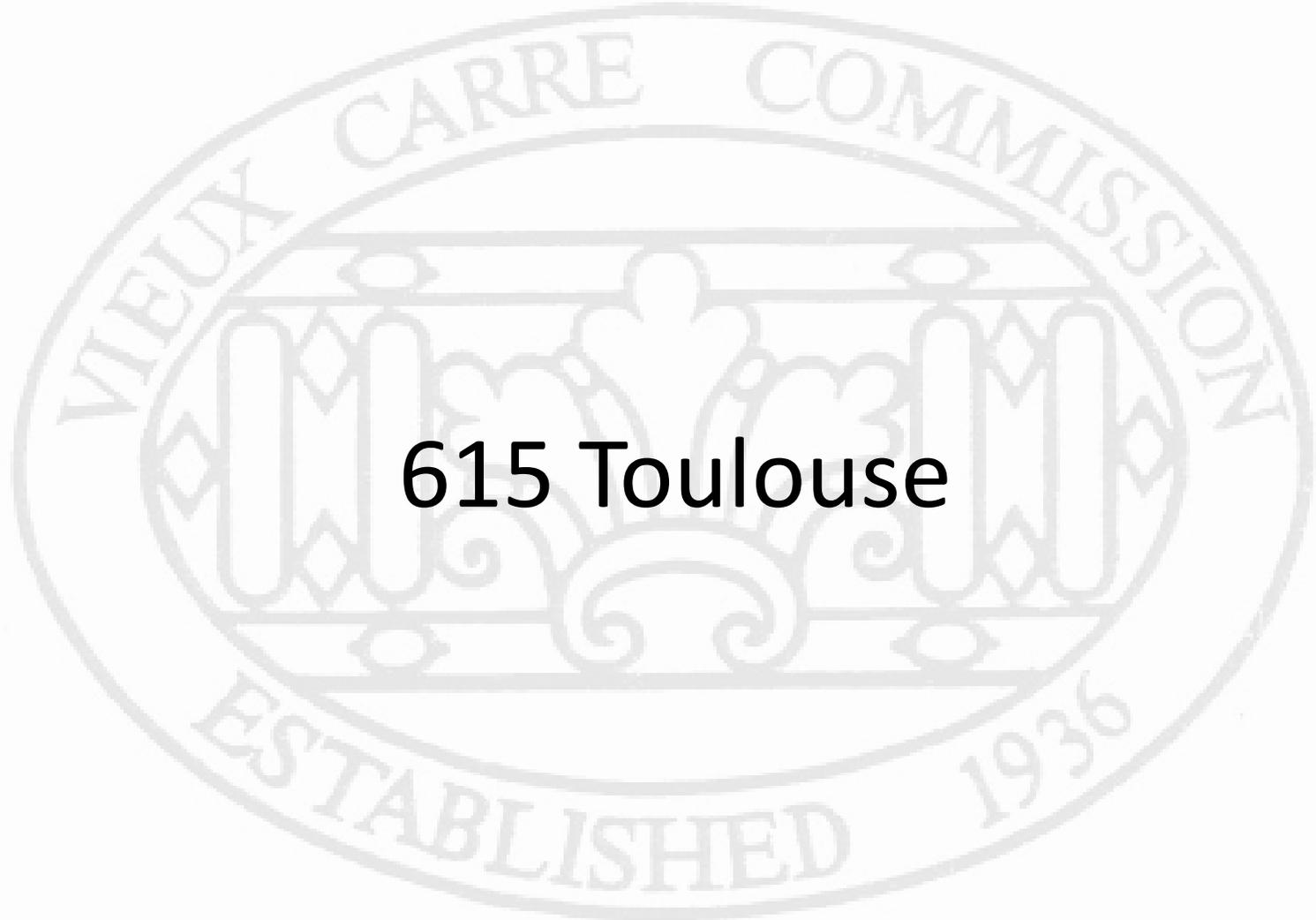


**Vieux Carré Commission
Architecture Committee Meeting**

Tuesday, September 28, 2021



Old Business



615 Toulouse

ADDRESS:	615 Toulouse St.	APPLICANT:	John C. Williams
OWNER:	615 Toulouse Owner, LLC	SQUARE:	42
ZONING:	VCC-2	LOT SIZE:	4,327.6 sq. ft.
USE:	Live Performance Venue	OPEN SPACE:	
DENSITY:		REQUIRED:	1298.3 sq. ft.
ALLOWED:	7 units	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Orange**, 20th century construction.
Rear portion: **Green**, of local architectural and/or historic significance.

This building, known as the Toulouse Theatre, is a 1970 reconstruction by Koch and Wilson Architects. In the 19th c. there was a c. 1870 3-story brick store with ground-floor cast iron columns on the site. Then by the late 1920s, there was a 2-story brick auto repair shop on the site, which could have reused a portion of the earlier structure, including the rear portion. Then in the late 1960s, the older structure was demolished, retaining the rear building, and the existing building was rebuilt.

Architecture Committee Meeting of **09/28/2021**

DESCRIPTION OF APPLICATION: 09/28/2021
Permit #21-06765-VCGEN **Lead Staff: Erin Vogt**

