

**Vieux Carré Commission
Architecture Committee Meeting**

Tuesday, April 26, 2022



Old Business



619 Royal

ADDRESS:	619-21 Royal	APPLICANT:	Trapolin Peer Architects
OWNER:	619 Royal Street LLC	SQUARE:	61
ZONING:	VCC-2	LOT SIZE:	4,186.5 sq. ft.
USE:	Unknown	OPEN SPACE:	
DENSITY:		REQUIRED:	1255 sq. ft.
ALLOWED:	6 units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	Unknown
PROPOSED:	Unknown		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

This brick 3-story masonry Creole style building with carriageway, as well as the adjoining twin building at 619-21 Royal, was built by General Jean Labatut, c. 1795. Beginning as a 1-story building, a second floor was added for the General in 1821 by builders Pinson and Pizetta. Then a third floor was added later in the 19th century.

Architecture Committee Meeting of 04/26/2022

DESCRIPTION OF APPLICATION: 04/26/2022
Permit #20-30797-VCGEN **Lead Staff: Erin Vogt**

Proposal to modify structure of 2nd and 3rd floor balconies on Royal elevation, per application & materials received 06/09/2020 & 04/12/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/26/2022

The applicant has returned with revised details for the second and third floor outrigger details, as follows:

Second Floor Balcony Reconstruction

The existing ¾" x 2" outriggers spaced at 3'-0" OC do not provide sufficient structural stability for frequent use of the balcony. In order to properly support the 2nd floor balcony occupancy load, the outriggers are proposed to be increased to ¾" x 3 ½" and to be spaced 3'-0" OC. Handrail, fascia and molding are drawn to match VCC guidelines.

Due to comments at the 4/12 ARC meeting TPA proposes to replicate the existing outrigger and handrail attachment method historic to the building. A tube sleeve will be added to each new steel outriggers that will accept the handrail's new vertical post.

Refer to drawings for sections and details of the proposed design.

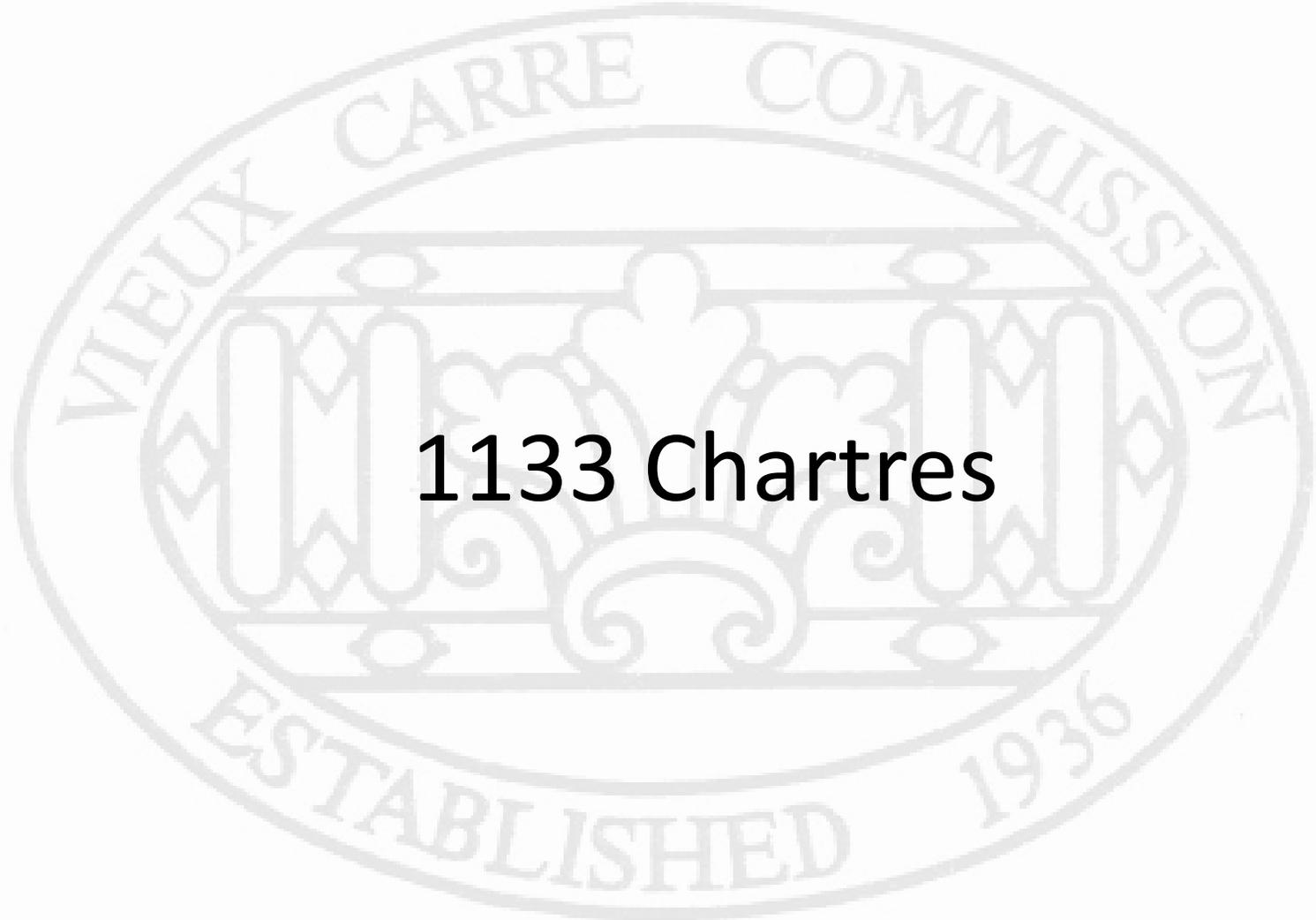
Third Floor Balcony Additional Supports

Due to the existing slope and settling of the building we are proposing additional structural supports to the outriggers on the third-floor balcony. Due to VCC comments at the 4/12 ARC a tube sleeve will be attached to each of the existing outrigger to accept the handrail's new vertical post.

Staff is unsure why tube sleeves would be necessary on the third floor if the existing outriggers are to be retained with bracket bracing to be installed beneath.

The drawings for the unstable courtyard fence have been revised and now more closely resemble the additional photos submitted by the applicant. The structural engineer has also recommended that the approved planter be constructed from CMU with brick veneer instead of solely brick construction. As long as the CMU will not be visible, staff has no objection to this change for the sake of stabilizing against further settlement.

ARCHITECTURAL COMMITTEE ACTION: 04/26/2022



1133 Chartres

ADDRESS:	1133-1137 Chartres	APPLICANT:	Sarah Nickelotte
OWNER:	Soniat Holdings LLC	SQUARE:	50
ZONING:	VCR-2	LOT SIZE:	4,993 sq. ft.
USE:	Hotel	OPEN SPACE-	
DENSITY-		REQUIRED:	1,498 sq. ft.
ALLOWED:	8 Units	EXISTING:	1,402 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

The Soniat House is housed in an outstanding Creole townhouse in the late Georgian style, which was built in 1829 by builder Francois Boisdore for Joseph Soniat Dufossat. An archival drawing from 1865 shows the house with all round-headed openings on the ground floor, rather than the existing square-headed ones; with the original wrought iron balcony, rather than the existing cast iron gallery; and with two round-headed dormers, rather than the existing pediment-type ones.

Rating: Blue - of major architectural and/or historical importance.

Architecture Committee Meeting of

04/26/2022

DESCRIPTION OF APPLICATION:

04/26/2022

Permit # 21-33579-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate building including construction of new skylights, installation of new mechanical equipment, and installation of a new steel gate, per application & materials received 12/02/2021 & 04/14/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

04/26/2022

This application was deferred at the 03/22 meeting with questions regarding some of the proposed items including the skylights and masonry work including proposed sealer. The applicant has made changes regarding the proposed skylights and has provided additional information regarding the masonry sealer.

Skylights

One of the proposed new skylights on the rear slope of the main building has been drastically reduced in size from the previously proposed size of 3-1/2' x 5-1/2' down to a new proposed size of 2'4" x 3'10". This skylight is now much more like the two existing skylights on this roof slope and the elevation on sheet A 5.09 shows the proposed new skylight in line with the two existing. The skylight on the 1137 portion of the property remains the same size but has been vertically aligned with the existing skylight. Staff finds the proposal regarding skylights potentially approvable.

Masonry Sealer

The applicant has provided the specs on the proposed Siloxane PD. Although this product has been approved for use in certain situations at other properties, every case is viewed separately. Staff notes that the manufacturer on this product retains a historic preservationist on their staff and although the application of this product may be conceptually approvable, staff requests a letter from the manufacturer addressing this particular product and conditions. It is possible that a similar product may be a better fit. Additionally, the Committee previously suggested that water intrusion issues may be eliminated after the masonry is properly repointed.

Summary

There are a few remaining items that were discussed at the 03/22 meeting which do not appear were addressed with this current set. These include details on the proposed courtyard gate and chimney cap for the hood exhaust. Still, staff finds the vast majority of the work approvable. Staff recommends approval of the proposal with those remaining details to be called out and reviewed separately as needed.

