

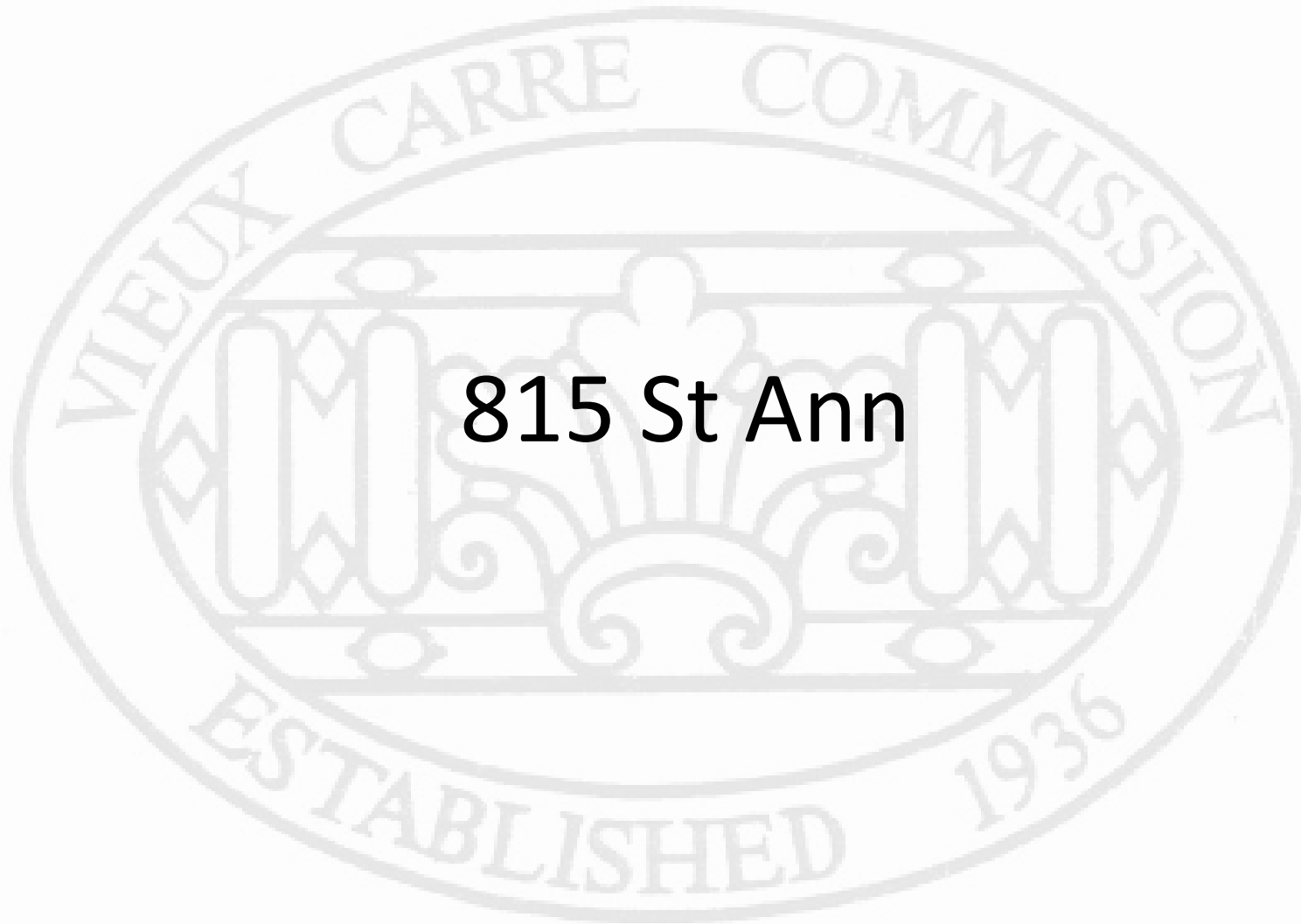


**Vieux Carré Commission
Architecture Committee Meeting**

Tuesday, January 10, 2022



Old Business



815 St Ann

ADDRESS:	813-815 St. Ann	APPLICANT:	John C Williams
OWNER:	Sandra Sachs, Lisa Sindere,	SQUARE:	75
ZONING:	VCR-1	LOT SIZE:	3,672 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		ALLOWED:	5 Units
ALLOWED:	5 Units	REQUIRED:	1,102 sq. ft.
EXISTING:	3 Units	EXISTING:	1,198 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Ratings:

Main building: **Green**, or of local architectural and/or historical significance.
Rear shed: **Brown**, or of no architectural or historical significance
Extreme rear kitchen: **Blue**, or of major architectural and/or historical significance.

This two-story brick Greek revival building, which was constructed c. 1852, has exposed brick, an entrance with a crossette enframement, a post-supported cast iron gallery, and a blue-rated brick kitchen, which dates from circa 1810. At that time, this property, along with the adjacent early 19th century building at 817-19 St. Ann, was part of the holdings of the Cazalars, a free family of color who figured in the early development of the French Quarter.

Architecture Committee Meeting of **01/10/2023**

DESCRIPTION OF APPLICATION: 01/10/2023
Permit # 21-21655-VCGEN **Lead Staff: Nick Albrecht**

Proposal to shore the St. Ann elevation of the main building, demolish the front masonry wall, construct new foundation, and reconstruct the St. Ann elevation, per application & materials received 07/27/2021 & 12/21/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 01/10/2023

The current plan set includes significant additional drawings and details for the existing and proposed conditions. This includes much more detailed elevation drawings of the existing and proposed conditions with numerous notes and several details of existing window and door headers and footers. Some additional details that may still need to be documented include the partial cornice above the gallery roof on both sides of the building. The applicant clarified that because of the arrangement of the gallery roof, this detail only exists for a short span. Still, the details of this element should be documented and reproduced.

The side wall detail on the Bourbon side does not match the curved detail of the Dauphine side and the applicant proposes to leave these sides mismatched. Staff finds this appropriate as there is no documentation showing that these wall details previously matched.

Regarding the masonry coursing, staff sees a header course every six courses, at least near the base of the building. This should be confirmed to be consistent throughout the wall and noted on the elevation for the reconstruction.

Overall, staff finds the submitted drawings much more substantial than prior submittals. Given the previous accounts of structural engineer’s regarding the condition of this wall, staff finds it appropriate to move this current proposal of demolition and reconstruction forward to the Commission for review. Staff recommends that if approved by the Commission, the final construction documents return to the Committee prior to permit issuance. Staff recommends conceptual approval of the proposal to be forwarded to the Commission for review.

ARCHITECTURAL COMMITTEE ACTION: 01/10/2023

Architecture Committee Meeting of **11/09/2022**

DESCRIPTION OF APPLICATION: 11/09/2022
Permit # 21-21655-VCGEN **Lead Staff: Nick Albrecht**

Proposal to shore the St. Ann elevation of the main building, remove the front masonry wall, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 10/26/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

11/09/2022

This application was deferred at the 09/21/2022 Commission meeting with the request that the necessary architectural drawings and a report documenting if the building was currently static or moving be submitted for review and that an application for bracing be filed immediately.

Staff notes that an application was submitted for bracing the front wall on 10/12/2022. VCC staff issued the VCC permit the same day. The associated building permit for the bracing is still pending awaiting the submittal of a signed contract and clearance from the Department of Public Works. Staff encourages the applicant to satisfy these requirements from the Building Department as soon as possible in order to secure the permit and brace the building.

Regarding the requested drawings and documentation, a simple line drawing was sent to staff on 10/26/2022 but the drawings included no notes or details. Staff returned the drawing the same day and received a revised version with a few notes added. Staff again returned the drawing and requested that the set should include both the existing and proposed conditions. Staff noted in an email to the applicant that, “nothing goes back together quite how it came apart and there are some details that need to be documented so that they can be referenced for reconstruction. Things like the depth or projection of millwork elements in the masonry, details on the masonry cornice at the top of the wall, and any notable brick coursing details.” Staff has not received any additional drawings following this request.

Staff does not see how this project can effectively move forward without this requested information. This is not an uncommon request for a project of this scale. Staff requests commentary from the applicant and Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

11/09/2022

Mr. Albrecht read the staff report with Mr. Williams, Ms. Conner, and Mr. Saxon present on behalf of the application. Mr. Williams stated that the retails were in progress and that they will show how they will take the building wall apart and keep the gallery intact. Mr. Williams continued that the contractor was ready to pick up the bracing permit and concluded that their intent is to remove the window and doors. Mr. Block noted that the Architecture Committee would need to approve the details and then forward the proposal to the Commission. Mr. Fifield noted the applicant’s unwillingness to expose the foundation.