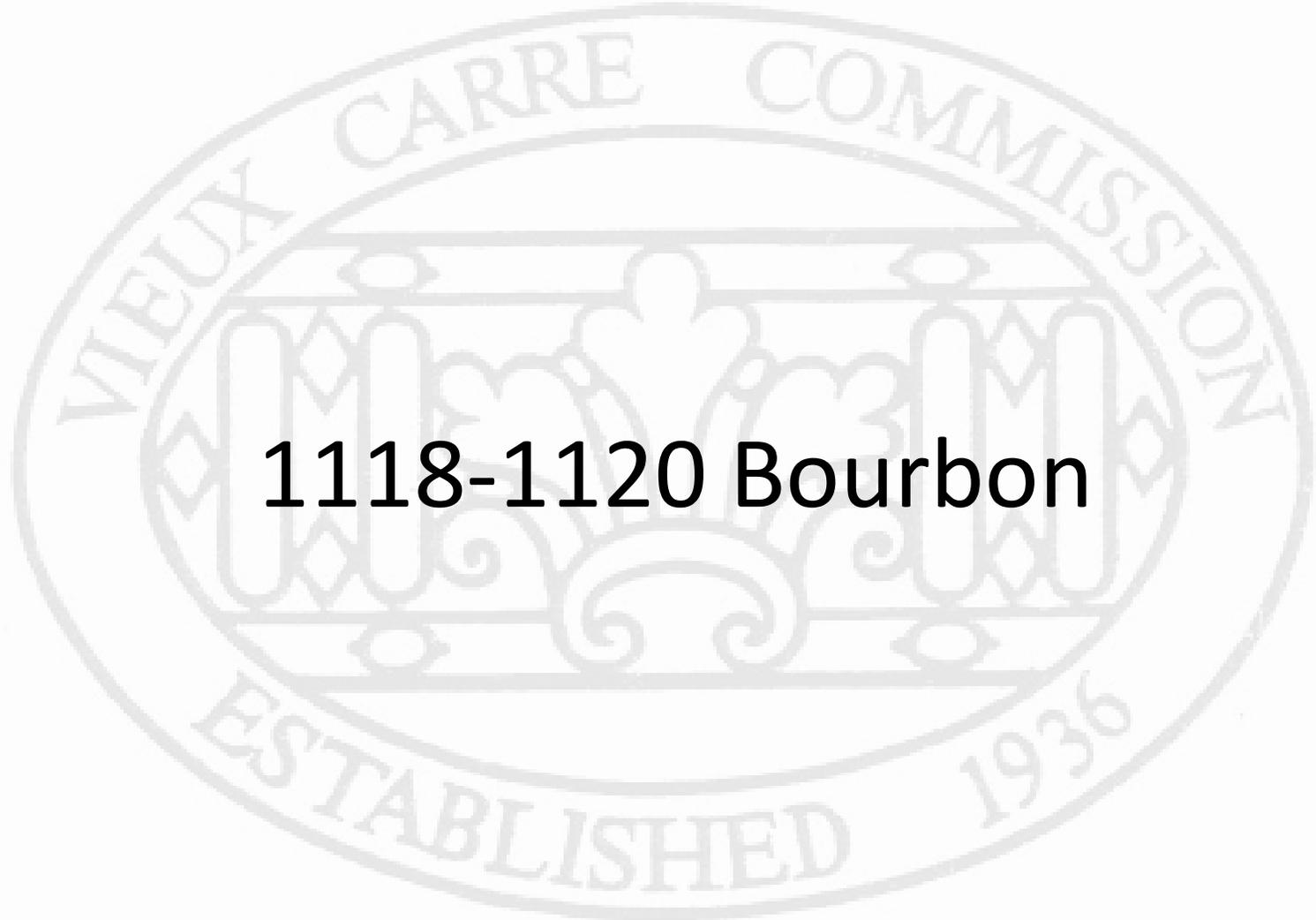
Review of proposed changes to first floor millwork on front elevation, per application & materials received 03/09/2021 & 09/23/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/28/2021

The applicant is proposing to replace the first-floor millwork on the Toulouse elevation as part of the renovation of the property. The muntin and panel profiles are based on the existing millwork, which dates to the 1970 reconstruction of the building. However, the arrangement and function of the doors within the three bays is changing as follows: the left and center bays will have double doors flanked by fixed sidelites, and the right, Decatur-side bay will have two sets of French doors. Jambs are shown as very narrow, while the header detail is so minimal that there is little surrounding frame. This is fairly consistent with the existing conditions, where no frame is visible surrounding the doors.

Given the non-historic status of the existing millwork, staff has no objection to the proposed changes and recommends **conceptual approval**.

ARCHITECTURAL COMMITTEE ACTION: 09/28/2021



1118-1120 Bourbon

ADDRESS:	1118 - 1120 Bourbon Street		
OWNER:	Soren E Giseson	APPLICANT:	John Gray
ZONING:	VCR-1	SQUARE:	55
USE:	Residential	LOT SIZE:	4,795 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	5 Units	REQUIRED:	1,439 sq. ft.
EXISTING:	3 Units	EXISTING:	836 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION:

The circa 1840 brick cottage at this address has retained many of its original features, including the detached two-story kitchen building. VCC archival photographs show that the cottage was “Victorianized” in the late 19th century and then “restored” ca. 1950, with the removal of such decorative additions as Eastlake brackets, lintels and fascia.

Main and detached kitchen – Green

Architecture Committee Meeting of **09/28/2021**

DESCRIPTION OF APPLICATION: 09/28/2021
Permit # 21-10129-VCGEN **Lead Staff: Nick Albrecht**

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials received 04/09/2021 & 09/13/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/28/2021

This application was deferred at the 07/13 Architecture Committee meeting to allow the applicant to submit additional engineering information regarding the ability of the existing foundation to support the additional weight of the vertical additions to the garden walls as well as how the new masonry would be tied to the existing. The applicant has provided an engineer’s report that notes, “*the total weight imposed is below the 750psf typically observed for allowable bearing pressures without soil investigations in this area of the City of New Orleans.*” The report continues, “*the foundations observed underneath the masonry wall were horizontal brick masonry approximately three (3) courses deep bearing on existing clay soil.*” Finally, the engineer’s letter proposes the use of integral brick masonry pilasters due to the proposed new heights.

The applicant stated in a recent email that because the overall height of the walls has been reduced since the time the engineer studied the proposal, that they no longer believe pilasters would be necessary. Staff does not object in concept to a wall without pilasters but requests a revised engineering letter stating that this design would be acceptable from an engineering perspective.

As far as connecting new masonry to the existing, the applicant notes that the top two existing courses of the wall would be removed and the additional masonry with a common bond would be installed above. The wall would be topped with a string course and header course.

As a reminder on the overall proposal, the applicant proposes to increase the height of the side property line walls from the existing height of approximately 5’4” to an increased height of 9’8”. The plans include an option to lower the last 8-1/2’ closest to Bourbon St. down to a height of 7’8”. At the rear property line, the existing brick wall is proposed to be increased in height by 5’3” to a total height of 10’.

There is a second aspect of the proposal concerning the installation of copper awnings above the openings. Staff believes that the Architecture Committee was generally in agreement that the installation of the simplified awnings was approvable.

Staff requests commentary from the Architecture Committee regarding the proposed increase in wall height.

ARCHITECTURAL COMMITTEE ACTION: 09/28/2021

Architecture Committee Meeting of**07/13/2021****DESCRIPTION OF APPLICATION:**
Permit # 21-10129-VCGEN

07/13/2021

Lead Staff: Nick Albrecht

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials received 04/09/2021 & 06/25/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/13/2021

When this application was last reviewed at the 06/08/2021 meeting staff and the Architecture Committee noted the following items of concern:

- The height of the proposed masonry walls and the possibility of tapering down the height near the front gates
- The lack of wall perforations as stated as desired by the adjacent side neighbor
- The lack of response from the rear neighbor, and
- The decorative nature of the proposed awnings.

The applicant noted the following changes or requests along with the current set of plans.

