-historic storefront to doors, per application & materials received 05/17/2021 & 07/07/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

08/18/2021

The applicant has submitted materials to modify the millwork across both the Brown and Green rated first floor. Staff notes that the existing millwork is not historic and has been replaced and/or modified several times through the 20th century. The existing openings will be replaced as follows:

- The Bienville-side opening at the brown-rated side addition will be converted to a pair of four lite French doors with no wooden panel and a double lite transom above (pending revisions requested at the Committee review on 07/27/2021). The pilasters have been removed, widening the opening.
- The Bienville and Iberville-side openings at the green-rated building have also had their pilasters removed and have slightly wider lites. Modifications to the sidewalk are proposed at the Bienville opening for accessibility. Staff notes that the ramp must be shown in plan and approved by both the VCC and DPW.
- The center bay is a four-leaf set of bifold doors, with a two-lite transom above.

The proportion and appearance of the lites, stiles and rails are similar to the existing millwork on the second and third floors. The hardware and mechanisms on the bifold doors should be studied further to minimize their visibility as much as possible. Staff will advise the applicant on minor revisions, including a more prominent transom bar that is further proud of the doors and transoms, but found the overall design appropriate for replacement millwork. On 07/27/2021, the Committee moved to **conceptually approve** the proposed work and forward it to the Commission for consideration.

The Design Guidelines require Commission review any time windows or doors are dramatically altered, removed, or added. Public comment was received at the last Committee meeting voicing concerns that the bifold doors may allow the business operations to “spill out” into the street and interfere with the public right of way. Since this is not an architectural matter, the Committee is requesting comment and discussion from the Commission, which is called to consider larger, neighborhood-level concerns, regarding the appropriateness and overall impact of these modifications.

VIEUX CARRÉ COMMISSION ACTION:

08/18/2021

Ms. Vogt read the staff report with Ms. Cooper & Mr. Ward present on behalf of the application. Ms. Cooper stated that she agreed with the staff report and that they would be happy to work out the details at the staff level.

Ms. DiMaggio stated that the Committee reviewed applications under an architectural lens and asked someone to explain how Commissioners were supposed to address concerns regarding "spillage onto the street." Mr. Block responded that the Committee was limited to discussing architectural appropriateness, while the Commission could discuss other issues applicable to the neighborhood. Ms. Gasperecz opened the floor for public comment.

Public Comment:**Nikki Szalwinski, French Quarter Citizens**

Ms. Szalwinski stated that she wished to reiterate Erin Holmes' comments from the previous Committee meeting. She stated that she understood VCC had no control over use however she noted that the building already had a large number of openings.

Mr. Block added that the VCC could not comment on use but could note how modifications could affect the tout ensemble.

Chad Pellerin

Ms. Pellerin agreed with the previous comment from Ms. Szalwinski and added that the French Quarter was having issues with crowds and crime. She went on to say that she believed this would affect quality of life and possibly safety issues.

Discussion and Motion:

Dr. Reeves moved to defer the proposal, with the Committee to look at the impact of the design on the tout ensemble. Ms. Bourgogne noted that the Committee had asked the Commission to comment. The motion died for lack of a second. Ms. Quigley stated that the Committee could consider the tout ensemble if tasked by the Commission.

Mr. Fifield asked Dr. Reeves to restate his motion. Dr. Reeves moved to return the application to the Committee for consideration with regards to the impact on the tout ensemble. Mr. Fifield seconded the motion, which passed unanimously.

Architecture Committee Meeting of **07/27/2021****DESCRIPTION OF APPLICATION:**
Permit #21-14105-VCGEN07/27/2021
Lead Staff: Erin Vogt

Proposal to alter first floor millwork, per application & materials received 05/17/2021 & 07/07/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/27/2021

Following Committee review on 06/22/2021, the applicant has submitted revised drawings as follows:

- The Bienville-side opening at the brown-rated side addition is now a pair of four lite French doors with no wooden panel and a single lite transom above. The pilasters have been removed, widening the opening.
- The Bienville and Iberville-side openings at the green-rated building have also had their pilasters removed and have slightly wider lites. Modifications to the sidewalk are proposed at the Bienville opening for accessibility. Staff notes that the ramp must be shown in plan and approved by both the VCC and DPW.
- The center bay is a four-leaf set of bifold doors, with a two-lite transom above.

The proportion and appearance of the lites, stiles and rails are similar to the millwork on the second and third floors. The hardware and mechanisms on the bifold doors should be studied further to minimize their visibility as much as possible. Staff will advise the applicant on minor revisions, including a more prominent transom bar that is further proud of the doors and transoms, but finds the overall design appropriate for replacement millwork and **conceptually approvable**.

ARCHITECTURAL COMMITTEE ACTION:

07/27/2021

Ms. Vogt read the staff report with Ms. Cooper present on behalf of the application. Ms. Cooper stated that they would be happy to work with staff on the details and modifications. Ms. DiMaggio asked what the width of the French door on the right was; Ms. Cooper responded that the opening was 6' 1 1/2". Mr. Fifield thanked the applicant and then asked the Committee if they would prefer the transoms to be split into multiple lites to echo the doors below. Both Ms. DiMaggio and Mr. Bergeron agreed. With nothing else to discuss, the Committee moved on to the next agenda item.