Commissioner Bergeron noted that the VCC had received another engineer’s report that corroborated the first report and that the Architecture Committee was not really qualified on structural elements. Commissioner Bergeron continued that at the last Commission meeting they acknowledged that two reports said the wall had to come down.

Nikki Szalwinski, representing French Quarter Citizens, stated that she did not think they exposed the foundation and that she was curious how many other projects the engineers worked on with Mr. Williams.

Mr. Saxon stated that the foundation brick corbeling was removed by street contractors. Commissioner Bergeron stated that the submitted drawings need to be as detailed as possible with section cuts and documentation of every single bit of the elevation. Mr. Fifield added the drawings need to have foundation drawings of the new foundation compared to the existing corbeled foundation.

Commissioner Bergeron moved to defer the application to allow the applicant time to further revise the drawings and photo document the conditions. Mr. Fifield seconded the motion, which passed unanimously.

Vieux Carré Commission Meeting of

09/21/2022

DESCRIPTION OF APPLICATION:

09/21/2022

Permit # 21-21655-VCGEN

Lead Staff: Nick Albrecht

Proposal to shore the St. Ann elevation of the main building, remove the front masonry wall, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 09/16/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

09/21/2022

Staff received an updated engineer's report from Carubba Engineering at the end of last week and, as such, has not been able to fully review the new materials. Staff did note the following after a quick read of the report.

The report notes that the second floor, second floor ceiling, and roof have not been braced as per the previous recommendation of the engineer. Staff wants to make it clear that there is no opposition to temporary bracing for this structure and staff has similarly encouraged such temporary stabilization work and is prepared to permit such work immediately upon receipt of a stabilization proposal.

Following the note about the lack of bracing the report continues, "consequently, the condition of the front wall has deteriorated further since our prior observations, and in our opinion, is in eminent danger of collapse." Staff questions if these conditions would have deteriorated to this level if action had been taken to temporarily brace the wall at the time of the first observation by the engineer noted as being in December 2019.

The report summarizes the proposed actions from MMI which includes:

- Temporary shoring of the floor framing
- Stabilization of the existing masonry wall
- Demolition of the wall, salvaging the brick
- Construction of a new concrete spread footing
- Reconstruction of the existing wall, utilizing salvaged brick
- Repair of ancillary masonry cracks using Helifix products

The Carubba report opines that these proposed repairs are appropriate for the level of damage and instability of the existing front wall and that performing repairs any less than those proposed would provide, at best, a sub-par stabilization of the wall, and at worst, continued failure of the wall.

Staff requests commentary from the applicant and Commission regarding the proposal and possible paths forward. Staff encourages the applicant to apply for temporary shoring work as soon as possible and notes that full architectural drawings are still needed regardless of the path forward to repair this building.

VIEUX CARRÉ COMMISSION ACTION:

09/21/2022

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application. Mr. Williams gave a history of the project. Ms. Bourgogne read the motion from the last VCC hearing. Ms. DiMaggio asked why there was still no bracing. She went on to say that it was the building owner's responsibility and that this was not in good faith. Mr. Block stated that this was not the VCC's fault, and that staff had been requesting shoring for months- let the record show.

Public comment: Nikki Szalwinski, representing French Quarter Citizens, asked if it is in danger of collapse as the applicant states, where is the requested shoring?

Mr. Bergeron stated that there was a foundational issue here but that the VCC needed a plan for how all of this was to be put back together. Mr. Block stated that he believed the 3rd party engineer was acting in good faith, but that staff need a path forward. Ms. DiMaggio stated that she would like to make the same motion as the last meeting with the potential to waive the 30-day layover and immediate bracing applied for and installed. Mr. Block asked for clarification- so deferral but we need drawings? Ms. DiMaggio stated yes. Mr. Williams stated again that they needed conceptual approval before he would do drawings. Ms. DiMaggio stated, "we cannot grant conceptual approval on something that we don't have drawings of."

A roll call vote was taken, and the motion passed with all Commission members voting in the affirmative.

Vieux Carré Commission Meeting of

07/20/2022

DESCRIPTION OF APPLICATION:

07/20/2022

Permit # 21-21655-VCGEN

Lead Staff: Nick Albrecht

Proposal to shore the St. Ann elevation of the main building, remove the front masonry wall, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 06/27/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/20/2022

The Architecture Committee has reviewed proposals for the front wall of this building since 08/24/2021 and the Commission previously reviewed a similar proposal at the 12/15/2021 Commission meeting. As a

reminder, the applicant proposes to completely deconstruct the St. Ann elevation in order to pour a new concrete foundation. The wall would then be rebuilt re-using the existing bricks, millwork, trim, etc. The applicant has stated that the existing gallery could be braced and left in place while the masonry work was going on but not architectural drawings have been submitted to relate that.

At that 12/15/2021 Commission meeting, the Commission voted to defer the application to allow for consultation of the wall with a third-party engineer. Although a reasonable request, staff found that the legal requirements of securing such a third-party opinion were onerous. As such, no engineer was willing to sign the required documents and give a professional opinion regarding the situation.

Additional reviews followed at the Architecture Committee level with the Committee requesting additional materials and reports, including an updated engineer's report based on a new inspection by the applicant's engineer. A new report was submitted but it still referenced the inspection completed by the engineer on October 27, 2020. The Architecture Committee was hoping to determine if there had been any changes to the building since the 2020 inspection and if the current conditions are static. This cannot be determined without an updated engineer's inspection.

Staff and the Architecture Committee view the proposed complete removal of this wall as an extreme action and one that should only be undertaken if completely necessary. Without enough documentation and analysis to support that no alternatives are available besides the proposed demolition and reconstruction; the Committee reached an impasse and forwarded the proposal to the Commission.

As the applicant and their engineer do not appear to be willing to modify their proposal and the staff and Architecture Committee agree that they have not received any information that would lead them to modify their position, this project is at an impasse. Staff recommends that the Commission either defer the matter requiring more information for their review or deny the application as proposed.

VIEUX CARRÉ COMMISSION ACTION:

07/20/2022

Mr. Albrecht read the staff report with Mr. Williams present on behalf of the application.

Mr. Williams stated the following: I am here to represent all parties. Staff has recommended denial and the ARC wanted to push it here to get you all to make a recommendation. We have a good team, and they want me to get this through VCC. I am relying on the engineer's opinion here. I don't want to create drawings until we get conceptual approval. We would like approval not a deferral or denial. It is a volatile situation with no insurance, there is a time element here. Please do not deny or defer.

Mr. Fifield stated the following: this is one of the most extreme requests the ARC has ever seen and that the Commission needs to consider what kind of assurances can be put in place that this will actually be rebuilt. The ARC has never seen any documentation of the conditions of the foundation from the structural engineer. We have asked if the building is still moving or is static- the engineer has given us no information. The ARC is frustrated and that is why we are here. It has not been established that this is necessary, and the applicant has again provided zero information for this drastic action. This wall is in bad shape, yes. And it has been badly managed with prior unsympathetic renovations. We are given a false choice with no information to support it.

Mr. Bergeron stated that the matter was very serious and that nothing ever goes back the way it comes apart. He went on to say that they just didn't have enough information and again this matter highlighted the necessity for an engineer on the ARC. Ms. DiMaggio state that she agreed with Mr. Fifield and asked again for documentation.

PUBLIC COMMENT:

Erin Holmes, representing VCPORA, stated that since this application was first reviewed, the City had been hit by Hurricane Ida and this building had survived. She continued that the complete demolition of this wall could not be the only way to renovate the building. She noted that the engineer had not reinspected the property since the initial 2020 inspection. Ms. Holmes concluded noting that no alternative proposals were submitted, and that approval here would set a bad precedent. A more sensitive approach was needed.

Nikki Szalwinski, representing French Quarter Citizens, stated that she was in a similar position with her own renovation and that this could be fixed. Ms. Szalwinski stated that she supported the staff report.

Mr. Williams stated that the information added at the last Architecture Committee meeting was the photos of the footings. He continued that the owners' representatives determined that Hard Rock Construction was responsible for the damages.

Mr. Fifield asked Mr. Williams if he was engaged as the architect for the project. Mr. Williams stated that he was the architect but that he did not engage the engineer or contractor, the owner did. Mr. Fifield

asked if Mr. Williams and the owner could hire a 3rd party engineer, noting that information from an additional engineer could break the current stalemate. Mr. Williams stated that he could not speak for the owner but wanted to move forward. Ms. DiMaggio stated that due diligence would help, and that the Commission and Architecture Committee needed information and their questions answered. Mr. Bergeron stated that this was actually a demolition and that there were different rules for a demolition. Ms. Bourgoigne stated yes, and a 30-day layover period. Ms. Vogt stated that guidelines required drawings for any demolition.