The owner would prefer to maintain the proposed side wall height of 9'6" all the way to the front property line rather than reducing the height. The owner notes that this request is for security as someone jumped the fence and stole a bike about 18 months ago. Additionally, the owner notes that the increased height will help with noise and increase privacy for the property. The applicant has included an option to reduce the height to 7'8" for the first 8-1/2' of wall running back from the front property line.

Staff has concerns for the heavy fortification of this property and would prefer the option with the side wall reduced near the front property line. Although both 1118 Bourbon and the neighboring 1112-1116 Bourbon are located at the front property line, a full height wall all the way to the front property line would obstruct views of both buildings from the street.

The wall details shown on sheet A410 show that 2 vertical feet of perforated brick wall has been added near the top of both the proposed side wall and rear wall. The applicant states that they have been unable to get a response from the rear neighboring property owner but they have reduced the proposed wall height in this area from the previously proposed 13'6" to 9'8" in a hope this will suffice in the absence of a response from this neighbor. The Guidelines note that, "*a privacy wall enclosing a courtyard or yard lining a sidewalk are generally 6- to 8-feet in height.*" (VCC DG: 10-4)

An option for a more simplified awning is proposed on sheet A220 in addition to the scalloped design. Given that the historic precedence on this building is for a simple metal awning, staff finds the simplified design more appropriate, but the Architecture Committee may find either design approvable.

Staff requests commentary from the Architecture Committee regarding the proposed walls and awnings.

ARCHITECTURAL COMMITTEE ACTION:

07/13/2021

Ms. Bourgogne read the staff report with Mr. Gray and Mr. Giseson present on behalf of the application.

Mr. Gray state that the step down was approximately 20" to align with the neighboring gate. Mr. Giseson stated that he was confused. Mr. Gray stated that option 2 would be to the height of the gray gate. Mr. Giseson stated that this was a security concern more than anything else. He went on to say that the awnings were to protect the openings and that they were ok with a more simplified design. Mr. Fifield asked if the wall was 9'8". Mr. Gray stated that they said 10' but that it was transcribed as 9'8". Mr. Fifield stated that that would fall within one course of brick. Ms. DiMaggio stated that there was a lot of "jogging" in the height between the two properties. Mr. Gray stated that he had studied the site lines and the full height would only obscure a portion of the building but "not anything historic." The Committee moved on to the next agenda item.

Public Comment: No Public Comment

Discussion and Motion: Ms. DiMaggio moved to defer the application to allow the applicant to confer with the structural engineer and provide additional information on the foundation and how the extra height would be added to the wall, such as being tied into the existing masonry. Mr. Bergeron seconded the motion, which passed unanimously.

Architecture Committee Meeting of

06/08/2021

DESCRIPTION OF APPLICATION:

06/08/2021

Permit # 21-10129-VCGEN

Lead Staff: Nick Albrecht

Proposal to modify existing property line walls by replacing existing wood portions with new bricks and proposal to replace existing cloth awnings with new copper awnings, per application & materials received 04/09/2021 & 05/21/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/08/2021

Landscape Walls

The existing masonry fencing varies in height from between 5'3" above grade to 5'10" above grade with wood and lattice extensions above the masonry extending up to between 9'6" and 13'6". Interestingly, staff found that in 2001 a proposal to retain lattice screening was reviewed and denied by the Committee. The Committee at that time instructed the applicant at that time to remove the lattice extensions and "*recommended that the applicant return with a plan to increase the height of the brick wall up to seven feet for approval at the staff level. The Committee noted that if the applicant wishes to build the brick wall up to more than seven feet, the support of the neighbors must be attained by the applicant and approval of the VCC would be required.*"

The lattice screening was evidently never removed, and a new applicant now proposes to increase the height of the masonry fence to between 9'6" and 13'6". Staff sees no reason that the previous requirements of the Committee should not be followed. Those being letters of support from the neighbors and approval of the full Commission. The lower fence would be located at the side property line between this building and the neighboring 1112-1116 Bourbon St. while the taller fence is proposed for the rear property line shared with 725 Ursulines Ave.

The applicant has been in touch with the Bourbon St. neighbor who would be adjacent to the side 9'6" fence. The email provided by the applicant noted that the neighbor was in agreement of raising the fence provided that the top two feet were laid in a staggered pattern with openings in the wall. The current drawings do not reflect this condition.

Regarding landscape walls, the Guidelines state that, "*a privacy wall enclosing a courtyard or yard lining a sidewalk are generally 6- to 8-feet in height*" although there are no limits noted for heights above 8 feet. (VCC DG: 10-4) Staff questions that if the side wall is found conceptually approvable, if the height should taper down as it approaches the front gate, which is shown as approximately 8' tall.

Although the wall would be located more than 3' away from either building, staff is concerned about the height of 9'6". Staff would be more comfortable with an overall reduction in the height of the wall.

Staff had not heard that the applicant had successfully contacted the rear, Ursulines neighbor. The wall at the rear property line is proposed to be increased to a total height of 13'6" and pilasters added for stability.

The proposed wall in this location would be between two existing and significantly taller masonry buildings. This wall would otherwise not be near an existing building. Courtyard space exists on both sides of the wall. Although 13'6" is a bit towering for a landscape wall, given these conditions staff is less hesitant regarding this aspect of the proposal.

Awnings

The second aspect of the proposal is the removal of existing cloth awnings and associated framework from above all window and doors on the two side elevations and installation of new copper awnings. The proposed new awnings vary in depth from 1'8-1/2" to 2'2". All awnings are noted as being 1' tall and the widths vary with the openings. All awnings are shown with a decorative scalloped bottom.

The Guidelines state that, "*an awning may also be installed at a residential property where appropriate*" and "*similar to commercial awning requirements, a residential awning should have open sides and be retractable.*" (VCC DG: 12-9) Still, the Architecture Committee has approved similar fixed copper awnings at other residential properties.

Staff finds it slightly atypical to have awnings at every opening on the two side elevations. Still, the

smaller scale of the copper awnings is appreciated compared to the larger existing cloth awnings.

Recommendations

Staff requests commentary from the Committee regarding the proposed landscape walls but suggests that the side property line wall may need to be reduced in height and/or perforations in the wall added.

Staff requests commentary from the Committee regarding the proposed new awnings in general as well as the scalloped bottom edge.

