

VIEUX CARRE ARCHITECTURAL REVIEW COMMITTEE

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

NOTICE OF PUBLIC MEETING

The Vieux Carré Commission Architectural Committee's regularly scheduled meeting will take place on **Tuesday, August 8, 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, August 8, 2023 meeting, the following items may be discussed.

AGENDA

Old Business

500 Bourbon St: 23-13636-VCGEN; Jeremiah Johnson, applicant; GMB Properties French QTR LLC, owner; Proposal to modify millwork, construct a rooftop addition and roof deck, and to add galleries on both elevations, in conjunction with a **change of use** from *residential/restaurant* to *standard restaurant*, per application & materials received 05/18/2023 & 07/31/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=972756>

918-920 Bourbon St: 23-15254-VCGEN; Shiflett Exteriors, applicant; Homeplace Enterprises LLC, owner; Proposal to install new terra cotta roofing that does not match existing size or profile, per application & materials received 06/05/2023.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=975452>

Appeals and Violations

1008 Dauphine St: 20-48257-VCGEN; 1008 Dauphine St: Maple Ridge Architects, applicant; Angela C Johnson, owner; Proposal to install lintel at unpermitted recess in masonry wall, per application & materials received 12/08/2020 & 08/04/2023, respectively.

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=866429>

508 Toulouse St: 23-12491-VCGEN; 508 Toulouse St: Kirk Fabacher, applicant; 508 Toulouse Development LLC, owner; Appeal to retain work without permit in courtyard, including lighting and mechanical equipment, per application & materials received 05/08/2023 & 07/25/2023, respectively. **[Notice of Violation sent 03/20/2023]**

<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=971599>

717-19 Barracks St: 23-18492-VCGEN; Andrew Bernard, applicant; 717 Barracks LLC, owner; Appeal to retain unpermitted keypad and door hardware, per application & materials received 07/13/2023 & 07/28/2023, respectively.

Next AC Date: Tuesday August 22, 2023

Upon request, a sign language interpreter for the hearing impaired will be available at the meeting. To place a request for sign language interpreter services, please call TDDY at (504) 658-2059 or 1-800-981-6652.

ADDRESS: 500-04 Bourbon Street
 OWNER: GMB Properties French QTR LLC APPLICANT: Jeremiah Johnson
 ZONING: VCE SQUARE: 62
 USE: Commercial LOT SIZE: 8262 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main Building: **Brown**, detrimental, or of no architectural and/or historic significance

Before a remodeling which included the addition of full-length balconies on the Bourbon Street facade, this three-story commercial building had nice Art Deco entrances on both street facades and only one small balcony on the Bourbon Street facade. Today the building unfortunately appears as a rather unsuccessful interpretation of a 19th-century building.

Architecture Committee Meeting of **08/08/2023**

DESCRIPTION OF APPLICATION: 08/08/2023
Permit # unassigned **Lead Staff: Erin Vogt**

Proposal to modify millwork, construct a rooftop addition and roof deck, and to add galleries on both elevations, in conjunction with a **change of use** from *residential/restaurant* to *standard restaurant*, per application & materials received 05/18/2023 & 07/31/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/08/2023

Since last reviewed by the Committee on 07/11/2023, the applicant has further developed the proposal and returned with plans and renderings showing the proposed work within its context.

On Bourbon, the applicant proposes to restore the original Art Deco awning and center entrance for use as the sole entry and exit for customers. A double gallery is proposed on either side of the new entrance, with the gallery closest to St. Louis wrapping the corner. The original Art Deco canopy and entrance on this elevation still exists, but the applicant proposes to make it inoperable, and install a recessed entrance closer to Royal for fire stair egress. Another double gallery is proposed in the three bays closest to Royal, but the program behind this gallery is back of house, including storage, the kitchen, and the office.

At the first floor, bifold millwork is proposed at each gallery bay, with banquette seating behind. It appears from the plan and elevations that the first-floor openings may only be operable at the upper glazed portion, with the wood panels fixed below. Four lite transoms are proposed above these openings. The lites have a decorative muntin pattern, reflected in the gallery ironwork. Several windows on the second and third floors are proposed to be replaced with doors, shown as fully glazed, panel-less French doors. Staff notes that the windows are largely shown as four lites per sash, while the existing millwork is largely six lites; staff requests clarification if this is a proposed change or a drafting error.

The galleries have larger columns on the first floor, smaller double columns on the second floor, and decorative vertical ironwork panels on the third floor. An additional balcony option is shown with arched bracketing at the first floor, added pilasters between openings, and decorative panels above the first-floor millwork. Staff finds the gallery option with less ornamentation to be less appropriate, but if subsurface conditions would make a gallery untenable, a balcony could be considered if the decorative elements at the pilasters and above the transoms were reduced or eliminated. Staff suggests removing the decorative muntin pattern as well. A stucco border is shown at building corners and below the parapet. It is also present at the Art Deco openings. The motif for the openings is also borrowed for back of house entrances on Bourbon and St. Louis, which may not be recommended for doors that are not public entrances.

Staff also suggests that the applicant propose gates at the alcoves on each elevation; since requests for gates have been widespread due to quality-of-life reasons, it is likely that the tenant will also request them, and it is preferable to consider their addition now when it can be handled in a comprehensive manner with the overall design.

At the roof, a small addition is proposed for a bar, storage area, and elevator lobby. Mechanical equipment is isolated to a large area on the St. Louis side. All three egress stairs access the roof deck as well. One is set back from the street, while the St. Louis side fire stair is in the same plane and may be more impactful on this façade than is shown in elevation. The Design Guidelines for rooftop additions and roof decks are as follows:

ROOFTOP ADDITIONS

THE VCC REQUIRES:

- Compliance with the Comprehensive Zoning Ordinance (CZO) – A rooftop addition shall not require a variance for height limit or floor area ratios.
- Review of all exterior items located on a roof surface including paving, railings and built-in furnishings.

THE VCC DOES NOT RECOMMEND:

- A rooftop addition on a Green, Pink or Yellow rated building
- A rooftop addition on a building of less than three full stories in height.

THE VCC DOES NOT ALLOW:

- A rooftop addition on a Purple or Blue rated building
- A rooftop addition on a building originally constructed as a residential building
- A rooftop addition on a roof with a pitch greater than 3-inches vertically in 12-inches horizontally and an existing parapet less than 18-inches in height – Except at a camelback shotgun
- A roof addition greater than one story and/or 12'-0" in height or with a roof form other than a flat or low-sloped roof – Excluding an elevator override

In addition to these Guidelines, the Commission adopted additional supplemental Guidelines recommend the following:

- Food must be served in activated, commercial, open-air rooftop additions, not just alcohol,
- No rooftop space can be occupied after 10pm,
- No amplified music nor speakers shall be allowed.
- Illumination of the activated, open-air rooftop addition shall be restricted to avoid lights that focus outward or upward, and should limit spillage of light from the deck.
- No activated, open-air rooftop addition shall be allowed that such accessory structures (stair, elevator, etc.) would exceed the max. height allowable per the CZO.