Public Comment:**Erin Holmes, Executive Director****Vieux Carré Property Owners, Residents and Associates**

We write to express our concern for the additional openings proposed for the facade of this building. Bourbon Street has transformed over decades from a destination where visitors went inside to enjoy entertainment, to one where establishments open all doors and windows to let the entertainment spill out into the street. This reorienting of activity has had detrimental effects on the enjoyment of adjacent properties with regard to sound and crowding. The proposed design would essentially create a wall of openings for the activities within this building to merge with the increasing foot traffic along the public right of way.

Motion and Discussion

Mr. Bergeron stated that he found the public comment to be interesting, but he was not sure if that was something the Committee could consider. Ms. DiMaggio agreed, saying she found it to be a very good point since they had not discussed the doors' function, but she was also unsure if it was within the Committee's purview. Ms. Vogt noted that converting windows to doors would require Commission review, and it would be an appropriate discussion for that venue. Mr. Block agreed.

Mr. Bergeron moved for **conceptual approval** of the proposed millwork with the application to be forwarded to the Commission for consideration of the implications at the public right of way. Mr. Fifield asked for the motion to be amended to include revisions to the number of transom lites. Mr. Bergeron accepted the proposed amendment. Ms. DiMaggio seconded the motion, which passed unanimously.

Architecture Committee Meeting of**06/22/2021****DESCRIPTION OF APPLICATION:**
Permit #21-14105-VCGEN06/22/2021
Lead Staff: Erin Vogt

Proposal to alter first floor millwork, per application & materials received 05/17/2021 & 06/07/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/22/2021

The applicant has submitted materials to modify the millwork across both the Brown and Green rated first floor. Staff notes that the existing millwork is not historic and has been replaced and/or modified several times through the 20th century.

At the Brown-rated side infill, the existing bay window will be removed and replaced with an outswinging mulled door to meet the State Fire Marshall's egress requirements, with a three-lite transom and wooden pilasters to match those at the existing entrance. At the Green-rated building, the center bay storefront will be replaced with four-leaf wooden bifold doors, with two lites and single panels to match the main entry doors. Additional information will be needed regarding the door track hardware, to ensure that it is adequately hidden and not visible on the exterior.

Overall, staff finds the proposed work to be **conceptually approvable**, with minor revisions to millwork profiles needed prior to permit issuance. Staff notes that approval from the Department of Public Works will also be required, since the outswinging doors will extend into the public right of way.

ARCHITECTURAL COMMITTEE ACTION:

06/22/2021

Ms. Vogt read the staff report with Ms. Cooper present on behalf of the application. Ms. Cooper stated they had received State Fire Marshal approval and were hoping that the Committee would also find the proposal approvable. She added that they would be happy to work with staff. Mr. Bergeron noted that the SFM has made exceptions for width and swing if doors are left open during operation. Ms. DiMaggio stated that she was not sure all four leaves needed to be operable. Mr. Fifield asked if the left door mulled together on slide 171 was for egress; Ms. Cooper responded that it was, adding they were attempting to create a more cohesive look so they echoed the pilasters. Mr. Fifield asked if the transom bar would be modified. Ms. Cooper stated that they could do that. Mr. Fifield questioned the pilaster retention, noting that they impacted the width of the openings and were an anomaly. Ms. Cooper stated that they were trying to alter as little as possible, and Mr. Fifield encouraged a restorative approach since the existing conditions are heavily modified. Ms. DiMaggio stated that if they were changing most of the ground floor millwork, it should be more comprehensively considered. Mr. Fifield noted that the left side opening did not need to be homogenous with the first floor, since it was an addition. Ms. Bourgogne asked if the building was vacant and if a change of use would be needed; Ms. Vogt asked the applicant to check with Zoning and establish whether this would be required prior to further review. With nothing left to discuss, the Committee moved on to the next item on the agenda.

No Public Comment

Discussion and Motion:

Mr. Bergeron moved for **deferral**, with the applicant to revise the proposal per staff and Committee recommendations. Ms. DiMaggio seconded the motion, which passed unanimously.



942 N Rampart

ADDRESS:	942 N. Rampart St.	APPLICANT:	Studio West
OWNER:	4421 Properties LLC	SQUARE:	104
ZONING:	VCC-2	LOT SIZE:	1483.1 sq. ft.
USE:	Restaurant	OPEN SPACE:	
DENSITY:		REQUIRED:	296.6 sq. ft. (20% corner lot)
ALLOWED:	1	EXISTING:	None
EXISTING:	None	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Pink**, potentially of local/major architectural and/or historic significance, but with detrimental alterations.

This late 19th century structure has all of its street facades obscured by 20th century construction.

Architecture Committee Meeting of **09/21/2021**

DESCRIPTION OF APPLICATION: 09/21/2021
Permit #21-21347-VCGEN **Lead Staff: Erin Vogt**

Proposal to install awnings over sidewalk on St. Philip and N. Rampart elevations, per application & materials received 07/23/2021 & 09/09/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/21/2021

Following Committee deferral of the awnings on 08/10/2021, the applicant has submitted two options for new awnings on the St. Philip and N. Rampart elevations, as follows:

Option 1 is a fixed awning that spans 22'-10", joining with the existing awning at the cut corner. The lowest edge is approx. 8'-6" above the sidewalk.

Both awnings shown in Option 2 are 19'-10" long and are installed on a retractable frame. When fully opened, the bottom of the awning is 8'-0" above the sidewalk.

