

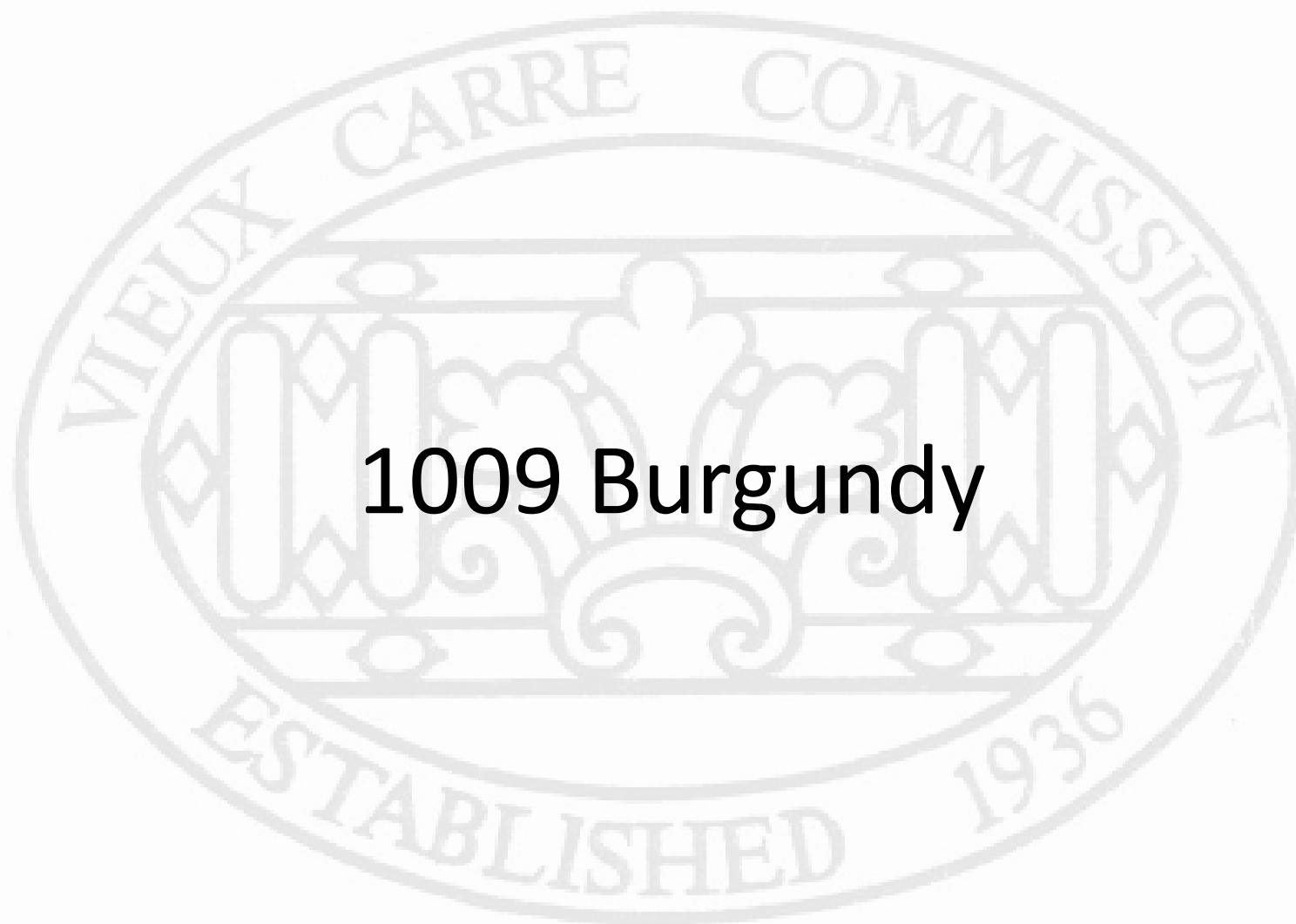


Vieux Carré Commission Architecture Committee Meeting

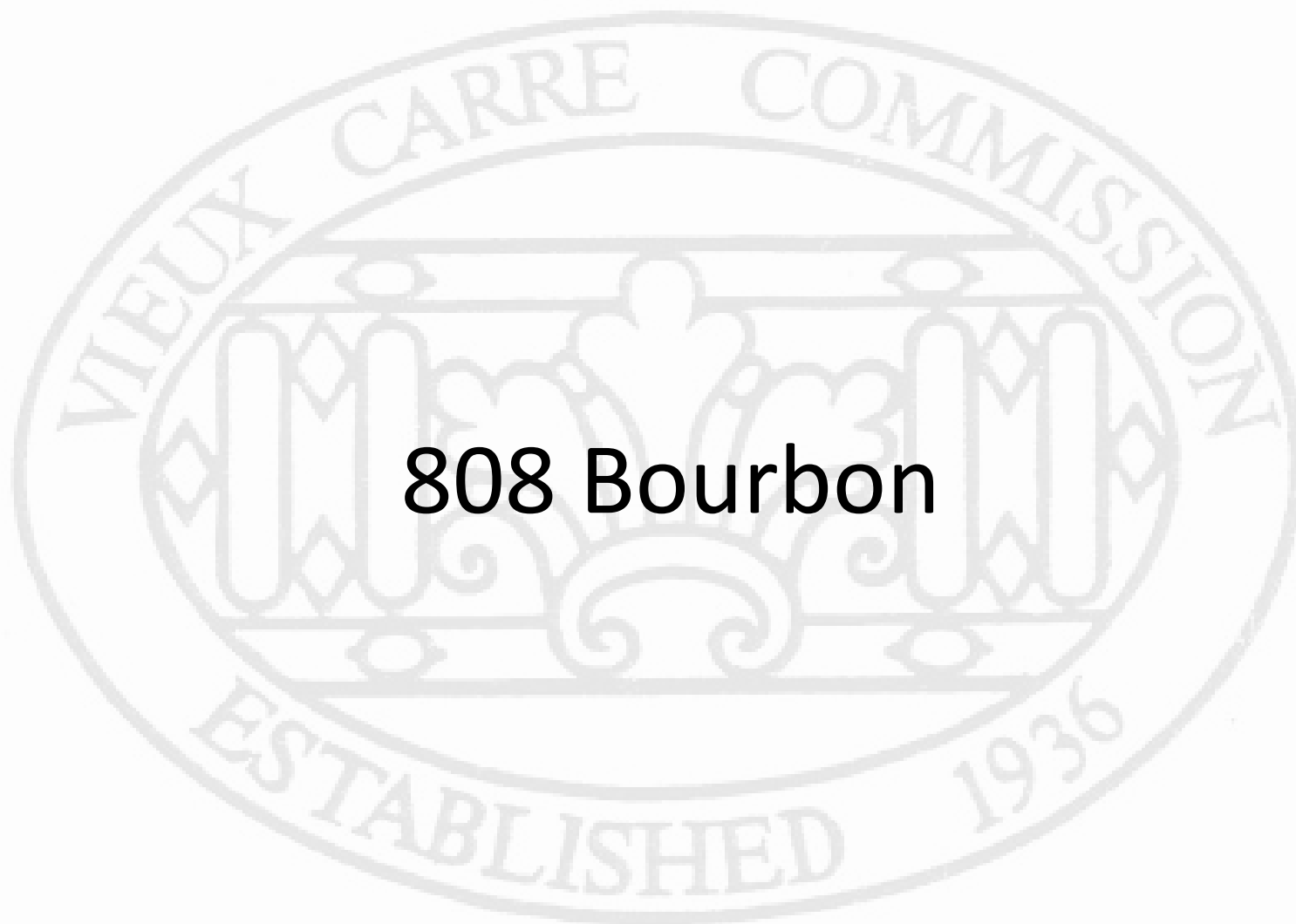
Tuesday, August 10, 2021



New Business



1009 Burgundy



808 Bourbon

ADDRESS:	808-810 Bourbon St.	
OWNER:	810 Bourbon LLC	APPLICANT: L. Katherine Harmon
ZONING:	VCR-2	SQUARE: 58
USE:	Vacant	LOT SIZE: 2,752 sq. ft.
DENSITY-		OPEN SPACE-
ALLOWED:	4 Units	REQUIRED: 826 sq. ft.
EXISTING:	Vacant	EXISTING: 621 sq. ft.
PROPOSED:	1 Unit	PROPOSED: 818 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

C. 1830 exposed brick, gable-ended 4-bay Creole cottage.

Ratings: **Main Building: Green**, of local architectural and/or historical significance.
Service Building: Green, of local architectural and/or historical significance.
Rear Addition: Brown, objectionable or of no Architectural or Historical importance

<u>Architecture Committee Meeting of</u>	08/10/2021
<u>DESCRIPTION OF APPLICATION:</u>	08/10/2021
Permit # 21-20920-VCGEN	Lead Staff: Nick Albrecht

Proposal to demolish existing, brown-rated rear addition and construct a new two-story connecting structure, per application & materials received 07/20/2021.

STAFF ANALYSIS & RECOMMENDATION: 08/10/2021

The proposed exterior work occurs exclusively in the courtyard space behind the main building. The applicant proposes to demolish the existing approximately 155 sq. ft. brown-rated shed roof addition located across the entire rear elevation of the main building. With the addition demolished, two existing door openings at the rear elevation of the main building would be restored with French doors and one six over six window would also be restored.

