

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

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NOTICE OF PUBLIC MEETING

The Vieux Carré Commission Architectural Committee's regularly scheduled meeting will take place on **Tuesday, February 14, 2023, in the 8th floor Conference Room, City Hall, 1300 Perdido Street at 1:00 PM.** VCC staff recommends all attendees bring their own laptop or tablet to review meeting materials.

The order in which the applications will be discussed is subject to change without prior notice upon the discretion of the Architectural Committee. The names of property owners are automatically generated from City data sources and may not reflect recent changes in ownership and may be inaccurate on this agenda. We apologize for any confusion this may cause.

Please note that additional information on each application, including submitted plans, is available by following the link below each agenda item. **Additionally, please note that Architectural Committee approval does not constitute a permit; work may not begin until the applicant is in possession of all necessary permits from the VCC and Safety & Permits.**

At the Tuesday, February 14, 2023 meeting, the following items may be discussed.

AGENDA

Old Business

418 Bourbon St: 22-31968-VCGEN; John C Williams, applicant; Nuccio Family LLC, owner; Proposal to modify previously approved replacement millwork, per application & materials received 11/23/2022 & 01/21/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=955050>

New Business

915-17 St Ann St: 22-23537-VCGEN; Cangelosi, Jr Robert, applicant; Victor F III Trahan, owner; Proposal to perform exploratory demolition in conjunction with overall renovation and stucco replacement, per application & materials received 08/08/2022 & 01/25/2023, respectively.

1021 Orleans Ave: 22-34136-VCPNT; 1021 Orleans Ave: Bywater Woodworks Inc, applicant; Steven E Young, owner; Proposal to modify courtyard drainage and install new planter, per application & materials received 11/10/2022 & 01/16/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=953764>

619 Royal St: 22-34360-VCPNT; Krewe Eyewear, applicant; Jardin Royale LLC, owner; Proposal to install flagpoles, per application & materials received 11/14/2022 & 01/24/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=954054>

422 Chartres St: 23-01121-VCGEN; Loretta Harmon, applicant; C E R Realty, Fernando E Palomenque, Fernando E Palomeque, owner; Proposal to install four skylights on flat roof, per application & materials received 01/12/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=959085>

Appeals and Violations

529 Bienville St: 22-33217-VCGEN; Kirk Fabacher, applicant; Chateau Bienville LLC, owner; Appeal to retain pergola constructed in deviation from VCC permit, per application & materials received 11/02/2022 & 01/25/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=952831>

Next AC Date: Tuesday, February 28, 2023

ADDRESS:	418 Bourbon Street	APPLICANT:	John C Williams
OWNER:	Nuccio Family LLC	SQUARE:	63
ZONING:	VCE	LOT SIZE:	2904.5 sq. ft.
USE:	Vacant	OPEN SPACE:	
DENSITY:		REQUIRED:	871.4 sq. ft.
ALLOWED:	4 Units	EXISTING:	396.5 (approx.)
EXISTING:	None	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building & service building: **Pink**, Altered, if properly restored could be of Local Architectural or Historical Importance.

The ground floor openings on this mid-nineteenth galleried, masonry building were completely reworked in an unsympathetic fashion during the past fifty years. Originally, there existed a side passageway on the downriver side.

Architecture Committee Meeting of **02/14/2023**

DESCRIPTION OF APPLICATION: 02/14/2023
Permit #22-31968-VCGEN **Lead Staff: Erin Vogt**

Proposal to modify previously approved replacement millwork, per application & materials received 11/23/2022 & 01/21/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 02/14/2023

[Note: this work was originally permitted under **21-27787-VCGEN**. The renovation was split into two phases after the interior work was completed and the applicant sought a Certificate of Occupancy to open their business. The rear work cannot be undertaken with the rear courtyard wall in its current condition, but all violations at the rear of the property remain in place. Demolition by neglect violations also remain at the front of the property, and will be undertaken under Phase 2, **22-31968-VCGEN**]

Since last reviewed by the Committee and permit issuance, the applicant has reevaluated the millwork at the Pink rated service ell and is now proposing to retain several openings that they previously intended to modify or replace. The millwork and openings on the service ell are highly altered and little original fabric remains, though much of the millwork is fairly old. Some exploratory demolition was also done to uncover infilled and altered openings, including two windows. Since the building is Pink and the existing millwork is unusual, staff seeks the guidance of the Committee regarding what millwork should be saved vs. what should be replaced, and whether the new millwork should seek to replicate what was there before or distinguish itself as more contemporary.