While staff is sympathetic to the applicant's desire to provide more covered outdoor seating for the building's current restaurant use, neither awning proposal corresponds well to the architectural features of the building. As a reminder, the VCC Design Guidelines state that *"the VCC encourages the installation of a retractable, rather than a fixed, awning. Closing an awning in the evening can provide additional ambient light along a sidewalk. All awning material should have a cloth-like appearance and be sized to fit within a door or window opening, or between gallery or porch posts or columns. In addition, the installation of an awning over a public sidewalk requires the leasing of associated air rights from the City."* (VCC DG: 12-8)

ARCHITECTURAL COMMITTEE ACTION: 09/21/2021



New Business



407 Royal

ADDRESS:	407 Royal St.	APPLICANT:	Peter Moss
OWNER:	407 Royal LLC	SQUARE:	63
ZONING:	VCC-2	LOT SIZE:	516 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	155 sq. ft.
ALLOWED:	0 Units	EXISTING:	0 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Brown**, objectionable or of no Architectural or Historical importance

Side carriageway infill addition associated with 401-403 Royal St.

Architecture Committee Meeting of **09/21/2021**

DESCRIPTION OF APPLICATION: 09/21/2021
Permit # 21-22804-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install a new fabric awning above the storefront window, per application & materials received 08/05/2021.

STAFF ANALYSIS & RECOMMENDATION: 09/21/2021

See Staff Analysis & Recommendation of 08/24/2021.

ARCHITECTURAL COMMITTEE ACTION: 09/21/2021

Architecture Committee Meeting of **08/24/2021**

DESCRIPTION OF APPLICATION: 08/24/2021
Permit # 21-22804-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install a new fabric awning above the storefront window, per application & materials received 08/05/2021.

STAFF ANALYSIS & RECOMMENDATION: 08/24/2021

Staff located a ca. 1959 photograph which includes the building at 407 Royal St. and shows an awning installed above the openings at that time. Staff shared the photograph with the applicant who used it to inspire the proposal for a new awning.

The proposed awning would span nearly the entire width of the small infill building, project 3' from the building wall, and feature a 4' drop from top to bottom. The awning is shown detailed with a 10" wave valence, closed sides, and Sunbrella Forest Green fabric. Besides the color, which is difficult to determine

on the black and white photograph, the proposed awning appears to be fairly similar to the one seen in the ca. 1959 photograph.

Although the proposed awning appears to be very similar to the one that previously existed in this location, staff notes that it does not conform to all the recommendations of the Guidelines. Specifically, the Guidelines note that, “*the VCC encourages the installation of a retractable, rather than a fixed, awning*” and “*all sloped awnings in the Vieux Carré must have open sides.*” (VCC DG: 12-8)

Staff notes that the current sign location would be within the awning if installed as proposed and questions if there is any proposal to change the sign location. The historic photo shows the sign above the awning, which staff would not encourage be replicated as signs are not to be installed above the first floor. The Guidelines allow for a sign to be incorporated into the awning itself if desired. Additionally, staff notes that the installation of an awning over a public sidewalk requires the leasing of associated air rights.

Staff finds the proposal of an awning in this location conceptually approvable and defers to the Architecture Committee regarding the elements contrary to the Guidelines given the historic precedence.

ARCHITECTURAL COMMITTEE ACTION:

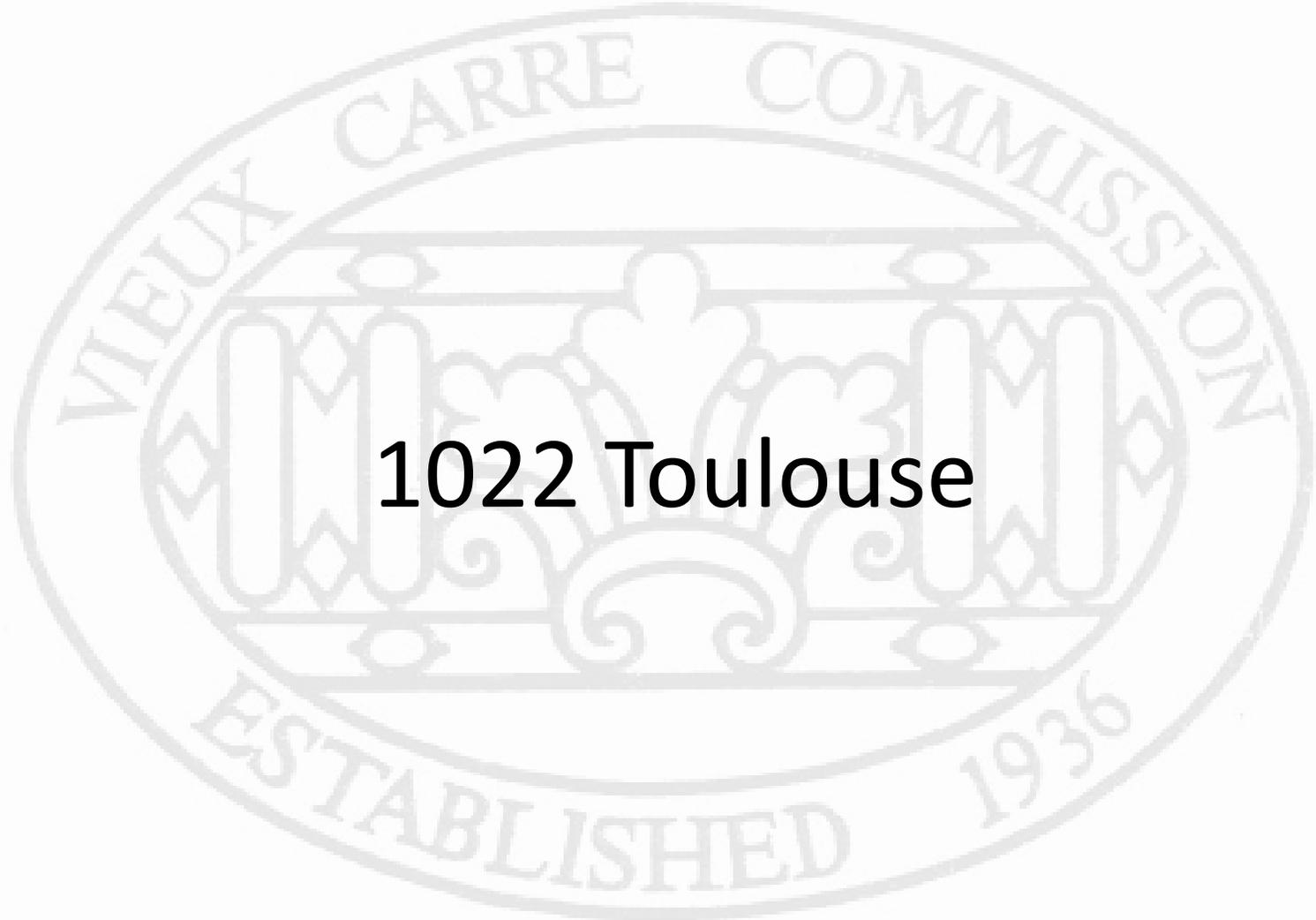
08/24/2021

Mr. Albrecht read the staff report. There was no one present on behalf of the application. The Committee agreed to defer the matter until the next meeting.

Public Comment:

There was no public comment.

Discussion and Motion: The Committee voted to defer the application to allow someone to be present on behalf of the application.



1022 Toulouse

ADDRESS:	1022-1024 Toulouse	APPLICANT:	Erika Gates
OWNER:	Ronald Gagne, et. al.	SQUARE:	99
ZONING:	VCC-2	LOT SIZE:	14,175 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	4,252.5 sq. ft.
ALLOWED:	23 Units	EXISTING:	7,194 sq. ft.
EXISTING:	12 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Ratings: Two Primary Buildings --orange or post-1946 construction.

The Battery Point Condominium complex includes two c. 1985 buildings constructed on the interior of the square. The entrance to these orange-rated buildings, known as the Bastille and Palisades Court, is at 1022-24 Toulouse Street.

Architecture Committee Meeting of **09/21/2021**

DESCRIPTION OF APPLICATION: 09/21/2021
Permit # 21-24221-VCGEN **Lead Staff: Nick Albrecht**

Proposal to replace all existing balcony decking with new Aeratis synthetic balcony decking, per application & materials received 08/18/2021.

STAFF ANALYSIS & RECOMMENDATION: 09/21/2021

There are a total of nine (9) balconies spread across two buildings on this property. On the Toulouse St. elevation of the first building there are a total of six (6) balconies, each approximately 10' wide and 5' deep. These six balconies are generally open to the sky.

The rear of that same building has two long 5' deep balconies at the second and third floor. These two balconies do feature a roof overhang to offer some protection. The rear building has a second-floor balcony, also protected by a roof overhang.

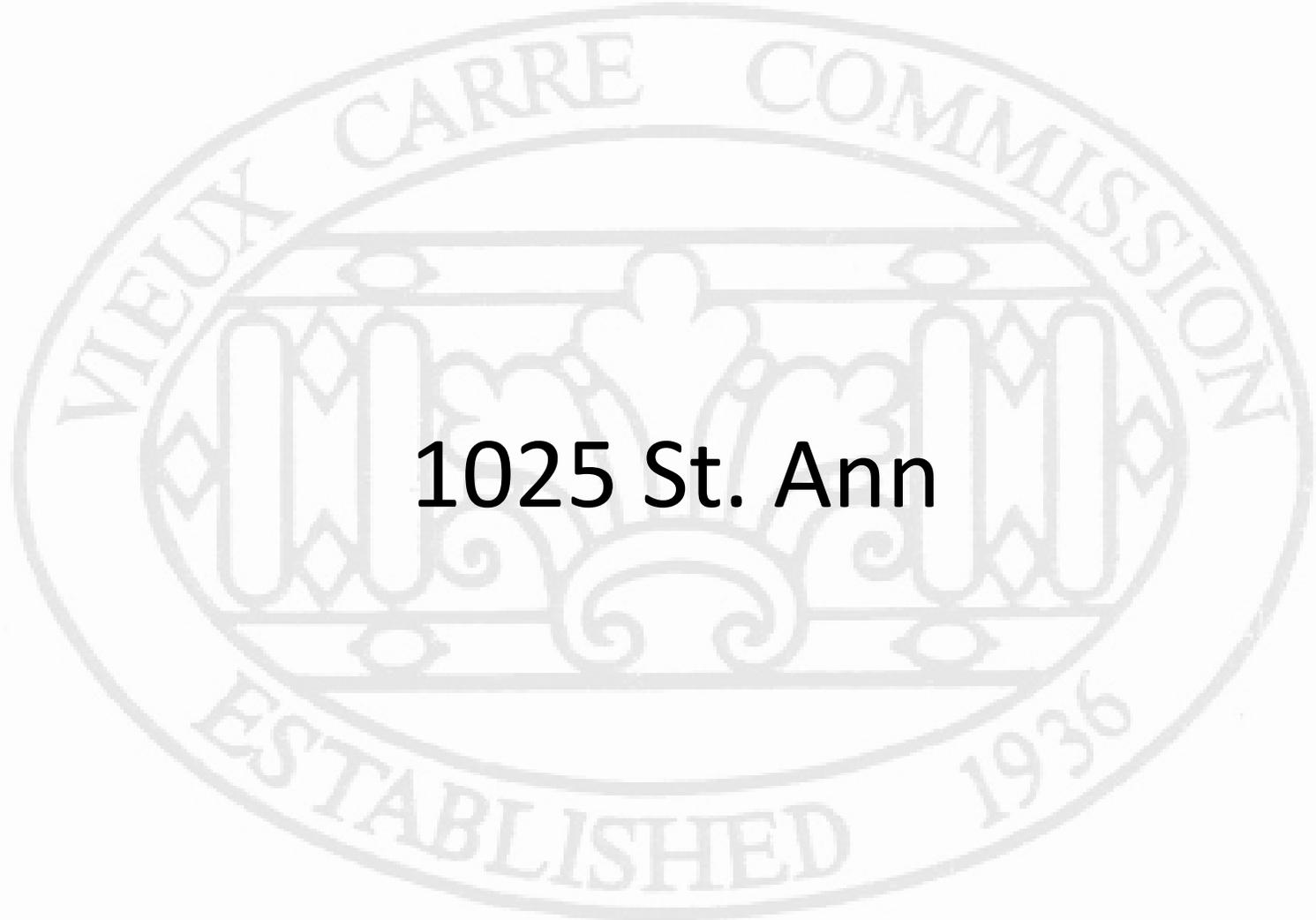
The applicant proposes to replace all the decking on all of these balconies with Aeratis synthetic decking. The application notes that the other wood elements of the balconies are in good shape and should only require repainting. The application also notes that the underside of the balconies will be painted white to match the existing conditions but notably does not mention the painting of the top side of the synthetic decking. Staff notes that all prior approvals for synthetic decking have required that the decking be painted on all sides to help disguise the synthetic nature of the decking.