There is approximately 6’4” between the rear wall of the main building and the side wall of the service building. The applicant proposes to connect these two buildings with a new structure spanning that gap and being about 8’ wide. The interior floor plans show the entire property being used as one residential unit.

The structure would rise to a total height of about 24’. A dormer-like extension is proposed to connect the connecting structure to the roof of the main building. The interior space of the addition would provide stair access to the second floor of the main building as well as the second floor of the service building. These interior stairs would allow for the demolition of the existing inappropriate metal stairs from the courtyard.

Staff is most hesitant regarding the connection into the roof of the main building. The Guidelines note that, “*an addition to an existing historic building should not obscure, damage, or destroy a significant architectural element, detail, or material.*” (VCC DG: 14-11) As the dormer-like portion is proposed to provide adequate head height to the second floor of the main building, staff questions if these stairs could be modified or relocated so as not to need such a large element at the roof.

The connecting structure is shown with fixed shutter cladding at the first-floor level with fixed wood windows at the second-floor level above. The portion that ties into the roof of the main building is clad in wood siding. The roof is noted as being standing seam copper with copper gutters and downspout. Regarding materials of proposed additions, the Guidelines state that an addition “*should be subordinate to the historic building and read clearly as a present-day addition.*” (VCC DG: 14-11) In similar connecting structure type additions (1017 St. Philip, 1035 Royal), the VCC has recommended the use of more modern materials so that may be a consideration in this instance as well if the project develops further.