Ms. DiMaggio made the motion to defer in order for the applicant's team to provide the information requested and to address this application as a demolition with the necessary architectural drawings to be submitted and a report documenting if the building was currently static or moving. Ms. Veneziano seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

07/12/2022

DESCRIPTION OF APPLICATION:
Permit # 21-21655-VCGEN

07/12/2022

Lead Staff: Nick Albrecht

Proposal to shore the St. Ann elevation of the main building, remove the front masonry wall, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 06/27/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

07/12/2022

Following the deferral at the 06/16 Architecture Committee meeting with the request that the applicant investigate alternative methods for shoring and include an updated structural engineer's report, the applicant submitted some revised materials. The submitted framing and bracing plans appear to be identical to those previously reviewed. An engineer's letter dated June 27, 2022 has been submitted but it still references the inspection made on October 27, 2020. It does not appear from the letter that any new inspections were performed that might offer insight as to if there has been any movement in the wall since that 2020 inspection. Determining if this was a static or dynamic situation was one of the requests of the Architecture Committee.

Some new photographs have been submitted from where the front entrance steps have been removed that offer a view of the base of a portion of the wall beyond. However, it is difficult to gain much insight from these photographs without any kind of accompanying report.

Finally, a new annotated photograph has been submitted which notes the various locations of cracks, movements, and separations in the front wall. The photo shows a circled area under the gallery and notes, "needle beams thru wall can only be placed in this area. Would remove approximately 40% of the masonry to do so."

Staff still finds that additional information is needed including an engineer's report based on a new inspection and information on the possibility of installing interior shoring to allow for the safe exploratory demolition around the wall footing.

ARCHITECTURAL COMMITTEE ACTION:

07/12/2022

Mr. Block read the staff report and noted that it seemed an impasse had been reached. Mr. Block recommended moving this application to the full Commission.

Mr. Bergeron stated that this was an aggressive solution and moved to forward the proposal to the Commission.

Architecture Committee Meeting of

06/16/2022

DESCRIPTION OF APPLICATION:
Permit # 21-21655-VCGEN

06/16/2022

Lead Staff: Nick Albrecht

Proposal to completely deconstruct the St. Ann elevation of the main building, construct new foundation, and reconstruct St. Ann elevation, per application & materials received 07/27/2021 & 11/04/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

06/16/2022

At the 03/22/2022 Architecture Committee meeting the Committee deferred this application to allow for an exploratory demolition permit to be issued to investigate the condition of the footings. Since that time,



616 Conti

ADDRESS:	614-16 Conti	APPLICANT:	Terri Dreyer
OWNER:	Conti Street Holding, LLC	SQUARE:	37
ZONING:	VCC-2	LOT SIZE:	1696 sq. ft.
USE:	Vacant	OPEN SPACE	
DENSITY		REQUIRED:	508.8 sq. ft.
ALLOWED:	2 units	EXISTING:	Unknown
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	Unknown		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Main building – **Green**, of local architectural or historical importance
 Courtyard infill – **Brown**, objectionable or of no architectural or historical importance.

This three-story masonry structure with four bays on the two upper floors and an altered ground floor dates from c. 1830. A three-story detached dependency was demolished between c. 1908 & c. 1940-51; the courtyard was infilled and a partial second floor was added on the Decatur side, mimicking a service ell. A third floor was illegally added sometime between 2009-10.

Architecture Committee Meeting of **01/10/2023**

DESCRIPTION OF APPLICATION: 01/10/2023
Permit #22-31816-VCGEN **Lead Staff: Erin Vogt**

Proposal to perform structural repairs and reinforcement in conjunction with renovation, including millwork and roof replacement, per application & materials received 10/21/2022 & 12/20/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 01/10/2023

When last reviewed on 12/20/2022, the Committee requested additional drawings and information for the brick repair and rebuild proposed for areas as the rear and courtyard walls. The applicant submitted a diagram showing two areas on the first floor, Chartres side courtyard wall, with notes stating, “use of helical ties where single wythe infill is required.” This wall is comprised of multiple different types and porosities of historic masonry in varying wythes, particularly at the second floor. There are also several cold joints running up all three stories in height, where the courtyard wall was infilled around the rear buildings at the adjacent property.

A manufacturer’s brochure shows that the helical ties being proposed are different from similar ties the Committee has reviewed for other projects. “DryFix” ties are described as a “versatile replacement wall tie, for securing multiple layers of masonry, for pinning delicate masonry features,” which “requires no resin, grout, or mechanical expansion; quick, easy, non-disruptive installation using the power driver attachment; installed tie is recessed below face of masonry; effective in all common building materials; leaves masonry virtually unmarked.” Diagrams show them both installed in the mortar joint, and installed at an angle so it is drilled through multiple wythes and rows of brick. However, this is notably not a grout-injected method; the entry hole is patched with matching materials, but no void filling with either HeliBond grout or VCC mortar is proposed. The ties are 8mm in diameter, and range between 6-13” in length.

Based on photos of the courtyard wall, staff is unsure why the ties are being proposed in the two first floor areas as shown, as they appear to be the same number of wythes as the rest of the wall, while the second floor above has several large voids where the wall was not built at the same thickness. Staff requests a response from the applicant regarding the overall treatment of the wall, and why these particular areas are in need of the ties but not others. More information about the infill brick to be used should be submitted as well, to ensure compatibility of materials.

ARCHITECTURAL COMMITTEE ACTION: 01/10/2023



New Business



520 Burgundy

ADDRESS:	518-520 Burgundy	APPLICANT:	Loretta Harmon
OWNER:	488 Holdings LLC	SQUARE:	90
ZONING:	VCR-1	LOT SIZE:	3,072 sq. ft.
USE:	Vacant/Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	921.6 sq. ft.
ALLOWED:	3 Units	EXISTING:	925 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	1 Units		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Main:** **Green**, of local architectural and/or historical significance.
Rear Addition: **Green**, of local architectural and/or historical significance.

Dormered 1½-story c. 1840 Creole cottage type (double) with later decorative additions of brackets under the overhang and Eastlake lintels.

Architecture Committee Meeting of **01/10/2023**

DESCRIPTION OF APPLICATION: 01/10/2023
Permit # 22-37831-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new generator on roof of recently approved rear addition, per application & materials received 12/21/2022.

STAFF ANALYSIS & RECOMMENDATION: 01/10/2023

The Committee conceptually approved the new small shed structure shown at the back of the building at the 10/25/2022 meeting. The applicant is now proposing to install a new 20kw generator on the roof of this structure. The plans previously showed two condensing units on this roof, screened by horizontal wood rails. The Guidelines regard generators the same as air conditioning condensers and the specs for this generator note the sound output in a range comparable to AC condensers so staff does not object to the concept of the proposed generator location.

The Building Department has a different set of criteria that must be met for the installation of a generator, compared to an AC condenser. Staff has discussed this proposal briefly with a plans examiner from the Building Department who stated that this location is potentially approvable provided that all of their installation requirements are met. This includes maintaining a distance of at least 18” from the building, 5’ from any window or door openings, and 10’ from any vents. Additionally, for a rooftop installation the generator needs to have an oil containment system below the generator with a capacity at least equal to the total capacity of the oil or fuel system, whichever is greater, and the surface beneath the generator shall be noncombustible to a minimum distance of 12”. A service platform is likely also required.

Staff measured the proposed generator on the plans at a distance of only approximately 10” from the rear wall. Additionally, there is a wooden attic access door in the area immediately behind the generator. These items as well as the requirement of the containment system and noncombustible material below the generator will all need to be addressed. It is unclear how large of an impact these required changes may have on the installation but provided that they are minimal, the generator may be conceptually approvable in this location.

The submitted plans also include a note about removing one of the chimneys. This item was discussed briefly at the 10/25/2022 meeting but no additional information has been provided.

Staff recommends conceptual approval of the proposed generator with the applicant to confirm the installation requirements with the Building Department and return to staff with the compliant plans. If the requirements result in significant changes to the proposal, staff will return the proposal to the Committee for additional review. Staff recommends deferral of the proposed chimney removal to allow the applicant to revise the proposal or provide additional information regarding the structural condition of the chimney.

