

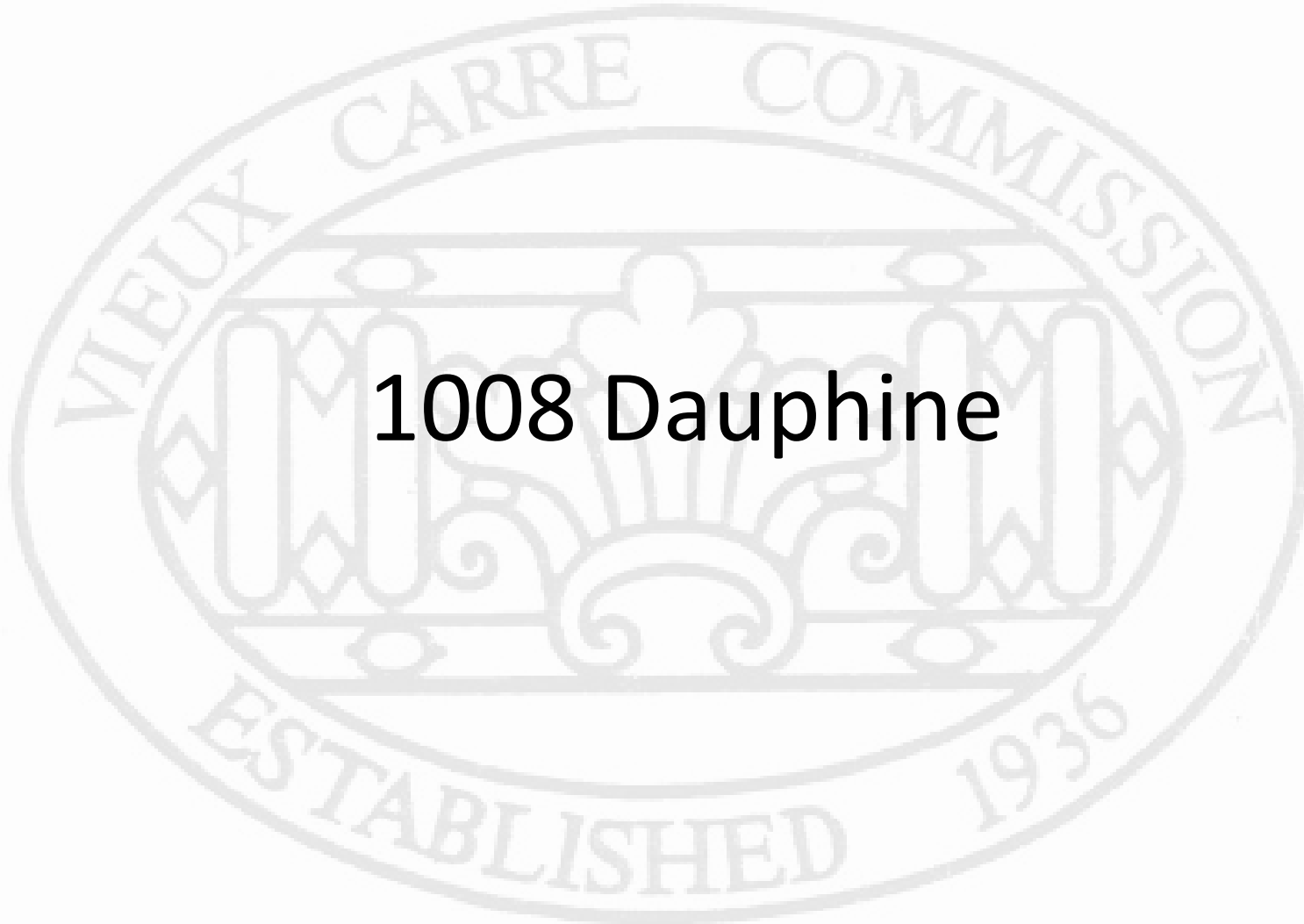


# Vieux Carré Commission Architecture Committee Meeting

Tuesday, January 24, 2023



# Old Business



**1008 Dauphine**

ADDRESS:	1008-1010 Dauphine	APPLICANT:	Maple Ridge Architects
OWNER:	Angela C Johnson	SQUARE:	77
ZONING:	VCR-1	LOT SIZE:	2040 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	612 sq. ft.
ALLOWED:	2 units	EXISTING:	Unknown
EXISTING:	6 units	PROPOSED:	Unknown
PROPOSED:	6 units		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & kitchen: **Green**, of local architectural and/or historic significance.  
Connecting structure and rear addition: **Brown**, detrimental, or of no architectural and/or historic significance

Nice 2½-story masonry c. 1833 double townhouse, which has frieze windows across the front façade and four bays (2 doors and 2 short windows) on each floor. The upper French doors open onto a small balcony.

**Architecture Committee Meeting of** **01/24/2023**

**DESCRIPTION OF APPLICATION:** 01/24/2023  
**Permit #20-48257-VCGEN** **Lead Staff: Erin Vogt**

Review of millwork submittal for ongoing renovation, per application & materials received 12/08/2020 & 12/29/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/24/2023

The building has been under renovation since Fall 2021, including extensive work on the front elevation. On 12/14/2022, staff observed the installation of wooden trim above and below the frieze windows on the front elevation that did not match previously existing conditions, and instructed the contractor to stop work on this portion of the building until the architect could submit a detailed proposal, as profiles of these bands were not provided in the original stamped set. Unfortunately, it seems samples were not retained so the millwork could match the trim that was removed. The drawings also include the window and door headers, which were also being installed contrary to previous conditions.