Staff believes the second-floor portion between the two buildings would be visible from the neighboring 812-814 Bourbon St. property but otherwise the entire addition would be minimally visible. The plans note that this wall would be a new solid brick wall and measures about 13-1/2’ above the existing masonry wall.

Staff finds the overall concept of the proposal as an improvement for the property and generally compatible with the Guidelines for additions, however, staff is hesitant regarding the proposed significant roof modification of the main building and suggests this element be significantly scaled down. Staff requests commentary from the Committee regarding the overall concept as well as materials if the concept is found to be worth developing further.

ARCHITECTURAL COMMITTEE ACTION: 08/10/2021



521 Conti

ADDRESS:	521 Conti Street	APPLICANT:	David Carimi
OWNER:	Bevolo Gas & Electric Lights LLC		
ZONING:	VCC-2	SQUARE:	28
USE:	Commercial/Vacant	LOT SIZE:	1,480 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	1 Unit	REQUIRED:	444 sq. ft.
EXISTING:	0 Units	EXISTING:	74 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:

Rating: Main Building: Green, of local architectural/historical importance.
Rear Addition: Brown, objectionable or of no Architectural or Historical importance

The third in a row of 3, 3-story post-and-lintel type dwellings, c. 1850.

Architecture Committee Meeting of

08/10/2021

DESCRIPTION OF APPLICATION:

08/10/2021

Permit # 21-21302-VCGEN

Lead Staff: Nick Albrecht

Violation Case #19-08742-DBNVCC

Inspector: Anthony Whitfield

Proposal to install new slate roof including the installation of new copper cap flashing on low side parapet wall, per application & materials received 07/26/2021.

STAFF ANALYSIS & RECOMMENDATION:

08/10/2021

This application is very similar to the one for 527 Conti, also on this agenda. The applicant proposes to install a new slate roof, copper flashing, etc. which is all staff approvable work. On the three outer parapets, the applicant proposes to install a new mortar dome on top of the parapets, also staff approvable work. On the parapet between this building and 525 Conti, the applicant proposes to remove the existing galvalume cap flashing and install a new copper cap. The applicant has stated that the low height of the parapet between these two buildings is the reason for requesting the use of the copper cap flashing rather than other VCC approved details.

This parapet also features a chimney which the applicant proposes to cap with copper. Finally, an existing roof hatch will be replaced with a new roof hatch.

There have been similar instances of low parapets between buildings where the Architecture Committee has approved non-typical flashing details. Staff finds this situation similar to some of those prior cases and notes that this parapet is not readily visible.

Staff suggests that the proposed treatment at the chimney could be modified to allow for better visibility of the chimney. Although the vertical projection of the chimney still exists, this element has otherwise been heavily obscured. Allowing the chimney to become more visible with traditional flashing would be a preferred treatment here. Staff has no objection to the proposed new roof hatch provided proper materials are used to avoid galvanic reactions.

Staff requests commentary from the Architecture Committee regarding the proposed capping details.

ARCHITECTURAL COMMITTEE ACTION:

08/10/2021



527 Conti

ADDRESS:	527 Conti Street	APPLICANT:	David Carimi
OWNER:	Bevolo Gas & Electric Lights LLC		
ZONING:	VCC-2	SQUARE:	28
USE:	Commercial/Vacant	LOT SIZE:	1,411 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	1 Unit	REQUIRED:	423 sq. ft.
EXISTING:	0 Units	EXISTING:	225 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY:

Rating: green, of local architectural/historical importance.

One in a row of three, 3-story brick c. 1850 stores in the Greek Revival style with cast-iron posts and night blind remnants, both on the ground floor. According to Sanborn Maps, the building in the 19th century most likely had a facade gallery, which extended across the subject building and the demolished structure at 531-35 Conti, known historically as the “Verandah Hotel” and depicted in an 1853 notarial archival drawing (plan book 63A, folio 59). The 1876 Sanborn Map labels both the subject building and the demolished building as the “Verandah Hotel.” (description revised , June 11, 2004)

Architecture Committee Meeting of **08/10/2021**

DESCRIPTION OF APPLICATION: 08/10/2021
Permit # 21-22947-VCGEN **Lead Staff: Nick Albrecht**
Violation Case #19-08745-DBNVCC **Inspector: Anthony Whitfield**

Proposal to install new slate roof including the installation of new copper cap flashing on low side parapet wall, per application & materials received 07/26/2021.

STAFF ANALYSIS & RECOMMENDATION: 08/10/2021

The proposed scope of work on this roof is nearly identical to the proposal for 521 Conti (*See Staff Analysis & Recommendation of 08/10/2021 for 521 Conti*) with the exceptions being that the proposed copper cap flashing would be located on the low parapet between this roof and 525 Conti and the fact that there is no chimney along this parapet.

Staff requests commentary from the Architecture Committee regarding the proposed capping details.

ARCHITECTURAL COMMITTEE ACTION: 08/10/2021



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 **08/10/2021**

DESCRIPTION OF APPLICATION: 08/10/2021
Permit #21-21347-VCGEN **Lead Staff: Erin Vogt**

Proposal to renovate building, including addition of mechanical equipment, alterations to lighting, and installation of awnings over sidewalk, per application & materials received 07/23/2021.