ARCHITECTURAL COMMITTEE ACTION:

06/08/2021

Mr. Albrecht read the staff report with Mr. Gray present on behalf of the application. Mr. Gray stated that the current conditions had a step down and that he believed the owner would be ok with that at the front. Mr. Bergeron asked what was the function of the copper awnings. Mr. Gray stated that they were to protect the openings. Mr. Bergeron pointed out that the historic photos showed metal awnings that were less decorative. Mr. Gray stated that the owner liked this style and that he understood that it was not completely historically accurate. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

Received after comment period 3:26PM

Nikki Szalwinski, FQ Citizens

Adding height to the fence is out of compliance with the CZO

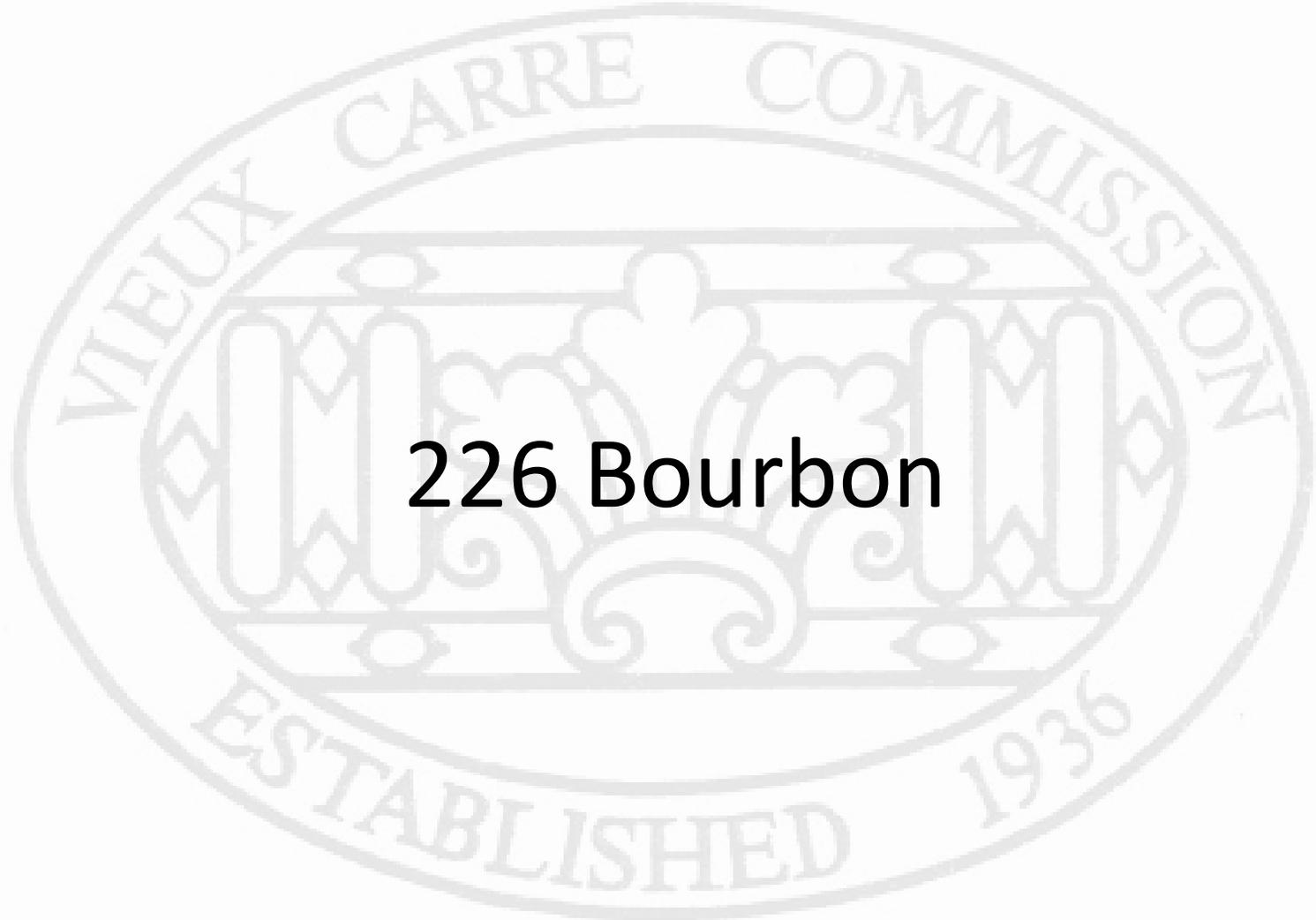
21.6.N.1 GENERAL FENCE REQUIREMENTS

Unless otherwise restricted by Paragraphs 2 and 3 below, all fences and walls are subject to the following regulations.

- a. Unless otherwise permitted or restricted by this Ordinance, a fence or wall may be located in any yard but may not exceed eight (8) feet in height, except within national historic districts, where a fence or wall may not exceed seven (7) feet in height. Fences in front yards shall be open fences.

Motion and Discussion:

Mr. Bergeron moved to defer the application to allow the applicant to make changes based on the staff report and the Architecture Committee comments. Ms. DiMaggio seconded the motion, which passed unanimously.



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 **09/28/2021**

DESCRIPTION OF APPLICATION: 09/28/2021
Permit #21-14105-VC GEN **Lead Staff: Erin Vogt**

Response to Commission directive that the AC comment on how the previously approved millwork modifications could affect the *tout ensemble* of the district, per application & materials received 05/17/2021 & 07/07/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 09/28/2021

When last reviewed on 09/21/2021, the Committee deferred the proposal to allow the property owner and tenant to discuss fixing bays one and four at the Committee’s request. The committee agreed at that time that that this would decrease the potential for ambient sound emanating from the building thus reducing potential negative impact on the *tout ensemble*. As both parties now agree to this revision, staff recommends **conceptual approval** with final review and approval to be handled at staff level.