ARCHITECTURAL COMMITTEE ACTION:

04/26/2022

Architecture Committee Meeting of**03/22/2022****DESCRIPTION OF APPLICATION:**
Permit # 21-33579-VCGEN

03/22/2022

Lead Staff: Nick Albrecht

Proposal to renovate building including construction of new skylights, installation of new mechanical equipment, and installation of a new steel gate, per application & materials received 12/02/2021 & 03/14/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

03/22/2022

Similar to 1130 Chartres, the applicant discussed several aspects of this proposal with staff following the 02/22 meeting and has submitted a revised proposal that has eliminated some of the aspects of previous proposals.

Skylights

The previously proposed large skylight on the front, Chartres elevation roof slope has been eliminated in favor of retention of the existing skylights. Two large new skylights are still proposed for the rear slopes. As noted in a previous meeting, the applicant intends to install these skylights above the roof framing so as not to modify the framing. Although slightly atypical, staff finds these proposed skylights fall within the spirit of the Guidelines regarding skylights.

Mechanical Equipment

The previously proposed generator has also been eliminated from this property. Staff again notes that any future proposals for similar equipment will need to return to the Architecture Committee. Proposed exterior mechanical equipment now includes "new VRF equipment on existing platform to handle entire building." This platform is located where the main building meets the service ell. Staff will need additional details on the equipment proposed for installation but finds this aspect of the proposal generally approvable.

In addition to this replacement equipment, the applicant has developed the proposal for a new kitchen exhaust system following discussions with staff. The exhaust system is first seen on Sheet A3.00. The applicant proposes to utilize an inline fan contained within the building, running the duct into the existing chimney within the attic, and exhausting from a new chimney cap on top of the existing chimney. Provided that all details of this proposal are approvable per mechanical codes, staff applauds the applicant for this creative approach to kitchen exhaust. Staff notes that a similar technique was used successfully at the restaurant at 1026 St. Louis St. Staff finds this aspect of the proposal conceptually approvable and requests commentary regarding the preferred chimney cap treatment.

Steel Gate

A new steel gate is still proposed for installation separating the entrance alleyway of the 1137 building from the larger shared courtyard space. This is seen in plan on sheet A1.01 and detailed on sheet 5.08. The proposed gate is relatively simple in design utilizing primarily vertical ½" vertical steel bars with two areas of diagonal bars between horizontal bars. The gate is shown at 8'1" tall and 4' wide with 7" fixed panels on either side.

Staff notes that no hardware is indicated on the gate and staff questions how the gate will generally function: will it be typically open, typically closed and locked, typically closed but requires egress hardware, etc.

Brick Sealer

Staff notes that a detail seen on sheet A 5.02 notes the application of Siloxane PD penetrating sealer at exposed brick surfaces. Staff finds this aspect of the proposal potentially approvable but questions if the applicant has consulted with the manufacturer of this product. As this manufacturer offers several different products that address different masonry conditions and issues, staff requests a letter from the manufacturer regarding this specific product and application.

Summary

In general, staff finds this revised proposal potentially approvable but requests commentary from the Committee and applicant regarding the items noted in the report. Staff notes that for this rating of building, Guidelines require Commission review for any new skylights as well as the installation of new gates.

ARCHITECTURAL COMMITTEE ACTION:

03/22/2022

Mr. Albrecht read the staff report with Mr. Marcantel present on behalf of the application. Mr. Fifield asked if the new gate was at 1137. Mr. Marcantel stated that it would be on the interior, not on the street. Mr. Fifield asked how they would put a lock in. Mr. Marcantel stated that it was utilities and back

of the house, so the access would just be for staff. The idea was to create a visual separation from the guests. He went on to say that they had not selected hardware yet but that they were thinking it would have a key lock so they might have to double the steel at the rail. Ms. DiMaggio asked what was the scope of the repointing. Mr. Marcantel stated that there was one wall of the dependency that was exposed brick and a lot of the areas were had bad mortar, so the idea was to remove and start over with VCC mix. He went on to say that it would likely be about 90% of the wall. Ms. DiMaggio stated that most of the time once you repointed you didn't need the sealer. Mr. Marcantel stated that a lot of the brick faces had come off and there was a lot of moisture intrusion so they were trying to find a solution. He went on to say that there were some planters next door built up against the wall that were also causing problems. Ms. DiMaggio stated that perhaps they should hold off on the sealer until the repointing was complete. Mr. Marcantel stated that they also planned to seal the inside. Ms. DiMaggio stated that she was hesitant regarding the skylights due to the building's rating. Mr. Marcantel stated that some were existing but the new ones were special for interior spaces. Mr. Fifield stated that the property always felt old. He asked if the intention was to add more contemporary lighting. Mr. Marcantel stated that it was to enhance what was already there. Mr. Fifield asked about the chimney cap. Mr. Marcantel stated that the shape was similar to others in the district and it would be copper. He went on to say that he hoped that the efforts they made in reducing the mechanical roof equipment would count towards the skylight consideration. Mr. Bergeron asked if the skylight in 1133 could be moved possibly to relate to the arch. Mr. Marcantel stated that he would have to confirm. He went on to say that the new owners were trying to preserve the historic feel. Ms. DiMaggio stated that while she appreciated their efforts in reducing the mechanical, it shouldn't be used as a bargaining chip.

There was no public comment.

Mr. Bergeron made the motion to defer the proposal to allow the applicant time to submit the requested materials in the staff report and to respond to today's discussion. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

02/22/2022

DESCRIPTION OF APPLICATION:

02/22/2022

Permit # 21-33579-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate building including construction of new skylights, installation of new mechanical equipment, and installation of a new steel gate, per application & materials received 12/02/2021 & 02/08/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

02/22/2022

Staff still has several of the concerns noted in the 12/21/2021 report but noted the following changes in this set. On sheet A2.0 the previously proposed new gate at the carriageway has been eliminated in favor of retention of the existing doors. A large new skylight is still shown on this front elevation roof slope which staff finds highly problematic and not approvable per the Guidelines. Additional new large skylights on shown on sheet A3.01. Given that these would require significant modification to the roof framing, these do not conform with the Guidelines either, although multiple smaller skylights that do not require framing modifications may be approvable.

A new generator on this property is located on the roof of a small shed structure located in the courtyard. This generator is also proposed to be screened with aluminum shutters. Specs were provided for two models of generators. If this is the larger model of the two for which specs were provided, it would have a higher sound output, operating between 70 and 73 dB with no power load measured at 7 meters in various directions. If operating under a full electrical load it would operate between 74 and 77 dB. Again, staff did not note any comments on the frequency and length of any maintenance cycles.

Staff request commentary from the Architecture Committee regarding the proposed skylights and generator.

ARCHITECTURAL COMMITTEE ACTION:

02/22/2022

Mr. Albrecht read the staff report with Mr. Mercantile and Mr. Hargrave present on behalf of the application. Mr. Mercantile stated that the skylights were intended to not modify the roof structure and that the front one they did reduce in size. He went on to say that they had the same comments here as for 1130 regarding the generator. Ms. DiMaggio stated that she was VERY hesitant over the front skylight as it was highly visible and the high rating of the building. Mr. Bergeron agreed and asked the purpose of the skylight. He then stated "oh it is a bedroom." Mr. Fifield stated that he had the same comments for the enclosure and that he shared his colleagues response to the skylights on the building particularly the slope facing Chartres street. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

Like at 1130 Chartres we have major concerns about not only noise but fumes of the generator. Even if it is natural gas it will emit carbon monoxide which will sink into any adjacent area below other on their lot or blown over to one adjacent. While the noise dB may seem similar to a typical HVAC unit one need only have walked around during Ida to understand the noise is dramatically worse under full load and reverberating and amplifying off all the brick in the vicinity as long as the power is off. This is a very large generator and they typically require a maintenance cycle on a WEEKLY basis for 30 minutes. This will destroy the tout ensemble of the entire square and detrimentally impact the blue rated property next door. Given how rare outages are in the Vieux carrels due to buried lines we respectfully ask the owner to consider whether a permanent generator is even necessary. After all, in a Katrina type event the gas will also be shut off citywide.

Nikki Szalwinski
FQ Citizens

We oppose the conspicuously placed skylights on the roof of this blue-rated building, as they will drastically alter the framing and exterior of the building and are not approvable per the design guidelines.

Regarding the comments on incremental changes, it would be beneficial for the applicant to present their full designs for the property for not only the VCC Reviewing body and staff, but also for the surrounding community, which will be impacted by the future commercial use of these multiple properties. Thus far, there has been no mention of a restaurant in submitted applications, which would require a hood vent.

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

Discussion and Motion: Ms. DiMaggio made the motion to defer until all anticipated changes could be included in the proposal, incl. items that would impact the review of the current proposal, submittal of requested info by staff needed for review of certain components of proposal as well as general clarifications, and request the applicant take into consideration the AC discussion and public comments today. Mr. Bergeron seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of**01/11/2022****DESCRIPTION OF APPLICATION:**
Permit # 21-33579-VCGEN

01/11/2022

Lead Staff: Nick Albrecht

Proposal to renovate building including construction of new skylights, installation of new mechanical equipment, and installation of a new steel gate, per application & materials received 12/02/2021.

STAFF ANALYSIS & RECOMMENDATION:

01/11/2022

See Staff Analysis & Recommendation of 12/21/2021.