STAFF ANALYSIS & RECOMMENDATION: 08/10/2021

The applicant proposes to renovate the building to house a new restaurant. A staff level permit has been issued for many of the demolition by neglect violations, but the following items require Committee review and approval prior to permit issuance:

Mechanical:

An existing, unpermitted mini split will be replaced, and a condensing unit for a walk in cooler will be added to the existing mechanical area on the roof of the enclosed alley at the rear of the building. Manufacturer’s spec sheets must be submitted for the equipment, including sound data for the specific make/model. However, staff finds that this type of equipment usually fits into typical ranges for size and sound output, and can be approved at staff level if the Committee does not require the application to return for additional review. The equipment screening will be extended to hide the new units; staff notes that screening details, including a surrounding frame and/or cap for the lattice, should be submitted for final review, as the way it is currently drawn is not approvable.

Awnings:

Two 23’-0” long awnings are proposed above the storefront windows on St. Philip and N. Rampart, projecting 3’-0” over the sidewalk. A section detail calls for “standard stationary awning framing” and “striped fabric awning cover with straight cut edge.” 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) Staff recommends that the applicant revise the proposal to comply with the Guidelines or remove the awnings from the scope of work.

Lighting and cameras:

Staff notes that several inappropriate, unpermitted light fixtures (including flood lights) are not shown on the plans, and replacement should be included in the scope of work.

Two 6” wall-mounted dome cameras are proposed, one on each elevation and located 7’-6” above the sidewalk. Staff notes that manufacturer’s specifications will be needed, and the Guidelines require all cameras be installed a minimum of 9-feet above the sidewalk and a maximum of 18-inches below the bottom of the balcony, gallery, porch ceiling, roof overhang, or soffit. Staff notes that, if the cameras are moved, the proposed awnings would block their field of view. However, the awnings do not meet the Guidelines as presented.

One existing gooseneck fixture will be relocated above the Burgundy-side entrance on the St. Philip elevation. Staff finds this approvable, but notes that these fixtures are not in violation and can remain if the awnings are removed from the proposal or designed to fit within the existing window openings.

Overall, staff recommends:

- **Conceptual approval** of the mechanical equipment and screening, with additional drawings and spec sheets to be reviewed and approved at staff level,
- **Deferral** of the awnings, and
- **Conceptual approval** of lighting, with final review to be handled at staff level.

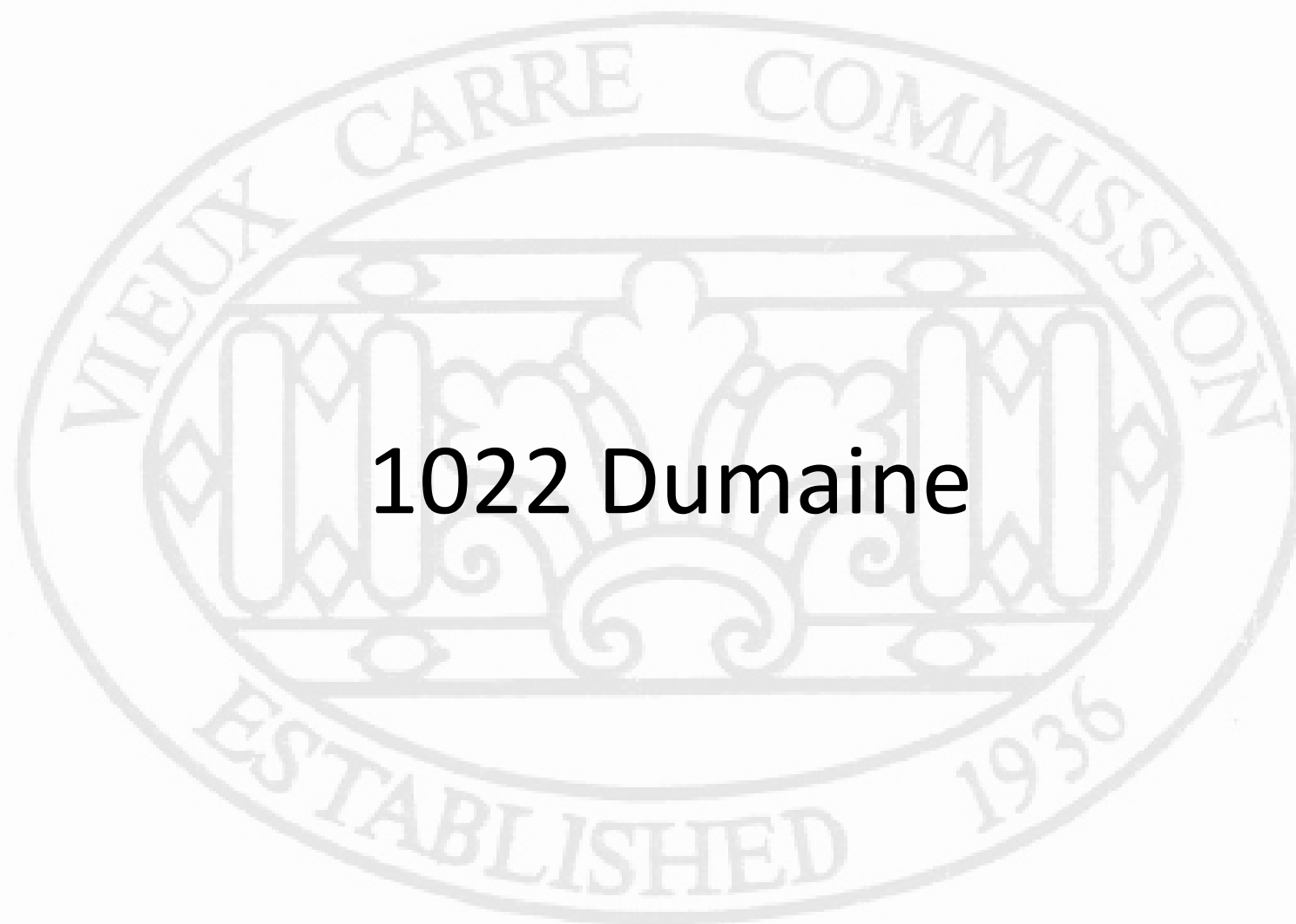
ARCHITECTURAL COMMITTEE ACTION:

08/10/2021



208 Bienville

Deferral Requested by Applicant



1022 Dumaine

ADDRESS:	1022 Dumaine	APPLICANT:	Nicholas Sosa
OWNER:	B. Lutz & K. Combs	SQUARE:	103
ZONING:	VCR-1	LOT SIZE:	5,672 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-	5 Units	REQUIRED:	1,702 sq. ft.
ALLOWED:		EXISTING:	3,140.5 sq. ft.
EXISTING:	1 Unit	PROPOSED:	No Change
	No Change		
PROPOSED:			

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Main and service building --Green: Of Local Architectural or Historical Importance.

This address has a circa 1835 2 1/2 story exposed brick (today painted) porte cochere townhouse with a kitchen ell. The arched porte cochere entrance was restored in a 1960 renovation.

Architecture Committee Meeting of

08/10/2021

DESCRIPTION OF APPLICATION:

08/10/2021

Permit # 21-21713-VCGEN

Lead Staff: Nick Albrecht

Proposal to replace existing wood tongue and groove balcony decking with new Aeratis synthetic decking, per application & materials received 07/27/2021.

STAFF ANALYSIS & RECOMMENDATION:

08/10/2021

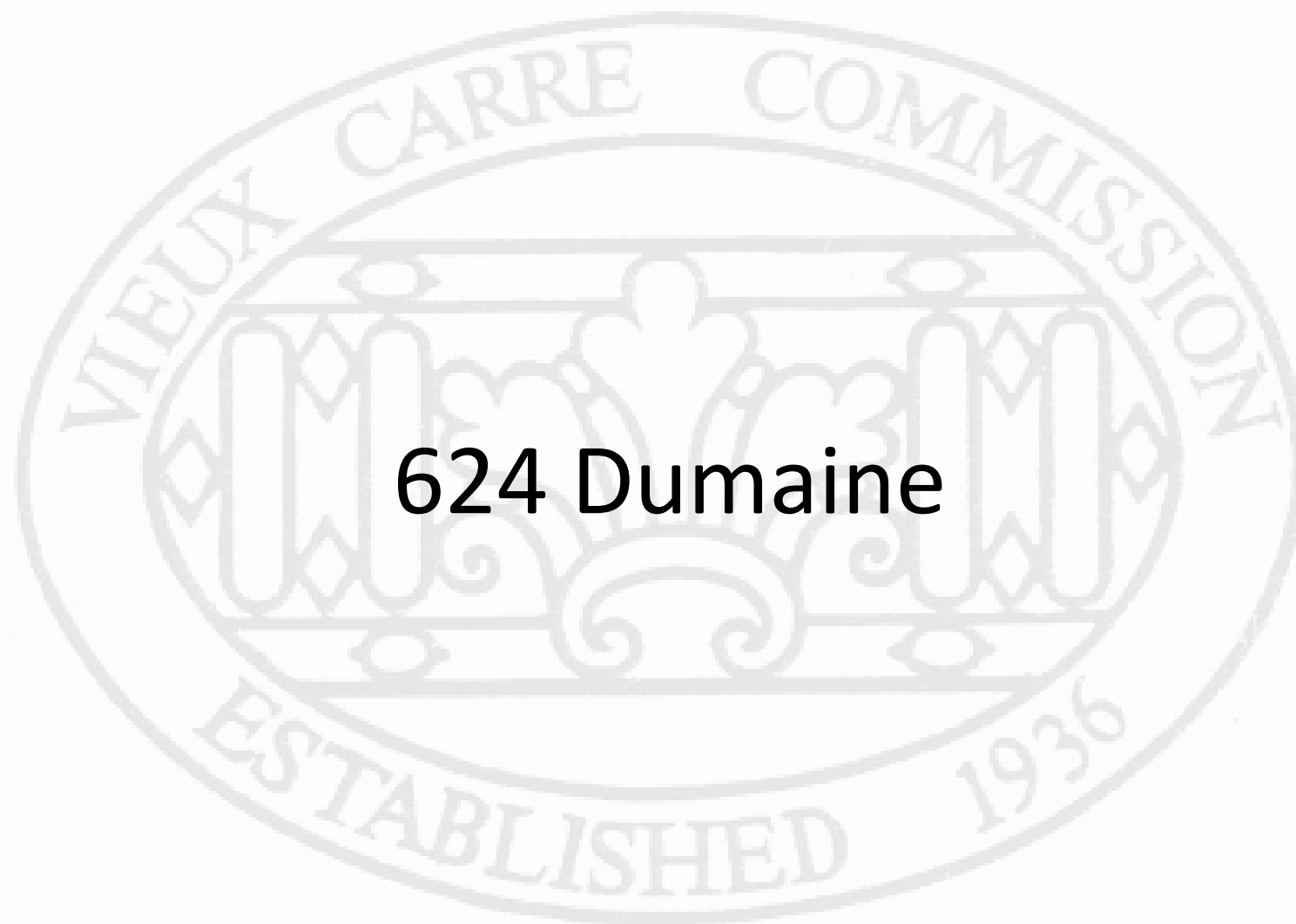
This balcony meets most of the unofficial criteria for consideration of synthetic decking installation with the only exception being the higher, green rating of the building. Still, there are numerous examples of the Architecture Committee approving the installation of synthetic decking on green-rated buildings.