ARCHITECTURAL COMMITTEE ACTION: 09/28/2021

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 DRAFT

Ms. Vogt read the staff report with Ms. Cooper present on behalf of the owner and Mr. Williams and Mr. Franklin present on behalf of the tenant. Mr. Franklin, a representative for the prospective tenant Tin Roof, stated that they were a full-service restaurant and live music venue. He went on to say that they planned to make a substantial investment in the property and were even going to fully renovate the second and third floors of the property. Mr. Fifield asked if their intent was to leave the doors open during operating hours. Mr. Franklin stated yes. Mr. Block stated that other architectural elements would return to the Committee as the arose. He went on to say that this was not the typical Bourbon Street music venue, that this was more legitimate, and he felt more positive than what the street was used to. Mr. Fifield asked if there were any zoning restrictions, they needed to be aware of. Mr. Block stated no, no that he was aware of. Mr. Franklin went on to state the community and music industry influence they have had in other cities. He then stated that in Nashville they had been open for some 20 plus years. Mr. Fifield thanked Mr. Franklin and explained that this meeting was about architecture, not the music industry. Mr. Franklin countered by stating that they liked working in historic areas. Mr. Bergeron questioned how the ARC could have control over this when other businesses clearly operated in this manner up and down Bourbon Street. Ms. DiMaggio asked if perhaps the doors weren't bifold but maybe fixed at certain points thereby more in rhythm. For clarification Mr. Fifield asked if she meant 1 and 4 fixed and 2 and 3 as operational. Ms. DiMaggio stated yes. She went on to say that this might tweak the function of movement. Mr. Fifield agreed and stated that it would also change the number of people gathered on the sidewalk. Mr. Fifield asked Mr. Block if they could make a suggestion like this. Mr. Block stated yes, but he was unsure how to enforce it. Mr. Fifield state that it would have to be fixed in place without a hinge. Ms. Vogt asked the architect which doors were for egress. Ms. Cooper responded, the second set from the left. Mr. Fifield stated "so this wouldn't effect it?" Ms. Cooper stated, "no." Mr. Franklin stated that he would have to confer with his architecture firm and business partners. With nothing else to discuss, the Committee moved on to the next agenda item.

Public Comment:**Bob Franklin, Tin Roof**

I'm the tenant & operator at 226 Bourbon St that spoke earlier at the meeting. Our preference is to stick with the originally submitted design with the fully operable doors. We feel that is most consistent with how most of that section of Bourbon St operates currently. Our preference is to not be at a disadvantage in this regard given that we are paying current market rates for the space and will be making a significant investment in the business.

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

Regarding the application for 226 Bourbon, it was asked if there were any zoning issues regulating the existence of live entertainment and building openings, such as doors and windows. Section 20 of the CZO regulates use standards.

20.3.JJ LIVE ENTERTAINMENT – SECONDARY USE AND LIVE PERFORMANCE VENUE

5. Windows and doors shall be closed during live entertainment performances and compliance with the City of New Orleans Noise Ordinance is required. In the Vieux Carré Districts, music of any kind is prohibited outside the building, unless authorized through the conditional use process.

Nikki Szalwinski, FQ Citizens

While we appreciate that the applicant's background on the proposed business we remain concerned about the effect on the tout ensemble and noise impact on nearby residents. Since the owner is not from area he may be unaware of how dramatically sound reverberates in the district. Approved mechanical equipment supposedly rated under 70 db amplifies to more than 80 DB in mnuenrouls courtyards in the FQ. This many dB results in permanent hearing damage and renders properties in the vicinity unusable, leading two further decay in the district. Today the owner stated that they will serve food all day and into the night with olive entertainment and doors open. While this may be the norm on Bourbon street this is more as a result of lack

of enforcement.

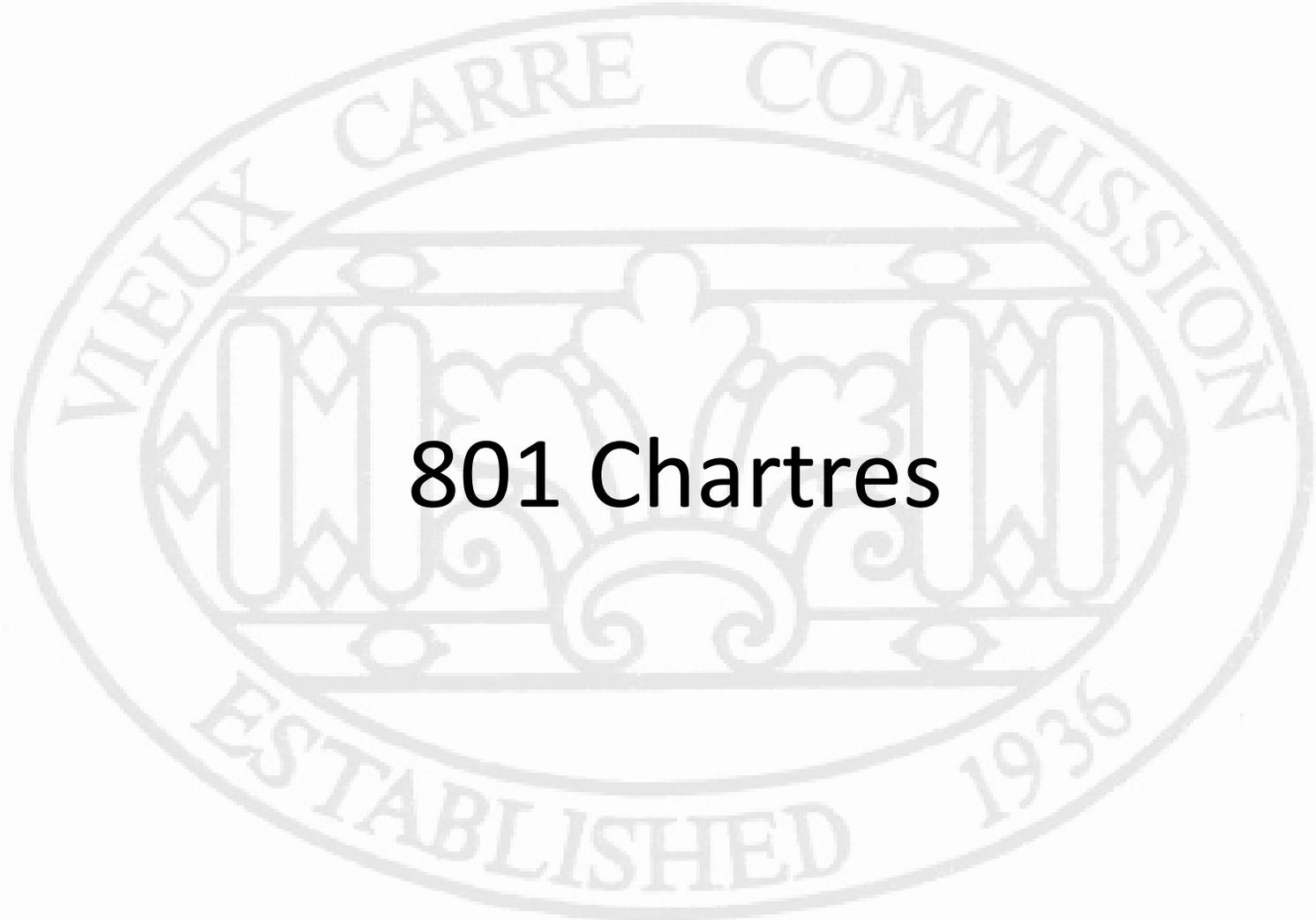
As to zoning CZO Article 20.3.JJ clearly states:

5. Windows and doors shall be closed during live entertainment performances and compliance with the City of New Orleans Noise Ordinance is required. In the Vieux Carré Districts, music of any kind is prohibited outside the building, unless authorized through the conditional use process.