ARCHITECTURAL COMMITTEE ACTION: 01/10/2023



925 St Louis

ADDRESS:	925 St. Louis	APPLICANT:	Benjamin Gauslin
OWNER:	Benjamin Gauslin	SQUARE:	90
ZONING:	VCR-1	LOT SIZE:	2,006 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	602 sq. ft.
ALLOWED:	1 Unit	EXISTING:	774 sq. ft.
EXISTING:	1 Unit	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Green**, of local architectural and/or historical significance.

C. 1890 single shotgun cottage with bracketed overhang in the vernacular Italianate style.

Architecture Committee Meeting of

01/10/2023

DESCRIPTION OF APPLICATION: **Permit # 22-37968-VCGEN**

01/10/2023

Lead Staff: Nick Albrecht

Proposal to install new decorative electric fixture on the St. Louis elevation of the main building, per application & materials received 12/27/2022.

STAFF ANALYSIS & RECOMMENDATION:

01/10/2023

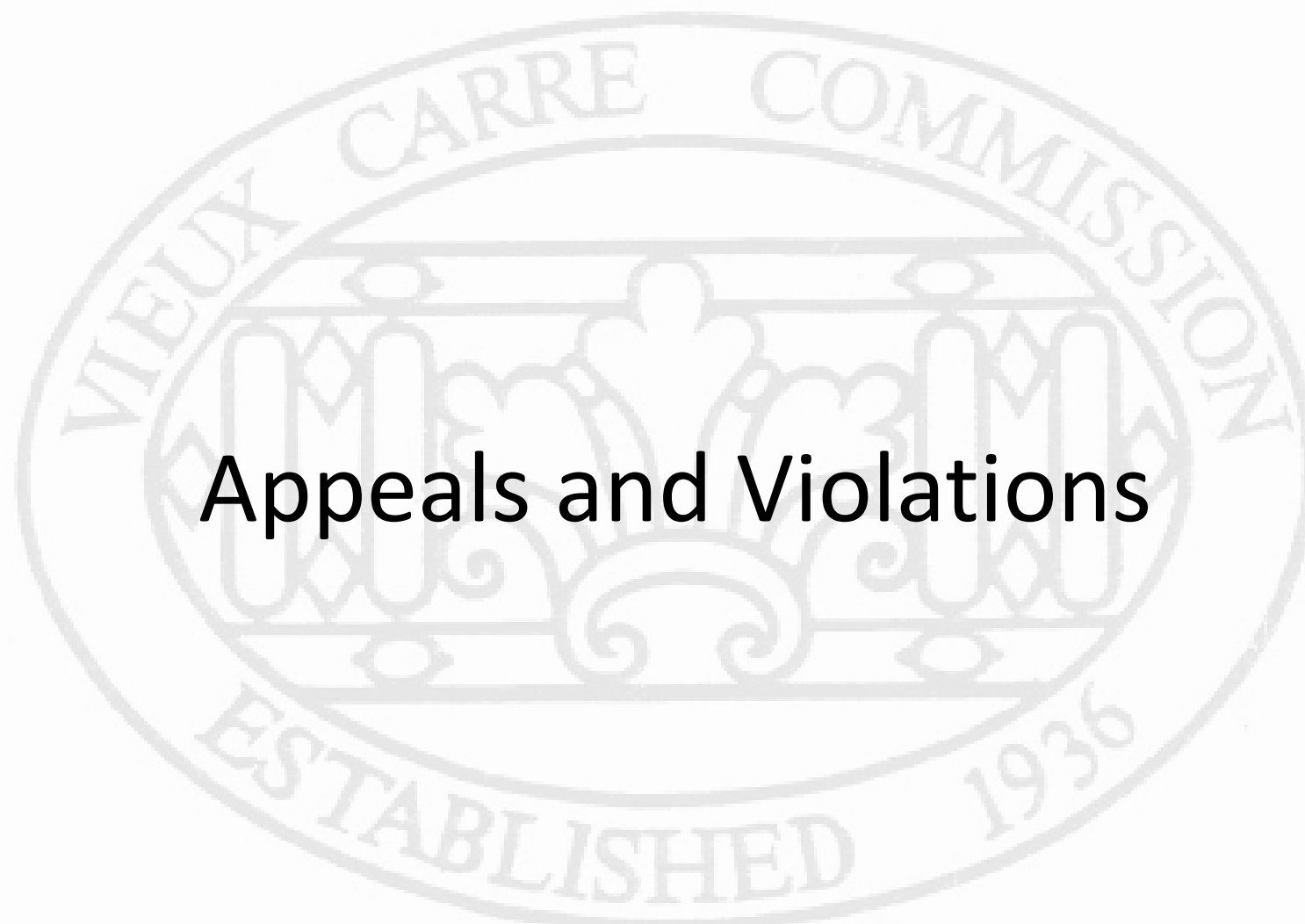
There is an existing decorative electric fixture on the masonry wall above the alleyway gate of this property. A decorative fixture has been in this location since at least 1963, although the current fixture is larger than the one seen in historic photographs. The applicant proposes to install a second decorative fixture on the front elevation of the two-bay shotgun structure, centered between the window and door openings. The plans indicate that the lantern would not interfere with the window or door shutters and there would be about 2" of clearance between the lantern and shutters.

Staff does not find this proposed location particularly in keeping with the recommendations of the Guidelines (VCC DG: 11-7) as it would be an atypical addition to the charming front elevation of the shotgun house. Staff suggests that if more lighting is desired, small functional lights, perhaps installed above the soffit vents, would be more in keeping with the Guidelines.

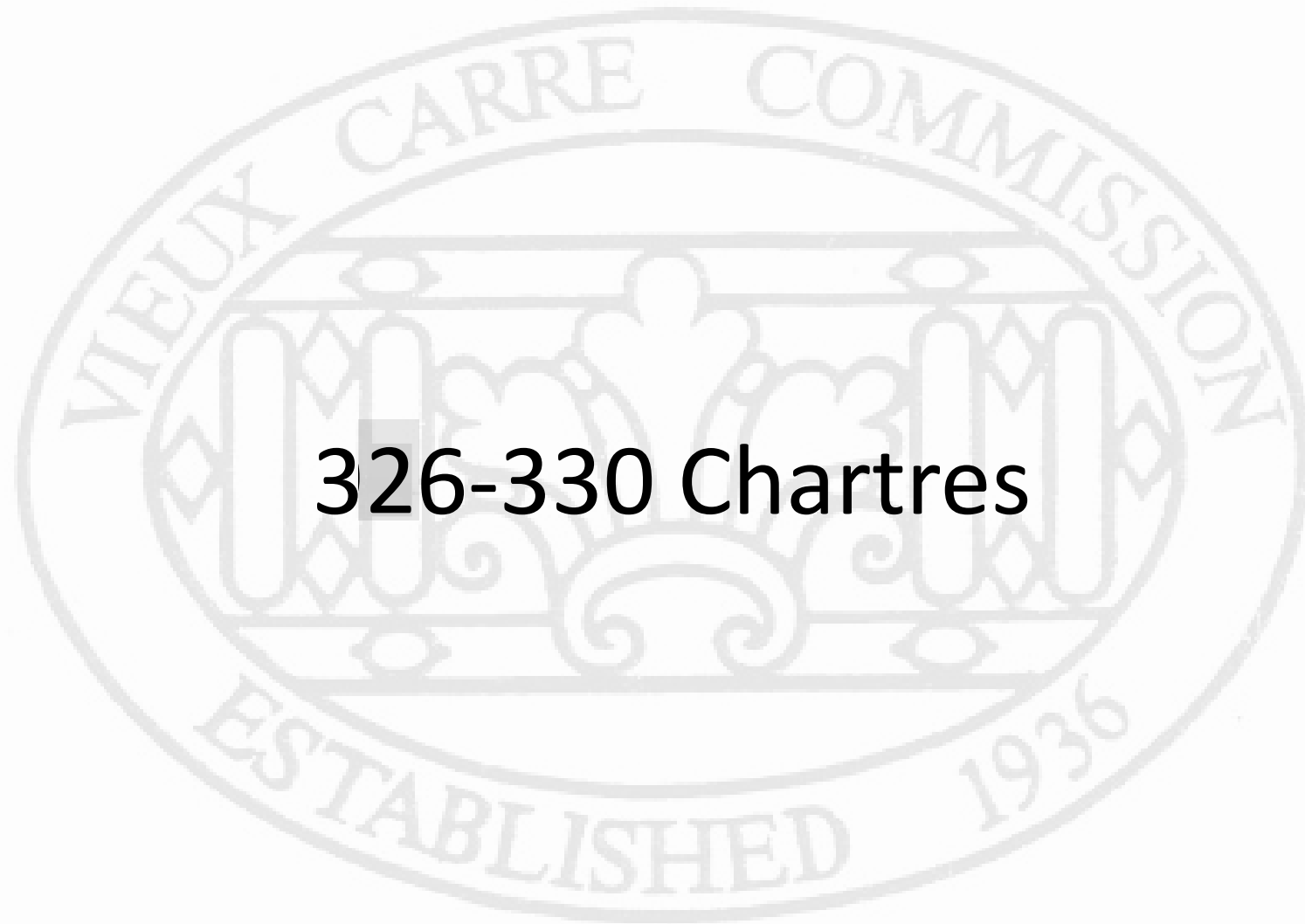
Staff recommends denial of the proposed decorative fixture with the applicant to work with staff on approvable functional lighting if desired.