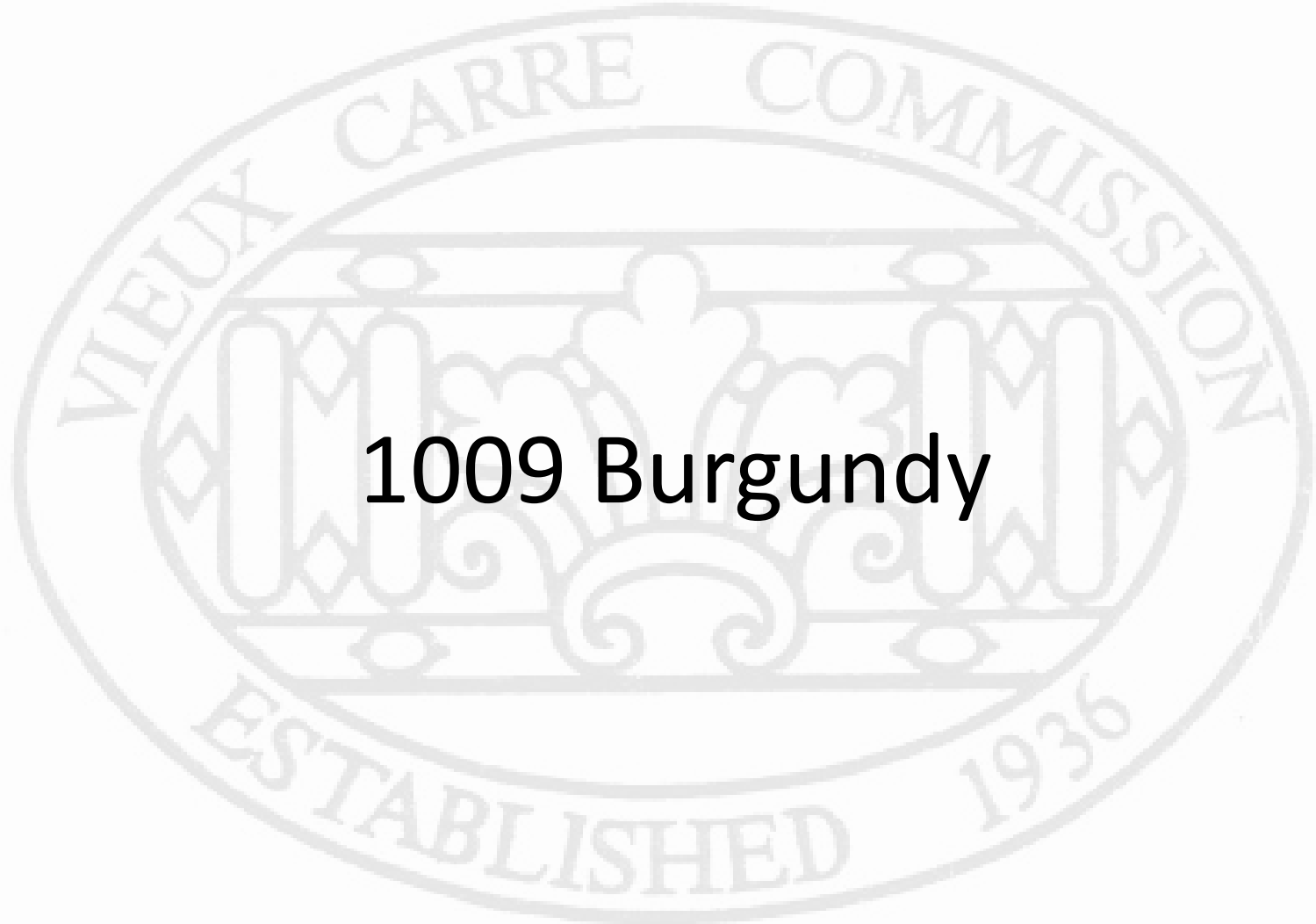
The profiles and reveals are difficult to evaluate based on previous photos, but the drawings do not match the previous conditions. The applicant drew the top and bottom bands as almost identical, but the bottom band is shown as a deeper, more elongated version of the same moulding proposed above. From photos, these bands appear similar (the bottom one is clearly larger and more prominent), but staff does not believe they have the exact same profile.

The headers over doors and windows are drawn with the exact same dimensions and profiles as the top band above the frieze windows. These elements were not the same, when viewed in photos, as the proportions and depth are very different.

Staff notes that the reveals on the jamb and trim for the frieze windows at the front are also incorrect. When the final shop drawings were submitted for approval, staff noted that the reveals shown were correct at the rear of the property, but not the front, and that the front must match previous conditions. The applicant stated that they would be corrected, but has not provided any information about these alterations. Additionally, the stucco keystones over the first-floor openings have not been replicated.

Staff is unsure of the best way to proceed with this review and seeks the guidance of the Committee, but does not find the drawing approvable as submitted. Revisions are needed to make sure the proportions and profiles are the best possible match. The applicant may wish to consult a design professional who is more experienced with historic millwork profiles in order to ensure the overall appearance of the front elevation is maintained as much as possible. Mockups may also be helpful for consideration before work resumes on these items.

**ARCHITECTURAL COMMITTEE ACTION:** 01/24/2023



**1009 Burgundy**

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** **01/24/2023**

**DESCRIPTION OF APPLICATION:** 01/24/2023  
**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 & 11/02/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/24/2023

On 01/18/2023, the Commission approved the construction of the new storage shed and installation of the mechanical equipment on the roof. In keeping with the Committee's motion on 04/26/2022, the Commission moved to send the application back to the Committee for final review of two items prior to final approval and permit. The applicant provided the structural details requested by the AC, as well as a protection plan for the neighboring property during construction. Revised awning details have also been submitted.

#### Structural details:

A section of the shed shows the joists running the length of the site, spanning from the new N. Rampart-side shed wall to the existing Brown rated addition wall. The new shed walls are masonry and stuccoed on both sides. An expansion joint is provided at the roof, with metal counterflashing into the back wall of 1011 St. Philip (notes must be added calling for all flashing/counterflashing to be installed in existing mortar joints, with no reglets to be cut). The foundation is a concrete slab shown 6" deep at the property line side, with a 1/2" expansion joint against the rear wall of the dependency at 1011 St. Philip. The section shows an additional vertical line at the brick wall, which is hatched to appear as stucco; staff assumes this is a drafting error and not a proposal to stucco what is currently exposed brick, but requests clarification from the applicant.

#### Protection plan:

The protection plan on sheet A005 references NPS Preservation Tech Notes for protecting a historic structure during adjacent construction and for specifying temporary protection of historic interiors during construction and repair. It is detailed but non-specific for this particular property, calling for communication, documentation, implementation of protective measures, and onsite monitoring. Notably, "only hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize vibration and disturbance of adjacent surfaces will be used."