Many of these guidelines are based on the program and usage of the area and have not yet been developed for review, but staff notes that the tallest portion of the rooftop addition is within the allowable height per the CZO. These additional guidelines should be considered in future development, including food service instead of solely a bar.

Overall, staff finds much of the proposed work promising for additional development and consistent with the Design Guidelines. However, given the extent of the proposed scope of work, staff recommends **deferral** with further revision and development per staff and Committee comment, and work with other departments (such as determining whether or not an open space variance will be required, as noted in the 07/11/23 report) prior to recommending conceptual approval or forwarding to the Commission. This will allow for more feedback from the Committee as the project progresses from conceptual review to design development.

ARCHITECTURAL COMMITTEE ACTION:

08/08/2023

ADDRESS:	918-20 Bourbon	
OWNER:	Homeplace Enterprises, LLC	APPLICANT: Shiflett Exteriors
ZONING:	VCR-1	SQUARE: 57
USE:	Residential	LOT SIZE: 4,699 sq. ft.

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Pink** - of Local or Major Architectural or Historical Importance that has been detrimentally altered (but, if properly restored, could be upgraded to Blue or Green).

Originally a simple c. 1890, 4-bay frame shotgun cottage, it was raised and embellished with Spanish-type details in the 1920s.

Architecture Committee Meeting of

08/08/2023

DESCRIPTION OF APPLICATION:

08/08/2023

Permit # 23-15254-VCGEN

Lead Staff: Nick Albrecht

Proposal to install new terra cotta roofing that does not match existing size or profile, per application & materials received 06/05/2023.

STAFF ANALYSIS & RECOMMENDATION:

08/08/2023

This matter was last heard at the July 11 meeting. The applicant was instructed to confer with their client regarding the use of the 13" tile reclaimed. The applicant has submitted the following letter:

To: The Vieux Carre Historical Society
 From: Shiflett Exteriors ,LLC
 4000 Pontchartrain Drive
 Slidell, LA 70458

On July 11, 2023 Shiflett Exteriors, LLC submitted to the Vieux Carrie Historical Society a 18" terra cotta tile which we proposed as a replacement to the current old roof on 918 Bourbon St. At that meeting we discussed that the 13" tiles were not available for some time, at least 9 months out. We also told the Commission the customer, Craig Webre, does not want to reinstall the current tile roof nor does he want to use salvage tiles to do the job. He is insistent on all new tiles.

It is for this reason we ask to be added to the Aug 8th, 2023 meeting to have more discussion on the matter.

Thank you,
 Rick Schaefer

Staff recommends **denial** of the current application as the roof has been in need of repair since 2020, has clearly been patched with 13" tiles, and the tile is available, it just might take some time.

ARCHITECTURAL COMMITTEE ACTION:

08/08/2023

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 **08/08/2023**

DESCRIPTION OF APPLICATION: 08/08/2023
Permit #20-48257-VCGEN **Lead Staff: Erin Vogt**

Proposal to install lintel at unpermitted recess in masonry wall, per application & materials received 12/08/2020 & 08/04/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/08/2023

Staff inspected the property on 05/15/2023 and observed electrical equipment installed on the St. Philip side wall was more obtrusive than previously existed, with one box being recessed in the masonry wall instead of mounted to it, presumably because of the narrow width of the alley. One wythe of brick was removed where the box was installed, adjacent to one of the first-floor windows. Staff noted that no lintel was installed to support the wall above, and that the removal of brick so close to the window could be a further issue. In response, the applicant is proposing to install a 3/8” x 3” steel plate, bearing 2” minimum on either side of the recess. This leaves a further 1-1/2” between the plate and the window jamb. The interior bricks remain exposed around the box.

Staff seeks the guidance of the Committee regarding the proposed correction and the overall retention of the recessed electrical box.

ARCHITECTURAL COMMITTEE ACTION: 08/08/2023

ADDRESS:	514-18 Toulouse St.	APPLICANT:	Hackett Cummins
OWNER:	The French Eighth Construction		
ZONING:	VCC-2	SQUARE:	27
USE:	Commercial/Restaurant	LOT SIZE:	3908.17 sq.ft.

DENSITY-		OPEN SPACE-	
ALLOWED:	6 UNITS	REQUIRED:	1172.45 sq.ft.
EXISTING:	1	EXISTING:	1295.13
PROPOSED:	No change	PROPOSED:	No change

OUTSTANDING VIOLATIONS: None

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating: Blue: Of Major Architectural or Historical Importance.

The "Lanoux House" is an important circa 1818 two-story masonry building with a low entresol and carriage entrance. With its arched ground floor openings, simple wrought iron balcony railing, and simple raised stuccoed moldings, this building remains as a classic example of French architecture in post colonial New Orleans. Originally the building had a flat tiled roof rather than the existing attic story.

DETAILED DESCRIPTION OF APPLICATION: 7/28/92

Review of proposal for partial reconstruction of the front facade, per application, drawings and specifications received 7/16/92.

STAFF ANALYSIS AND RECOMMENDATION: 7/28/92

Because of severe structural deterioration in this important early 19th-century building, the applicant is proposing to remove the front facade's brick wall from the upper two feet of the entresol level, through the second floor and parapet levels. In rebuilding these sections of the front wall, the applicant will use salvaged brick whenever possible and will match the original details in all instances.

Additionally, the applicant will rebuild the balcony decking and match the existing details. The applicant, however, is requesting approval of his proposal to apply Ny-Clad weathercoat system to the balcony decking after its replacement to add to the longevity of this new flooring. Although Ny-Clad is not a historic material and does not create a historic effect, the staff feels that its use is acceptable in this instance since it is being applied to the flooring of a balcony (not a gallery) elevated above the entresol level and, therefore, not visible from the street. Additionally, this balcony is unused and will rarely be viewed by anyone. Therefore, the staff recommends that the Architectural Committee approve the reconstruction work and the Ny-Clad application as proposed.

ARCHITECTURAL COMMITTEE ACTION: 7/28/92

The Committee voted to approve the reconstruction work and the Ny-Clad application as proposed.

ADDRESS:	508-512 & 514-518 TOULOUSE	APPLICANT:	Tim Terrell, Architect
OWNER:	508 Toulouse Development LLC	SQUARE:	27
ZONING:	VCC-2	LOT SIZES:	3857 sq. ft. (lot 16) 4005 sq.ft. (lot 17)
USE:	Commercial/Restaurant (Vacant)		

<u>508-512 Toulouse</u> (Lot 16)	LOT SIZE:	3857 sq. ft.
DENSITY	OPEN SPACE	
Allowed: 6 Units	Required:	1157.1 sq. ft.
Existing: 0 Units	Existing:	697 sq. ft.
Proposed: 8 Units	Proposed:	438.5 sq. ft.