Staff requested information from the contractor regarding the condition of the existing wood decking and the spacing of the existing purlins but did not hear back before this report was written. Staff is comfortable looking at these elements at the staff level provided they are typical and additional purlins are not needed.

Staff requests commentary from the Architecture Committee regarding the proposed synthetic decking installation.

ARCHITECTURAL COMMITTEE ACTION:

08/10/2021



624 Dumaine

ADDRESS:	624 Dumaine	APPLICANT:	Maple Ridge Architects (2021) Paul Duxworth (2019)
OWNER:	Bienville Street Outback LLC	SQUARE:	47
ZONING:	VCC-1	LOT SIZE:	3,333 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	1,000 sq. ft.
ALLOWED:	5 Units	EXISTING:	500 sq. ft. approx.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Like many other structures in the Quarter, this 3-story brick building has been updated several times, and the original design is obscured by non-original (c. 1870) cast iron galleries. Originally this building, constructed c. 1836, was similar to 620-22 Dumaine and had only 2 1/2 stories with attic frieze window, a wrought iron balcony, and three full-length openings (including a porte-cochere entrance) on the ground floor. The service building at the extreme rear is part of the Madame John's Legacy service wing. Subject of Paint Analysis, Phase III.

Main building – Green

Rear building – Purple; Note: Originally part of the Madame John's Legacy service wing

Architecture Committee Meeting of **08/10/2021**

DESCRIPTION OF APPLICATION: 08/10/2021
Permit # 19-02566-VCGEN **Lead Staff: Nick Albrecht**

Review of test patch of attempted mortar and brick cleaning, per application & materials received 04/08/19 & 08/06/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/10/2021

Staff inspected and documented an area where the masonry cleaner had been applied. Although it appears that the cleaning process did a decent job at removing some of the slurry, staff is concerned that the work also resulted in some pitting and other damage to the brick face. Given the possibility of additional damage to the wall, staff again questions if a more passive approach of allowing the wall and mortar slurry to weather over time may be the best approach to this unfortunate situation.

Staff requests commentary from the Architecture Committee and applicant regarding the results of the test patch.

ARCHITECTURAL COMMITTEE ACTION: 08/10/2021**Architecture Committee Meeting of** **07/13/2021**

DESCRIPTION OF APPLICATION: 07/13/2021
Permit # 19-02566-VCGEN **Lead Staff: Nick Albrecht**

Proposal to address inappropriate application of mortar to faces of brick, per application & materials received 04/08/19 & 06/21/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 07/13/2021

Issues with this wall date back to 2019 when staff posted a Stop Work Order on 01/22/19 when work was observed on the Royal St. elevation of the main building. An application was subsequently filed by the previous applicant and a permit was issued 02/05/19. A follow up inspection on 02/14/19 revealed that the masonry was not being repointed appropriately. Rather, mortar was essentially being rubbed on the wall and worked into the joints. This inappropriate technique resulted in mortar at least partially covering the majority of the wall, essentially covering the wall in a parge coat.

An inspection on 2/15/19 revealed that the previous contractor had attempted to clean up the bricks by grinding the mortar off the brick faces. This work resulted in damage to the bricks and quite possibly removed several of the brick faces. It is likely that these damaged bricks will lead to future problems with moisture without additional intervention.

A new applicant has filed the current proposal to attempt to address these issues. The applicant proposes to attempt to clean up some of the mortar by utilizing Prosoco Sure Klean 600. After the wall has been cleaned, the masonry would be sealed with Prosoco Weather Seal-GP.

Staff contacted the historic preservation representative from Prosoco to discuss this project and ask if she agreed with the approach of the applicant. The Prosoco rep agreed with the proposed use of the Sure Klean 600, noting that the cleaner will work at the surface to break the bond between the mortar residue and the brick. After cleaning is complete, the Prosoco rep recommended their product called H40 rather than the Weather Seal. The H40 product is described as, "a deep-penetrating water repellent and consolidation treatment for brick, most natural stone, unglazed terra cotta, historic concrete, stucco, and cast stone surfaces." The product also purports to "breathe" and not trap moisture.

The applicant agreed to revise the proposal to follow these recommendations.