ARCHITECTURAL COMMITTEE ACTION:

01/10/2023



Appeals and Violations



326-330 Chartres

ADDRESS: 326-30 Chartres Street
 OWNER: 326-30 Chartres St LLC
 ZONING: VCC-2
 USE: Commercial

APPLICANT: John Dauer
 SQUARE: 29
 LOT SIZE: 2450 sq. ft.

DENSITY

Allowed: 3 Units
 Existing: Unknown
 Proposed: Unknown

OPEN SPACE

Required: 735 sq. ft.
 Existing: None
 Proposed: No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

A row of four c. 1860, three-story masonry buildings, which have rusticated facades and granite posts and lintels on the ground floor.

Rating: **Yellow** - contributes to the character of the district.

Architecture Committee Meeting of**01/10/2023****DESCRIPTION OF APPLICATION:**
Permit #22-12297-VCGEN

01/10/2023

Lead Staff: Erin Vogt

Proposal to modify rooftop dormer, in conjunction with permitted renovation and violation abatement, per application & materials received 07/11/2022 & 12/13/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

01/10/2023

In May 2022, staff issued a permit to remove the asphalt roof and unpermitted rooftop deck, and install a new Lamarite roof. At that time, work on the Conti-side dormer was limited to roof replacement, with violations still in place for the unpermitted stock metal door and light fixture on the dormer. It is unclear when the dormer was constructed or if the entire modified structure is in violation. On 11/29/2022, staff observed from the street that new framing had been installed on the roof, and reached out to the applicant to inquire. The owner stated the dormer had been “rebuilt” due to termite damage and rot, and staff instructed all dormer work to stop until a revised proposal could be submitted. The new framing had been installed on the outside of the previous framing, which was left in place, and the contractor removed the new framing following staff’s SWO. Since work was underway on the roof, staff instructed the applicant to continue with replacing the roof of the main building, but to leave the dormer untouched until it could be reviewed by the Committee.

The applicant has submitted elevations showing the installation of synthetic slate on the cheek walls, enclosure of the overhang soffit with hardie board, and a hardie board dormer face with new wood French doors, measuring 5’-0” overall. It is not clear if the dormer is shown with new framing replacing the existing walls, or if the addition of new framing would make the dormer wider than it is now.

Given the unusual size and height of the dormer, staff finds it likely that it was illegally constructed at the same time as the previous roof deck, to provide access. Since the roof deck is no longer in existence, staff finds doors to be both historically inappropriate and unsafe in this location. No door or window opening is required to provide access to the roof for maintenance (access is possible from windows in the other dormer), but the room behind is being used as a bedroom so a window is required for that purpose. The dormer itself is awkwardly sized and detailed, but only the doors were previously cited as a work without permit violation, not the overall construction itself. Staff seeks the guidance of the Committee regarding alternative options for the dormer, but recommends **denial** of the proposal to replace the existing doors. All hardie board should also be eliminated from future proposals as well, as it is prohibited by the Design Guidelines.

ARCHITECTURAL COMMITTEE ACTION:

01/10/2023



439-41 Royal
700 St Louis

ADDRESS:	439-41 Royal Street		
OWNER:	Tortorici Building LLC	APPLICANT:	Erika Gates
ZONING:	VCC-2	SQUARE:	63
USE:	Commercial	LOT SIZE:	2320 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	4 units	REQUIRED:	696 sq. ft.
EXISTING:	0 units	EXISTING:	0
PROPOSED:	No change	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Main building: **Pink**, or a building of local architectural or historical importance that has been detrimentally altered but, if properly restored, could be upgraded to green or blue.
 Courtyard infill: **Brown**, or of no architectural significance

Designed and constructed in the late 1700s possibly by Barthelemy Lafon, this two-story masonry building known as the Tremoulet-Pavie House originally included an entresol level, a wooden balcony at the second level, a flat terrace roof and ground floor arches. The original appearance of the building has been obscured by later modifications.

Architecture Committee Meeting of **01/10/2023**

DESCRIPTION OF APPLICATION: 01/10/2023
Permit #22-20766-VCGEN **Lead Staff: Erin Vogt**

Proposal to install Simpson strong ties to address substantial masonry cracking, per application & materials received 07/12/2022 & 12/07/2022, respectively. [**Notices of Violation sent 10/12/2016, 01/16/2018, & 05/05/2022**]

STAFF ANALYSIS & RECOMMENDATION: 01/10/2023

Staff observed and cited cracked stucco and masonry damage on both street-facing elevations multiple times over the last few years, with cracking at the first-floor entrance becoming more and more concerning during this time. The narrow portion of wall on the Royal side of the cut corner entrance appears to be actively moving and spreading, with staff discovering separation all the way through the wall, from the base of the building to the second-floor balcony. Both sides of the cut corner are currently shored. Staff requested an engineer’s report from the applicant, who provided the following letter from Mr. R. Alan Harris, PE, of Harris Development & Design, Inc.:

“At the time of our site visit, we found a crack in the masonry wall near the entrance to the building currently serving as a restaurant. The crack was mirrored on the interior portion of the wall as well. At the time of our site visit, we also observed recently placed asphalt in the road directly adjacent to this cracked masonry wall.

It is most likely that the recent road work and associated seismic or vibratory activities associated with the work caused the observed crack to form or exacerbate an existing crack. We recommend that the wall be repaired immediately. We recommend that the wall be tuck pointed from the ground to the underside of the 2nd floor. In addition to the tuckpointing, we recommend that horizontal joint reinforcement be added to both sides of the wall. We recommend Heli-Tie helical stitch tie or other approved manufacturer be utilized to restrain the wall from further movement and restore it to its stable originally intended serviceable condition.

In the abundance of caution, we recommend that the shoring that is currently in place remain in place until the joint reinforcement is installed and the tuck pointed grout is fully cured.”

The applicant submitted architectural drawings, calling for the installation of “Simpson Strong-Tie Heli-Tie helical stitching ties at every fifth course of brick. Follow manufacturer's instructions. Repoint the wall from slab to underside of 2nd floor. Use VCC approved mortar mix.” The plan drawing shows the tie installed in the center of the wall, while the section detail shows a 1-1/4” deep groove in the mortar joint, with the ties to be installed at half depth in the outer wythe. The engineer’s report calls for them at both sides of the wall.