Discussion and Motion:

Ms. DiMaggio commented that zoning enforcement was not part of the Committee's purview and a lack of enforcement should not bear on best practices for architectural decisions. She noted that the design was found acceptable by architectural standards at previous reviews. Ms. Vogt noted that another email had been received from the applicant, stating that the building owner was fine with fixing bays in place as recommended; Ms. Bourgogne responded that the tenant's comments were not on the same page. Mr. Fifield stated that another AC meeting would be held in a week's time and encouraged the owner and tenant to discuss and come to an agreement prior to that hearing.

Ms. DiMaggio moved to **defer** the proposal until 9/28 to allow for discussion on how to move forward between the owner and tenant. Mr. Bergeron seconded the motion, which passed unanimously.



801 Chartres

ADDRESS:	801 Chartres Street	APPLICANT:	John C. Williams
OWNER:	Taormina Family Investments, LLC		
ZONING:	VCC-1	SQUARE:	47
USE:	Standard Restaurant	LOT SIZE:	7,562 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	12 Units	REQUIRED:	1,512 sq. ft.
EXISTING:	0 Units	EXISTING:	0 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

This late Victorian Italianate 2-story commercial structure was built c. 1890-95. Originally its walls were a dark brick which have been stuccoed and painted.

Rating: Green - of local architectural and/or historical importance. Courtyard additions retain a brown rating

Architecture Committee Meeting of

09/28/2021

DESCRIPTION OF APPLICATION: **Permit # 21-11897-VCGEN**

09/28/2021

Lead Staff: Nick Albrecht

Proposal to remove existing cement, slate-type shingles and to install new non-cement, synthetic slate-type shingles, per application & materials received 04/27/2021 & 09/17/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

09/28/2021

An application and drawings were submitted back in April 2021 which read, “replace existing failed faux slate shingles with new slate shingles.” Staff had some back and forth with the applicant regarding some of the other details of the roofing work, specifically flashing details at the parapets and adjacent walls and the replacement of the existing inappropriate “ridge caps.” Those details were eventually agreed upon and a permit was issued 08/17 for the work including the installation of “new natural slate (grey/green), using copper nails.”

Following the permit issuance, the applicant reached out to staff with the possibility of using Tapco InSpire Aledora Roofing Tiles in lieu of using natural slate. As this is a green-rated building and the existing roofing material is FireFree and classified as a cement, slate-type shingle, Guidelines dictate that any replacement be either traditional slate, contemporary slate, or cement slate-type shingles, while the proposed InSpire shingles are classified as a non-cement, slate-type shingle. The proposed shingles are a lightweight polymer composite product.

The applicant provided an engineer’s letter that stated the structure of the roof was capable of supporting a traditional slate installation, so the weight of the material does not seem to be a factor for the proposal.

As the Guidelines dictate that green-rated buildings shall receive no roof of lower rank than cement, slate-type shingles staff recommends denial of the proposal with the applicant to revise the proposal to an approvable roofing material.

ARCHITECTURAL COMMITTEE ACTION:

09/28/2021



628 Esplanade

ADDRESS:	628 Esplanade		APPLICANT:	John W Andrews, III
OWNER:	Chandelier Development			
	Nola LLC			
ZONING:	VCR-1	SQUARE:	52	
USE:	Residential	LOT SIZE:	4,026 sq. ft.	
DENSITY-		OPEN SPACE-		
ALLOWED:	4 Units	REQUIRED:	1,208 sq. ft.	
EXISTING:	4 Units	EXISTING:	1,010 sq. ft.	
PROPOSED:	No Change	PROPOSED:	No Change	

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

In 1868 architect Eugene Surgi contracted with Jean Ernest Villavaso to build this two-story brick late Classic style house. Just one year after construction, Villavaso sold the new house to Pierre Maspero, of the auction exchange fame.

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

Architecture Committee Meeting of

09/28/2021

DESCRIPTION OF APPLICATION:

09/28/2021

Permit # 21-24474-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-01570-VCGEN

Inspector: Marguerite Roberts

Proposal to relocate existing pool equipment structure approximately 3' so that it is no longer encroaching on the neighboring property, per application & materials received 08/19/2021.

STAFF ANALYSIS & RECOMMENDATION:

09/28/2021

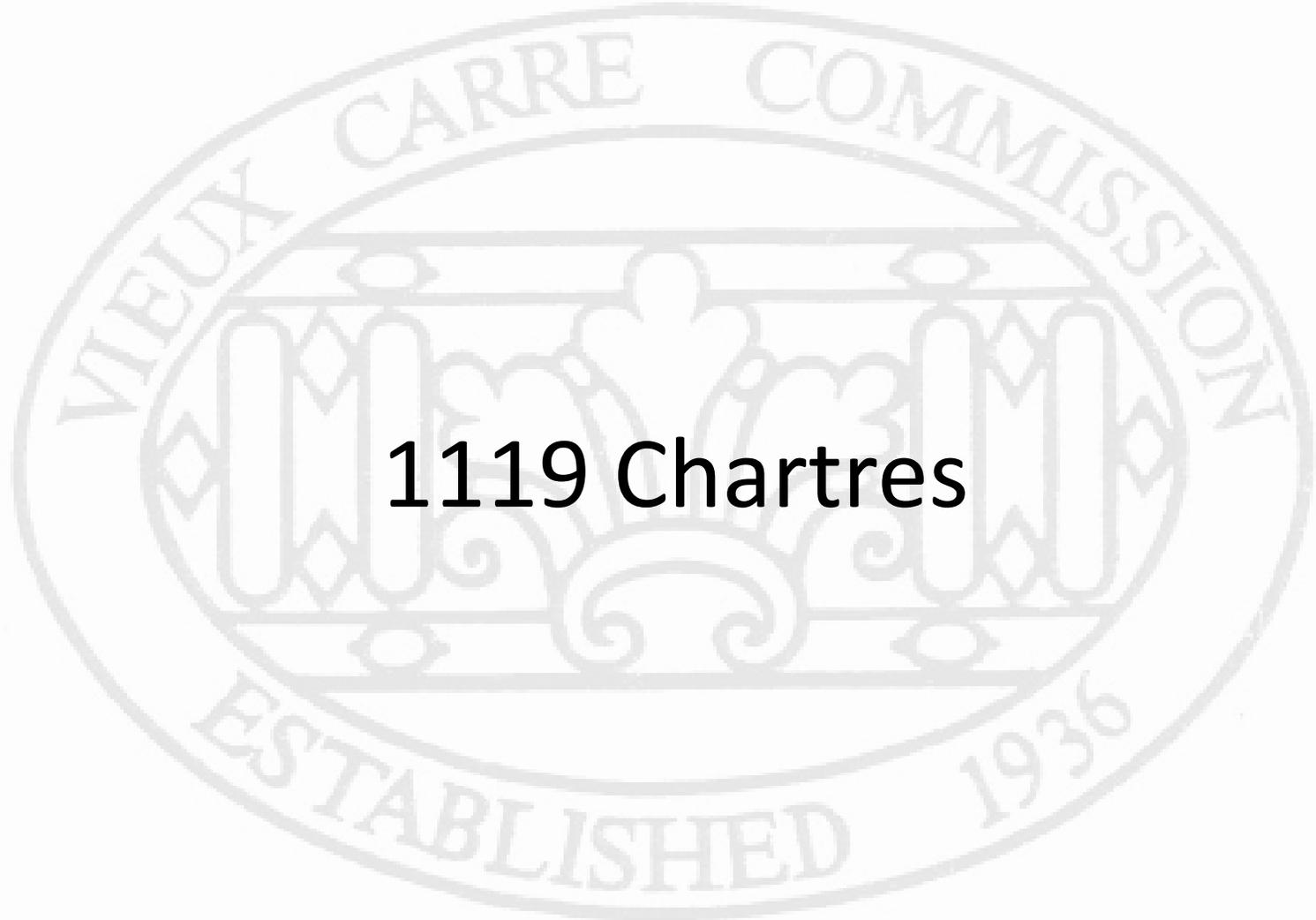
Staff cited this small structure located in the Chartres and Barracks corner of the courtyard as having weatherboards in need of repair or replacement. Upon further investigation it was discovered that the structure was actually constructed crossing the property line with the neighboring 622 Esplanade. The applicant proposes to demolish and reconstruct the structure approximately 3' towards Royal St.