<u>514-518 Toulouse</u> (Lot 17)	LOT SIZE:	4005 sq. ft.
DENSITY	OPEN SPACE	
Allowed: 6 Units	Required:	1201.5 sq. ft.
Existing: 0 Units	Existing:	1303 sq. ft.
Proposed: 5 Units	Proposed:	858.75 sq. ft.

<u>COMBINED LOTS:</u>	LOT SIZE:	7862 sq. ft.
DENSITY	OPEN SPACE	
Allowed: 13 Units	Required:	2358.6 sq. ft.
Existing: 0 Units	Existing:	2000 sq. ft.
Proposed: 13 Units	Proposed:	1297.25 sq. ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

508-512 Toulouse. Rating: Green; rear building: yellow with green stripes to front and rear service building: green. Two, c. 1836 Greek Revival 3 1/2 story brick stores with dormers and granite posts and lintels on the ground floor. The originally 3 story detached service building has only two floors remaining. This and the neighboring building at 514-18 Toulouse have courtyards which historically have been joined.

514-518 Toulouse: Rating: Blue. The "Lanoux House" is an important circa 1818 two-story masonry building with a low entresol and carriage entrance. With its arched ground floor openings, simple wrought iron balcony railing, and simple raised stuccoed moldings, this building remains as a classic example of French architecture in post colonial New Orleans. Originally the building had a flat tiled roof rather than the existing attic story.

DETAILED DESCRIPTION OF APPLICATION: 08/23/11

Proposal to renovate buildings in conjunction with a proposed **change of use** from *vacant* to *commercial* (1st floor), *vacant* to *residential* (13 units on floors 2 thru 4). Request for DENSITY waiver: each property currently allows six (6) units; total request is for thirteen (13) units. Request for OPEN SPACE waiver; 30% OPEN SPACE requirement is 2,248.8 sq. ft.; proposed OPEN SPACE is 1,189 sq. ft. Request for RE-SUBDIVISION: currently two (2) lots of record; one lot of record proposed, per application & drawings received 08/09/11.

To 508-512 Toulouse front elevation:

- Repair and restore all existing casement and double-hung windows.
- Repair and restore existing dormers to new condition. Install new painted wood divided lite double hung windows to match existing.
- Clean and restore the granite pediment and pilasters at 1st floor.
- Remove existing deteriorated entry doors and install new painted wood doors and frames to match existing.
- Remove six (6) deteriorated electric lanterns mounted on granite pediment and provide six (6) new electric lanterns, mounted on pilasters to be approved by VCC.

To 514-518 Toulouse front elevation:

- Repair/replace five (5) sets of divided lite French doors and existing shutters. Repair existing openings as required.
- Repair and restore existing dormers to new condition. Install new painted wood divided lite double hung windows to match existing.
- Remove iron bars from *entresol* windows and install new divided fanlights, with insulated glass.
- Restore archway to symmetrical conditions.
- Install four (4) wall mounted electric lanterns between French doors on balcony.
- Install three (3) cylindrical down lights beneath balcony, centered on arched openings.

- Install two (2) wall mounted electric lanterns between ground floor arched openings.
- Re-paint all previously painted surfaces.

To 508-512 Toulouse rear elevation:

- Repair and restore existing dormer to new condition. Install new painted wood divided lite double hung windows to match existing.
- Add a matching dormer to match existing above left bank of windows.
- At area above carriageway, install a new painted wood divided lite double hung window with matching shutters where window had been removed..
- Add new balcony and wrought iron railing at location of existing 2nd floor doors.
- Install new board and batten shutters at left hand door to match existing.
- At area of missing double doors, provide new painted wood French doors with divided lites, re-open shutters and provide new shutter dogs.

To 514-518 Toulouse rear elevation:

- Add two new dormers with painted wood divided lite double hung windows to match dormer on front elevation.
- Add three (3) pairs of painted wooden batten shutters at doorways.
- Add new balcony and wrought iron railing at location of previously demolished balcony, with details to match balcony on front elevation.
- Repair and restore all existing double-hung windows, and add new divided lite double hung window at opening above carriageway (eleven windows total).
- Remove non-original window and provide new fixed arch divided fanlight window, new transom to be set in same plane as existing doors.
- At stairwell entry, provide new wood panel door with sidelites and fanlight transom.
- Complete stucco banding at 1st floor.
- Restore deformed shape of masonry/stucco opening at carriageway.
- Add two (2) new gas lanterns at either side of carriageway.

To shared courtyard:

- Remove abandoned air-conditioning equipment and planter area and add new brick masonry screen wall at lakeside of courtyard with new HVA/C platform; masonry to match existing with painted ornamental iron gate. This area to house sixteen (16) condenser units.
- Add new brick masonry painted stucco screen wall at riverside of courtyard with HVA/C platform above new trash receptacle storage area with painted ornamental iron gate. This area to house three (3) condenser units.

To rear outbuilding in courtyard:

- Remove iron bars and non-original windows.
- Add four (4) new painted divided lite double hung windows with insulated glass.
- Restore one transom with painted divided lite transom with insulated glass at ground level.
- Remove non-conforming metal staircase and bridge structure.
- Add new painted/treated wood stair, landing and railing system with supporting columns to 2nd level.
- Repair stucco and re-paint entire structure.

STAFF ANALYSIS AND RECOMMENDATION:

08/23/11

Staff is encouraged to see this proposal to re-develop this long vacant pair of properties. Staff finds the bulk of this proposal approvable with the following provisos:

- The iron bars at the front *entresol* windows of 514-518 Toulouse are historic, and must remain.
- The menu box at 514-518 Toulouse must be removed—menu boxes are only permitted for restaurants, and must be applied for individually.
- The applicant mentioned in a phone conversation that he would like to clean up the exterior of 514-518 by making repairs to the Toulouse face of the masonry/stucco wall to allow for the imbedding of the round exterior structural ties; staff encourages this exploration, as well as a report from a certified structural engineer..
- All new exterior lighting fixtures are to be submitted to the VCC for approval. Staff would prefer to see all fixtures be electric, for the sake of consistency and historical accuracy.
- Staff notes that the gable roof of 514-518 Toulouse is not original (it was originally a flat tile roof) and therefore finds the addition of dormers on the back slope **approvable** on this blue rated building.
- Re-subdivision documents are not included in this proposal, and must be addressed.

Staff notes that the sizes of the residential units are of a very livable scale. Increased residential development in this area of the Quarter is to be commended. Staff supports the increase in density from 12 units to 13, pending re-subdivision of this property. Staff recommends for **conceptual approval and forwarding** the proposed **change of use** from *vacant* to *commercial* (1st floor), *vacant* to *residential* (floors 2 thru 4), including the re-subdivision, to the Architectural Committee for approval and subsequent submittal to the VCC.