The six smaller balconies on the Toulouse elevation of the front building appear to meet all the unofficial requirements for synthetic decking. Staff requested photographs and documentation of the conditions of the existing decking but did not receive them prior to the writing of this report.

The remaining three long balconies are generally covered by a roof overhang and therefore do not satisfy that requirement for installation. Again, staff requested documentation regarding the current conditions of this decking and the reasoning for proposing a wholesale replacement.

Provided that documentation is provided showing significant deterioration of the six smaller balconies, staff finds the installation of synthetic decking approvable in these locations. As the remaining three balconies do not meet all the conditions including demonstrating the need for total replacement, staff recommends denial of synthetic decking on these balconies.

ARCHITECTURAL COMMITTEE ACTION: 09/21/2021



1025 St. Ann

ADDRESS:	1023-1025 St. Ann	APPLICANT:	Reddy Brian
OWNER:	Bradly Tyler	SQUARE:	15
ZONING:	VCR-1	LOT SIZE:	4,343 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,303 sq. ft.
ALLOWED:	4 Units	EXISTING:	2,077 sq. ft.
EXISTING:	3 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Green: Of Local Architectural or Historical Importance.

C. 1890 double frame shotgun cottage with a roof line characteristic of the Queen Anne style and detailing characteristic of the late Victorian Italianate style.

Architecture Committee Meeting of	09/21/2021
<u>DESCRIPTION OF APPLICATION:</u>	09/21/2021
Permit # 21-24724-VCGEN	Lead Staff: Nick Albrecht

Proposal to install new handrail at front porch steps, per application & materials received 08/23/2021.

