

ADDRESS:	943 - 45 Chartres Street	APPLICANT:	Katherine Harmon
OWNER:	McKane Properties, LLC	SQUARE:	48
ZONING:	VCR-2	LOT SIZE:	1575 sq.ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		Required:	315 sq. ft.
Allowed:	1 unit	Existing:	0
Existing:	1 unit	Proposed:	No change
Proposed:	1 unit		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

This building occupies the St. Philip Street corner position in a row of three, 2-story masonry structures. Constructed in the early 1830s by George Washington Johnson (father of Bradish Johnson), these buildings were described in 1857 as "three, 2-story brick buildings with a large store room and three rooms in each." Plan book drawings from 1857 indicate that the buildings were not covered with stucco but had exposed brick surfaces.

Rating: Green - of Local Architectural or Historical Importance

Vieux Carré Commission Meeting of**02/18/2021****DESCRIPTION OF APPLICATION:**

02/18/2021

Permit # 20-50001-VCGEN**Lead Staff: Nick Albrecht**

Proposal to install new roof hatch, per application & materials received 12/21/2020 & 01/20/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

02/18/2021

The Architecture Committee has reviewed and approved this project which includes repairs to the building, the installation of rooftop mechanical equipment, and the proposed installation of a new roof hatch. The Guidelines require that the installation of any new roof hatch be reviewed by the full Commission.

The proposed hatch would be located on the slightly lower roof above the garage at the very rear of the building. The front edge of the hatch is shown as being setback from the main building's parapet a distance of 10'. The hatch itself is shown as measuring 2' x 4' on the plans but during the last meeting the applicant stated that this size could be reduced to 2' x 2'. Given the low slope of the roof, the setback from the street, and the surrounding building conditions, staff does not believe this hatch would be visible from the street or any surrounding properties.

Staff will require some additional details on the hatch prior to permit issuance including material and curb height but provided these are typical details staff has no objection to the proposed roof hatch in this location. Staff recommends approval of the proposal with final details to be worked out at the staff level.

VIEWUX CARRÉ COMMISSION ACTION:

02/18/2021

Architecture Committee Meeting of**01/26/2021****DESCRIPTION OF APPLICATION:**

01/26/2021

Permit # 20-50001-VCGEN**Lead Staff: Nick Albrecht**

Proposal to remove existing mechanical equipment including window units and rooftop vent, and to install two new rooftop AC condensers and new roof hatch, per application & materials received 12/21/2020 & 01/20/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

01/26/2021

Following the conceptual approval of the 01/12/2021 meeting, the applicant submitted revised plans that had two significant changes in need of Architecture Committee review. The previously proposed split unit condensers have been replaced with traditional condensers in the same locations. Typically, these condensers are larger and louder than split units. Staff requests information on the exact units proposed for installation but still feels this location will be minimally disruptive.

The second change is the proposed new roof hatch shown on the slightly lower roof above the garage at the very rear of the building. The front edge of the hatch is shown as being setback from the main building's parapet a distance of 10'. The hatch itself is shown as measuring 2' x 4' but no other details are provided as far as material, curb height, etc.

Based off of the Guidelines for roof hatches (VCC DG: 04-10), staff believes that a hatch in this location is likely approvable with some additional information. The Guidelines note that for all ratings of buildings, a proposed new roof hatch requires Commission review for all ratings of buildings.

Staff recommends that the Committee forward the proposal to the Commission with a recommendation of approval.

ARCHITECTURAL COMMITTEE ACTION:

01/26/2021

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Ms. Harmon asked the Committee if the application had to go to Commission due to the hatch. Mr. Fifield stated yes. He then asked for clarification if this was a low pitched roof. Mr. Harmon stated yes. She went on to say that it could be 2x2 not 2x4. Mr. Fifield asked how low the pitch of the roof was. Ms. Harmon stated about 3 on 12. Ms. DiMaggio asked why the hatch needed to be located there. Ms. Harmon stated that here was already an interior hatch so this one would be for maintenance. Mr. Fifield stated that if the size was minimized, the location would be acceptable. With nothing left to discuss, the Committee moved on to the next agenda item.

There was no Public Comment.

Discussion and Motion: Mr. Bergeron made the motion for conceptual approval with the application to be forwarded to the full Commission with a positive recommendation. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

01/12/2021

DESCRIPTION OF APPLICATION:

01/12/2021

Permit # 20-50001-VCGEN

Lead Staff: Nick Albrecht

Proposal to remove existing mechanical equipment including window units and rooftop vent, and to install two new rooftop split unit condensers, per application & materials received 12/21/2020.

STAFF ANALYSIS & RECOMMENDATION:

01/12/2021

The proposed work includes the removal of six (6) existing window air conditioners and the removal of a rooftop hood vent. Some of these window units are in locations where the windows and shutters were modified to accommodate the installation. The applicant proposes to repair/replace these modified elements to return these openings to the historic conditions. Staff has requested details for this work but overall finds it approvable and beneficial.

The existing rooftop hood vent is located approximately 3' back from the building edge on the St. Philip elevation. This hood vent is visible from the street level below. The applicant proposes to remove this vent and patch the roof.

The applicant proposes to install two new split unit condensers on the roof at least 10' from the side and rear walls of the buildings. Staff has requested details on the exact equipment being proposed but is confident that this equipment will be minimally invasive and minimally visible.

Overall, staff finds the proposal approvable and recommends approval with final details to be worked out at the staff level.

ARCHITECTURAL COMMITTEE ACTION:

01/12/2021

Mr. Albrecht read the staff report with Ms. Harmon present on behalf of the application. Mr. Harmon stated that they would be restoring the millwork, removing the window units and vents. She went on to say that it would be a vast improvement. Mr. Fifield asked if the building occupied 100% of the lot. Ms. Harmon stated yes. Ms. DiMaggio and Mr. Bergeron had no comments or questions. With nothing else to discuss, the Committee moved on to the next agenda item.

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio made the motion for the approval of the application with the details to be worked out at the staff level. Mr. Bergeron seconded the motion and the motion passed unanimously.