ARCHITECTURAL COMMITTEE ACTION:

01/11/2022

The applicant asked for a deferral prior to the reading of the staff report.

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio moved to defer the application, noting the applicant's request to do so. Mr. Bergeron seconded the motion, which passed unanimously.

Architecture Committee Meeting of**12/21/2021****DESCRIPTION OF APPLICATION:**
Permit # 21-33579-VCGEN

12/21/2021

Lead Staff: Nick Albrecht

Proposal to renovate building including construction of new skylights, installation of new mechanical equipment, and installation of a new steel gate, per application & materials received 12/02/2021.

STAFF ANALYSIS & RECOMMENDATION:

12/21/2021

Staff again notes that these plans have some overlap with the previously reviewed 1130 Chartres. The work proposed for this building is slightly more involved than the proposed work for 1130 Chartres.

On the first floor at the entrance into the 1133-1135 portion of the property, the applicant proposes to modify the existing door and add a new metal gate. This is seen in the plan on sheet A1.01 and detailed on sheet A5.08. The proposed changes include cutting the existing panel doors vertically and hinging them together. The existing fixed side panels would also be hinged so the now three pieces of each side of the door could be folded flat against the jamb. A new decorative metal gate is then proposed for installation behind the existing door.

Although photographs indicate that the existing carriageway doors were installed sometime after 1963, staff finds the proposed modifications highly atypical. A plan book drawing from 1865 shows paneled carriageway doors similar to the existing. Although a proposal to modify the doors to open the full width of the carriageway may be approvable, staff is hesitant regarding the proposed subdividing of the existing center portions of the doors.

The proposal to install a new gate on the interior side of the doors in a carriageway is atypical and not directly addressed by the Guidelines. The Committee more frequently reviews proposals to install new gates at the entrance to deep vestibules rather than in carriageways. Staff is concerned that the combination of these two elements could dramatically change how this carriageway functions with the doors left open the majority of the time and the gate being used as the entrance.

A “new arch and security gate” are shown at the end of the alleyway for the 1137 Chartres entrance to the property on sheet A1.01. Staff was unable to locate any details on this proposed gate and requests additional information regarding this aspect of the proposal.

On the same sheet, one pair of double doors is noted as being modified to be fixed in a closed position. Staff requests additional information on how this would be done, noting that this type of work should be reversible.

At the roof plan on sheet A1.06 several new and enlarged skylights are proposed on this building. Staff notes that currently there are two small skylights on the front slope of this building and several additional skylights on the rear slope. Staff found in the report reviews from 1988 concerning the installation of two new 2'4" x 4'6" skylights on the rear roof slope of the main building. These skylights were approved but there was no mention of skylights on the front slope and it is unclear when these skylights were installed.

The applicant proposes to enlarge one of the existing skylights on the front slope to a new size of 5'2-1/2" x 7'. On the rear slope, the applicant proposes to install a completely new 4'5" x 7' skylight near the two existing skylights on this slope. Finally, a small existing skylight on the rear slope of the 1137 Chartres building is proposed to be enlarged to a new 5'6" x 7' skylight.

Regarding skylights the Guidelines state that, “*a skylight can dramatically alter the appearance of a roof. Therefore, an appropriate location for a new skylight is fairly limited.*” (VCC DG: 04-10) The Guidelines continue that a skylight, “*should be installed in a manner that:*

- *Minimizes its visibility from all locations*
- *Minimizes changes to existing roof framing*
- *Minimizes the number of skylights, such that it comprises a maximum amount of 3-percent of a roof slope*”(VCC DG: 04-10)

Staff does not find that the proposed skylights satisfy these criteria.

The roof plan also indicates new heat pumps on the rear slope of the main building. Regarding rooftop mechanical equipment, the Guidelines state that, “*the installation of rooftop mechanical equipment...is not permitted where it will be visibly obtrusive.*” (VCC DG: 04-11) The visibility of this proposed equipment is unclear but as this is a blue-rated building with no existing rooftop mechanical equipment, staff would highly encourage that alternative locations are sought. It appears that all existing mechanical equipment is located on a mechanical rack located between the main building and service ell.

“New roof jacks for exhaust fans” are noted on the front slope of the main building. Staff requests additional information regarding this aspect of the proposal.

Finally, the roof plan shows a generator in the Gov. Nicholls and Royal corner of the property. Like the one at 1130 Chartres, this one is also partially greyed out and staff questions if this will be applied for separately.

Also like at 1130 Chartres, all existing electric decorative fixtures are proposed for conversion to gas fixtures. Again, staff finds this aspect of the proposal approvable but notes that additional functional

lighting may be required because of the overall reduction in light emitted from gas fixtures.

Staff recommends deferral of the overall application to address the items noted above but requests commentary from the Committee and applicant regarding:

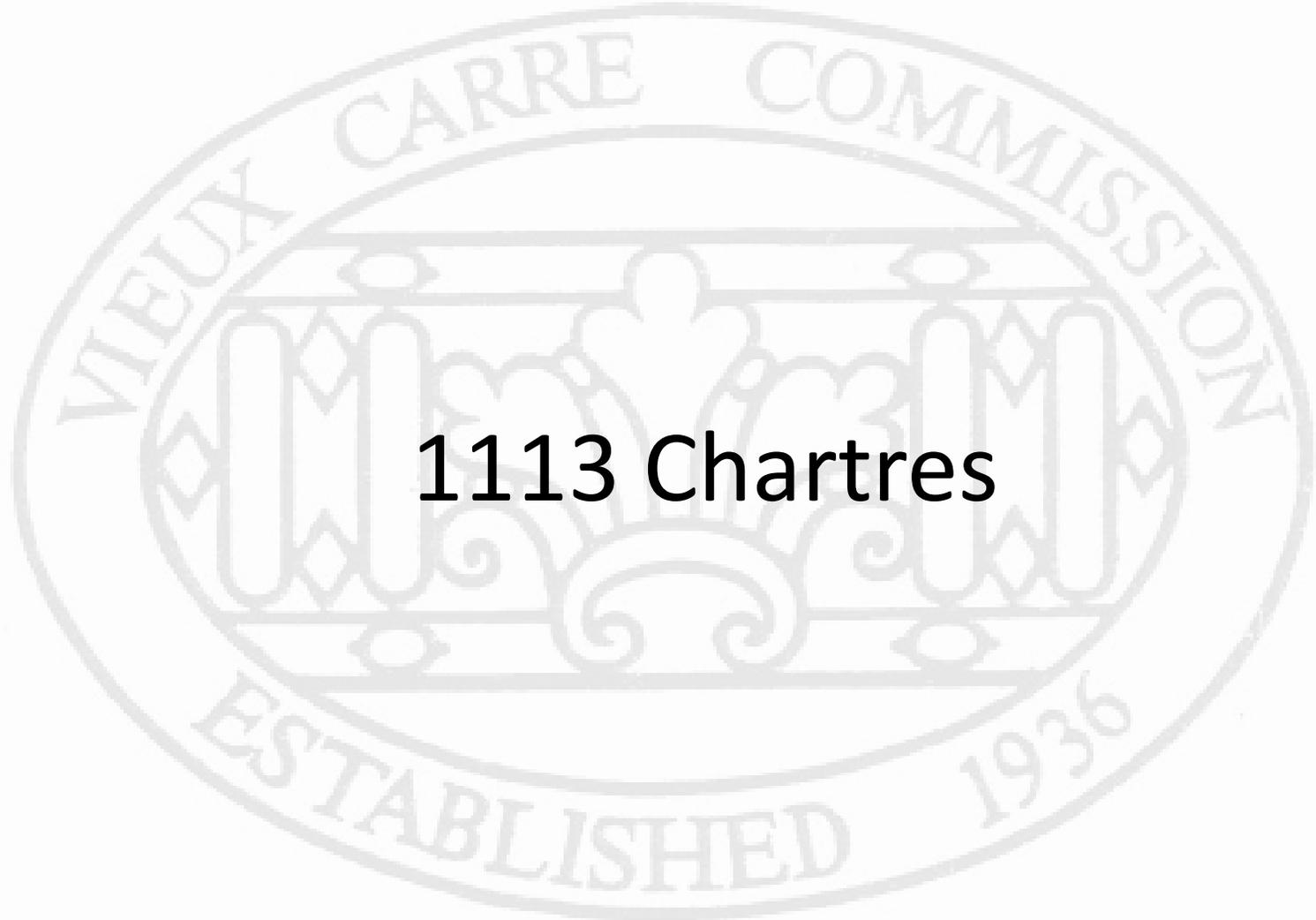
the proposed door modification and gate installations,

the proposed skylights, rooftop mechanical equipment, “new roof jacks,” and generator

ARCHITECTURAL COMMITTEE ACTION:

12/21/2021

The item was deferred as there was no one present on behalf of the application.



1113 Chartres

ADDRESS:	1113 Chartres Street	APPLICANT:	Robert Cangelosi
OWNER:	Beauregard-Keyes Foundation	SQUARE:	50
ZONING:	VCR-2	LOT SIZE:	11,680 sq. ft.
USE:	Museum	OPEN SPACE-	
DENSITY-		REQUIRED:	3,550 sq. ft.
ALLOWED:	19 units	EXISTING:	3,504 sq. ft. (approx.)
EXISTING:	2 units	PROPOSED:	No Change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Ratings:

- Main house & rear service building: **Purple** - of National Architectural or Historical Importance
- Extensions of service building on both uptown & downtown sides: **Yellow** - Contributes to the character of the district

In 1826 architect Francois Correjolle, the son of refugees from Saint-Dominique, designed the Le Carpentier-Beauregard-Keyes House, a landmark from the French Quarter's transitional period between French and American building traditions. The extensions of the rear service building on both the uptown and downtown sides are of early twentieth-century construction.