ARCHITECTURAL COMMITTEE ACTION: 08/23/11

Per Staff recommendations, the Committee gave **conceptual approval** to the project with the applicant accepting all the noted provisos, and with more detailed plans to be submitted to Staff for Committee. It was also noted that issues of open space and required variances need to be worked out, as well as consideration of the proposed re-subdivision from two lots of record to one, for the determination of allowed density. The application is to be forwarded to the VCC for review and for the proposed **change of use** from *vacant* to *residential*.

DETAILED DESCRIPTION OF APPLICATION: 09/20/11

Proposal to renovate buildings in conjunction with a proposed **change of use** from *vacant* to *commercial* (1st floor), *vacant* to *residential* (13 units on floors 2 thru 4). Request for DENSITY waiver: each property currently allows six (6) units; total request is for thirteen (13) units. Request for OPEN SPACE waiver; 30% OPEN SPACE requirement is 2,248.8 sq. ft.; proposed OPEN SPACE is 1,297.25 sq. ft. Request for RE-SUBDIVISION: currently two (2) lots of record; one lot of record proposed, per application & drawings received 08/09/11.

VIIEUX CARRE COMMISSION ACTION: 09/20/11

After the Staff introduction and recommendations, there was general discussion about the status of zoning waivers and re-subdivision of the property into one lot of record. Mr. Hesdorffer reviewed the benefits of maintaining two separate lots of record for the flexibility of future property sale. Mr. Terrell maintained that it would make for more difficult planning due to fire exiting requirements. Mr. Hesdorffer brought up the issue that different plans had been submitted to the City from what was submitted to Staff for review. Mr. Farnet reiterated that what was proposed was *conceptual approval* and not full approval. Mr. Bissell agreed, and confirmed that the motion was to follow Staff direction for **change of use** and **conceptual approval** with details to be worked out by Mr. Terrell for zoning at a later date. Ms. Denechaud made the motion to approve the application and Mr. Farnet seconded it. The motion for *conceptual approval* and **change of use** from *vacant* to *residential* carried unanimously.

DETAILED DESCRIPTION OF APPLICATION: 10/11/11

Proposal to renovate buildings in conjunction with a proposed **change of use** from *vacant* to *commercial* (1st floor), *vacant* to *residential* (13 units on floors 2 thru 4). Request for DENSITY waiver: each property currently allows six (6) units; total request is for thirteen (13) units. Request for OPEN SPACE waiver; 30% OPEN SPACE (combined) requirement is 2,358.6 sq. ft.; proposed OPEN SPACE is 1,189 sq. ft. Request for RE-SUBDIVISION: currently two (2) lots of record; one lot of record proposed, per application & drawings received 08/09/11, 09/22/11 and 10/04/11.

STAFF ANALYSIS: 10/11/11

This is the re-submittal to the Architectural Committee with additional details addressing the provisos of the previous meeting

To 508-512 Toulouse front elevation:

- Clean and restore the granite columns & lintels at 1st floor.
- Remove existing deteriorated entry doors and install new painted wood doors and frames to match existing.
- Repair and restore all existing casement and double-hung windows.
- Repair and restore existing dormers to new condition. Install new painted wood divided lite double hung windows to match existing.
- Remove six (6) deteriorated electric lanterns mounted on granite lintel and provide two (2) new electric lanterns, mounted on columns, fixture to be approved by VCC.
- Add four (4) mini-uplights to front elevation above granite lintel.

To 514-518 Toulouse front elevation:

- Repair/replace five (5) sets of divided lite French doors and existing shutters. Repair existing openings as required.
- Repair and restore existing dormers to new condition. Install new painted wood divided lite double hung windows to match existing.
- Maintain iron bars in *entresol* windows and install new divided fanlights, with insulated glass.
- Restore archway to symmetrical conditions.
- Install five (5) cylindrical down lights beneath balcony, centered on arched openings, and between. Fixtures to be submitted to Staff for approval.
- Re-paint all previously painted surfaces (to be under separate paint permit).

To 508-512 Toulouse rear elevation:

- Repair and restore existing dormer. Install new painted wood divided lite double hung windows to match existing.
- Add a matching dormer to match existing above left bank of windows.

- At area above carriageway, install a new painted wood divided lite double hung window with matching shutters where window had been removed.
- Add new balcony with painted wood railing at location of existing 2nd floor doors.
- Install new board and batten shutters at left hand door to match existing.
- At area of missing double doors, provide new painted wood French doors with divided lites, re-open shutters and provide new shutter dogs.

To 514-518 Toulouse rear elevation:

- At stairwell entry, provide new wood panel door with sidelites and fanlight transom.
- Complete stucco banding at 1st floor.
- Restore deformed shape of masonry/stucco opening at carriageway.
- Add two new dormers with painted wood divided lite double hung windows to match dormer on front elevation.
- Add three (3) pairs of painted wooden batten shutters at doorways.
- Add new balcony and wrought iron railing at location of previously demolished balcony, with details to match balcony on front elevation.
- Repair and restore all existing double-hung windows, and add new divided lite double hung window at opening above carriageway (eleven windows total).
- Remove non-original window and provide new fixed arch divided fanlight window, new transom to be set in same plane as existing doors.

To shared courtyard:

- Remove abandoned air-conditioning equipment and planter area and add new brick masonry arched opening to new covered patio at lakeside of courtyard with new HVA/C platform above. Ceiling to be beaded T&G, paint color to be determined. Masonry to match existing. This area to house sixteen (16) condenser units. This will reduce OPEN SPACE by 329. Sq. ft. Detail, Sheet A3.3 (10/04/11)
- Add new brick masonry painted stucco screen wall at riverside of courtyard with HVA/C platform above new trash receptacle storage area with painted ornamental iron gate. This area to house three (3) condenser units. Detail, Sheet A3.3 (10/04/11)

To rear outbuilding in courtyard:

- Remove iron bars and non-original windows.
- Add four (4) new painted divided lite double hung windows with insulated glass.
- Restore one transom with painted divided lite transom with insulated glass at ground level.
- Remove non-conforming metal staircase and bridge structure.
- Add new painted/treated wood stair, landing and railing system with supporting columns to 2nd level.
- Repair stucco and re-paint entire structure.

STAFF RECOMMENDATIONS:

10/11/11

Staff finds the bulk of this proposal approvable with the following provisos:

- All new shutters to be as follows:
 - 508-512 Toulouse (including rear building in courtyard) are to be fixed louver for short windows, and fixed louvers over panels for French doors..
 - 514-518 Toulouse are to be beaded T&G solid shutters with panels on the interior face.
- Up-lighting is not permitted on green rated building within the French Quarter. They must be removed from the elevation of 508 Toulouse.
- Staff recommends the addition of a couple of surface mounted can lights beneath the new balconies in the courtyard, to provide lighting at carriageway and entryways.
- Applicant to provide a comprehensive exterior lighting plan for the property.
- The menu box at 514-518 Toulouse must be removed—menu boxes are only permitted for restaurants, and must be applied for individually.
- All new exterior lighting fixtures are to be submitted to the VCC for approval. Staff would prefer to see all fixtures be electric, for the sake of consistency and historical accuracy.
- Staff notes that the gable roof of 514-518 Toulouse is not original (it was originally a flat tile roof) and therefore finds the addition of dormers on the back slope **approvable** on this blue rated building.
- Re-subdivision documents are not included in this proposal, and must be addressed.