#### Awning:

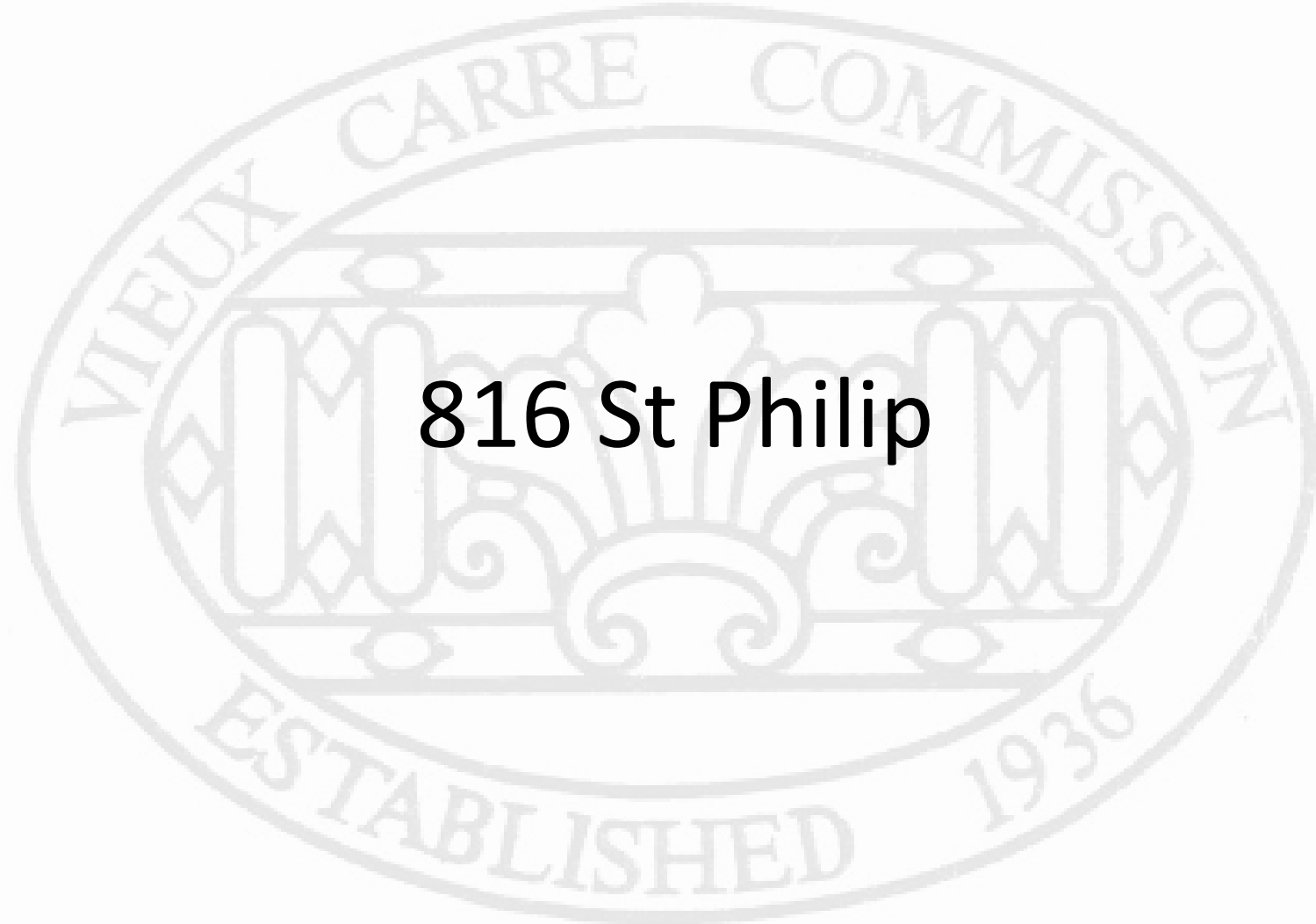
The awning has been revised to be a lead coated standing seam copper roof with 3/4" galvanized steel supports and 2" x 3.5" glu-lam beams at 12" o.c. The rafter tails are rounded at the ends. The sections and elevations have not been revised to reflect the submitted detail. Staff finds the proposed section and details to be atypical, particularly the rafter tails, which are not found elsewhere on the property. The

lead-coated copper is approvable, but the structure, supports and attachment of the awning should be reevaluated and minimized so this element does not attract too much attention to itself.

Several other minor revisions are needed prior to final review and permit at staff level. The submitted materials include several sheets of standard details for built up roofing systems, many of which are not approvable per the Design Guidelines. However, it appears that most of these details do not apply to this application; if so, they should be removed from the set to avoid confusion. A detail drawing showing the transition between the balcony at the Brown rated addition and the new shed roof should be added to the set for review at staff level. Staff also requests millwork details for the window in the N. Rampart-side wall of the Brown rated addition, which has deteriorated and will be rebuilt to match existing, and a section of the N. Rampart-side masonry wall of the shed, which should show the brick corbeling, how the roof will tie in, etc. Details for the metal equipment screening have been provided but are inelegant in profile and exposure and should be considered further. The new balcony newel post should also be detailed in this final set.

**ARCHITECTURAL COMMITTEE ACTION:**

01/24/2023



**816 St Philip**



ADDRESS:	816 St. Philip Street	APPLICANT:	Gates Erika
OWNER:	Marriner Properties LLC	SQUARE:	76
ZONING:	Residential	LOT SIZE:	3890 sq. ft.
USE:	VCR-1	OPEN SPACE-	
DENSITY-		REQUIRED:	1167 sq. ft.
ALLOWED:	4 Units	EXISTING:	1662 sq. ft.
EXISTING:	4 Units	PROPOSED:	1620 sq. ft.
PROPOSED:	No Change		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

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

This circa 1830 two-story structure received late 19<sup>th</sup> century modifications, including the window and door frames and the front gallery. [Note: previous reports note a 1981 façade donation and easement by the Preservation Resource Center. The PRC has no record of a façade easement at this address]