As the application of a sealer or repellent product is not easily reversible, staff is somewhat hesitant regarding this aspect of the proposal and questions the necessity of this step. Staff suggests that a test patch of the H40 product may be the best approach. The bricks whose faces were ground off are the most likely to suffer additional damage and water intrusion, so staff suggests starting with these bricks only to test the water repellent product.

Staff recommends approval of the proposal with the applicant to stay in close contact with staff and to be sure that no additional damage is done.

ARCHITECTURAL COMMITTEE ACTION:

07/13/2021

Ms. Bourgogne read the staff report with Mr. Smith present on behalf of the application. Mr. Smith stated that he agreed with the staff report. Mr. Fifield asked if they would agree to a test patch. Mr. Smith stated yes. Ms. DiMaggio asked if there was a way to determine the percentage of bricks that were damaged. Mr. Smith stated that the ground was small in the alleyway and not very visible. He went on to say that to remove the slurry would do no further harm. Mr. DiMaggio thanked Mr. Smith for the clarification. She went on to say that they might have to replace the damaged bricks. Mr. Fifield asked if perhaps they might need to stucco the entire wall. Mr. Smith agreed and that he would ask the owner. Mr. Fifield stated that this proposal might be the first step but ultimately, they might need to look at alternatives. Ms. DiMaggio agreed with Mr. Fifield. She went on to say that there was no way to heal the bricks without replacement or stucco. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment: No Public Comment

Discussion and Motion:

Mr. Bergeron made the motion to approve the proposed cleaning method with the applicant to work with staff on test patch of H40 product and work with staff on any details to finalize the work. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

06/11/19

DESCRIPTION OF APPLICATION:
Permit # 19-02566-VCGEN

06/11/19

Lead Staff: Nick Albrecht

Proposal to address inappropriate application of mortar to faces of brick, per application & materials received 04/08/19 & 06/04/19, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/11/19

When this property was last before the Architecture Committee at the 05/14/19 meeting, the Committee voted to defer the application to allow the applicant to submit a scope of work to repair the bricks and to allow the retention of the slurry in order for it to deteriorate naturally. The applicant has submitted an elevation of this side of the building showing the extent of the slurry application, the unslurred portion in need of proper repointing, and a previously existing stucco band.

Since the last Architecture Committee meeting, staff attended a conference which included a product and technique that removes mortar from the faces of bricks very similar to the situation faced here. Staff

suggests that the applicant could perform a test patch to see if a similar product and technique would help to remove the surface mortar.

Staff recommends approval of the submittal and requests commentary from the Architecture Committee if a test area of chemical remover of the mortar should be explored.

ARCHITECTURAL COMMITTEE ACTION: 06/11/19

Mr. Albrecht read the staff report with Mr. Smith present on behalf of the application. Ms. DiMaggio moved to approve the proposal based on the staff recommendation including a 5x5 test area of chemical remover of the mortar. Mr. Berg seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of	05/14/19
<u>DESCRIPTION OF APPLICATION:</u>	05/14/19
Permit # 19-02566-VCGEN	Lead Staff: Nick Albrecht

Proposal to stucco over exposed brick wall on the Royal St. elevation of the main building, per application & materials received 04/08/19. [**Stop Work Order posted 02/14/19**]

STAFF ANALYSIS & RECOMMENDATION: 05/14/19

Following the Architecture Committee meeting of 04/23/19 staff was contacted by Hank Smith who stated that his office was getting involved with this property and that he would submit revised plans. Unfortunately, Mr. Smith did not submit any revised proposals prior to today's meeting.

Given the severity of the violation staff included this property on the agenda but provided that Mr. Smith continues to work on this property and communicates with staff a deferral may be appropriate.

Staff recommends deferral of the application not to exceed 30 days.

ARCHITECTURAL COMMITTEE ACTION: 05/14/19

Mr. Albrecht read the staff report with Mr. Smith present on behalf of the application. Mr. Musso stated that it was most important to protect the open faced bricks. He asked the applicant for a block elevation with the areas in need of work diagramed out.

Mr. Block motioned to allow the applicant to submit a scope of work to repair the bricks and to allow the retention of the slurry in order for it to deteriorate naturally. Mr. Musso seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of	04/23/19
<u>DESCRIPTION OF APPLICATION:</u>	04/23/19
Permit # 19-02566-VCGEN	Lead Staff: Nick Albrecht

Proposal to stucco over exposed brick wall on the Royal St. elevation of the main building, per application & materials received 04/08/19. [**Stop Work Order posted 02/14/19**]

STAFF ANALYSIS & RECOMMENDATION: 04/23/19

Following the Architecture Committee meeting of 02/26/19 staff again visited the site on 03/13/19 and found that the applied mortar/stucco will not be easily removed. The applicant submitted a new proposal to repoint the bricks and then apply a three coat stucco. As the applied parge coat cannot be feasibly removed staff sees two possible options moving forward. The first option would be to complete proper repointing of the masonry and allow the parge coat to weather and hopefully through the passage of time return to something similar to its previously existing condition. Staff notes that approximately the back third of the building has not been touched or had the improper coating applied. This portion of the building could be properly repointed and finished to match the previously existing exposed brick condition.

The second option would be to allow for the complete stuccoing of this wall as proposed by the applicant. Staff has some hesitations about this option as it is unclear how the stucco will interact with existing millwork and other details. Notably this wall previously had a clear indication of the earlier roofline of this building prior to the addition of the third floor. If the building is completely stuccoed that previous indication will be lost.