Staff notes that the sizes of the residential units are of a very livable scale. Increased residential development in this area of the Quarter is to be commended. Staff supports the increase in density from 12 units to 13, pending re-subdivision of this property. Staff recommends **approval** of the revised plans, with the aforementioned provisos, to the Architectural Committee and **forwarding** the proposed submittal to the VCC for review and approval.

ARCHITECTURAL COMMITTEE ACTION:

10/11/11

The Architectural Committee gave **conceptual approval** for the proposal as submitted but including the Staff-recommended provisos, and with final details to be worked out at Staff level, and recommended

forwarding the proposal to the VCC for approval. Additionally, the Committee recommended that the French doors in the courtyard be changed from six-lite to three-lite doors; the new arch fronted pavilion in the lakeside of the courtyard is to be painted plaster in lieu of bare brick; half round windows behind the iron bars at the *entresol* are to be non-divided single lite glass; and railings on the courtyard elevations are **approved** as drawn, with wood railings on 508 Toulouse and iron railings on 518 Toulouse.

DESCRIPTION OF APPLICATION: 10/18/11

Proposal to renovate buildings in conjunction with a proposed **change of use** from *vacant* to *commercial* and *vacant* to *residential*, per application & drawings received 08/09/11 and revised drawings received 10/04/11.

VIEW CARRE COMMISSION ACTION: 10/18/11

Following the staff presentation of the application and a general discussion of the scope of the rehabilitation work, Mr. Terrell explained that foundation issues and movement will require the reconstruction of the 1st floor masonry wall of 514-18 Toulouse where the wall bows outward approximately 14 inches. He noted that previous repairs to the wall during the 1960s had introduced a large quantity of concrete in lieu of historic masonry, but that the repairs had not successfully stopped all of the movement. Mr. Hesdorffer suggested that the Architectural Committee have a chance to review the situation on site. Mr. Terrell stated that they planned to investigate the removal of the exterior structural tie plates. Mr. Hesdorffer said that this would be the time to repair the wall with the correct masonry to its original configuration. Mr. Musso made the motion to **table** the final approval until the next VCC meeting, and to send the plans back to the Architectural Committee to review the proposed structural repairs pending submittal of the engineer's evaluation and the heretofore unmentioned reconstruction of the noted portion of the ground floor façade. Mr. Lyons seconded the motion, which passed unanimously. Ms. Wise then moved to **approve** the general design, pending Architectural Committee approval of all final details. Ms. Denechaud seconded the motion which then was passed unanimously.

DESCRIPTION OF APPLICATION: 10/25/11

Proposal to renovate buildings in conjunction with a proposed **change of use** from *vacant* to *residential*, per application & drawings received 08/09/11 and revised drawings received 10/20/11 and structural drawings received 10/20/11.

STAFF ANALYSIS: 10/25/11

This is the proposed final submittal to the Architectural Committee, with additional details and structural drawings addressing the provisos of the previous meeting, in particular the entire reconstruction of the first floor front façade of 514-518 Toulouse to correct the bowing and structural failure of the existing masonry wall. The remainder of the details are to be worked out at Staff level. Following are items not previously addressed:

514-518 Toulouse front elevation:

- Reconstruct the masonry and plaster front façade to resolve the structural failure of the wall.
- Up-lighting is not permitted on green-rated building within the French Quarter. They must be removed from the elevation of 508 Toulouse.

514-518 Toulouse rear elevation:

- Iron railing on rear balcony to match railing on front in profile and pattern.

508-512 Toulouse rear elevation:

- Shutters on rear of building are existing and will be retained.
- All French doors to be three lite.

Rear outbuilding in courtyard:

- All French doors will be three lite.

STAFF RECOMMENDATIONS: 10/25/11

Staff finds the bulk of this proposal approvable with the following provisos:

- Applicant to provide a comprehensive exterior lighting plan for the property.
- All new exterior lighting fixtures are to be submitted to the VCC for approval. Staff would prefer to see all fixtures be electric, for the sake of consistency and historical accuracy.
- The menu box at 514-518 Toulouse must be removed—menu boxes are only permitted for restaurants, and must be applied for individually.
- Re-subdivision documents are not included in this proposal, and must be addressed.

In addition:

- Sheet LS does not show the correct configuration for the new covered patio area

- Sheet A3.2 shows the incorrect shutter type on the 508 building. They should be fixed louvers.
- Sheet A3.2 shows the iron balcony with circular elements at the bottom, vs. the diamond shaped elements indicated elsewhere Including the side elevation on sheet A3.3
- On Sheets S8.0 it is not clear what area of masonry on 512 is to be replaced—is it all of the ground floor front masonry (and part of the rear)?
- It needs to be noted that the reconstruction will follow traditional methods of masonry construction in the French Quarter, with soft brick and mortar. Material substitutions are not permitted.
- Structural sheets S 2.0 & S 3.0 do not show any indication of the new covered patio area in the courtyard.
- All relevant structural sheets need to indicate the approved VCC mortar mix.

Staff notes that the sizes of the residential units are of a very livable scale. Increased residential development in this area of the Quarter is to be commended. Staff supports the increase in density from 12 units to 13, pending re-subdivision of this property. Staff recommends **approval** of the revised plans, with the aforementioned provisos, and details to be worked out at Staff level, to the Architectural Committee and **forwarding** the proposed submittal to the VCC for final review and issuance of permit.

ARCHITECTURAL COMMITTEE ACTION: 10/25/11

The Architectural Committee **approved** the proposal to renovate buildings in conjunction with a proposed **change of use** from *vacant* to *residential*, including staff-recommended provisos, with details to be worked out at staff level and plans to be reviewed by VCC on its 11/15/11 meeting.

DESCRIPTION OF APPLICATION: 11/15/11

Proposal to renovate buildings in conjunction with a proposed **change of use** from *vacant* to *residential*, per application & drawings received 08/09/11 and revised drawings received 10/20/11 & 11/10/11.

STAFF ANALYSIS AND RECOMMENDATION: 11/15/11

This is the final review before the VCC, with further details to be worked out at staff level. Staff recommends **approval** of the plans and issuance of the permit.