Architecture Committee Meeting of

04/26/2022

DESCRIPTION OF APPLICATION:

04/26/2022

Permit # 22-22947-VCGEN

Lead Staff: Nick Albrecht

Proposal to repair existing windows and doors and to replace existing louvered shutters with new board and batten shutters, per application & materials received 02/23/2022 & 03/24/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

04/26/2022

This application was deferred at the 03/22/2022 meeting to allow the applicant to research other documentation for this building and possibly similarly aged buildings. The applicant provided an excerpt from the original building contract which notes, *“In the second story there shall be twelve windows in the ends and two in the rear, they shall be boxed frames, paneled jambs and pilasters, the shutters to be framed with mouldings.”* The applicant states that the “shutters framed with mouldings” would be similar to the paneled shutters now being proposed for installation.

Staff finds the submitted information intriguing and requests commentary from the Committee regarding this proposed change of shutter style as well as the overall approach with this building and its period of significance.

ARCHITECTURAL COMMITTEE ACTION:

04/26/2022

Architecture Committee Meeting of

03/22/2022

DESCRIPTION OF APPLICATION:

03/22/2022

Permit # 22-22947-VCGEN

Lead Staff: Nick Albrecht

Proposal to repair existing windows and doors and to replace existing louvered shutters with new board and batten shutters, per application & materials received 02/23/2022.

STAFF ANALYSIS & RECOMMENDATION:

03/22/2022

A similar proposal to replace louvered shutters with paneled shutters on the Chartres St. elevation was reviewed and approved in 2019. The applicant now proposes to replace the existing main floor louvered shutters on the Ursulines elevation with new paneled shutters.

In the instance of the shutters on the front elevation, there was strong documentation of the paneled shutters being in place as seen in historic photographs and the 1934 HABS drawings. The louvered shutters on the front elevation were not seen until a photograph dated “no later than 1954.” On the side

elevation, louvered shutters are seen in the earliest photograph of this building, dated to 1900. Staff was unable to find any documentation of the presence of paneled shutters on the side elevations of this building.

Given the building's age and style, staff finds the existing louvered shutters completely appropriate. Additionally, staff finds the presence of solid, paneled shutters on the front elevation of a building for increased security and louvered shutters on the side elevations for increased ventilation an entirely plausible combination. Without sufficient evidence of the presence of the proposed shutter style on the side elevations, staff cannot support the proposed shutter style change. Staff recommends deferral of the application to give the applicant an opportunity to provide supporting documentation for the proposed change.

ARCHITECTURAL COMMITTEE ACTION:

03/22/2022

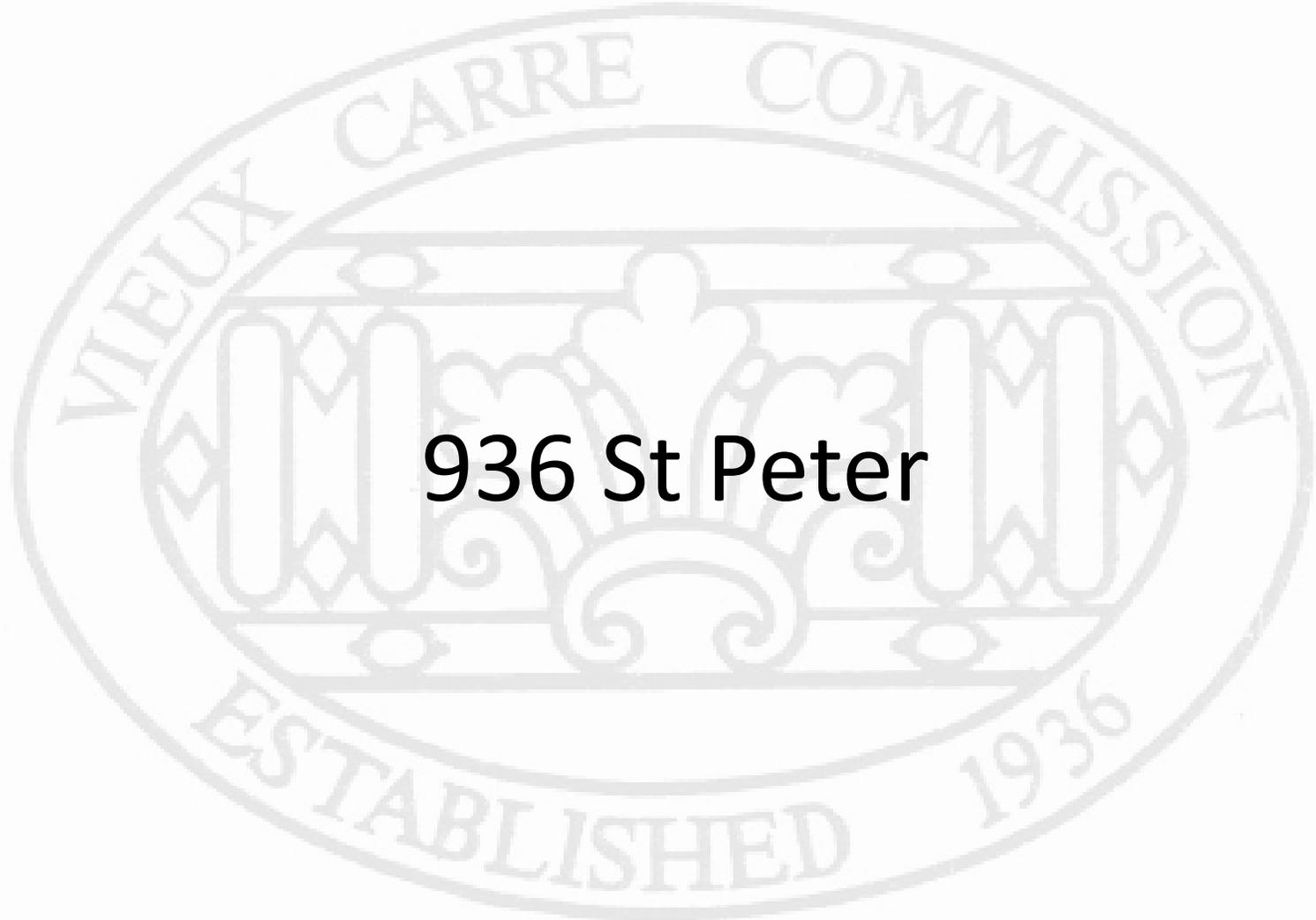
Mr. Albrecht read the staff report with Mr. Cangelosi present on behalf of the application. Mr. Cangelosi stated that there was evidence the front had these shutters and the that the rear was also panels so after much discussion they thought that the side was also likely paneled. He went on to say that the current louvered ones didn't match the originals so they believed the paneled would have been right. Mr. Cangelosi then stated that they did believe however, that if they were louvered, they would have been fixed not rolling as they currently are now. Ms. DiMaggio asked that due to the fact that it was a restoration, could he please provide some documentation for the ARC. Mr. Cangelosi stated that they had tried but they could find anything so this was only their opinion. Mr. Fifield asked if he could think of any other examples of this on side elevations. Mr. Cangelosi stated no, not off the top of his head. Ms. DiMaggio asked if he could provide a report. Mr. Cangelosi stated "absolutely."

There was no public comment.

Mr. Bergeron made the motion to defer the application to allow time for the applicant to provide a report for the basis of the design decision. Ms. DiMaggio seconded the motion and the motion passed unanimously.



New Business



936 St Peter

ADDRESS:	936 St. Peter	APPLICANT:	Corky Willhite
OWNER:	Corky Willhite	SQUARE:	89
ZONING:	VCR-1	LOT SIZE:	2081 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	624 sq. ft.
ALLOWED:	1 Unit	EXISTING:	855 sq. ft.
EXISTING:	1 Unit	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main and service—Green, or of local architectural and/or historical significance

An archival drawing of 1861 shows this fine ca. 1827 1 ½ story Creole cottage as it then appeared: with a banded cornice, pilasters, and 12-lite casement doors and windows. Late 19th-century modifications added Victorian decorative embellishments that were removed as part of a 2016 renovation.

Architecture Committee Meeting of **04/26/2022**

DESCRIPTION OF APPLICATION: 04/26/2022
Permit # 22-09075-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install Aeratis synthetic decking at existing second floor side balcony, per application & materials received 03/28/2022.

STAFF ANALYSIS & RECOMMENDATION: 04/26/2022

See Staff Analysis & Recommendation of 04/12/2022.

ARCHITECTURAL COMMITTEE ACTION: 04/26/2022

Architecture Committee Meeting of **04/12/2022**

DESCRIPTION OF APPLICATION: 04/12/2022
Permit # 22-09075-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install Aeratis synthetic decking at existing second floor side balcony, per application & materials received 03/28/2022.