ARCHITECTURAL COMMITTEE ACTION: 02/14/2023

ADDRESS:	915-17 St. Ann Street	APPLICANT:	Robert Cangelosi, Jr
OWNER:	Victor F III Trahan	SQUARE:	86
ZONING:	VCR-1	LOT SIZE:	3673.5 sq. ft.
USE:	Vacant	OPEN SPACE:	
DENSITY:		REQUIRED:	1102 sq. ft.
ALLOWED:	4 units	EXISTING:	Unknown
EXISTING:	None	PROPOSED:	No change
PROPOSED:	Unknown		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building & detached service buildings: **Blue**, of major architectural and/or historic significance.

This very fine example of a Creole cottage was constructed in 1824 for Raymond Gaillard, Jr., one of the charter members of the Association of Colored Veterans. From the 1940s until his death in 1988, Boyd Cruse, painter and founding director of the Historic New Orleans Collection, made his home here. This cottage is especially prized because it is essentially intact.

Architecture Committee Meeting of **02/14/2023**

DESCRIPTION OF APPLICATION: 02/14/2023
Permit #22-23537-VCGEN **Lead Staff: Erin Vogt**

Proposal to perform exploratory demolition in conjunction with overall renovation and stucco replacement, per application & materials received 08/08/2022 & 01/25/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 02/14/2023

On 08/08/2022, staff issued a permit for removal of Portland-based stucco from the cottage and its dependencies. The applicant is currently developing overall renovation plans for this project, and needs to perform exploratory demolition, particularly at the rear cabinets, to inform their eventual proposal. Staff was able to fully inspect the property and document the current masonry conditions on 01/25/2023, and is bringing those photos to the Committee for their consideration of the applicant’s proposal and so they can begin to become familiar with the property before a full renovation plan is presented.

ARCHITECTURAL COMMITTEE ACTION: 02/14/2023

ADDRESS:	1021 Orleans	APPLICANT:	Bywater Woodworks Inc
OWNER:	Steven E Young	SQUARE:	102
ZONING:	VCR-1	LOT SIZE:	2352 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	705.6 sq. ft.
ALLOWED:	2 units	EXISTING:	456 sq. ft.
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

A c. 1880 cottage with a mansard roof in the French Second Empire style and an attached service building.

Architecture Committee Meeting of **02/14/2023**

DESCRIPTION OF APPLICATION: 02/14/2023
Permit #22-34136-VCPNT **Lead Staff: Erin Vogt**

Proposal to modify courtyard drainage and install new planter, per application & materials received 11/10/2022 & 01/16/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 02/14/2023

The applicant proposes to install a new 2’-0” deep L-shaped planter in the rear courtyard between an existing HVAC platform and spiral stair. It is shown five bricks high (measuring 1’-4”), running 7’-0” along the Burgundy-side courtyard fence, and measuring 9’-0” wide in front of the spiral staircase. Since the planter will block the flow from the downspout at the rear service ell, a 4” PVC drainpipe will be installed beneath the bed to carry water from the back building to the existing drain in front of the HVAC platform. No other drainage will be modified, and the existing courtyard pavers (non-historic fragmented irregular red and gray tiles in a mortar bed) will remain. The masonry used for the planter will be a mix of orange, red and tan bricks similar to those used for the building itself.