Elements of the structure, such as the shutter walls and roof slates will be salvaged and reused as much as possible. The structure will be the same size as existing with the now exposed side wall being finished in similar louvered walls. The pool on this property has been in place since at least 1970 and a photograph from 1984 appears to show the current pool equipment structure.

Staff finds the existing equipment shed compatible with the Guidelines (VCC DG: 10-10) and as this proposal is essentially a relocation of the existing appropriate shed, staff recommends approval of the proposal with final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

09/28/2021



1119 Chartres

ADDRESS:	1119 Chartres	APPLICANT:	Premier South Roofing
OWNER:	Ernest Breedlove, et. al.	SQUARE:	50
ZONING:	VCR-2	LOT SIZE:	8,283 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	2,485 sq. ft.
ALLOWED:	13 Units	EXISTING:	1,725 sq. ft.
EXISTING:	16 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

This and the neighboring building, both originally 1½-story Creole cottages, were constructed in 1825. This building was built for Auguste St. Martin, and the neighboring one for Joachim Bermudez. Unfortunately, both cottages received second floors and cast iron galleries in the early 20th century, and the historic ground floor openings have been changed.

Ratings: **Main Building - Green**, of local architectural and/or historical significance.
Slave Quarter/Kitchen - Green, of local architectural and/or historical significance.
Extreme Rear Building – Orange, Unrated 20th/21st-century construction

Architecture Committee Meeting of

09/28/2021

DESCRIPTION OF APPLICATION:
Permit # 21-25334-VCGEN

09/28/2021

Lead Staff: Nick Albrecht

Proposal to remove existing cement, slate-type shingles and to install new non-cement, synthetic slate-type shingles, per application & materials received 08/27/2021 & 09/21/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

09/28/2021

An application came in for roofing work at this property at the beginning of August. The initial scope of work called for the installation of “Storm Master Slate” which staff discovered is actually an asphalt shingle product. As the existing roofing material is FireFree, which was permitted for installation in 2001, staff informed the applicant that the replacement material would need to be either a similar synthetic slate, a modern slate system, or traditional slate. A new application and scope of work was then filed at the end of August that included the installation of the proposed “Davinci Roof Scapes Synthetic Slate Shingles.” Staff had questions regarding a few other aspects of the proposal and was in communication with the applicant to get those details ironed out. Once those details were agreed upon, staff prepared to write the permit and noted that the proposed new shingles did not satisfy the requirements of the Guidelines.

Specifically, the Guidelines classify the existing FireFree shingles as a “cement, slate-type shingle” while the Davinci shingles are made from “Engineered polymer formulated from 100 percent virgin plastic resins; recycled materials not acceptable” and is classified as a “non-cement, slate-type shingle.” The Guidelines call for the installation of an equal or better material and rank the cement, slate-type shingles above the non-cement shingles. Additionally, the Guidelines note that green-rated buildings should have no roofing less than cement, slate-type shingles. In short, the Guidelines require the installation of a cement, slate-type shingle, modern slate, or traditional slate on this roof.

When preparing this report, staff discovered that a roofing permit was issued in 2015 for the installation of traditional slate and copper gutters on two slopes of the service ell. Those approved materials noted that “the other areas [of the roof] will be replaced over the next couple of years as the HOA accumulates