STAFF ANALYSIS & RECOMMENDATION: 04/12/2022

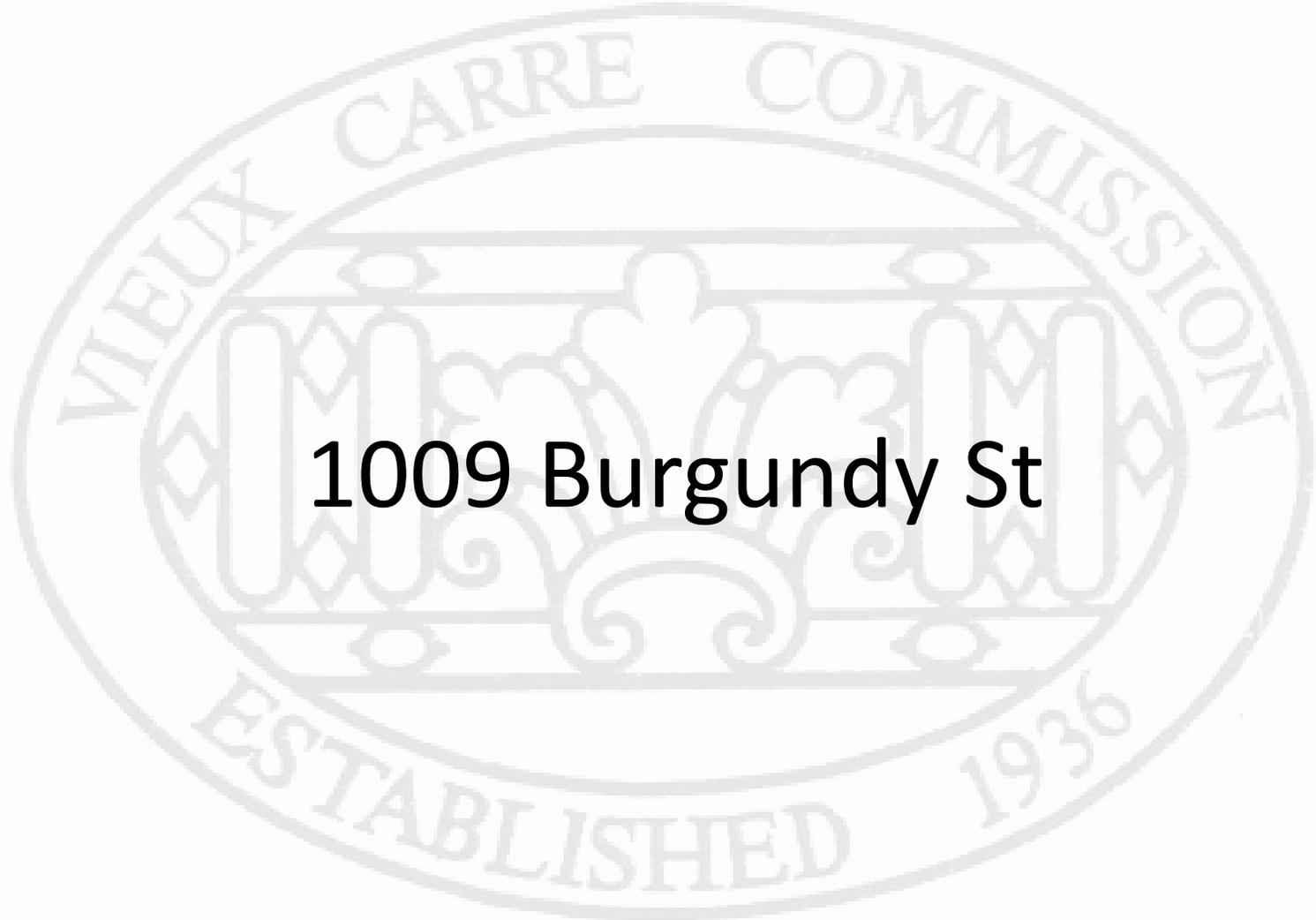
The balcony where this synthetic decking is proposed is located at a second-floor balcony on the Burgundy elevation of the main building. Staff notes that this balcony was constructed as part of the 2015-2016 renovation. The applicant has provided photographs showing some wood rot and cracking on the now approximately six-year-old decking. The spacing of the existing purlins would not necessitate any modifications to the structure below the balcony. There is a small awning above the door that partially covers the balcony but it is otherwise open to the sky.

The balcony location satisfies the majority of the unofficial criteria for evaluating synthetic decking proposals with the one exception being the green rating of the building. Still, as this entire balcony is a relatively new construction and less than ten years old, staff does not find the proposed use of synthetic decking objectionable in this location.

Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION: 04/12/2022

There was no one present on behalf of the application. Mr. Bergeron moved to defer the application. Ms. DiMaggio seconded the motion, which passed unanimously.



1009 Burgundy St

ADDRESS: 1009 Burgundy
 OWNER: Jeffery C Collins APPLICANT: Michael Reid
 ZONING: VCR-1 SQUARE: 105
 USE: Residential LOT SIZE: 4090 sq.ft.

DENSITY- OPEN SPACE-
 ALLOWED: 3 Units REQUIRED: 880 sq.ft.
 EXISTING: 1 Unit EXISTING: 1887 sq.ft.
 PROPOSED: No change PROPOSED: 1777.5 sq.ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating:

Main building **Green:** of Local Architectural or Historical Importance.

Rear building **Yellow:** contributes to the character of the district.

Link addition at rear of main building **Brown:** of no Architectural or Historical importance.

Constructed circa 1856, this masonry two-story townhouse is a late example of the Greek Revival style.

It features a side-hall floor plan; square-headed, double-hung windows; side gables; and a recessed entrance with simple pilasters and entablature. Its covered balcony, fashioned in cast iron, is similar to ones seen on a number of buildings that date from the 1850s.

An unrated section of infill construction (ca 1990) currently links the main structure to the two story service building on the upriver side of the property. There appears to be a further unrated addition at the Rampart Street end of the service building.

Architecture Committee Meeting of **04/26/2022**

DESCRIPTION OF APPLICATION: 04/26/2022
Permit #22-12103- VCGEN **Lead Staff: Erin Vogt**

Proposal to construct new storage shed and install generator on roof, per materials received 04/12/2022.

STAFF ANALYSIS & RECOMMENDATION: 04/26/2022

The property owner proposed a whole house generator last year, but was deferred by the Committee until a dimensioned site plan could be provided. The owner is now working with an architect and is proposing to demolish a small shed, construct a larger storage shed in the same location and install mechanical equipment, including a generator, on the roof of the new construction. An adjacent, non-historic brick fence will be increased in height.

The new storage shed will be installed on the Burgundy side of the yellow rated dependency and is shown sharing a wall with the adjacent detached dependency at 1013 St. Philip. It measures approximately 12'-0" x 9'-0" and will have brick and VCC stucco walls and a five-ply built up roof system. A single louvered wood door, detailed to match the shutters installed by Frank Masson in a previous renovation, will be installed to provide passive ventilation on the inside of the storage building, with a leaded copper awning above. While the Design Guidelines typically require awnings to be installed within the opening itself, staff has no objection to the awning as proposed since this is new construction that will not be visible to any surrounding properties. The applicant states that there is a three-wythe brick wall with an sound transmission class of 59, according to the Brick Industry Association; staff is unfamiliar with this type of measurement and is unsure of the implications of this rating.

The Design Guidelines state that "new construction in the Vieux Carre is a sensitive matter. As such, six to eight weeks is the minimum time required from the submission of a complete application for new construction and/or an addition until the issuance of a permit." (VCC DG: 14-2] Full Commission review is required for new construction for secondary buildings and structures, such as this storage shed. Staff notes that setbacks from the property line are not required in the French Quarter by the CZO, but construction against an adjacent building must be carefully undertaken. Since the shed will not be conditioned but passively ventilated through a louvered door and roof vent, there should not be any changes in temperature, or humidity concerns for the adjacent building. The provided survey shows the dependency wall is entirely on the 1009 Burgundy property.