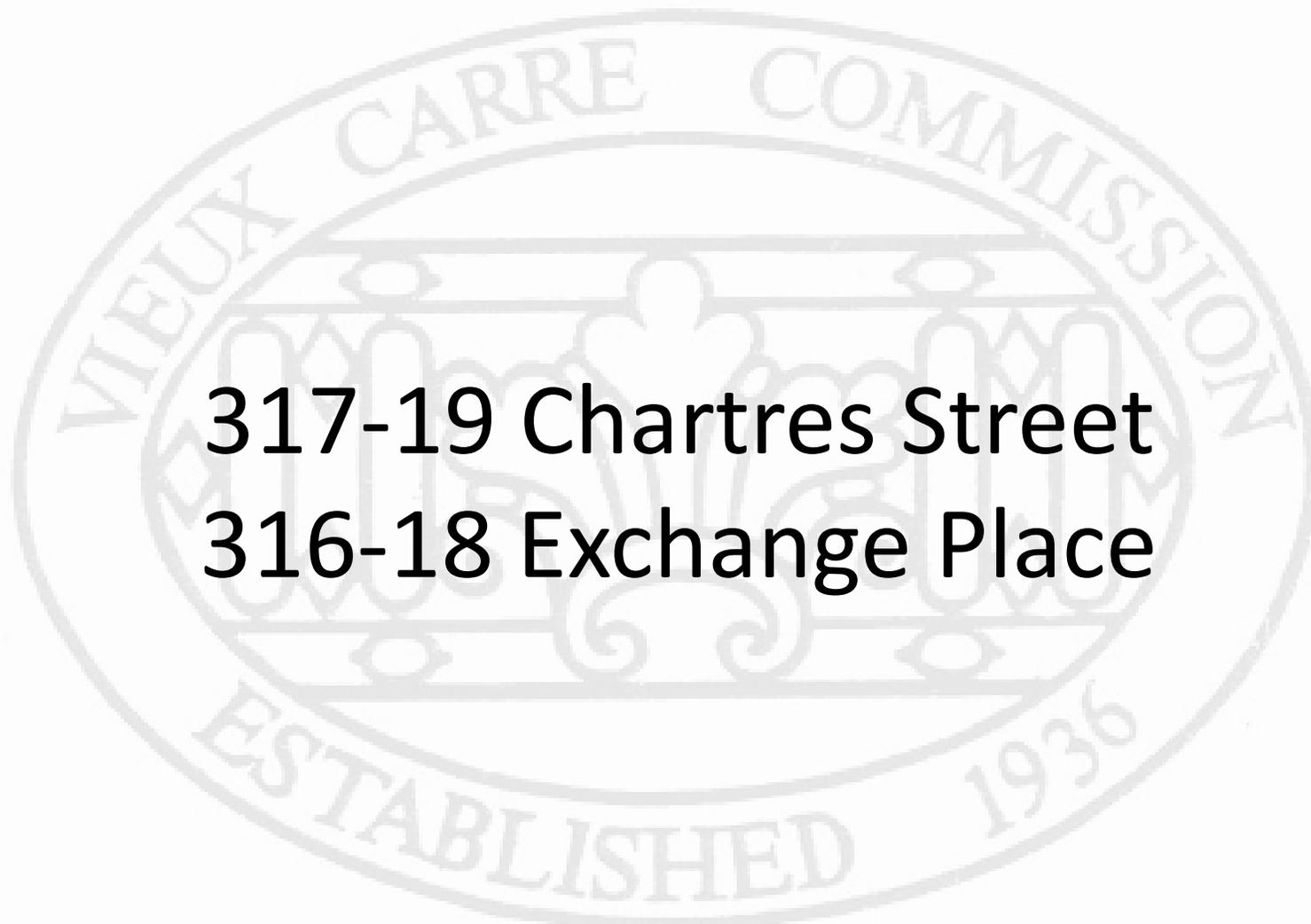
STAFF ANALYSIS & RECOMMENDATION: 09/21/2021

The applicant proposes to install a simple grab bar railing at the center porch steps of this building, noting that the request stems from a requirement of their homeowners’ insurance. Staff notes that in the late 1990s the front porch of this building was reworked, eliminating the individual stoops for each side and constructing a single, center stair. The wood railing around the porch was also constructed around this same time.

The applicant included an example photograph of a simple railing that they would use to inspire the design of the new railing. In similar proposals, staff and the Architecture Committee has recommended utilizing very simplified railing designs. Staff notes that the bottom two steps on this building flair out and are wider than the higher steps. Staff questions how this might affect the railing design.

Staff finds that a few additional details are needed, including attachment details and final railing design and location, but feels comfortable handling these at the staff level. Staff recommends conceptual approval of a new, simple railing, with final details to be handled at the staff level.

ARCHITECTURAL COMMITTEE ACTION: 09/21/2021

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a crown on top and a fleur-de-lis at the bottom. The shield is flanked by two figures, possibly saints or historical figures, holding a banner. The text "VIEUX CARRE COMMISSION" is written along the top arc of the oval, and "ESTABLISHED 1936" is written along the bottom arc.

**317-19 Chartres Street
316-18 Exchange Place**

ADDRESS:	317-19 Chartres	APPLICANT:	Steven J Finegan Architects
OWNER:	SA Mintz, LLC	SQUARE:	37
ZONING:	VCC-2	LOT SIZE:	2,517 sq. ft.
USE:	Commercial	OPEN SPACE:	
DENSITY:		REQUIRED:	755.1 sq. ft.
ALLOWED:	4 units	EXISTING:	None
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	Unknown		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

C. 1840 3-story brick commercial building with its lintels and double-hung windows intact on the upper floors.

ADDRESS:	316-18 Exchange Place	APPLICANT:	Steven J Finegan Architects
OWNER:	Albert Mintz	SQUARE:	37
ZONING:	VCC-2	LOT SIZE:	1380.3 sq. ft.
USE:	Unknown	OPEN SPACE:	
DENSITY:		REQUIRED:	414.1 sq. ft.
ALLOWED:	2 units	EXISTING:	None
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	Unknown		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Yellow**, contributes to the character of the district.

Rear infill: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1890 1-story masonry warehouse with denticulated cornice and parapet. The site never had one of the Exchange Alley arcaded buildings but in 1876 was still the site of an open yard.

Architecture Committee Meeting of **09/21/2021**

DESCRIPTION OF APPLICATION: 09/21/2021
Permit #21-24905-VCGEN **Lead Staff: Erin Vogt**

Proposal to modify first floor millwork and remove courtyard enclosure roof, per application & materials received 08/24/2021 & 09/14/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/21/2021

[Note: this application will likely require a resubdivision and should be reviewed by the Zoning Administration prior to further VCC reviews.]

The applicant has submitted preliminary drawings to modify the first-floor millwork on both the Chartres and Exchange buildings, as follows:

Chartres elevation:

Option 1: All four bays are replaced with three-lite, single panel double doors with fixed sidelites. Transoms are unaltered.

Option 2: All four bays are replaced with four-lite, single panel double doors with fixed sidelites. The transoms are reduced in height and reconfigured to three lites.

Option 3: All four bays are replaced with three leaf millwork, with three lites and a single panel. Operation and function of these doors is unclear. The transoms are unaltered.