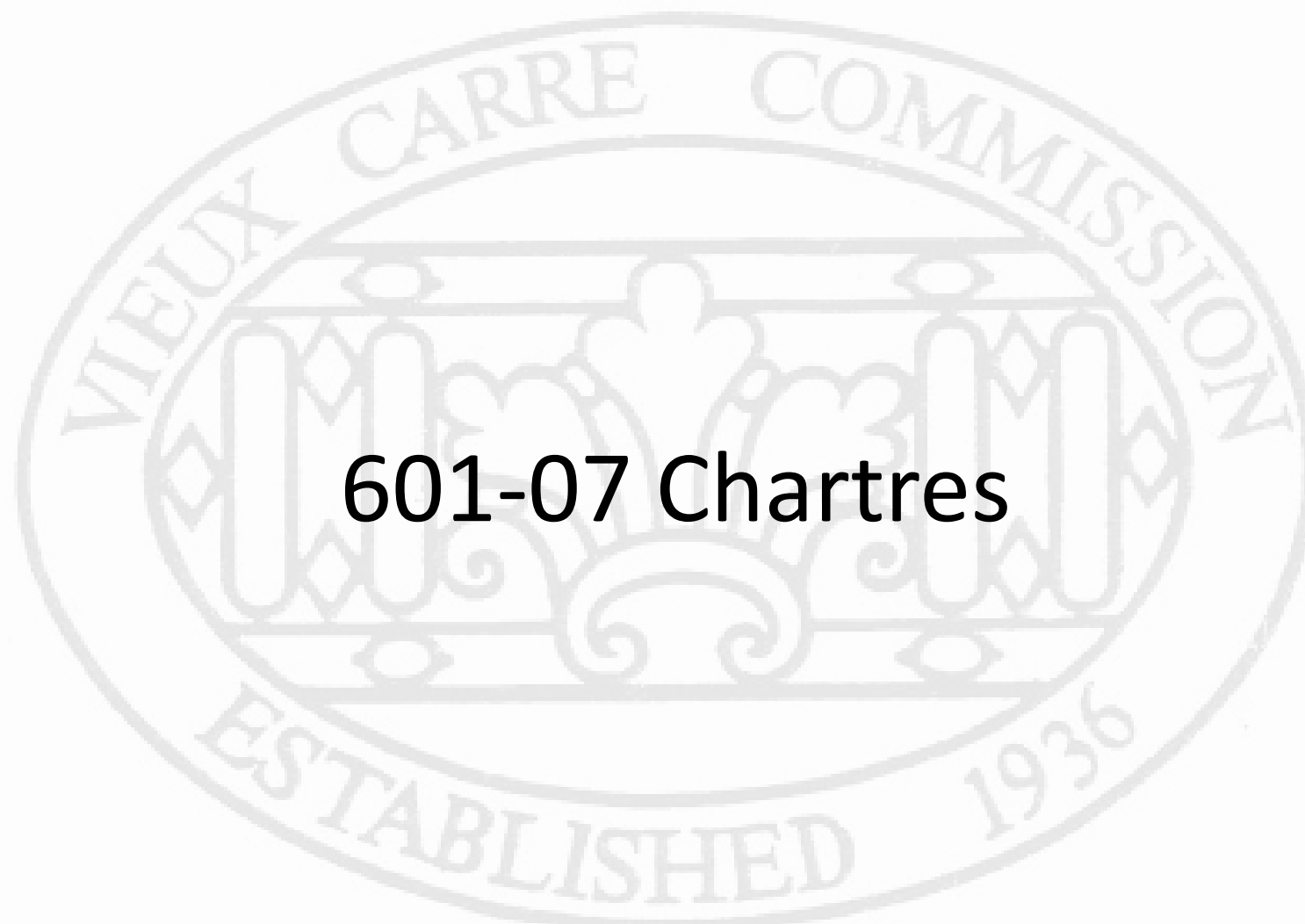
Staff researched both the Simpson and Helifix products (a comparable tie referenced in the engineer’s report) and found that both have the same installation instructions, requiring 20” of wall width on either side of the crack. This portion of the wall is significantly narrower than that, appearing to be only about 24” in total. This would not give the ties the bearing into stable wall that they seem to require. Staff also

notes that the cut corner is not original, nor are the adjacent first floor door openings. While road construction can certainly cause substantial damage and movement, staff is also concerned that the load from the cut corner may not be sufficiently supported by the single central post, as no interior lintel or beam seems to be present. The crack continues vertically beyond the lintel for the Royal-side French doors.

Staff recommends **deferral**. If ties are to be installed in the interior and exterior wythes of the wall as called for in the engineer's report, staff requests that the drawings be revised to reflect that. Staff also requests that the engineer be consulted again following the submittal of the architectural drawings, specifically regarding the fact that the wall is too narrow to provide 20" of tie on either side of the crack. Additionally, the engineer's report is very limited to the cracking at the corner entrance; a more thorough assessment of the overall cracking and stucco damage on the site may be prudent, as it is widespread and may indicate a need for a more comprehensive repair strategy.

ARCHITECTURAL COMMITTEE ACTION:

01/10/2023



601-07 Chartres

ADDRESS:	601-07 Chartres Street	APPLICANT:	Bob Ellis
OWNER:	Apasra Properties LLC	SQUARE:	42
ZONING:	VCC-2	LOT SIZE:	4119 sq. ft.
USE:	Commercial	OPEN SPACE:	
DENSITY:		Required:	823 sq. ft.
Allowed:	6 units	Existing:	762 sq. ft.
Existing:	none	Proposed:	no change
Proposed:	no change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main building: **Blue**, or of major architectural and historical significance

Detached service building: **Green**, or of local architectural significance

This circa 1793 Spanish Colonial 2 ½ story masonry building was constructed for Joseph Reynes. Its extant exterior detailing includes a wraparound wrought iron balcony; pilasters at the extremities of the building at the second level; bold banding around the upper openings; and a handsome cornice. The ground floor was altered in the Greek Revival style in the mid 19th c. The building originally had two passageway entrances on Chartres St., the downtown one of which went back to the irregularly shaped rear courtyard and detached 2-story service building.

Architecture Committee Meeting of **01/10/2023**

DESCRIPTION OF APPLICATION: 01/10/2023
Permit #22-24525-VCGEN **Lead Staff: Erin Vogt**

Proposal to replace outrigger and repair balcony, per application & materials received 08/15/2022 & 12/28/2022, respectively. [Notices of Violation sent 09/27/2021 and 04/28/2022]

STAFF ANALYSIS & RECOMMENDATION: 01/10/2023

Following deferral for revision on 09/13/2022, the applicant has submitted revised materials that resolve the contradictions between the architectural drawings and the structural set. The drawings better reflect the existing conditions, and the previously proposed additional attachments were found unnecessary by the engineer and eliminated.

The only deviation staff was able to identify between proposed detailing and the previous conditions is the connection between the outrigger and rail. The traditional assembly where the vertical post at the bottom of the rail slips through the knuckle at the end of the outrigger was found to be structurally unnecessary. The outrigger and knuckle will be replicated in appearance, but the new materials will be galvanized steel. Since the historic rail and the replacement members are dissimilar materials, the applicant proposes to either eliminate this small vertical member entirely, or install it as a “mock” piece that would give the same appearance but would not penetrate the decking or come into contact with the galvanized steel. Staff does not object to this change, as it avoids galvanic corrosion and also isolates the historic rail from the outrigger, protecting it somewhat if the outrigger is struck by another vehicle.

Staff seeks the guidance of the Committee regarding the proposed balcony repairs.

ARCHITECTURAL COMMITTEE ACTION: 01/10/2023

Architecture Committee Meeting of**09/13/2022****DESCRIPTION OF APPLICATION:**

09/13/2022

Permit #22-24525-VCGEN**Lead Staff: Erin Vogt****Violation Cases: #21-07391-VCCNOP, #22-01679-VCCNOP****Inspector: Anthony Whitfield**

Proposal to replace outrigger and repair balcony, per application & materials received 08/15/2022 & 08/29/2022, respectively. [Notices of Violation sent 09/27/2021 and 04/28/2022]

STAFF ANALYSIS & RECOMMENDATION:

09/13/2022

[NOTE: The overall property has extensive demolition by neglect and work without permit violations, with ten violation cases opened since 2017. The proposed scope of work is limited to addressing vehicular damage from July 2021, and the above noted violation cases are those that include this particular item.]

The applicant consulted with engineer Joshua Juneau, P.E., who provided an August 18, 2022 report, stating that the corner “outrigger and its masonry anchor are too damaged to continue to be structurally viable and should be replaced in kind with another outrigger matching the existing in dimensions, material, color and texture. The existing masonry pocket should be used to install the new outrigger and the surrounding masonry fully tuck pointed to the appropriate extents. All stucco/plaster removed or damaged should be replaced in kind. [...] The wood fascia and deck framing were damaged in the collision and should be replaced in kind. The composite curved wood framing should be replaced with 2x4 wood framing comprising the same dimensions. The metal railing brace can be removed and omitted as it was not a main vertical support. [...] To the best of our knowledge, the balcony is not structurally sound.”

Drawings submitted by Mr. Juneau call for a new outrigger noted as “PL3/4”x3”GALV,” connecting to another member noted as “PL1/2”x3”x0’-8” GALV KEY @ EMBED.” Another note calls for the outrigger to be installed into the existing masonry pocket, with the masonry to be tuckpointed. Keynotes call for “fully grout void space w/ VCC approved 3000 PSI mortar.” Staff notes that the VCC formula mortar is most similar to Type K mortar, which has a compressive strength of 75 PSI. The architect’s drawings call for the VCC mortar and stucco formulas. A profile of the stucco cornice has been provided, but is not dimensioned.