Regarding construction of a new secondary building, the Design Guidelines state:

SECONDARY BUILDINGS & STRUCTURES GUIDE

THE VCC REQUIRES:

- Maintaining a historically and/or architecturally significant secondary building or structure as carefully as the principal building

THE VCC RECOMMENDS:

- Designing a new secondary building or structure to complement the period and style of the principal building and other buildings on the site – This includes using similar form, materials, colors and simplified detailing
- Locating a secondary building or structure, including a garage, storage building, shed, animal shelter or pool house away from the principal entrance or street elevation
- Constructing a new secondary building in a manner that does not damage other resources on the site and respects the footprints and foundation of all prior secondary structures, as well as potential archaeological resources
- Adapting a functionally obsolete building for new use such as converting a service building into additional living space or a shed into a laundry facility
- Referencing the *Small Structures, Sheds & Enclosures, Guidelines for Site Elements & Courtyards*, page 10-10, for structures or enclosures under 100-square feet in size

THE VCC DOES NOT RECOMMEND:

- Constructing a new secondary building or structure in a location that is highly visible from the street when a less prominent location is available

THE VCC DOES NOT ALLOW:

- Demolishing a Purple, Blue, Green, Pink or Yellow secondary building or structure – All alternatives to demolition must be explored
- Adding a pre-manufactured or metal shed, carport, enclosure or outbuilding

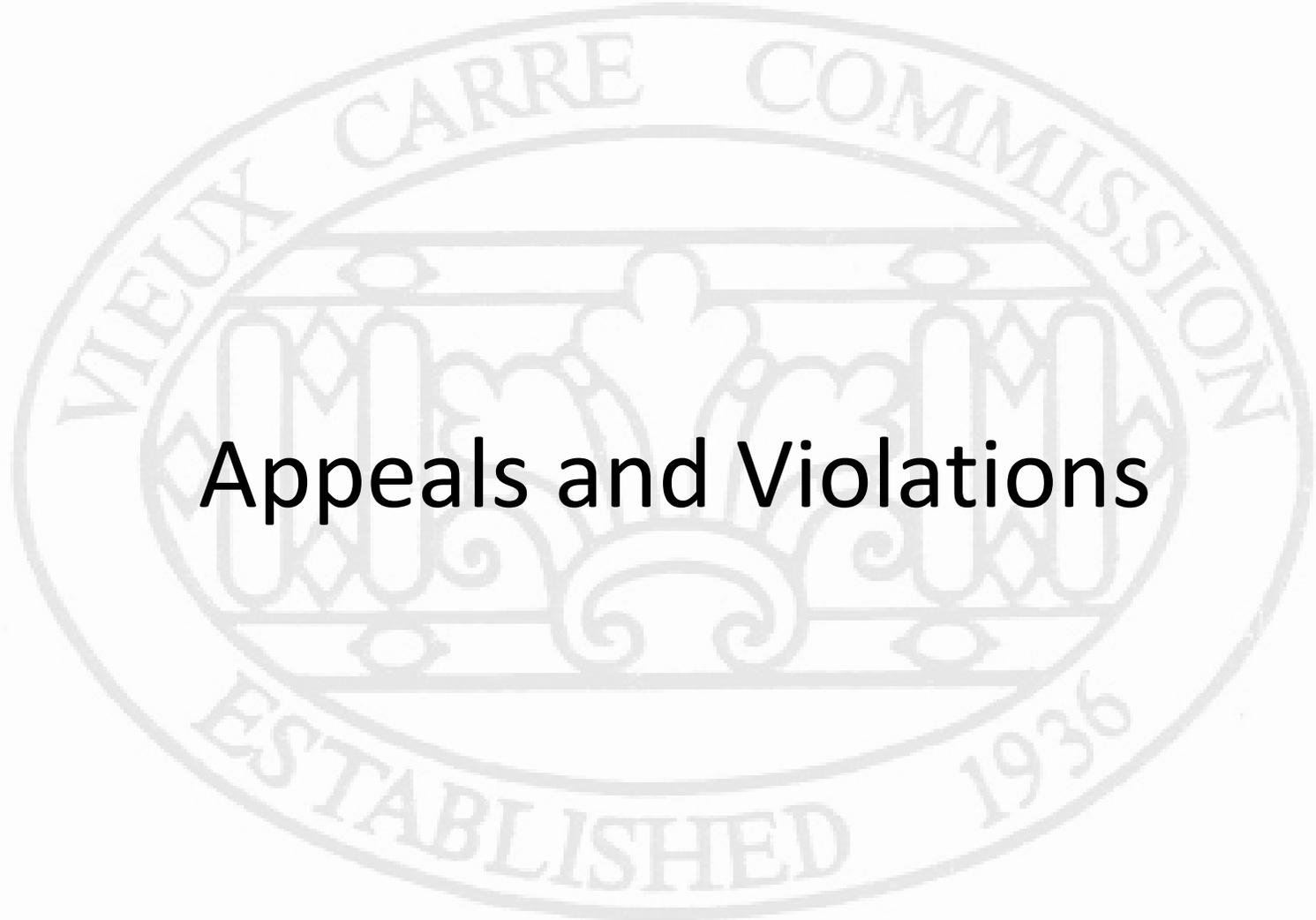
Staff finds the proposed storage shed to meet the requirements and recommendations established for new construction by the VCC, per chapter 14. [chart above: **VCC DG: 14-19**] Staff notes that the Guidelines for new construction do not directly address new construction against an adjacent historic wall, but it does specify that demolition of a structure that shares a party wall with an adjacent site should include details of a plan to protect the adjacent property.

While not required by the Design Guidelines, staff is aware that generator setbacks are required by Zoning and Plan Review to ensure life safety. Safety and Permits Plans Examiner Meghan Murphy reviewed their previous permit application and informed staff of the following placement requirements at that time. The proposed generator placement nearly meets all clearance requirements, but will need to move 3” away from St. Philip to provide 2’-0” clear space to the sky between the generator and the adjacent dependency wall. Both the generator and the proposed HVAC condenser will be installed on Thybar vibration isolation curbs to inhibit noise. The applicant states that the equipment will be hidden behind aluminum lattice work on the Ursulines side and a brick parapet on the Burgundy side. Staff notes that lattice screening is typically wood, and staff is unsure if a properly detailed metal screen would be found approvable by the Committee. The generator is a Generac model. Sound emissions are noted by the manufacturer as 61 dBA at 23’ in exercise mode, and 70 dBA at 23’ when operating at normal load.

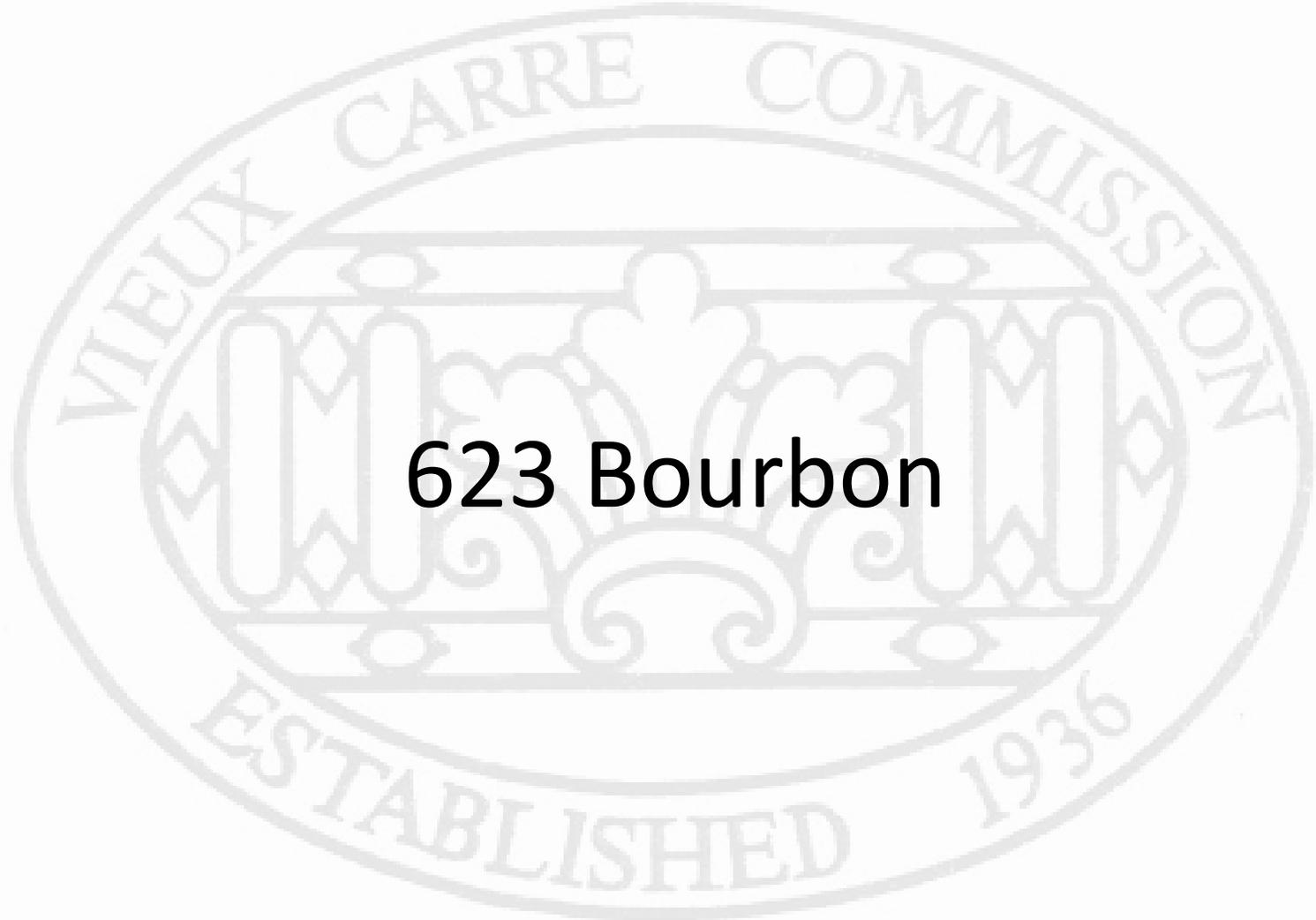
Staff finds the proposed new construction and mechanical equipment in keeping with the VCC Design Guidelines, and recommends **conceptual approval**, with final details (such as roof flashing, screening details, and awning design) to be reviewed at the staff level. A plan to protect the adjacent building should also be submitted, with review at either the staff or Committee level. The application must be forwarded to the full **Commission** for consideration of the new construction prior to final approval.