Option 4: Similar to option 3, but the transoms have been eliminated and the millwork is the full height of the bays.

Based on typical conditions for similar buildings in this block and elsewhere in the Upper Quarter, staff finds Options 1 and 2 to be the most appropriate, but notes that several elements are atypical and should be revised prior to further review.

Exchange elevation:

The applicant proposes to replace both doors, which are mismatched and not original, with single-lite doors with double wooden panels. It appears the existing sidelites will remain (staff requests confirmation from the applicant). The proposed doors are appropriate for the style and period of the building and need further development but are conceptually approvable.

Courtyard infill:

The applicant is seeking preliminary comment from the Committee regarding reduction of the existing courtyard infill, which is currently two stories tall. They propose to demolish the second-floor roof, leaving the first floor enclosed, and using the remaining first floor roof as a combination roof deck and mechanical well. Staff does not object to this proposal in theory but requests a full inspection of the site prior to further review and recommendation.

Staff recommends **deferral**, with the applicant to revise the proposal per Committee recommendations.

ARCHITECTURAL COMMITTEE ACTION:

09/21/2021



Appeals & Violations



536 Royal

ADDRESS:	534-36 Royal Street	APPLICANT:	Bill Upton
OWNER:	Royal Enclave LLC	SQUARE:	41
ZONING:	VCC-2	LOT SIZE:	2421.4 sq. ft.
USE:	Mixed	OPEN SPACE:	
DENSITY:		REQUIRED:	726.4 sq. ft.
ALLOWED:	4 Units	EXISTING:	240 sq. ft.
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

Lovely stuccoed Creole style c. 1813-18 entresol building with arched openings on the ground floor, wrought iron balcony, Ionic pilasters and plaster cornice on the second floor façade. This building, which was designed by Gurlie and Guillot, was owned by Louis Joseph Dufilho and his heirs, 1821-58 and by Lyle Saxon, 1920-24.

Architecture Committee Meeting of **09/21/2021**

DESCRIPTION OF APPLICATION: 09/21/2021
Permit #21-15829-VCGEN **Lead Staff: Erin Vogt**

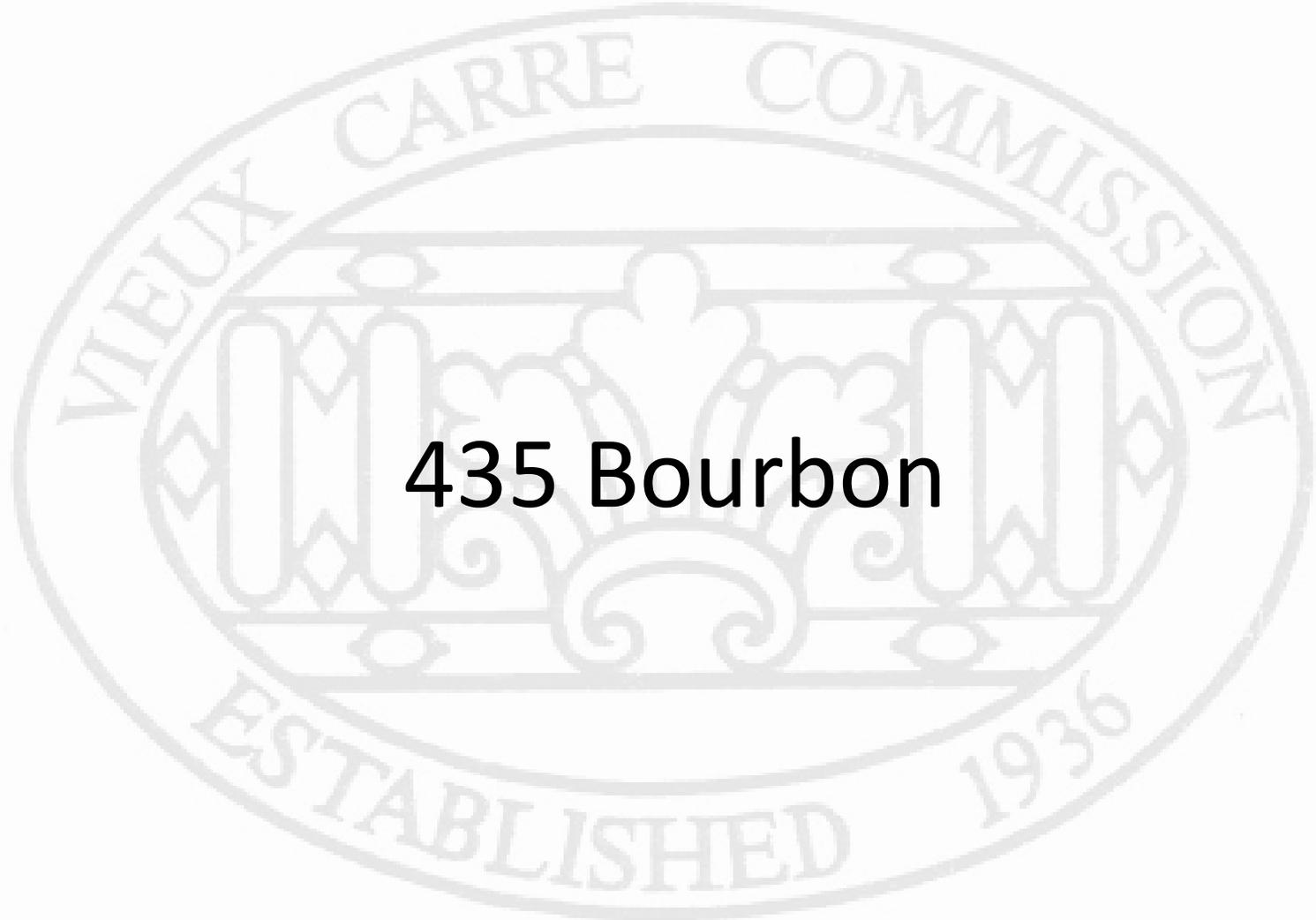
Proposal to reverse unpermitted stucco scoring, per application & materials received 06/04/2021. **[STOP WORK ORDERS posted 06/01/2021, 07/19/2021 & 07/23/2021.]**