VIEUX CARRE COMMISSION ACTION: 11/15/11

After hearing the staff report and analysis, the Commission discussed the subdivision of the property, and ultimately decided that since the properties have comingled for over 150 years, and due the current renovations, it would be in the best interest of everyone that this property be under one lot of record. The Commission went on to discuss the additional modifications needed, including lighting, millwork, reconstruction of the front façade and courtyard archway, all of which would be approvable at staff level.

At this point the motion to **approve** staff recommendations was made by Mr. Musso, with provisos recommended by staff which includes the submittal of a comprehensive lighting plan, the removal of the menu box, and the submittal of re-subdivision documents. Ms. Wise seconded the motion, and the motion passed unanimously.

ADDRESS: 508-512 & 514-518 TOULOUSE STREET
 OWNER: 508 Toulouse Development LLC APPLICANT: Tim Terrell, Architect
 Tenant Mike Zapardo
 ZONING: VCC-2 SQUARE: 27
 USE: Commercial/Restaurant (Vacant) LOT SIZES: 7862 sq. ft.

DENSITY	OPEN SPACE
Allowed: 13 Units	Required: 2358.6 sq. ft.
Existing: 13 Units	Existing: 1297.25 sq. ft.
Proposed: no change	Proposed: no change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

508-512 Toulouse: Rating: Green; rear building: yellow with green stripes to front and rear service building: green. Two, c. 1836 Greek Revival 3 1/2 story brick stores with dormers and granite posts and lintels on the ground floor. The originally 3 story detached service building has only two floors remaining. This and the neighboring building at 514-18 Toulouse have courtyards which historically have been joined.

514-518 Toulouse: Rating: Blue. The "Lanoux House" is an important circa 1818 two-story masonry building with a low entresol and carriage entrance. With its arched ground floor openings, simple wrought iron balcony railing, and simple raised stuccoed moldings, this building remains as a classic example of French architecture in post-colonial New Orleans. Originally the building had a flat tiled roof rather than the existing attic story.

DETAILED DESCRIPTION OF APPLICATION: 06/25/13

Proposal to build out a new restaurant in conjunction with a **change of use** from vacant to restaurant, per application and drawings received 06/05/13 and 06/13/13 respectively.

Staff notes that the only exterior modifications proposed for this restaurant use are the installation of an exhaust fan to be located at the existing exhaust chase remaining from previous restaurant (see sheets A7 and A8), two copper vents on the rear elevation and a sign at the front entry. The new restaurant, "The Original Oyster Factory", is proposed at 510 Toulouse on the first floor in the green rated portion of the property.

STAFF ANALYSIS AND RECOMMENDATION: 06/25/13

Staff notes that:

- The proposed location of the exhaust fan, between two dormers, is minimally visible from surrounding properties, and that at five stories, this is the tallest building in its area.
- The exhaust fan would not be visible from the street at all, and the narrowness of the courtyard makes it nearly impossible to see from within or neighboring properties..
- The two proposed copper wall vents in the courtyard are discrete and approvable.
- No exterior lighting changes are requested.

Staff recommends **approval** of the proposal, and forwarding it to the full Commission for **change of use** from *vacant* to *restaurant*.

ARCHITECTURAL COMMITTEE ACTION: 06/25/13

[DRAFT]

Mr. Berg made the staff presentation and Mr. Terrell represented the application. After a brief discussion of the history of the project development, Mr. Terrell noted that in addition to adding the rooftop exhaust fan and two wall vents, there would be an addition of four more condenser units to the two existing air-conditioning platforms (two each) which were already designed for the additional capacity. The Committee elected to follow the staff recommendation to **approve** the proposal, and forward it to the full Commission for **change of use** from *vacant* to *restaurant*.

DESCRIPTION OF APPLICATION: 07/16/13

Proposed renovations in conjunction with **change of use** from *vacant* to *restaurant*, per application & drawings received 06/05/13.

STAFF ANALYSIS: 07/16/13

- In anticipation of a change of use of the downriver portion of the ground floor from *vacant* to *standard restaurant*, dba *The Original Oyster Factory*, the applicant/architect has been before the Architectural Committee to review of architectural modifications to facilitate the new business. These modifications primarily include the addition of an exhaust fan on the courtyard uppermost roof, previously reviewed by the Architectural Committee on 06/25/13 and the addition of an exterior sign requiring no exterior lighting modifications, subject to staff review/approval of final details and forwarded the item of business to the VCC for the **change of use** review
- In addition to the architectural modifications, the applicants have submitted the following:
 - An occupational license application for a restaurant with table service, which fits the Comprehensive Zoning Ordinance’s following definition for a *standard restaurant*:
A restaurant whose principal business is the sale of foods, desserts, or beverages to the customer in a ready-to-consume state, and where customers, normally provided with an individual menu, are served their food, desserts or beverages by a restaurant employee at the same table or counter at which said items are consumed
 - A Sign design which conforms to zoning requirements, except that it will have to be located 9’-0” above the sidewalk, and project no more than 4’-0” from the face of the building.
 - Floor plans showing room arrangements, kitchen layout, handicapped restrooms, venting/exhaust systems, table arrangements
 - Sample menus
 - Hours of operations: 10:30 AM- 9:00 PM, Daily

STAFF RECOMMENDATION:

07/16/13

Since the proposed new use as a *standard restaurant* conforms to zoning regulations and all items needed for a **change of use** hearing have been submitted, staff recommends **approval** with the following provisos:

- Sign: the bottom of the sign must be a minimum of 9’-0” above the level of the sidewalk, and not project further more than 4’-0” out from the face of the building.
- Mechanical: final details of all exterior venting equipment are to be reviewed with and approved by staff prior to installation.

VIEUX CARRÉ COMMISSION ACTION:

07/16/13

Mr. Berg gave the staff report. Mr. Terrell represented the application. Mr. Berg noted that the only exterior changes were to be a new sign and the addition of a mechanical vent at the existing chase located on the rear roof slope of the main building where it was not visible from adjacent properties. He added that the proposed use as a *standard restaurant* conforms to zoning and that all needed information for the **change of use** had been submitted. Without further comments or discussion, Mrs. Denechaud moved, Mr. Taylor seconded, to **approve** the proposal for **change of use** from *vacant* to *restaurant* with provisos that 1) the bottom of the sign must be a minimum of 9’-0” above the level of the sidewalk, and may not project more than 4’-0” from the face of the building, and 2) the final details of all exterior venting equipment shall be reviewed and approved by staff prior to installation. The motion passed unanimously.

ADDRESS: 508-512 & 514-518 Toulouse St
 OWNER: 508 Toulouse Development LLC
 ZONING: VCC-2
 USE: Commercial/Restaurant (Vacant)

APPLICANT: 508 Toulouse Development LLC
 SQUARE: 27
 LOT SIZES: 7862 sq. ft.

DENSITY
 Allowed: 13 Units

OPEN SPACE
 Required: 2358 sq. ft.