**Architecture Committee Meeting of** **01/24/2023**

**DESCRIPTION OF APPLICATION:** 01/24/2023  
**Permit #22-22761-VCGEN** **Lead Staff: Erin Vogt**

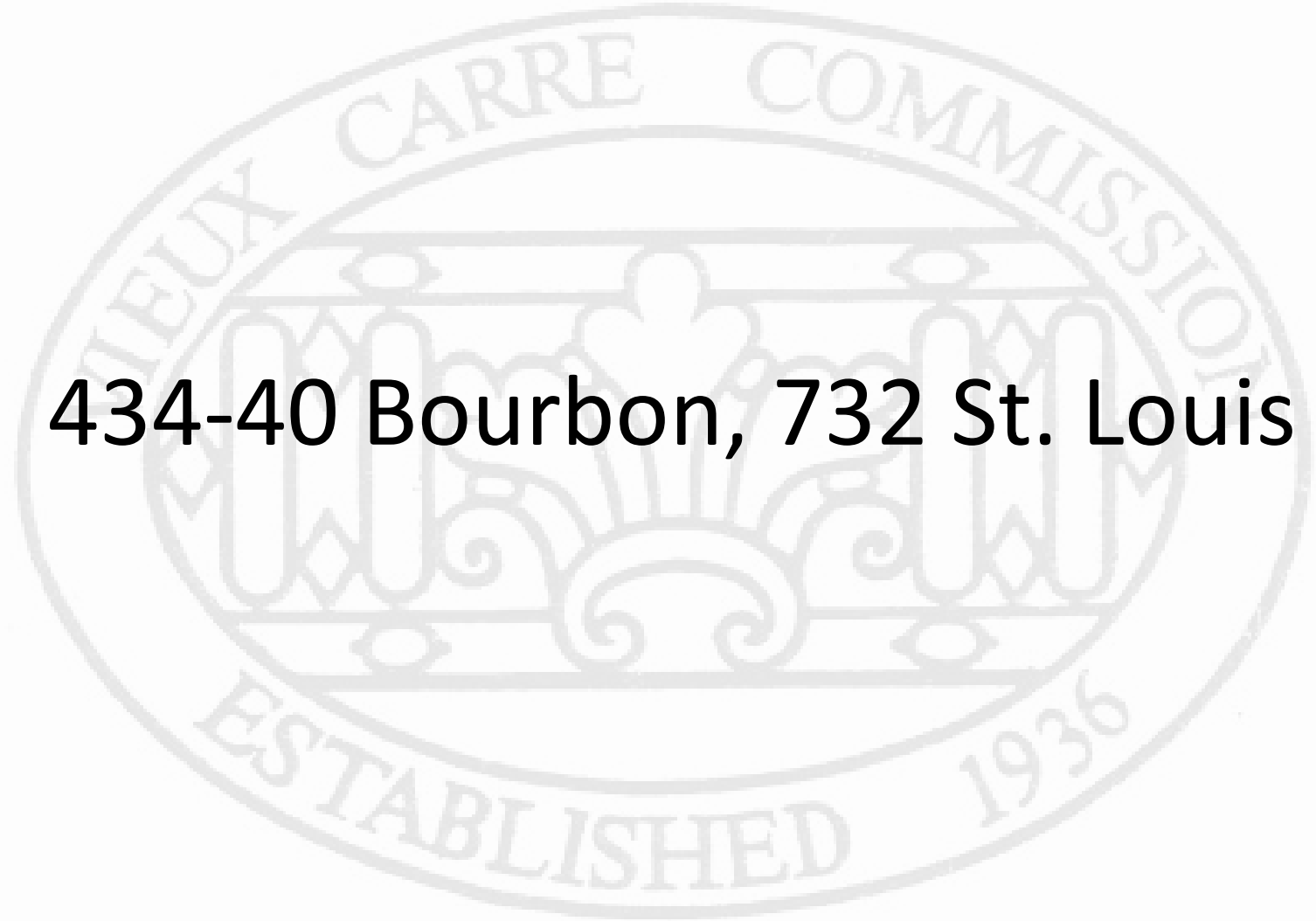
Proposal to structurally reinforce gallery, per application & materials received 08/30/2022 & 01/05/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/24/2023

[Note: As permits had already been issued for repair of the gallery, and the proposed structural alterations should be considered as a change order for this associated work, staff moved the review of this item to permit no. 22-22761-VCGEN from the previously reviewed application 22-26305-VCGEN, which was submitted in response to violations and remains returned for revision.]

The applicant has submitted a copy of the previously reviewed architectural drawings, which have now been stamped by the consulting engineer. Staff remains concerned that this detail, particularly the beaded trim applied to the bottom of the sistered joists, may deteriorate quickly due to the thinness of this material, and seeks the guidance of the Committee regarding the proposed reinforcement.

**ARCHITECTURAL COMMITTEE ACTION:** 01/24/2023



**434-40 Bourbon, 732 St. Louis**

ADDRESS: 434-40 Bourbon, 732 St. Louis  
 OWNER: MDK 440 Bourbon Real Estate LLC APPLICANT: Diane Hickman  
 ZONING: VCE SQUARE: 63  
 USE: Commercial LOT SIZE: 5,494.4 sq. ft.  
 DENSITY: OPEN SPACE:  
 ALLOWED: 9 units REQUIRED: 1098.9 sq. ft.  
 EXISTING: None EXISTING: None  
 PROPOSED: Unknown PROPOSED: None

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Green**, of local architectural and/or historic significance.  
Rear additions: **Brown**, detrimental, or of no architectural and/or historic significance

Although constructed circa 1820 as part of the Pigneguy's Stables, this 3-story brick building has lost its early 19th-century appearance. In the 1870s the front building (Bourbon and St. Louis) housed a bakery and the open yard, surrounded by separate buildings, served as a stable.

**Architecture Committee Meeting of** **01/24/2023**

**DESCRIPTION OF APPLICATION:** 01/24/2023  
**Permit #23-00612-VCGEN** **Lead Staff: Erin Vogt**

Proposal to demolish Brown rated structures and construct new three-story building with double gallery, in conjunction with a **change of use** from *bar* to *bar/residential*, per application & materials received 01/09/2023 & 01/11/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 01/24/2023

[**Note:** this application was submitted under 732 St. Louis, which belongs to the same property as 434-440 Bourbon. All VCC records refer primarily to this property as 440 Bourbon. The applicant has resubmitted under this permit number due to another appeal tied to 22-16178-VCGEN.]

On 09/21/2022, the Commission reviewed an appeal of Committee denial to construct two additions at this property. Since the proposal was diagrammatic and did not have sufficient development to warrant outright denial, the Commission decided to defer the appeal, giving the applicant an opportunity to develop the project further so its viability could be evaluated.

The applicant is now proposing to demolish the first floor Brown rated structures and build a new three-story building fronting on St. Louis. The front elevation is shown with new galleries at the second and third floors and has three bays of French doors. The applicant has stated that these drawings are still diagrammatic, and the type of openings may change. Overall, the building measures 41'-6" at the street front, with the rear fire stair tower reaching 48'-8." The stair accesses the flat roof where mechanical equipment will be located, but there are no plans for a rooftop addition, penthouse, or roof deck. It is noted as not for occupancy.

The central portion of the new construction will be two stories tall and pulled back from the Royal-side elevation of the Green rated structure, leaving a small "courtyard-like" space and most of the historic window openings intact. The first and second floors are labeled as "customer area, ADA restrooms, back of house, and office. The second floor of the Green rated building will be removed to connect the two structures on the interior. At the third floor, the new building will accommodate two residential units for short term rental. Two of the rear openings will be converted to doors for fire stair access, while five remaining 19<sup>th</sup> century windows and the bulk of the rear elevation will remain.