ARCHITECTURAL COMMITTEE ACTION:

04/26/2022



Appeals and Violations



623 Bourbon

ADDRESS:	623 Bourbon	APPLICANT:	Smoke Shop
OWNER:	Peri Luscent LTD	SQUARE:	72
ZONING:	VCE	LOT SIZE:	4,445 sq. ft.
USE:	Commercial (Proposed)	OPEN SPACE-	
DENSITY-		REQUIRED:	1,333.5 sq. ft.
ALLOWED:	Seven (7) units	EXISTING:	1,715 sq. ft.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Blue, or of major architectural and/or historical significance.

For many years the home of Congresswoman Lindy Boggs, this Creole townhouse dates from circa 1828. Salient stylistic features include four arched ground floor openings, the larger one being a porte-cochere entrance, and a delicate wrought iron balcony. The cast iron canopy is a later 19th century addition. From 1897-1924, blacksmith Charles A. Mangin owned the subject property, in which he and his brothers operated an iron-working and locksmith business.

Architecture Committee Meeting of **04/26/2022**

DESCRIPTION OF APPLICATION: 04/26/2022
Permit # 21-32162-VCPNT **Lead Staff: Nick Albrecht**
Violation Case # 21-08342-VCCNOP **Inspector: Marguerite Roberts**

Proposal to renovate carriageway including the installation of new decorative light fixtures and painting, in conjunction with a proposed change of use from *vacant* to *art gallery*, per application & materials received 11/16/2021 & 01/10/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/26/2022

See Staff Analysis & Recommendation of 02/22/2022.

ARCHITECTURAL COMMITTEE ACTION: 04/26/2022

Architecture Committee Meeting of **04/12/2022**

DESCRIPTION OF APPLICATION: 04/12/2022
Permit # 21-32162-VCPNT **Lead Staff: Nick Albrecht**
Violation Case # 21-08342-VCCNOP **Inspector: Marguerite Roberts**

Proposal to renovate carriageway including the installation of new decorative light fixtures and painting, in conjunction with a proposed change of use from *vacant* to *art gallery*, per application & materials received 11/16/2021 & 01/10/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 04/12/2022

See Staff Analysis & Recommendation of 02/22/2022.

ARCHITECTURAL COMMITTEE ACTION: 04/12/2022

There was no one present on behalf of the application. Mr. Bergeron moved to defer the application. Ms. DiMaggio seconded the motion, which passed unanimously.

Architecture Committee Meeting of **02/22/2022**

DESCRIPTION OF APPLICATION: 02/22/2022
Permit # 21-32162-VCPNT **Lead Staff: Nick Albrecht**
Violation Case # 21-08342-VCCNOP **Inspector: Marguerite Roberts**

Proposal to renovate carriageway including the installation of new decorative light fixtures and painting, in conjunction with a proposed change of use from *vacant* to *art gallery*, per application & materials received 11/16/2021 & 01/10/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

02/22/2022

Staff discovered on 11/11/2021 that considerable work had been done in the formerly vacant carriageway space to convert it into a retail shop, all without benefit of VCC review or approval. The work included removing existing light fixtures, installing new fluorescent light fixtures, attaching shelving units to the masonry walls, and painting. Staff informed the applicant that all this work would need to be reviewed and that much of it was not approvable per VCC Guidelines.

The applicant undid much of the work, also without a permit, and a later inspection revealed notable damage to the masonry where things had previously been bolted onto the wall.

The applicant now proposes to reinstall the previously existing decorative light fixtures, install two new similar decorative light fixtures, and to paint the carriageway to match the previously existing colors. Staff recommends that rather than installing new matching decorative fixtures, that simple and functional light fixtures be installed in addition to the existing decorative fixtures.

All this work would be in order to utilize the carriageway as new commercial space. A temporary business license was issued in March 2021 for an art dealer at this property but has since expired. Zoning opened a violation case on the property in November 2021 for an illegal T-shirt shop.

Although the actual use of the property is out of VCC jurisdiction, any changes to the exterior of the building in order to accommodate a new use is within VCC jurisdiction. As this property was previously vacant and was residential before that, any exterior changes to facilitate a commercial use will need to be reviewed and approved. Staff suggests that additional details may be needed to understand how this proposed commercial space of the carriageway will function. Are shelving units proposed to be bolted to the walls again, for example. If not, how are the walls proposed to be repaired?

Staff recommends deferral of the application to allow for additional information to be submitted to better understand the overall scope at this property.

ARCHITECTURAL COMMITTEE ACTION:

02/22/2022

The application was deferred with no one present on behalf of the application.



909 Orleans

ADDRESS:	909 Orleans	APPLICANT:	Ahmad Halabi
OWNER:	Ahmad Halabi	SQUARE:	87
ZONING:	VCR-1	LOT SIZE:	2040 sq. ft.
USE:	Residential		

DENSITY		OPEN SPACE	
Allowed:	1 unit	Required:	612 sq. ft.
Existing:	2 units	Existing:	647 sq. ft.
Proposed:	no change	Proposed:	No change

Architecture Committee Meeting of **04/26/2022**

<u>DESCRIPTION OF APPLICATION:</u>	04/26/2022
Permit #22-04416-VCGEN	Lead Staff: Erin Vogt
Violation #22-00390-VCCNOP	Inspector: Anthony Whitfield

Appeal to retain pergola installed in courtyard, art glass installed in the front door, and proposal to repair chimney, per application and materials received 02/11/2022 & 03/18/2022. [Notice of Violation sent 01/28/2022]

STAFF ANALYSIS & RECOMMENDATION: 04/26/2022

Staff inspected the property on 01/24/2022 and issued a Notice of Violation for work without permit and demolition by neglect, including the courtyard pergola and deteriorating chimney. The applicant is addressing several items at staff level but is appealing to retain the pergola. The art glass was recently observed by staff when the shutters were open, but has not been formally cited yet.

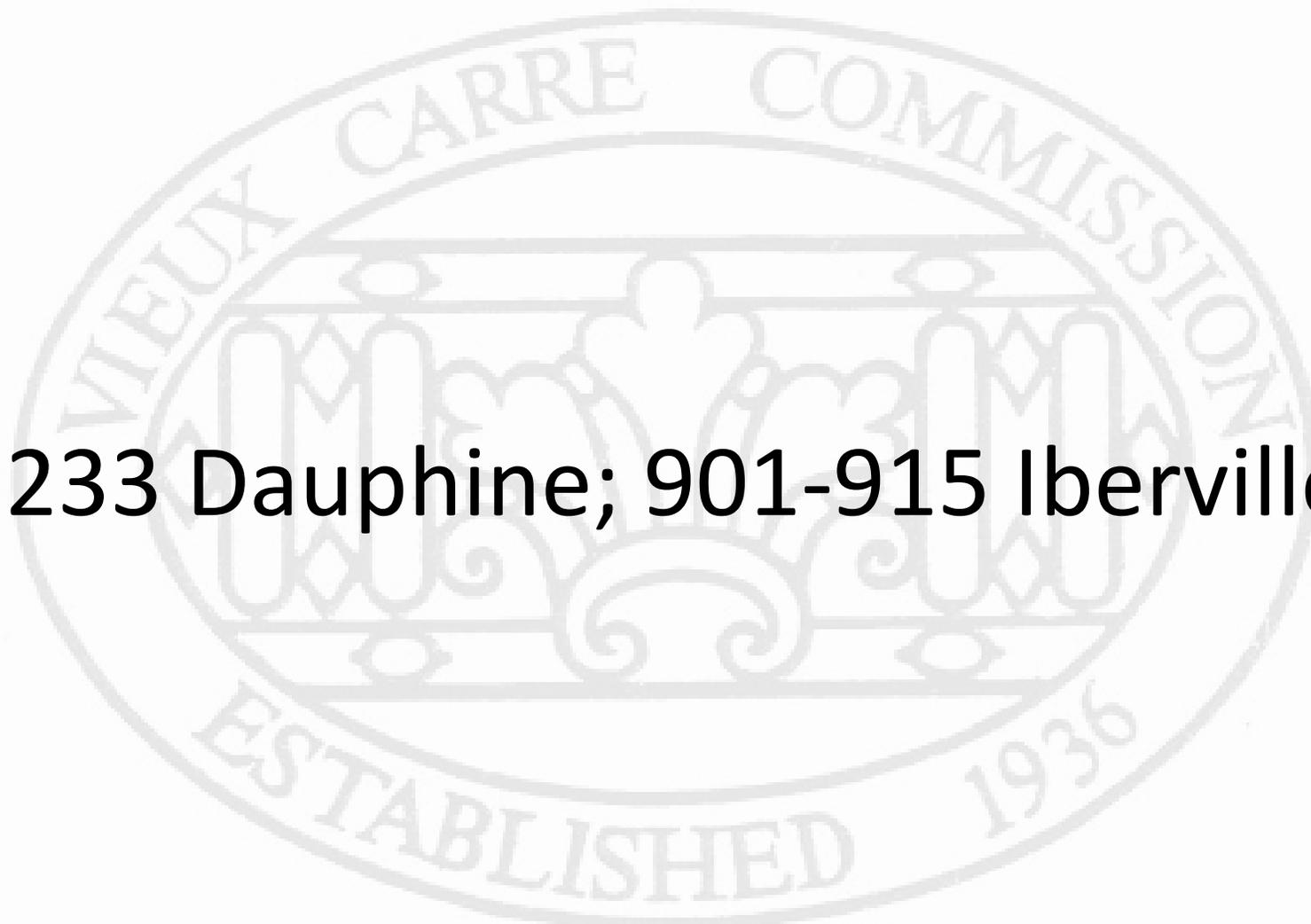
The pergola is an “Aoodor 12’ x 12’ outdoor pergola with retractable canopy and aluminum frame” in brown. Staff cited the pergola as new construction without permit, but the applicant states that it can be moved by one person and is held down by four water bags. Staff has not been provided access to the property to inspect the pergola and confirm that it would be considered furniture under the Design Guidelines.