In order to ensure that the planter does not retain too much water, the Design Guidelines require installing a plastic or rubber liner in a built in planter adjacent to a historic or neighboring wall, with weep holes draining towards the courtyard (**VCC DG: 10-9**) Staff has no objection to the proposed planter and recommends **conceptual approval**, with a liner and weep holes to be noted on the drawing in keeping with the Guidelines.

ARCHITECTURAL COMMITTEE ACTION: 02/14/2023

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

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

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

Architecture Committee Meeting of **02/14/2023**

DESCRIPTION OF APPLICATION: 02/14/2023
Permit #22-34360-VCPNT **Lead Staff: Erin Vogt**

Proposal to install flagpoles, per application & materials received 11/14/2022 & 01/24/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 02/14/2023

The applicant proposes to install two flagpoles on the front elevation, with the brackets to be mounted horizontally to the second-floor balcony decking. This would put the end of the brackets approximately 6” from the front edge of the decking, several inches behind the code compliant safety rail. The applicant intends to support 6’ aluminum poles with 36” x 60” flags. Staff prefers this method of attachment to one that bears entirely on the fascia or attaches directly to the balcony rail, but is concerned that it could be a tripping hazard. If the brackets were to be painted an attention-getting color, it is unlikely that they would be visible from the street, but they would be visible from neighboring balconies.

Three planters, measuring 48” x 12” x 11” have already been installed and are attached to the historic rail on the second floor with dryer vent rings. Staff was unable to find any requirement in the Guidelines that they be reviewed by the Committee, but they do still require permit. Based on this temporary and easily reversible method of attachment, and given that the wooden elements of the balcony are not historic, staff has no objection to their installation here. However, any rot due to plant watering must be promptly addressed or a violation case will be opened, and absolutely no type of automatic watering system (sprinkler, tube, pipe, etc.) may be installed at any time.

Staff has already informed the applicant but will note again for the record that the flags may not display signage of any kind. The Guidelines state *“when installing a flag, pennant, or banner, the VCC requires that each be supported by its own bracket. It should also be noted that a flag, pennant, banner or streamer that includes text, a logo or graphic that suggests a specific business, product or individual will be considered as signage, and subject to the requirements of both the CZO and VCC” (VCC DG: 12-9).*

As long as the above restrictions are abided by, staff finds the proposed work **approvable**.

ARCHITECTURAL COMMITTEE ACTION: 02/14/2023

ADDRESS:	422 Chartres		APPLICANT:	Loretta Harmon
OWNER:	C E R Realty, Fernando E Palomenque			
ZONING:	VCC-2	SQUARE:	28	
USE:	Mixed	LOT SIZE:	2639.4 sq. ft.	
DENSITY:		OPEN SPACE:		
ALLOWED:	4 units	REQUIRED:	791.8 sq. ft.	
EXISTING:	Unknown	EXISTING:	None	
PROPOSED:	No change	PROPOSED:	None	

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Yellow**, contributes to the character of the District.

A 2-story masonry building which retains only a few elements that point to the fact that it survives from a c. 1834 row of 4-story brick stores that were constructed by builders John Mitchell and Benjamin Fox for Philippe Auguste Delachaise. Vitrine on the ground floor was added in 1984.

Architecture Committee Meeting of **02/14/2023**

DESCRIPTION OF APPLICATION: 02/14/2023
Permit #23-01121-VCGEN **Lead Staff: Erin Vogt**

Proposal to install four skylights on flat roof, per application & materials received 01/12/2023.

STAFF ANALYSIS & RECOMMENDATION: 02/14/2023

The VCC Design Guidelines state that “a skylight can dramatically alter the appearance of a roof. Therefore, an appropriate location for a new skylight is fairly limited. Occasionally, a skylight is approved for a shotgun or townhouse, on a roof slope where it can be visually minimized or on a low-sloped or flat roof where it can be concealed behind a parapet. [...] It should be installed in a manner that:

- *Minimizes its visibility from all locations,*
- *Minimizes changes to existing roof framing, generally with the long dimension running down the roof slope,*
- *Minimizes the number of skylights, such that it comprises a maximum amount of three percent of a roof slope, and is arranged in an orderly fashion*
- *Runs parallel to, and no more than 8” above the plane of the roof surface; has clear or tinted glazing for a dark exterior appearance and has the exterior framing painted or colored to match the roof material*
- *Does not have a domed, angled or other raised feature. (VCC DG: 04-10)*

The applicant proposes to install four (4) 2’-0” x 4’-0” skylights on the Yellow rated flat roof. They are noted as having a black anodized frame with clear, flat glazing, and are not operable. The total roof area is 2472 sq. ft, with 74 sq. ft. of skylights allowed. The total proposed area of the skylights is 32 sq. ft. A note says a reroofing application will be filed by others. Staff notes that rotating the skylights may fit better within the existing roof framing, but that might have a detrimental effect on the roof drainage, which must slope around the skylights. Staff seeks the guidance of the Committee regarding the orientation of the skylights, and requests that any changes to the roof slope around the skylights be added to the roof plan. Staff recommends **conceptual approval**, with the application to be forwarded to the Commission for final approval prior to permit as required by the Design Guidelines.

ARCHITECTURAL COMMITTEE ACTION: 02/14/2023

ADDRESS:	523-29 Bienville		APPLICANT:	Kirk Fabacher
OWNER:	Chateau Bienville, LLC	SQUARE:	29	
ZONING:	VCC-2	LOT SIZE:	9327 sq. ft	
USE:	Restaurant	OPEN SPACE:		
DENSITY:		REQUIRED:	2798 sq. ft.	
ALLOWED:	15 units	EXISTING:	Unknown	
EXISTING:	Unknown	PROPOSED:	Unknown	
PROPOSED:	No change			

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Main Building: **Yellow**- contributes to the character of the district

This three-story brick commercial style building dates from circa 1920-25; and, along with the other early 20th century warehouses and commercial buildings in this block, was constructed in 1908, after a massive fire destroyed the earlier structures on the block. In 1998-1999, the building underwent modifications for conversion from a radio station into a residence. Although the VCC denied the proposed balcony installation at that time, the City Council overruled the VCC denial, and the existing balcony was installed.

Architecture Committee Meeting of **02/14/2023**

DESCRIPTION OF APPLICATION: 02/14/2023
Permit #22-33217-VCGEN **Lead Staff: Erin Vogt**

Appeal to retain pergola constructed in deviation from VCC permit, per application & materials received 11/02/2022 & 01/25/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 02/14/2023

The applicant has resubmitted materials reflecting deviations from previous approvals and addressing current violations, including an appeal to retain speakers installed on the pergola and courtyard walls. Significantly, much of the vegetation on the courtyard walls has been removed, revealing extensive brick and mortar loss in these walls. Masonry repair and replacement is not included in the proposal but is crucial to ensure the continuing integrity of the walls, and to prevent the recurrence of and further damage done by vegetation that is likely to grow back from adjacent properties.

Regarding the pergola, the applicant is appealing to retain the glass roof, apply a clear, matte varnish to all wood members, and install 18” tall concrete bases at the columns.

The unpermitted string lights and ceiling fans have been removed. The courtyard camera was previously permitted by the VCC and can be retained. Four speakers, two of which are mounted to the pergola, while the other two are mounted to the courtyard walls, are also included in the appeal. Noting that all noise amplification must not exceed noise ordinances, staff has no objection to retention of the speakers attached to the pergola. However, speakers attached to historic building surfaces are never approved for retention and must be removed. Relocation may be possible if the applicant proposes alternate locations for the equipment for consideration.

Most importantly, the courtyard walls must be repaired urgently before vegetation growth once again blocks access to the masonry. Staff recommends **approval** of the proposed pergola work and glass roof retention and **conceptual approval** of the retention of the speakers (with two of them to be either removed or relocated, with review at staff level), with the proviso that the masonry courtyard walls must be fully and properly repaired as part of this scope of work, or a new violation case will be opened and red flags will remain on the property.

ARCHITECTURAL COMMITTEE ACTION: 02/14/2023