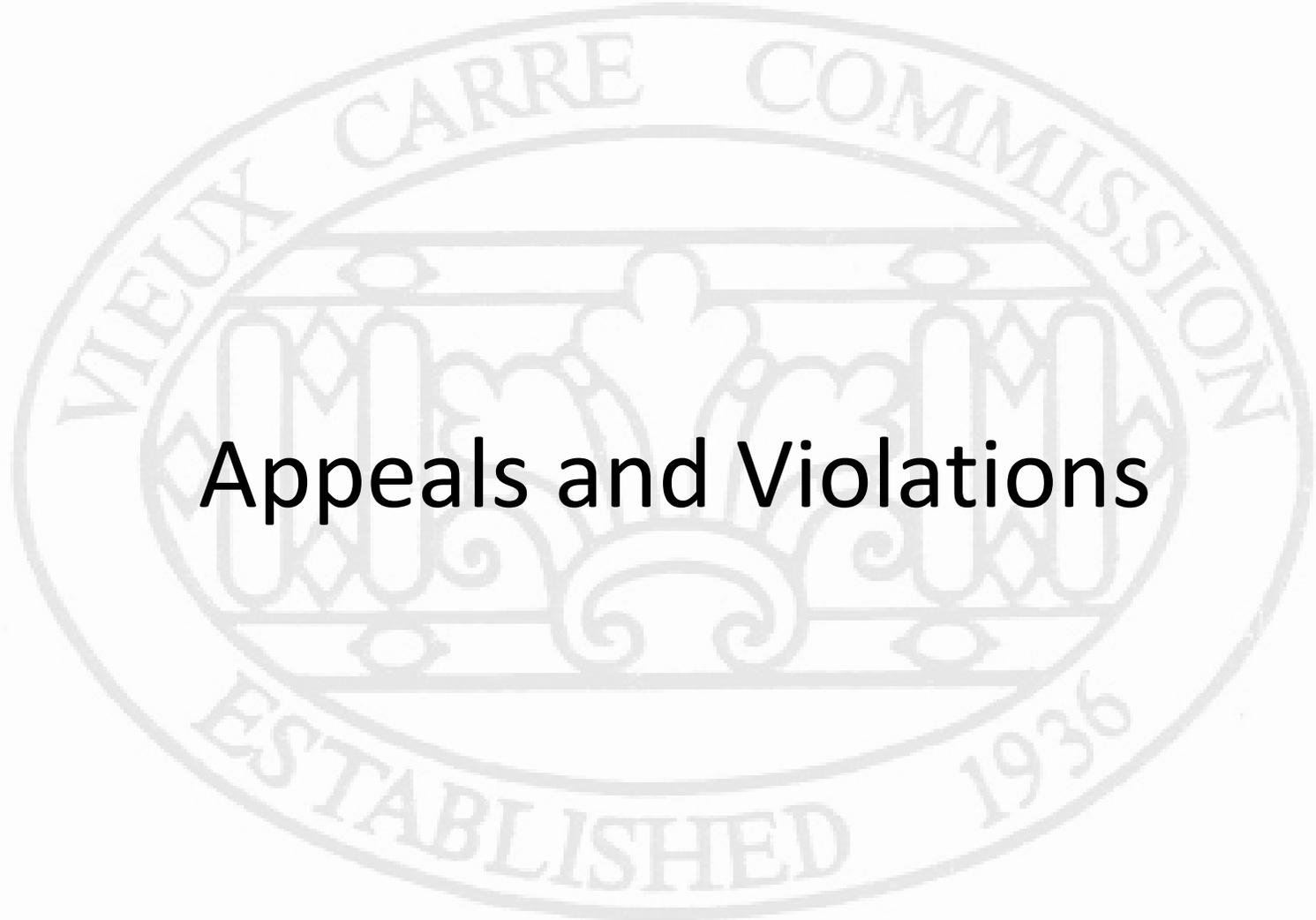
the monies.”

In discussing this application with staff, the applicant noted that their insurance company is now requiring the replacement of those remaining FireFree shingles and that the Davinci shingles were ordered after the application was submitted and prior to approval being granted. The applicant continued that the material cost of the Davinci slates was comparable to natural slate but there is currently a supply issue with obtaining natural slate.

Although staff appreciates the complications faced by the applicant, staff is bound by Guidelines and must recommend denial of the proposed installation of the non-cement, slate type shingles. Staff notes that the Architecture Committee considers issues of architecture and does not consider issues of hardship. If this is considered a hardship, those issues must be addressed at the Commission level.

ARCHITECTURAL COMMITTEE ACTION:

09/28/2021



Appeals and Violations



627-629 Toulouse

ADDRESS:	627-29 Toulouse Street		
OWNER:	Adrien L Larroque, Le Jou	APPLICANT:	Lewis Robinson
	Jou Properties LLC		
ZONING:	VCC-2	SQUARE:	42
USE:	Mixed	LOT SIZE:	3463.7 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	5 units	REQUIRED:	1039.1 sq. ft.
EXISTING:	Unknown	EXISTING:	Unknown
PROPOSED:	Unknown	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

The twin of 631 Toulouse, this 3-story Transitional style townhouse with ground-level stores was constructed c. 1831-32 by commission merchant Amable Charbonnet and Henry Perret. This building has lost its wooden cornice and one of its three ground-floor openings.

Architecture Committee Meeting of **09/28/2021**

DESCRIPTION OF APPLICATION: 09/28/2021
Permit #21-25815-VCGEN **Lead Staff: Erin Vogt**

Proposal to address widespread demolition by neglect violations, replace inappropriate millwork, and appeal to retain fountain, per application & materials received 09/14/2021. [**Notices of Violation sent 02/17/2017 & 07/23/2020**]

STAFF ANALYSIS & RECOMMENDATION: 09/28/2021

The applicant is proposing to renovate the building to address demolition by neglect violations. Much of the work can be approved at staff level and does not require discussion at this hearing; the following items require Committee review and approval prior to permit:

Passageway and loggia:

Three new lanterns are requested, but whether they are to be gas or electric is not specified. Staff has no objection to the installation of new fixtures since decorative lanterns already exist in these locations, and requests that manufacturer's spec sheets be submitted for review of size and type.

Fountain:

A small fountain was installed in the Royal-side first floor opening on the rear elevation of the main building sometime prior to 2013, when it was first photographed by VCC staff. The applicant is appealing to retain the fountain, which the applicant states is consistent with early 20th century tile. Staff finds the location of the fountain to be highly atypical but notes that it may have been in place for a significant amount of time. If no signs of water intrusion can be attributed to the fountain, staff recommends that it be allowed to remain in place so as not to risk unnecessary damage to the stunning loggia stair located directly behind this wall.

Colonnade:

Two infill walls will be demolished, restoring the covered walkway connection between the main building and service building. The stair will be rebuilt, and the opening in the roof enlarged to accommodate head height on the stair. Staff requests full drawings of the stair for review prior to permit, as this is a structural element. Additionally, railings matching the service ell balconies are proposed to be installed along the colonnade roof to screen the mechanical equipment. The equipment was permitted in this location in the 1970s, but the permit noted it should be screened with wooden lattice. Staff seeks the guidance of the Committee regarding whether a wooden handrail with pickets (which is a more architectural solution) should be used, or if lattice screening would be more appropriate.

Millwork:

The applicant proposes to remove two 20th century windows and brick in the openings on the Chartres side of the main building. Staff has no objection to this but notes that a 1" reveal is typically left to indicate previous locations of openings.

Although much of the millwork on the service building dates to the early 20th century, none of it appears to be original to the building. New doors and windows will be installed throughout, matching 1830s millwork profiles. The proportions of the window openings indicates that they should be replaced with casements, as is proposed by the applicant. Two door openings on the Toulouse elevation are proposed to be infilled, as are two door/window openings on the rear, St. Peter elevation. Staff seeks the Committee's

guidance regarding whether or not a 1” reveal should be left in place, but finds the proposed millwork replacement **conceptually approvable**.

ARCHITECTURAL COMMITTEE ACTION:

09/28/2021