Staff seeks the advice of the Committee as to how to move forward but regardless of the future work

suggests that staff perform regular inspections to insure that all details of the permit are being followed correctly including correct mixes and application techniques.

ARCHITECTURAL COMMITTEE ACTION: 04/23/19

Mr. Albrecht read the staff report. There was no one present on behalf of the application. Mr. Fifield stated that in this case less would be more and that passive weathering might be the answer to the problem. He moved to defer the application until the applicant could be present. He further stated that staff should proceed with a violation letter and adjudication proceedings. Mr. Taylor seconded the motion and the motion passed unanimously.

<u>Architecture Committee Meeting of</u>	02/26/19
<u>DESCRIPTION OF APPLICATION:</u>	02/26/19
Permit # 19-02566-VCGEN	Lead Staff: Nick Albrecht

Review of work done in deviation of approved permit. [Stop Work Order posted 02/14/19]

STAFF ANALYSIS & RECOMMENDATION: 02/26/19

Staff initially posted a Stop Work Order on 01/22/19 when work was observed on the Royal St. elevation of the main building. The applicant subsequently filed for the permit and a permit was issued 02/05/19. A follow up inspection on 02/14/19 revealed that the masonry was not being repointed appropriately. Rather, mortar was essentially being rubbed on the wall and worked into the joints. This inappropriate technique resulted in mortar at least partially covering the majority of the wall, essentially covering the wall in a parge coat.

An inspection on 2/15/19 revealed that the contractor had attempted to clean up the bricks by grinding the mortar off of the brick faces. This work resulted in damage to the bricks and quite possibly removed several of the brick faces. It is likely that these damaged bricks will lead to future problems with moisture.

Staff is at a loss as to how to proceed with this application. Staff does not find additional attempts to clean up the wall by removing mortar from the brick faces to be appropriate as it doesn't appear this could be done without causing significant damage to the bricks. Staff also does not find it appropriate to continue the parge coat on the remaining portion of the wall. This portion should be properly repointed and the area that has already been treated with a parge coat should be left alone and hopefully through weather and time the mortar will wear off of the bricks.

Staff seeks commentary from the Architecture Committee if an alternative course of action should be considered.

ARCHITECTURAL COMMITTEE ACTION: 02/26/19

Mr. Albrecht read the staff report with Mr. Duxworth present on behalf of the application. Mr. Musso stated that he did not know of a way to save the wall and that the entire wall may have to be plastered.

Mr. Fifield moved to allow the applicant to perform a test patch, a 6'x6' square, of repointing to be inspected by staff prior to addressing the entire wall. Mr. Musso seconded the motion and the motion passed unanimously.



214 Chartres

ADDRESS:	214 Chartres Street		
OWNER:	Thomas Joseph Vandeveld	APPLICANT:	David Lenau
	And Myrna The, Timmie D Shedd, Larry J Stout, The Sereda Nash Revocable Trust, Sean J Hubar, Wayne F Wandell		
ZONING:	VCC-1	SQUARE:	30
USE:	Mixed	LOT SIZE:	2313 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	2 units	REQUIRED:	693.9 sq. ft.
EXISTING:	Unknown	EXISTING:	None
PROPOSED:	No change	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Rear addition: **Unrated**, non-contributing 20th century courtyard enclosure

Mid-19th century 4-story brick store in the Classical style with granite posts and lintels on the ground floor. Fire map of 1908 notes that this building survived that fire.

Architecture Committee Meeting of **08/10/2021**

<u>DESCRIPTION OF APPLICATION:</u>	08/10/2021
Permit #21-20097-VCGEN	Lead Staff: Erin Vogt
Violation Case # 20-23605-DBNVCC	Inspector: Anthony Whitfield

Proposal to address demolition by neglect violations and install new decorative lighting and roof hatch, per application & materials received 07/13/2021 and 07/27/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/10/2021

The application addresses violations cited in case 20-23605-DBNVCC, which includes widespread demolition by neglect, unpermitted window alterations on the rear elevation, and inappropriate lighting. Most of the violations can be handled at staff level, and the windows have not been included in the scope of work. The following items require Committee review:

Lighting:

The applicant proposes to replace the existing sconces on the front elevation with new 12” electric decorative copper lanterns. Based on the Design and Lighting Guidelines, which require decorative lighting to be limited in number and size, placed at primary entrances, and appropriate to the age and style of the building, staff has no objection to their installation and recommends conceptual approval.

Roof Hatch:

Currently, roof access is limited to a small penetration with an improperly sized and secured sheet metal cover. The applicant proposes to replace it with a 30” x 36” hatch with a metal and domed glass lid. The size and location of the hatch are approvable; however, staff notes that the VCC Design Guidelines for skylights do not allow domed glass. While this is not a skylight, it is reasonable to assume that this restriction would carry over to roof hatches as well. The location of this hatch should not be visible from other properties, and the roof is not sloped. Staff seeks the guidance of the Committee regarding whether this particular roof hatch is approvable for this property, but recommends **conceptual approval** for a roof hatch of this size in this location.

In the best interest of the building, staff intends to issue the permit with the current scope of work to ensure the demolition by neglect violations are abated as quickly as possible. However, staff notes that the rear windows must be addressed in a subsequent permit or the property may be scheduled for administrative adjudication.

ARCHITECTURAL COMMITTEE ACTION: 08/10/2021