Regarding the chimney, the applicant proposes repair by removing deteriorating mortar and allaying new mortar. Staff requested that the applicant provide an engineer’s report attesting to the stability of the chimney and recommended method of repair, as it is leaning at a concerning angle, but this has not been provided.

On 04/12/2022, staff inspected the property and noted art glass installed in the single lite entry door. This had been previously unobserved by staff, as the shutters have consistently remained closed under previous and current ownership; as this is the first observation, the door glass may not be considered prescribed. As this type of art glass is not appropriate to the building age and style, and is prohibited by the Design Guidelines [VCC DG: 07-09], staff recommends **denial** of the appeal to retain this item.

Staff recommends **deferral** of the pergola until staff is allowed to inspect the pergola and confirm that it is outside VCC oversight, and until an engineer’s report is submitted for the leaning chimney.

ARCHITECTURAL COMMITTEE ACTION: 04/26/2022

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a crown on top and a decorative scroll at the bottom. The shield is divided into three horizontal sections. The top section contains a crown, the middle section contains a shield with a central figure, and the bottom section contains a decorative scroll. The text "VIEUX CARRE COMMISSION" is written in an arc across the top of the oval, and "ESTABLISHED 1936" is written in an arc across the bottom.

233 Dauphine; 901-915 Iberville

ADDRESS:	901-911 Iberville/ 201-225 Dauphine		
OWNER:	Hyman-Moses Properties LLC	APPLICANT:	Rachel Scroggins
ZONING:	VCC-2	SQUARE:	93
USE:	Commercial	LOT SIZE:	19,584 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	32 Units	REQUIRED:	3,916 sq. ft.
EXISTING:	None	EXISTING:	None
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Orange: Twentieth Century Construction.

In 1963-66 the architectural firm of Seifert and Gibert designed this multi-level parking garage and retail store complex, which was constructed on the site of the Palace or Greenwall Theatre and another early 20th c. Renaissance Revival building.

Architecture Committee Meeting of

04/26/2022

DESCRIPTION OF APPLICATION:

04/26/2022

Permit # 22-09376-VCGEN

Lead Staff: Nick Albrecht

Violation Case #22-00798-VCCSN

Inspector: Marguerite Roberts

Proposal to retain electronic keypad installed without benefit of VCC review or approval, per application & materials received 03/29/2022.

STAFF ANALYSIS & RECOMMENDATION:

04/26/2022

This property was cited for several minor violations, including the installation of an electronic keypad lock at the business with the address 223 Dauphine Street. The applicant proposes to retain the hardware as installed. The lock is a deadbolt lock from the company Lockly and is in a satin nickel finish. The door hardware below the deadbolt is also in a satin nickel finish. It appears that both the electronic hardware and door handle were installed around the same time, after the current tenant moved into the space. Staff finds the use of satin nickel finish hardware atypical for exterior use. Staff notes that this same lock also comes in a “Venetian Bronze” and “Matte Black” finish. Staff finds the matte black lock would be much more discreet than the current satin nickel lock.

The lock itself utilizes a touch screen that only illuminates when activated. As such, staff believe that with a more discreet finish material, the lock itself would be fairly discreet, particularly on this dark colored door.

Staff recommends conceptual approval of this type of smart lock provided that it and the door latch are replaced with one with a matte black finish.

ARCHITECTURAL COMMITTEE ACTION:

04/26/2022



831 Dauphine

ADDRESS: 831-33 Dauphine
 OWNER: Donald Maginnis
 ZONING: VCR-1
 USE: Vacant
 APPLICANT: Donald Maginnis
 SQUARE: 86
 LOT SIZE: 5369 sq. ft.

DENSITY-
 ALLOWED: 5 Units
 EXISTING: Unknown
 PROPOSED: No change
 OPEN SPACE-
 REQUIRED: 1610.7 sq. ft.
 EXISTING: Unknown
 PROPOSED: No change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main Building: **Blue**, Major Architectural or Historical Importance.
 Detached kitchens: **Blue**, Major Architectural or Historical Importance.

This finely detailed early 19th century (c. 1815-20) Creole cottage with two, one-story kitchens facing one another in the deep courtyard was constructed by the Cazelar family, free people of color.

Architecture Committee Meeting of 04/26/2022

DESCRIPTION OF APPLICATION: 04/26/2022
Permit #22-09945-VC GEN **Lead Staff: Erin Vogt**
Violation Case: 18-00614-DBNVCC **Inspector: Anthony Whitfield**

Appeal to repair damaged metal parapet cap flashing, per application received 04/04/2022. [Notice of Violation sent 02/01/2018]

STAFF ANALYSIS & RECOMMENDATION: 04/26/2022

The metal cap flashing on these blue rated buildings was cited in 2018. The applicant appealed to retain in March 2019, and the Committee moved for temporary approval of the appeal to retain the cap flashing, with modifications to the horizontal “boots” on the detached kitchens as completed on the front building, *until the cap flashing deteriorates or the roof requires replacement.*

The applicant has submitted an application to fix the cap flashing, which became dislodged and loose during Hurricane Ida. Staff issued a permit to correct the other items, but informed the applicant that staff could not approve repair of the cap flashing until reviewed and reevaluated by the Committee. The flashing was reset on the parapet without approval, but staff is concerned that it is not a watertight or airtight condition for the purposes of driven rain and wind.

Staff seeks the guidance of the Committee as to whether this cap flashing should be repaired and remain or if it should be replaced in kind or with a mortar cap.

ARCHITECTURAL COMMITTEE ACTION: 04/26/2022

ADDRESS: 831-33 Dauphine
 OWNER: Donald Maginnis
 ZONING: VCR-1
 USE: Vacant
 APPLICANT: Donald Maginnis
 SQUARE: 86
 LOT SIZE: 5369 sq. ft.

DENSITY-
 ALLOWED: 5 Units
 EXISTING: Unknown
 PROPOSED: No change
 OPEN SPACE-
 REQUIRED: 1610.7 sq. ft.
 EXISTING: Unknown
 PROPOSED: No change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main Building: Blue, Major Architectural or Historical Importance.
 Detached kitchens: Blue, Major Architectural or Historical Importance.

This finely detailed early 19th century (c. 1815-20) Creole cottage with two, one-story kitchens facing one another in the deep courtyard was constructed by the Cazelar family, free people of color.

Architecture Committee Meeting of 03/12/19

DETAILED DESCRIPTION OF APPLICATION: 03/12/19
Permit Number: 18-13486-VCGEN **Lead Staff: Erin Vogt**
Violation Case: 18-00614-DBNVCC **Inspector: Anthony Whitfield**

Review of modifications to metal parapet cap flashing, per application & materials received 04/23/18 & 02/21/19, respectively. [Notice of Violation sent 02/01/18]

STAFF ANALYSIS AND RECOMMENDATION: 03/12/19

Since last reviewed on 01/15/19, the applicant completed the discussed alterations to the metal parapet cap flashing on the Dauphine elevation of the main building, removing the cap flashing from the horizontal ends of the parapet and installing a mortar cap. Staff finds the changes to be less visually obtrusive than the previous unpermitted condition, but remains concerned that the remaining cap flashing could lead to water intrusion in the walls. Staff seeks the guidance of the Committee as to the appropriateness of replicating this condition throughout the site.

Staff notes that, while the stucco repairs appear to have been completed on the main building and dependencies, the remaining loose wiring and PVC conduit remain a concern and have not been satisfactorily addressed. The side elevations of the main building, particularly the Dumaine side, have been poorly painted and exposed stucco remains at the sloped parapet. The front chimney is also in a state of disrepair and should be repointed and patched as needed, and the dormer trim should be painted to prevent deterioration. The violation case remain open and may return to adjudication unless these repairs are completed to standard.

ARCHITECTURAL COMMITTEE ACTION: 03/12/19

[Mr. Musso left the meeting prior to the report. Ms. Bourgogne substituted for him prior to the presentation of the report, and Mr. Block arrived after the report was presented]

Ms. Vogt read the staff report with Mr. Maginnis present on behalf of the application. Mr. Fifield commended the applicant of the appearance of the parapet without the metal boots on each end. He stated that the overall look of the building was much improved. Mr. Maginnis responded to staff concerns, stating that the outstanding demolition by neglect violations would be addressed. Mr. Block moved for temporary approval of the appeal to retain the cap flashing, with modifications to the boots as completed on the front building, until the cap flashing deteriorates or the roof requires replacement. Ms. Bourgogne seconded the motion and the motion passed unanimously.