Existing: 13 Units
 Proposed: no change

Existing: 1297 sq. ft.
 Proposed: no change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

508-512 Toulouse: Rating: Green. Two, c. 1836 Greek Revival 3 1/2 story brick stores with dormers and granite posts and lintels on the ground floor. The originally 3 story detached service building has only two floors remaining. This and the neighboring building at 514-18 Toulouse have courtyards which historically have been joined.

514-518 Toulouse: Rating: Blue. The "Lanoux House" is an important circa 1818 two-story masonry building with a low entresol and carriage entrance. With its arched ground floor openings, simple wrought iron balcony railing, and simple raised stuccoed moldings, this building remains as a classic example of French architecture in post-colonial New Orleans. Originally the building had a flat tiled roof rather than the existing attic story.

DETAILED DESCRIPTION OF APPLICATION: 03/24/15

Appeal of staff denial to retain paint color applied to ground floor doors and trim without benefit of VCC review or approval.

STAFF ANALYSIS AND RECOMMENDATION: 03/24/15

The applicant has stated that previous VCC staff visited the site and gave verbal approval of the currently applied paint color. However, this paint color was never reflected in an actual permit and VCC staff is not authorized to give such verbal approvals. The last paint permit for this building was issued in 2013 and although it does not specifically name a color for the doors it does specify that trim and wood railings are to be painted alabaster white.

The design guidelines state that buildings of this era (1820-1840) should have trim that is white or off white and French doors that are gray or cream color or an oak wood color that has been faux grained. Although these two buildings now sit on one lot of record, staff would prefer to see some distinction made with paint between the blue rated ca. 1818 building at 514-518 Toulouse and the green rated ca. 1836 buildings at 508-512 Toulouse.

Based on the discrepancies with the design guidelines staff recommends **denial** of the application as submitted with the applicant to submit a new application for approvable paint colors.

ARCHITECTURAL COMMITTEE ACTION: 03/24/15

Mr. Albrecht gave the staff report with 3 representatives attending on behalf of the application. An applicant stated that the color change was made to distinguish between the ground floor residential entrance and the commercial entrances. The applicants said that they had met with former staff member Chuck Berg who had said the red doors would be acceptable. Mr. Musso stated the colors used are of the Federalist period and are not appropriate for the ages of the two buildings. Mr. Taylor asked if permits had been issued for paint. Mr. Albrecht replied that the most recent paint permit was from 2013 that called for white trim but did not specify door colors.

The Architectural Committee asked Mr. Berg, who was in the audience, if he could comment. Mr. Berg stated he recalled paint violations in the courtyard but did not recall any conversation regarding the Toulouse elevation paint colors. One of the applicants explained that correcting the paint violations will incur a lot of time and money. Mr. Fifield stated that repainting the front doors would not be a huge expense. Mr. Musso said he would be happy with changes to the ground floor level only as an initial step. Mr. Fifield concurred that the ground should be repainted. Mr. Fifield moved to **require a new application** for paint for the ground floor openings to be worked out with staff. Mr. Musso seconded the motion which passed unanimously.

ADDRESS: 508-512 & 514-518 Toulouse St
 OWNER: 508 Toulouse Development LLC
 ZONING: VCC-2
 USE: Commercial/Restaurant

APPLICANT: 508 Toulouse Development LLC
 SQUARE: 27
 LOT SIZES: 7862 sq. ft.

DENSITY
 Allowed: 13 Units
 Existing: 13 Units

OPEN SPACE
 Required: 2358 sq. ft.
 Existing: 1297 sq. ft.

Proposed: no change

Proposed: no change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

508-512 Toulouse: Rating: Green. Two, c. 1836 Greek Revival 3 1/2 story brick stores with dormers and granite posts and lintels on the ground floor. The originaly 3 story detached service building has only two floors remaining. This and the neighboring building at 514-18 Toulouse have courtyards which historically have been joined.

514-518 Toulouse: Rating: Blue. The "Lanoux House" is an important circa 1818 two-story masonry building with a low entresol and carriage entrance. With its arched ground floor openings, simple wrought iron balcony railing, and simple raised stuccoed moldings, this building remains as a classic example of French architecture in post-colonial New Orleans. Originally the building had a flat tiled roof rather than the existing attic story.

DETAILED DESCRIPTION OF APPLICATION:

05/24/16

Permit Number: 16-02732

Lead Staff: Erin Vogt

Proposal to install new awning and additional business signage, per application & materials received 01/26/16 & 05/13/16, respectively.

STAFF ANALYSIS AND RECOMMENDATION:

05/24/16

When last reviewed by the Committee on 02/25/16, the applicant sought to retain an awning that had been installed to indicate a secondary, "Oyster Bar" entrance, separate from the main entrance to the restaurant that occupies portions of both buildings on this resubdivided lot. The awning in question was not approvable within VCC Design Guidelines, and the application was deferred by the Committee. That awning has since been removed. The applicant is currently proposing two options, seeking the approval of the Committee to install additional signage to indicate the entrance to the oyster bar.

Both options involve installing an open-sided, retractable awning of an approvable color between the granite pilasters:

Option 1: the awning would also include a small valence with the words "Oyster Bar," or

Option 2: a small sign with the words "Oyster Bar" would be installed, to hang from chains beneath the awning.

Despite the large frontage of the business, VCC Design Guidelines do not allow for multiple signs for a single business unless it has frontages on more than one street. In keeping with the Guidelines, staff recommends **denial** of the application for additional signage, but finds the proposed awning to be approvable. However, staff notes that the Committee may find the request for an additional, small sign to be acceptable in this instance, due to the shared occupancy of two buildings that had been on separate lots of record prior to 2011.

ARCHITECTURAL COMMITTEE ACTION:

05/24/16

DETAILED DESCRIPTION OF APPLICATION:

02/25/16

Permit Number: 16-02732

Lead Staff: Nick Albrecht

Proposal to retain and modify awning installed in deviation of approved plans, per application & materials received 02/04/16.

STAFF ANALYSIS AND RECOMMENDATION: 02/25/16

A permit issued 11/20/14 specified the installation of “one, brown, Venetian awning”. The awning that was installed is fixed in place with black fabric and closed sides, as well as displaying additional signage. The applicant proposes to retain the black color of the awning and the closed sides and remove the signage from the awning.

In reference to awnings, the guidelines state that, “the VCC requires an awning to be canvas-like, in a color, style, and location that is compatible with the building’s historic character” and that “the VCC does not allow installing an awning with closed sides, or a solid or closed underside.” (VCC DG: 12-12)

Although the location of the awning between the granite piers is approvable, the color, closed sides, and fixed nature of the awning are not approvable.

As this awning does not conform to guidelines and does not match what was permitted, staff recommends **denial** of its retention and encourages the applicant to apply for an awning that conforms to guidelines.