STAFF ANALYSIS & RECOMMENDATION: 09/21/2021

On 06/01/2021, staff posted a STOP WORK ORDER after observing millwork and masonry repairs taking place without permit. On 06/04/2021, staff issued a permit to remove damaged stucco, repoint masonry and install new VCC stucco formula, and to complete repairs to the millwork. On 07/19/2021, staff observed that the stucco on the Royal elevation had been scored and posted another SWO on the property. The applicant stated that they observed pre-existing scoring in the stucco while completing the work and had decided to restore it. Unfortunately, these conditions were not photographed prior to undertaking the scoring. Staff notes that most photographs of the building show smooth, unscored stucco, but a photo from July 1939 shows that some may have been present on the first floor (although it is very difficult to see and would be challenging to replicate based on the quality of the photograph).

The applicant proposes to apply a thin coat of the VCC stucco with an unspecified bonding agent to cover the unpermitted scoring. Staff inspected mockups of the stucco on 08/26, which were applied both with and without a bonding agent, and found the option that used the bonding agent to be more successful in preventing the scoring from telegraphing through the stucco. The added stucco is much thinner in application than staff anticipated, and will not modify the reveals and profiles at door and window openings, or at the second floor stucco pilasters. However, no specification sheets or safety data have been provided for the bonding agent, and it is unclear if it is a material the VCC would find approvable for use on a Blue rated building. Staff seeks the Committee’s guidance on rectifying the stucco, and requests that the applicant submit data for the bonding agent so it can be forwarded to the National Center for Preservation Technology and Training for evaluation.

ARCHITECTURAL COMMITTEE ACTION: 09/21/2021



435 Bourbon

ADDRESS:	435 Bourbon	APPLICANT:	Rodney Ratliff
OWNER:	Copping Properties, LLC	SQUARE:	70
ZONING:	VCE	LOT SIZE:	1,444 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		ALLOWED:	1 Unit
ALLOWED:	1 Unit	REQUIRED:	465 sq. ft.
EXISTING:	0 Units	EXISTING:	110 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main building: green, or of local architectural and/or historical importance.

This address features a small 2 ½ story brick building and attached two-story service building. Details include a side pedestrian alley and a balcony at the second level. This Greek Revival structure either was constructed circa 1853 or is a c. 1853 remodeling with a second floor of an earlier two-bay masonry cottage shown in an 1852 plan book drawing.

Architecture Committee Meeting of **09/16/2021**

DESCRIPTION OF APPLICATION: 09/16/2021
Permit # 21-24316-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #20-21684-VCCNOP **Inspector: Marguerite Roberts**

Proposal to address violations including proposed retention of balcony railing extension and wall mounted fans, and proposal to install new Aeratis synthetic balcony decking, per application & materials received 08/18/2021.

STAFF ANALYSIS & RECOMMENDATION: 09/16/2021

An application for some violations was reviewed back in January 2021, however, that application did not address all the noted violations and there is now a new applicant proposing to address all violations. Several of the items have been previously addressed or are staff approvable but staff noted three items in need of Architecture Committee review.

Railing Extension

The applicant stated that the extension was installed in 2011 and was based off a detail provided by the VCC at that time. Staff notes that the preferred method of satisfying railing height requirements has varied over the years and based on the specific existing conditions. In this instance, a single horizontal bar was installed above, and slightly behind the existing railing. New vertical posts were installed behind the existing to support the extension.

Staff does not find the extension particularly objectionable given its relatively minimal impact on the historic rail and the minimal nature of the horizontal bar. Staff notes that the building operators had wrapped the metal elements in foam and tape which added mass to the extension. Staff does not find this wrapping appropriate but suggests there might be alternatives that could help “soften” these elements without adding too much mass.

Wall Mounted Fans

At least one fan has been mounted to the balcony railing above the courtyard. Although the Guidelines allow for the installation of exterior ceiling fans, the Committee has consistently not allowed this type of fan and recommended utilizing moveable fans as an alternative.

Synthetic Decking

The final aspect of the proposal in need of Architecture Committee review is the proposed installation of Aeratis synthetic decking at the balcony on the Bourbon St. elevation as well as the balconies above the courtyard space. The submittal notes the addition of “supports to match existing outriggers and to meet manufacturer’s requirements for spacing” but does not detail what this might entail.

The conditions found at these balconies meet the majority of the unofficial requirements for the consideration of synthetic decking with the exception of this being a green-rated building. Staff also questions what the support details of the balconies might look like.

Recommendations

Staff recommends approval of the retention of the existing balcony railing extension, provided the wrapping is not reinstalled.

Staff recommends denial of the fan mounted to the balcony railing.

Staff requests commentary from the Architecture Committee regarding the proposed installation of

synthetic decking.

ARCHITECTURAL COMMITTEE ACTION:

09/16/2021