DESIGN PRINCIPLES	NEW CONSTRUCTION & ADDITIONS
Scale: Height & Width	Proportions and size of the new building/addition compared with neighboring buildings/existing building
Building Form & Massing	The three-dimensional relationship and configuration of the new building/addition footprint, its walls and roof compared with neighboring buildings/existing building
Setback	Distance of the new building/addition to the street or property line when compared with other buildings on the block/existing building
Site Coverage	Percentage of the site that is covered by a building/addition, when compared to nearby sites of compatible size
Orientation	Location of the front of the new building/addition and principal entrance relative to other buildings on the block
Alignment, Rhythm & Spacing	Effect the new building/addition will have on the existing patterns on its block

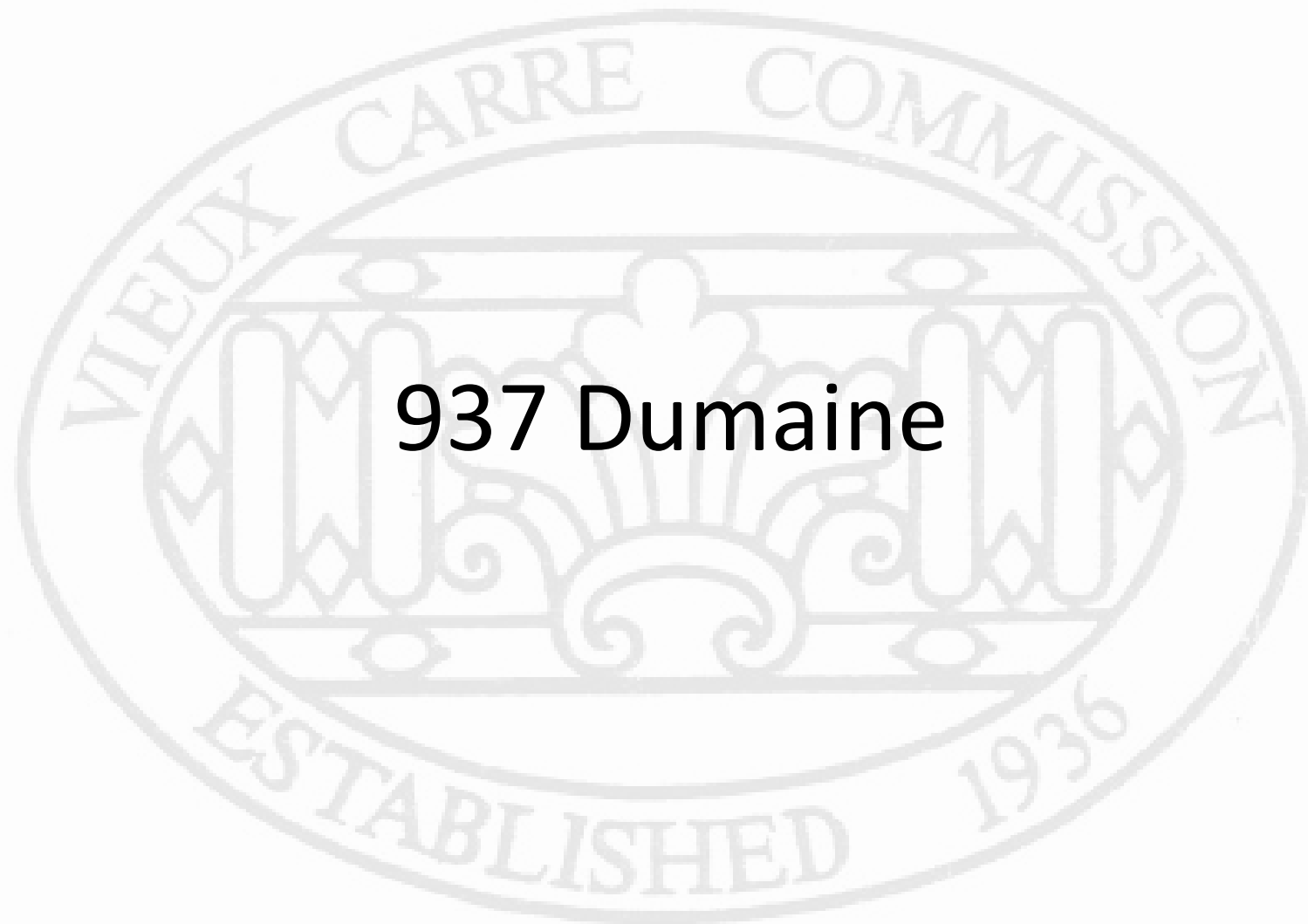
<b>Architectural Elements &amp; Projections</b>	Size, shape, proportions and location of each entrance, balcony, gallery, porch, roof overhang, chimney, dormer, parapet and other elements that contribute to the building's overall shape and silhouette relative to neighboring buildings
<b>Façade Proportions: Window &amp; Door Patterns</b>	Relationship of the size, shape and location of the new building/addition façade and building elements to each other, as well as when compared to other buildings on the property, block/existing building
<b>Trim &amp; Detail</b>	Mouldings, decorative elements and features of a building that are secondary to major surfaces such as walls and a roof and how they relate to the neighboring buildings/existing building
<b>Materials</b>	Products with which an addition or new building is composed or constructed and how these relate to neighboring buildings/existing building

14-4 *Vieux Carré Commission – Guidelines for New Construction, Additions & Demolition*

Staff finds that the proposal for new construction has proceeded in a positive direction and may be more in keeping with the Design Guidelines than previous, undeveloped submittals indicated. More development is needed as the project is still at a very conceptual stage, but the building's scale, openings, orientation, architectural elements and projections, etc. have improved and the impact on the historic Green rated building is less detrimental than initially presented. Staff recommends **conceptual approval**, with the applicant to continue developing the proposal with guidance from the Committee before returning to the Commission. Staff requests another site visit to inspect the Brown rated buildings more thoroughly, as well as initial development of structural plans, gallery drawings, etc.