The engineer’s drawing shows an outrigger to decking connection, “PL1/2”x3”x0’-3” ea. side of outrigger, w/ (2) 1/2”x3-1/2” galv lag bolts to wood curve BM.” Staff is unsure of what this notation indicates or what wood element they are proposing to bolt to, but this is not a traditional assembly.

Staff noted that these outriggers have knuckles at the end, giving the vertical railing posts a sleeve to fit into; while this is a historically typical assembly, these are uniquely detailed, with the outriggers being slightly tapered at the ends before the knuckle is formed. In this way, these outriggers almost resemble a strap hinge. Staff requested that the architect study, document and provide drawings replicating this detail so the outrigger and rail can be repaired in kind. Staff notes that the drawing provided does not fully detail the knuckle and bolt, or the taper in the outrigger, and no dimensions have been provided. Additionally, staff is concerned that the attachment between the historic wrought iron balcony rail and the proposed galvanized outrigger may suffer from galvanic corrosion if galvanized hot rolled steel plate is used instead of iron.

Since this attachment may prove difficult to replicate as it has proven difficult for the architect to document and detail, and considering the engineer stated that the metal railing brace at the corner outrigger can be removed as it was not a main vertical support, and because this outrigger would be isolated at the corner of the balcony where it could be struck again, staff wonders if it would be more appropriate for the new outrigger to simply die into the curved end stringer instead of attempting to replicate the historic condition. Staff is unsure from the engineer’s drawing what material and dimension is proposed for the outside stringer, as the report calls for 2x4 wood framing. The dimension of the stringers is not noted by the architect or engineer. The engineer’s detail C2 seems to show the connection between the new and existing stringer, but it is diagrammatic and difficult to evaluate.

Staff seeks the guidance of the Committee regarding the appropriateness of the proposed work on this building of major architectural and historic significance.

ARCHITECTURAL COMMITTEE ACTION:

09/13/2022

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that the architect had an emergency so could not be present, but that the intention was to match existing conditions exactly and that they were in the process of dealing with the other outstanding violations. Ms. DiMaggio stated “so it is just a matter of the drawings being correct?” Ms. Gates responded yes and that

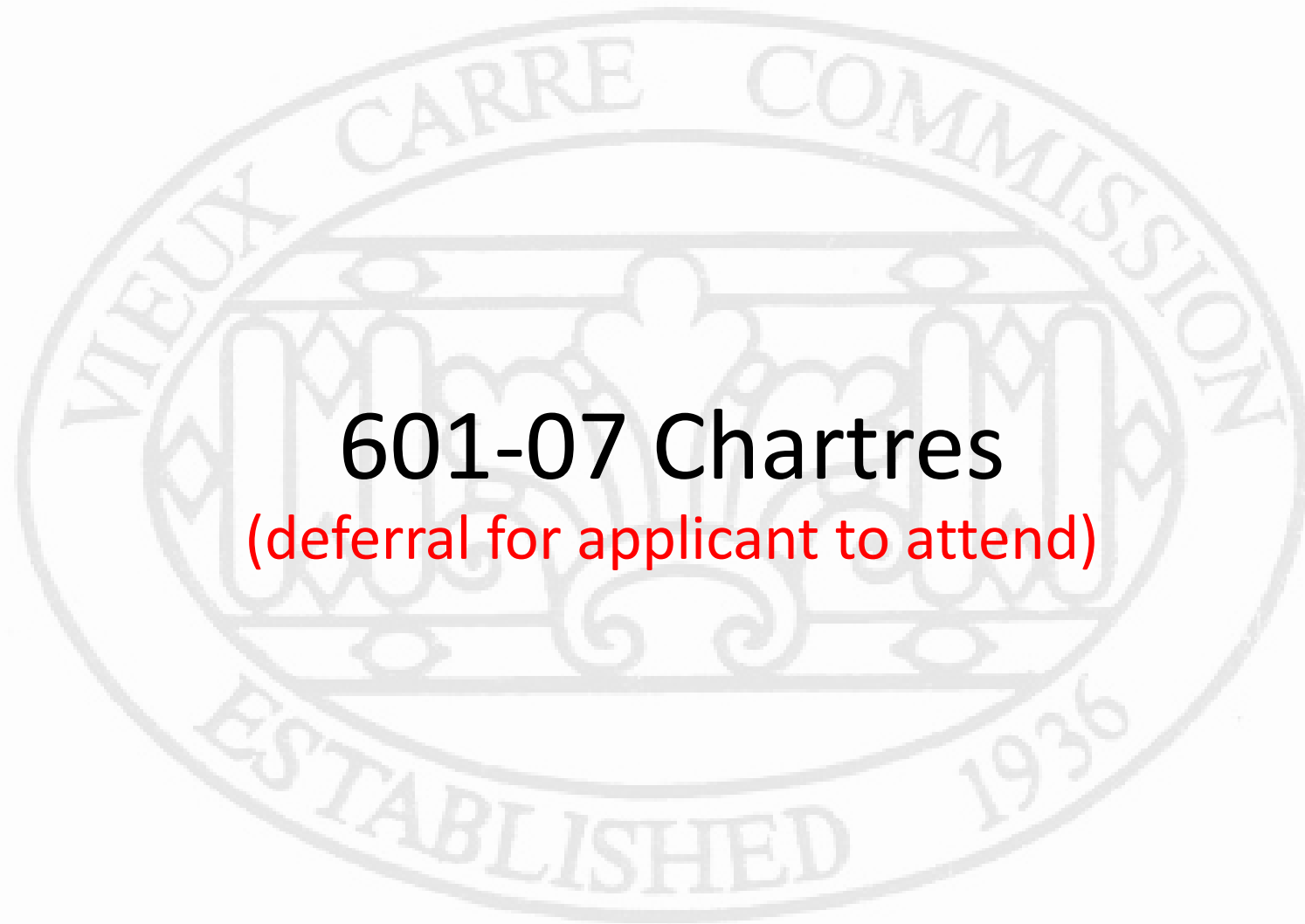
the architect might need to meet with Erin as “this architect is not familiar with historic preservation.” Ms. DiMaggio stated that the documentation needed to match the existing conditions exactly and any deviations needed to be explicit so staff and the Committee could be certain where those deviations would occur. Ms. Vogt emphasized that the architect’s drawings and engineer’s drawings had to be compatible, as there were discrepancies that were mutually exclusive.

Ms. Szalwinski addressed the Committee, stating that there were so many violations at this property.

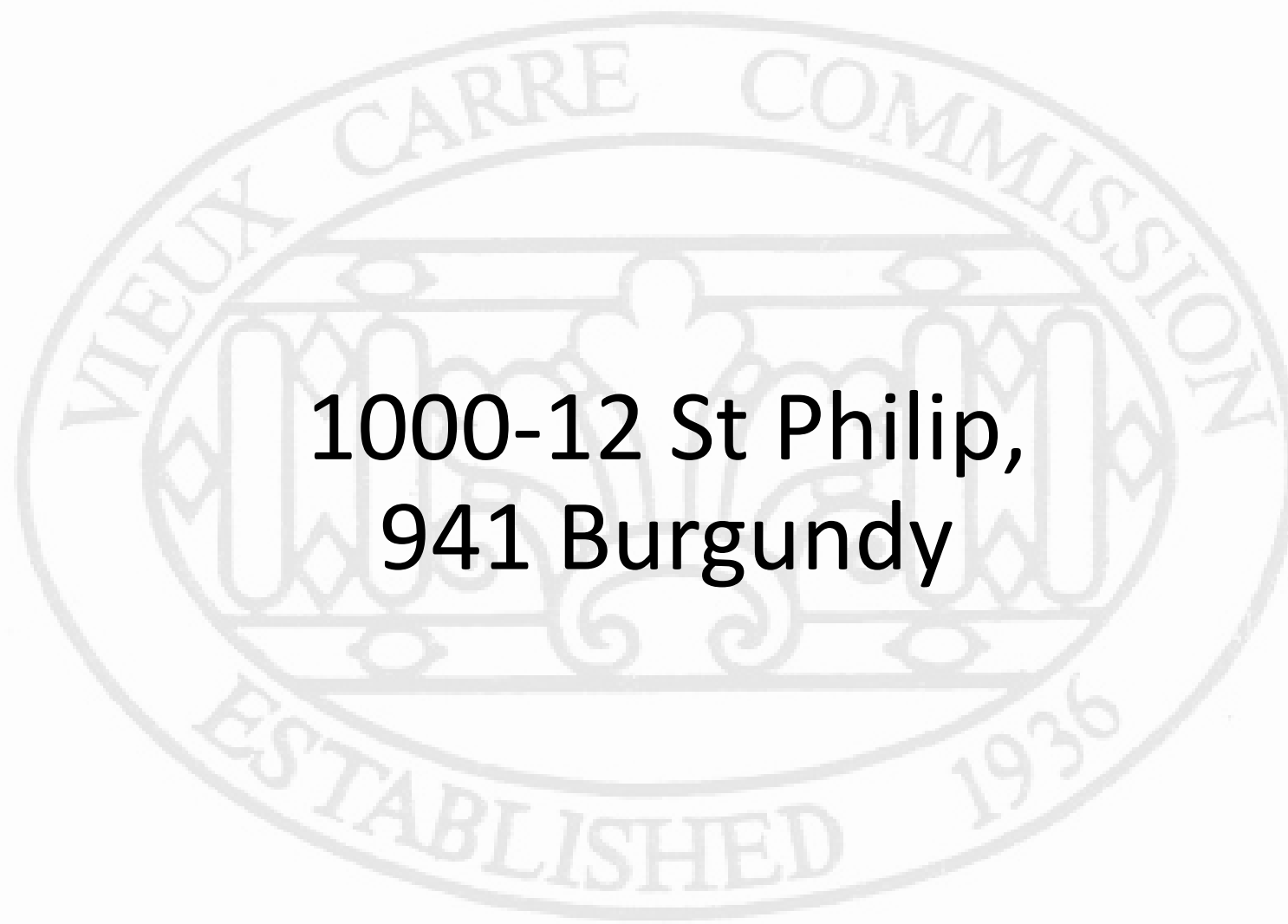
Ms. Bourgogne noted that staff had already returned the drawings for revisions multiple times, and they had been back and forth. Ms. DiMaggio stated that the design professionals needed to revise the drawings based on the notes in the staff report first, and that once those issues were resolved, they could meet with the staff to develop or revise further.