ARCHITECTURAL COMMITTEE ACTION: 02/25/16

Mr. Albrecht gave the staff presentation with Mr. Fabacher present on behalf of the application. Mr. Fabacher inquired why the awning could not be black in color. Staff stated that black was not a traditional color appropriate for awnings.

Mr. Fifield stated that he did not like the awning in general. Mr. Fabacher stated that the awning helped to identify this door as an entrance and prevent confusion to patrons on the street. Mr. Taylor responded that something very simple could help achieve this goal of identification.

Mr. Fifield moved to **defer** the application. Mr. Taylor seconded the motion, which passed unanimously.

ADDRESS:	508-18 Toulouse	APPLICANT:	Kirk Fabacher
OWNER:	508 Toulouse Development LLC		
ZONING:	VCC-2	SQUARE:	27
USE:	Restaurant/Residential	LOT SIZE:	7862 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	x	REQUIRED:	2358 sq. ft.
EXISTING:	x	EXISTING:	Unknown
PROPOSED:	x	PROPOSED:	Unknown

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

508-512 Toulouse: Rating: **Green**, of local architectural and/or historic significance.

Two, c. 1836 Greek Revival 3 1/2 story brick stores with dormers and granite posts and lintels on the ground floor. The original 3 story detached service building has only two floors remaining. This and the neighboring building at 514-18 Toulouse have courtyards which historically have been joined.

514-518 Toulouse: Rating: **Blue**, of major architectural and/or historic significance.

The "Lanoux House" is an important circa 1818 two-story masonry building with a low entresol and carriage entrance. With its arched ground floor openings, simple wrought iron balcony railing, and simple raised stuccoed moldings, this building remains as a classic example of French architecture in post-colonial New Orleans. Originally the building had a flat tiled roof rather than the existing attic story.

Architecture Committee Meeting of **08/08/2023**

<u>DESCRIPTION OF APPLICATION:</u>	08/08/2023
Permit #23-12491-VCGEN	Lead Staff: Erin Vogt
Violation Case 23-01108-VCCNOP	Inspector: Nora Goddard

Appeal to retain work without permit in courtyard, including lighting and mechanical equipment, per application & materials received 05/08/2023 & 07/25/2023, respectively. **[Notice of Violation sent 03/20/2023]**

STAFF ANALYSIS & RECOMMENDATION: 08/08/2023

On 03/10/2023, staff inspected the property and cited significant work without permit had occurred since the 2011 renovation and 2013 first floor change of use to restaurant. The applicant is proposing the following:

- 1) A new covered patio, food service enclosure, walk-in cooler, and surrounding structure was built in the courtyard, reducing open space below what is allowable per the CZO. The applicant proposes to remove all but the walk-in cooler and surround. Staff does not find the surround approvable for retention since synthetic materials were used, and cannot approve the walk-in cooler unless an open space variance is obtained. Staff recommends deferral.
- 1a) The applicant is appealing to retain the benches installed along courtyard perimeter walls, which are fastened to the pavers but not the building. Staff does not find the benches approvable for retention given their synthetic material, and the benches must be movable by two people to be considered furniture outside VCC purview. Either the material must change, or the benches should be modified to fit the definition of furniture.
- 2) Decorative stickers have been installed on the glazed millwork in the rear service ell. The applicant proposes to remove the stickers and install a black film. Tinted films have routinely been denied by the Committee and Commission, and several significant lawsuits were won by the VCC preventing their use, but it is not expressly prohibited in the Guidelines. Staff seeks the guidance of the Committee.
- 3) An inappropriate keypad and door hardware was installed without review and approval. The applicant proposes to replace the hardware but has not specified any for review.
- 4) The applicant proposes to remove inappropriate capping trim on the t&g balcony decking. Staff notes that this is not the only issue with the decking, but this can be handled at staff level.
- 7) The applicant has agreed to remove the St. Louis and Decatur side murals but is requesting to retain the Toulouse and Chartres sides. Staff recommends denial, as murals are prohibited in the District.
- 9) The applicant is appealing to retain at least ten gas lanterns installed without a permit, which they state were installed during a 2014 renovation and approved by NPS. Staff notes that the approved drawings allowed two electric lanterns in the carriageway, and four gas lanterns in the courtyard. The additional lanterns installed are excessive and do not meet current Guidelines for

decorative fixtures. Staff recommends denial of the additional fixtures not included in the 2011 approval.

- 9a) The applicant proposes to replace the string lights with “new string lights approvable to the VCC.” Staff notes that string lights have only been found approvable at very limited applications in the Quarter, and distinct Guidelines for these fixtures do not exist. If the applicant wishes to install new lights, the exact locations, attachment, fixture and lamping must be proposed. The current string lights are excessive and obtrusive. Since several properties look down on this courtyard, staff suggests a light study prior to any further reviews.
- 10) The applicant is seeking to retain three speakers attached to the building. Staff does not recommend retention of mounted speakers and suggests that they be independently mounted.
- 11) The rooftop exhaust is approvable for retention as it generally matches the conceptually approved location reviewed by the Commission in 2013. The applicant proposes to add a maintenance platform, which is required by code. Staff notes that the drawing does not show a railing, which will also be required. If found typical, this may be handled at staff level.
- 11b) The applicant is seeking to retain the heaters mounted to the building. This type of equipment is not permitted to be attached to historic walls, particularly since they are only needed during short times of the year. Staff recommends denial with detached, movable heaters to be used when necessary.
- 11c) Staff finds relocation of the water heaters approvable as noted.

ARCHITECTURAL COMMITTEE ACTION:

08/08/2023

ADDRESS:	717-19 Barracks Street		APPLICANT:	Andrew Bernard
OWNER:	717 Barracks LLC		SQUARE:	53
ZONING:	VCR-1		LOT SIZE:	2277.4 sq. ft.
USE:	Residential			

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

The lots upon which this and the neighboring identical 4-bay frame shotgun cottage were constructed also were part of the Aristide Hopkins holdings in the 19th century.

Architecture Committee Meeting of **08/08/2023**

DESCRIPTION OF APPLICATION: 08/08/2023
Permit #23-18492-VCGEN **Lead Staff: Renee Bourgogne**

Appeal to retain unpermitted keypad and door hardware, per application & materials received 07/13/2023 & 07/28/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 08/08/2023

The current proposal to retain unpermitted gate keypads/ hardware is in response to VCC violation 23-03547 sent on 6/30/2023. The applicant and staff have agreed to address the illegal keypads on the front elevation entry doors at the staff level, but the applicant wishes to retain the current illegal keypads on both pedestrian gates located on Barracks Street, installed sometime after 2011. The applicant has submitted a cover for the keypads, but has not explained how these will attach or how they will in fact cover the exposed number pad. Since mechanical numbers have been consistently denied by the Committee for years and better technology is readily available, staff recommends **denial** of the current proposal and recommends that the applicant work with staff on an approvable option.

ARCHITECTURAL COMMITTEE ACTION: 08/08/2023