**ARCHITECTURAL COMMITTEE ACTION:**

01/24/2023



937 Dumaine

ADDRESS:	937 Dumaine Street	
OWNER:	937 Dumaine Street LLC	APPLICANT: John C Williams
ZONING:	VCR-1	SQUARE: 85
USE:	Residential	LOT SIZE: 1448.5 sq. ft.
DENSITY:		OPEN SPACE:
ALLOWED:	1 unit	REQUIRED: 434.5 sq. ft.
EXISTING:	8 units	EXISTING: Unknown
PROPOSED:	6 units	PROPOSED: Unknown

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

2½-story exposed brick Greek Revival townhouse with attic frieze windows, square-headed openings, an intact wooden cornice, granite lintels, a wrought iron balcony, and an attached 3-story service ell. It is one in a row of four buildings, constructed in 1837 by Sidle and Stewart, builders, for a group of owners that included Dr. Thomas, the owner of the residence at the corner of Royal St. and Père Antoine Alley.

**Architecture Committee Meeting of** **01/24/2023**

**DESCRIPTION OF APPLICATION:** 01/24/2023  
**Permit #23-00999-VCGEN** **Lead Staff: Erin Vogt**

Proposal to install intercom at front entrance, per application & materials received 01/11/2023.

**STAFF ANALYSIS & RECOMMENDATION:** 01/24/2023

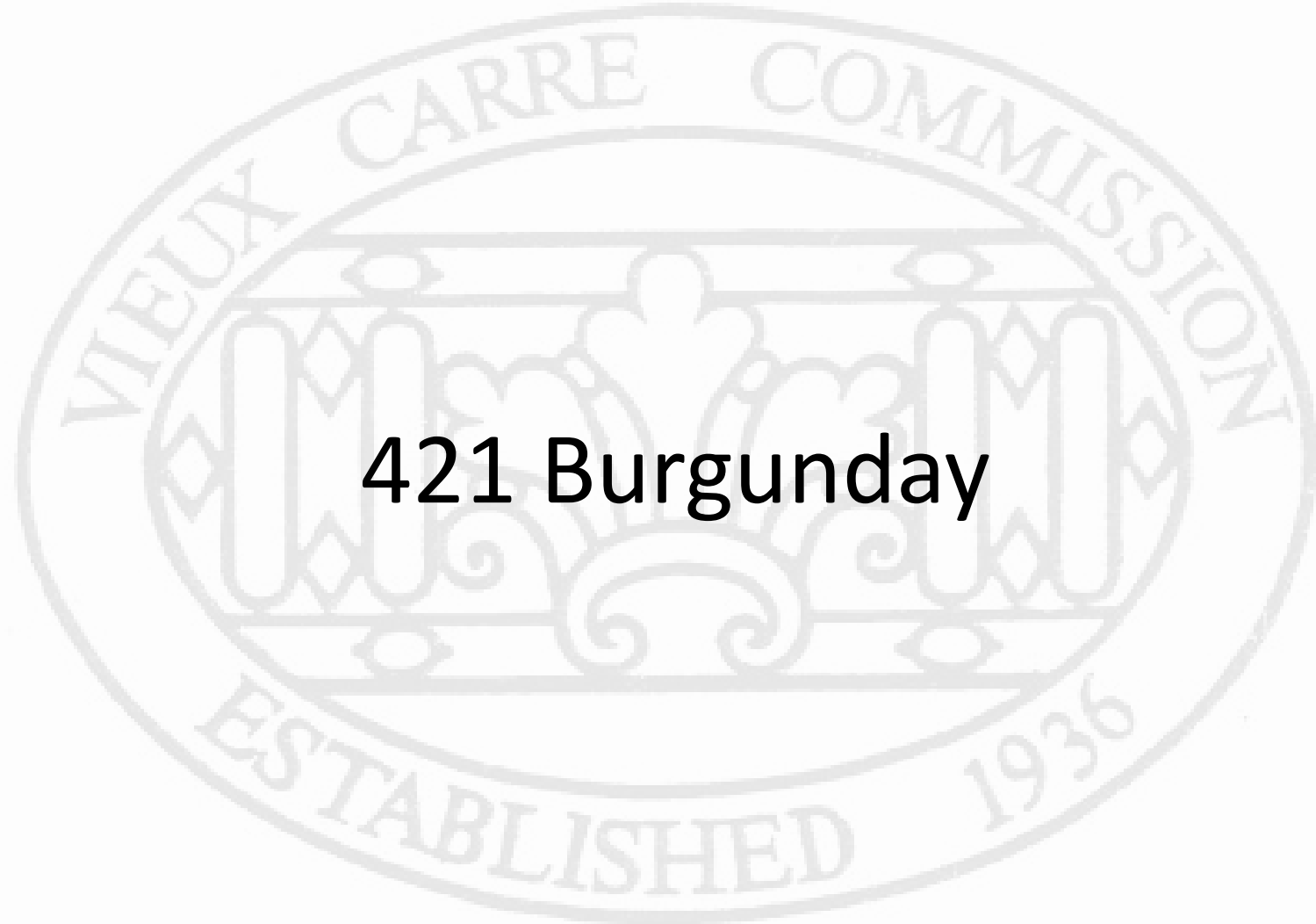
The applicant has returned to the Committee for further review of the previously-proposed Dahua (DHI-VTO4202F Series) intercom. The spec sheet did not provide information on the overall size, as the unit is highly customizable, but there was some discussion regarding a smaller unit or whether it could be installed in the alleyway jamb. The applicant ordered the intercom and has provided it for staff and Committee review. It measures 16” x 5-3/4” x 2-1/2” and has an anodized aluminum finish. The jamb at the alley has paneling to match sister buildings in the row, and the applicant does not wish to cut the newly-installed millwork to install the unit. They propose to install it flush-mounted on the front elevation, between the open shutters to the left of the alleyway entry.

Staff finds the intercom to be more visually obtrusive and larger than most installed in similar instances, and comparable to those installed at significantly larger developments with a higher number of units. However, while staff would prefer an option that does not interfere with the historic masonry, the fact that the lower portion of the first floor is stuccoed would make wall repair easier when the intercom is eventually removed. Staff seeks the guidance of the Committee regarding whether this unit may be considered approvable.

**ARCHITECTURAL COMMITTEE ACTION:** 01/24/2023



# Appeals and Violations



421 Burgunday



ADDRESS:	421 Burgundy Street	APPLICANT:	Ernest Goodwin William
OWNER:	Scott Brown, et. Al	SQUARE:	98
ZONING:	VCR-1	LOT SIZE:	2,708 sq. ft.
USE:	Residential (Condominiums)	OPEN SPACE-	
DENSITY-		REQUIRED:	812 sq. ft.
ALLOWED:	3 Units	EXISTING:	679 sq. ft.
EXISTING:	6 Units	PROPOSED:	No Change
PROPOSED:	No Change		

### **ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

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

One of two 2½ story brick buildings in the Greek Revival style built by builder Francis Gott in 1840. The building has an attached service ell and a detached building at the rear of the property. Its details include attic frieze windows, double-hung windows on the first and second floors, a carriageway entrance, and a post-supported cast iron gallery that was added after the original construction date.