Mr. Fifield asked “what is C2? Is this uplift resistance? Code requirements?” Ms. Gates responded that she was unsure. Mr. Fifield stated that this project needed to return to the Committee for review and should not be put entirely on the staff, since the applicant stated that historic details were not the architect’s strong suit and considering the building’s Blue rating. He then asked when this accident had taken place. Mr. Block responded, “about a year and a half ago.” Ms. Bourgogne noted that the business was currently closed.

Ms. DiMaggio moved to **defer**, to allow the applicant time to revise and develop the drawings in advance of a required meeting with staff, with the proposal to return to the Committee for final review. Mr. Fifield asked for the motion to be amended to include “adopt staff recommendations.” Ms. DiMaggio agreed to the amendment, adding that the drawings must reflect existing conditions, with all items deviating from existing to be clearly documented, as this building is Blue rated, and the work would be highly visible. Mr. Fifield seconded the amended motion, which passed unanimously.



601-07 Chartres
(deferral for applicant to attend)



**1000-12 St Philip,
941 Burgundy**

ADDRESS:	1000-1012 St. Philip	APPLICANT:	Karen Glaser Stein
OWNER:	Karen Glaser Stein	SQUARE:	104
ZONING:	VCR-1	LOT SIZE:	1250 sq. ft.
USE:	Residential	OPEN SPACE -	
DENSITY -		Required:	800 sq. ft.
Allowed:	6 units	Existing:	980 sq. ft. approx.
Existing:	Unknown	Proposed:	No change
Proposed:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Yellow** – contributes to the character of the district

This c. 1896 2-story frame double has simple decorative detailing, which reflects the influence of the late Victorian Italianate style.

Rear structure: **Green**, of local architectural and/or historic significance.

This c. 1836 2-story brick structure actually is the front unit in a row of kitchens that serviced houses which face Burgundy. In this case, the building that now fronts Burgundy is a yellow-rated c. 1896 2-story frame double with simple decorative detailing, reflecting the influence of the late Victorian Italianate style.

Architecture Committee Meeting of

01/10/2023

DESCRIPTION OF APPLICATION:

01/10/2023

Permit #22-37387-VCGEN

Lead Staff: Erin Vogt

Violation #

Proposal to address work without permit and demolition by neglect violations, including appeal to retain millwork and light fixtures installed without benefit of VCC review and approval, per application & materials received 12/16/2022. [**Notices of Violation sent 11/13/12, 05/19/2014, & 10/08/2019. STOP WORK ORDER posted 10/08/2019**]

STAFF ANALYSIS & RECOMMENDATION:

01/10/2023

This property has a complicated history of work without permit in addition to current violations for demolition by neglect. To simplify the report, staff is presenting the proposed scope of work between the rear and main buildings, noting the history of denials or appeals as needed by item.

Many of the work without permit violations are alterations to the rear building between late 2005 and 2008. In 2012, staff inspected the property and issued a violation notice for unpermitted work including (but not limited to) installation of replacement columns that did not match previous, installation of the coffered ceiling, installation of a soffit enclosing the underside of the balcony, and inappropriate columns, lighting, and a beam at the exterior stair. An appeal to retain most of the work was submitted in late 2013; it was denied, as several significant violations were not addressed. In 2014, another incomplete appeal to retain unpermitted work was submitted, but it was denied for the same reasons. Some of the 2012 work without permit violations were approved for retention in 2015 after a complete application was submitted, proposing to correct much of the work.

Permit issued 03/25/2015:

1. *“Existing columns to be removed and replaced with columns to match previously existing (incomplete)”*
2. *Demolish existing lighting, beams, and columns above the balcony stairs down to the handrail (incomplete)*
3. *Relocate exhaust from gas water heater to N Rampart side of enclosure (incomplete)*
4. *Demolish existing column and board installed below balcony (incomplete)*
5. *Repoint as necessary throughout property using VCC approved mortar recipe below (unclear, but current permits have been issued for this work)*
6. *Modify underside of balcony as per detail submitted 03/23/15 (incomplete)*

Also approved is the retention of additional masonry wall and hedgehog installed above courtyard wall, under balcony enclosure and lighting, coffered balcony ceiling and lighting, and under stair enclosure.”

Since the permitted work was not done and the violations were not resolved, a new violation case was opened in 2019 when additional work without permit was observed. Work continued despite a stop work order, which remains in place.

Current proposal, rear building:

- *Request to retain inappropriate columns and coffered ceiling.* The ceiling was approved for retention in 2015 permit and is no longer in violation. Retention of the columns was consistently denied in 2012, 2013, and 2015. The applicant then proposed to replace them and a permit was issued in 2015, but the work was not completed. Staff recommends **denial** consistent with previous Committee and Commission denials, with the applicant to submit drawings based on the previously existing columns.
- *Remove existing finished ceiling and trim under balcony, repair any moisture damage. New can light flush mount fixtures per VCC requirements installed at underside of structure and centered over each door. Loose wiring to be removed and/or secured in new conduit.* Staff recommends **approval** as proposed.
- *Inappropriate lighting, beam & columns to be removed down to handrail at second floor stair.* Staff notes that this was approved in 2015 and not completed.

The scope of work does not address items 3 and 4 from the 2015 permit above. Item 4 should be added to the current proposal. Item 3, staff would prefer to see remain as is, as relocation of the gas water heater exhaust to the N. Rampart side of the enclosure would put it under a soffit, which seems problematic from a life safety perspective.

Current proposal, main building:

Staff notes that these violations were cited in 2019 when the stop work order was posted and were not included in previous reviews.

- *Request to retain balcony work without approval.* The wood decking work is typical and can be retained, but the trim was not reinstalled and remains missing. Staff recommends **conceptual approval**, with the proviso that the trim must be replaced.
- *Vegetation on ironwork – request to retain.* The cultivated, potted vegetation secured to the iron trellis and fence is not in violation, as it does not attach directly to the wall and the masonry is not showing any signs of damage or distress. The violation for vegetation was limited to the ferns growing directly from courtyard or service ell masonry walls; removal and masonry repair is required in these areas.
- *Security cameras without approval – request to retain.* These cameras may be **conceptually approvable**, but manufacturer's spec sheets are needed for consideration at staff level.
- *Inappropriate flood lights – request to retain.* The fixtures installed at the rear of the main building are prohibited by the Design Guidelines and are visually obtrusive from the right of way. Since there is an enclosed soffit in this location, recessed lighting should be installed over openings on this façade. Staff recommends **denial**.
- *Inappropriate PVC plumbing to be replaced with cast iron.* Any unnecessary piping should also be removed, if abandoned vents are present. Since cast iron is very heavy and the building is wood siding, staff does not object to use of aluminum as long as it is painted.

ARCHITECTURAL COMMITTEE ACTION:

01/10/2023