**Architecture Committee Meeting of** **01/24/2023**

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**DESCRIPTION OF APPLICATION:** 01/24/2023  
**Permit # 22-31875-VCPNT** **Lead Staff: Nick Albrecht**  
**Violation Case #22-05820-VCCNOP** **Inspector: Marguerite Roberts**

Review of details for installation of DaVinci Inspire synthetic slate shingles approved for installation by the Commission at the 01/18/2023 meeting, per application & materials received 10/21/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 01/24/2023

Given all the circumstances explained in the 01/18/2023 report, the Commission approved the installation of DaVinci Inspire synthetic shingles on the property with details to be worked out at the Architecture Committee and staff level. Now that this material has been approved for installation, staff's primary concern with the details of the installation are in regard to the meeting of this material with the existing roof of 425 Burgundy. Looking at aerial photographs of the building, it appears that the main building of 421 and 425 Burgundy share essentially one roof, with no visible parapet or other separation between the two. According to a 2019 permit, 425 Burgundy has a natural slate roof with copper flashing. How these materials will meet and interact is the primary concern of staff regarding this installation.

No additional information was submitted to staff prior to this meeting but staff requested that the roofer for this project be present to answer this question and any other regarding the details of the installation. Staff requests commentary from the applicant and Architecture Committee regarding this proposal.

**ARCHITECTURAL COMMITTEE ACTION:** 01/24/2023

**Vieux Carré Commission Meeting of** **01/18/2023**

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**DESCRIPTION OF APPLICATION:** 01/18/2023  
**Permit # 22-31875-VCPNT** **Lead Staff: Nick Albrecht**  
**Violation Case #22-05820-VCCNOP** **Inspector: Marguerite Roberts**

Proposal to install alternative roofing material to natural slate as per application & materials received 10/21/2022.

**STAFF ANALYSIS & RECOMMENDATION:** 01/18/2023

*See Staff Analysis & Recommendation of 11/16/2022.*

**VIEUX CARRÉ COMMISSION ACTION:** 01/18/2023

Mr. Albrecht read the staff report with Mr. Goodwin and Mr. Jones present on behalf of the application. Mr. Goodwin explained the situation- roofer ran off with their insurance money, some condo

owners were not paying fees, and some owners pooled enough money for a synthetic roof not a slate roof. He went on to say that they had retained a lawyer but had little faith they would recoup any money. Mr. Pearson asked if they had even found the roofer to serve him with notice. Mr. Goodwin stated no, that they believe they had tracked him down in Texas, but this proved to be false.

Mr. Pearson asked if the applicant was asking for a temporary approval. Mr. Goodwin stated yes, but that he wasn't really sure for how long. Ms. DiMaggio asked if they had priced the cement slate type shingles. Mr. Goodwin stated yes, but that there was not much difference in price than with the slate. Ms. Viridure stated that she was concerned with it tying into the neighboring roof. Mr. Block agreed and told the Commission this would have to go back to the ARC where this matter of "tying in" could be discussed and examined.

Public comment: Michael Reid- what if it was used as a case study for a green rated building.

Ms. DiMaggio stated that she "liked this idea" and noted recent issues being seen with obtaining natural slate. She continued noting the example of recent approval for Aeratis synthetic decking as result of the difficulty in obtaining long lasting wood decking. Mr. Block noted that when the Design Guidelines are updated issues of sustainability will be addressed including some of these alternative materials.

Ms. DiMaggio made the motion for the approval of the installation of the DaVinci with staff and the ARC to examine the details with the approval based on hardship and for the roof not to be grandfathered. Ms. Veneziano seconded the motion and the motion passed unanimously.

### **Vieux Carré Commission Meeting of**

**11/16/2022**

#### **DESCRIPTION OF APPLICATION:**

11/16/2022

**Permit # 22-31875-VCPNT**

**Lead Staff: Nick Albrecht**

**Violation Case #22-05820-VCCNOP**

**Inspector: Marguerite Roberts**

Proposal to install alternative roofing material to natural slate as per application & materials received 10/21/2022.

#### **STAFF ANALYSIS & RECOMMENDATION:**

11/16/2022

Staff placed a stop work order at this property back on September 30, 2022, as roof work was observed and no permits were in place. In discussions with the applicant, it was revealed that a contractor had been hired to install a new slate roof, the contractor removed the existing roof, the majority of the funds were paid to the contractor, and the contractor disappeared before the installation of the new roof. The insurance company for the property had paid a large sum intended for the replacement roof but that money was paid to the contractor who did not complete the job. The property owners have hired an attorney and are taking action to attempt to recoup money from the contractor but in the meantime the entire property is sitting with only underlayment acting as roofing. It is unclear when or if any money may be recovered.

A permit was issued back in September 2000 for the installation of a new natural slate roof but evidently this work was not done at that time. A permit was then issued in 2013 to replace broken or missing Fire Free synthetic slates with new natural slate shingles. Typically, once repairs are begun using natural slate the expectation is for the entire roof to eventually be replaced with natural slate. Being a green-rated property that did not have a full slate roof, the Guidelines specify that any new roof should be traditional slate, contemporary slate, or a cement, slate-type shingle.

Given the series of events with the contractor and funding for this project, the applicant is seeking a hardship and proposes to install an alternative material. The applicant has stated that they do not have the funds available to pay for a new slate roof. No specifics were presented in the submittal except for the mention of receiving an estimate for a standing seam metal roof that may be within budget for the condo association. In discussions with the applicant the installation of a non-cement, slate type shingle, such as DaVinci Inspire has also been mentioned. Inspire shingles are an approvable material for yellow and lesser rated buildings but is not an approvable for a green-rated building, such as this one. It is unclear what the price difference would be between this material and an approvable slate or cement, slate type shingle would be.

Staff surveyed the visibility of these roofs and found that the Burgundy facing slope of the main building was not visible from the street, although it is likely visible from neighboring properties. The rear slope of the main building is visible from N. Rampart and the roof of the service ell is visible from Conti. Additionally, staff notes that both the main building and rear building form continuous roof slopes with the neighboring building at 425 Burgundy St. The neighboring 425 Burgundy was previously permitted for the installation of a new slate roof in 2019. If an alternative material is installed at 421 Burgundy, it is unclear how these two materials would meet and transition.

Staff is concerned that if a lesser material is approved for installation on a temporary basis, it may be difficult to enforce the end date of any such temporary approval. In the interest of the preservation of the building, staff would like to see this building be fully watertight as soon as possible, but given the requirements of the Guidelines any material less than a cement, slate-type shingle is not approvable for installation on these roofs. Staff requests commentary from the Commission regarding this proposal.

**VIEX CARRÉ COMMISSION ACTION:**

11/16/2022

This item was deferred due to time constraints on the meeting.



**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**

**01/24/2023**

### **DESCRIPTION OF APPLICATION:**

01/24/2023

**Permit #: 22-35074-VCGEN**

**Lead Staff: Erin Vogt**

Proposal to address demolition by neglect and work without permit violations, including relocation of rooftop hood vent, appeal to retain mechanical equipment, and structural work on the rear dependency, per application & materials received 11/20/2022 & 12/28/2022, respectively. [Notices of Violation sent 07/06/2012, 11/18/2013, 05/16/2014, 10/02/2017, 11/09/2018, 06/11/2019, 08/09/2019, 09/06/2019, 12/15/2019, 12/14/2020, 06/30/2021, 09/27/2021, & 04/28/2022. STOP WORK ORDERS posted 08/09/2019 & 08/21/2019]

### **STAFF ANALYSIS & RECOMMENDATION:**

01/24/2023

The applicant has submitted a scope of work for renovation of the property. The items requiring Committee review are as follows:

#### **Main building:**

All work on the front elevation is in keeping with the Guidelines and is approvable at staff level. On the rear elevation, significant millwork replacement is proposed. With the exception of the second-floor fanlight window, this work will be to repair/replace to match existing. The fanlight window is shown as a unit of four six-lite windows below with a five lite transom above. The window sashes are in an A-B-B-A configuration of unequal widths, and are described as “fixed.” Unfortunately, no photos of the existing conditions could be found.

In 2019, the previously-existing restaurant installed a hood vent in the roof of the main building without permits, leading to several of the violation cases and stop work orders noted above. The applicant proposes to remove the hood vent and install a new hood where a skylight is currently located. It’s shown behind an existing chimney and 6’-0” from the property line, with a new mechanical platform and 36” x 36” roof hatch. A new slate roof will be installed.

Staff finds the proposed work on the front building **conceptually approvable**, with further work to be done to improve the proportions of the rear fanlight window, and with the applicant to fully document existing millwork and provide a schedule of openings prior to permit.

#### **Rear building:**

The Toulouse side of the Green rated detached dependency is in poor condition and staff requested an engineer’s report as part of this submittal. The engineer, Mr. Joshua Juneau of AP Design Group, provided a report as follows:

Pursuant to your request, a site visit was conducted at the above referenced address on 08/14/2022. The purpose of the limited visual inspection was to assess the general structural condition of the existing south exterior courtyard multi-wythe load bearing masonry wall. The inspection consisted of a visual review of the current conditions, recording any observations of structural deficiencies, or evidence in finishes which cover the structural elements. The inspection was conducted by the creator of this report. No lift or special equipment was used during the time of inspection.

The elements under review consisted of an existing load bearing multi-wythe masonry wall of the rear courtyard building. The building is a 2-story wood framed building supported from brick corbel footings. Only the south exterior wall of the building was under review. The masonry wall was covered in plaster with a single window and multiple plumbing lines penetrating at two visible locations.

During the assessment of the masonry wall, structural deficiencies were noted. Cracking throughout the plaster was noted. Visible out of plane deflection around the lower section of the wall near the plumbing penetrations was noted. Upon further review of the deflection, water infiltration was noted on the interior of the building, stemming from the plumbing penetrations. Mortar and masonry loss were noted along with visible daylighting around the infiltration area. The full extent of the mortar and masonry loss could not be determined but is considered extensive due to the out of plane deflection in the masonry and plaster finished noted.

Based on the observable conditions, it is recommended the existing south exterior multi-wythe load bearing masonry wall be fully tuck pointed and repaired by a licensed and qualified contractor experienced in the classification of historical work. It is suggested the recommended repairs be done in a timely manner to retain the structural integrity of the building. If left unresolved, the issues noted could deteriorate further or exacerbate other areas causing further structural issues.

Initially, the engineer provided detail drawings for the installation of helical ties, but he determined that they were not needed if reconstruction was the preferred method of repair. An elevation shows the approximate area needing reconstruction, while details show the methods to be used for demolition and repair (4/S0.2)

Also on the rear building, the applicant proposes to install a new slate roof with copper standing seam over the balcony. Staff notes that the parapets have extensive asphalt coating as well as grease buildup from a previous hood vent, and special care should be taken to repair the roof properly so metal cap flashing can be avoided.

The courtyard stairs, first floor posts, second floor railing, decking and columns are all marked for demolition. Staff requests that the applicant confirm the structure will not be demolished, as it is not shown. The courtyard stair will be rebuilt to be code compliant, with additional handrails to be added to the inside face of the new 42" tall historically-detailed rail. Another handrail will be mounted to the adjacent masonry courtyard fence. The balcony rail will be rebuilt at 42" and the three existing second floor columns will be replaced with four. Four new columns will also align on the first floor, supporting a new header below the fascia. Staff notes that the existing structural condition is unusual but is shown as being demolished; the proposed section shows this header being rebuilt under the fascia rather than behind it, while the elevation just shows a deeper fascia. A detail drawing shows a 3x4 beaded drop header below a new fascia, with new Simpson strong tie angle brackets to be installed. Staff requests that the applicant provide more information on their intentions. If the drop header is approved, it should not be beaded.

Staff seeks the guidance of the Committee regarding the proposed structural work, including the header at the balcony, but otherwise finds the work on the rear building **conceptually approvable**, with minor revisions.

#### Courtyard and HVAC:

The center fountain will be demolished. The applicant is appealing to retain the HVAC equipment and install new wooden screening. The fence is vertical boards staggered on a galvanized metal fence post frame, with a finished wooden cap and an access gate. No specs are available for the equipment, which seems to be fairly old with the exception of two or three units. Sound readings with the equipment running clocked the noise output between 67.6 dBA and 74.5 dBA. Staff notes that sound dampening blankets might be a candidate for this screening, given the proposed metal structure.

Overall, staff finds the proposed work **conceptually approvable**, with exceptions and revisions as noted above. Given the building's Blue rating and the additional materials and revisions requested by staff, further Committee review may be needed prior to final approval, particularly if any structural revisions are requested.

#### ARCHITECTURAL COMMITTEE ACTION:

01/24/2023