

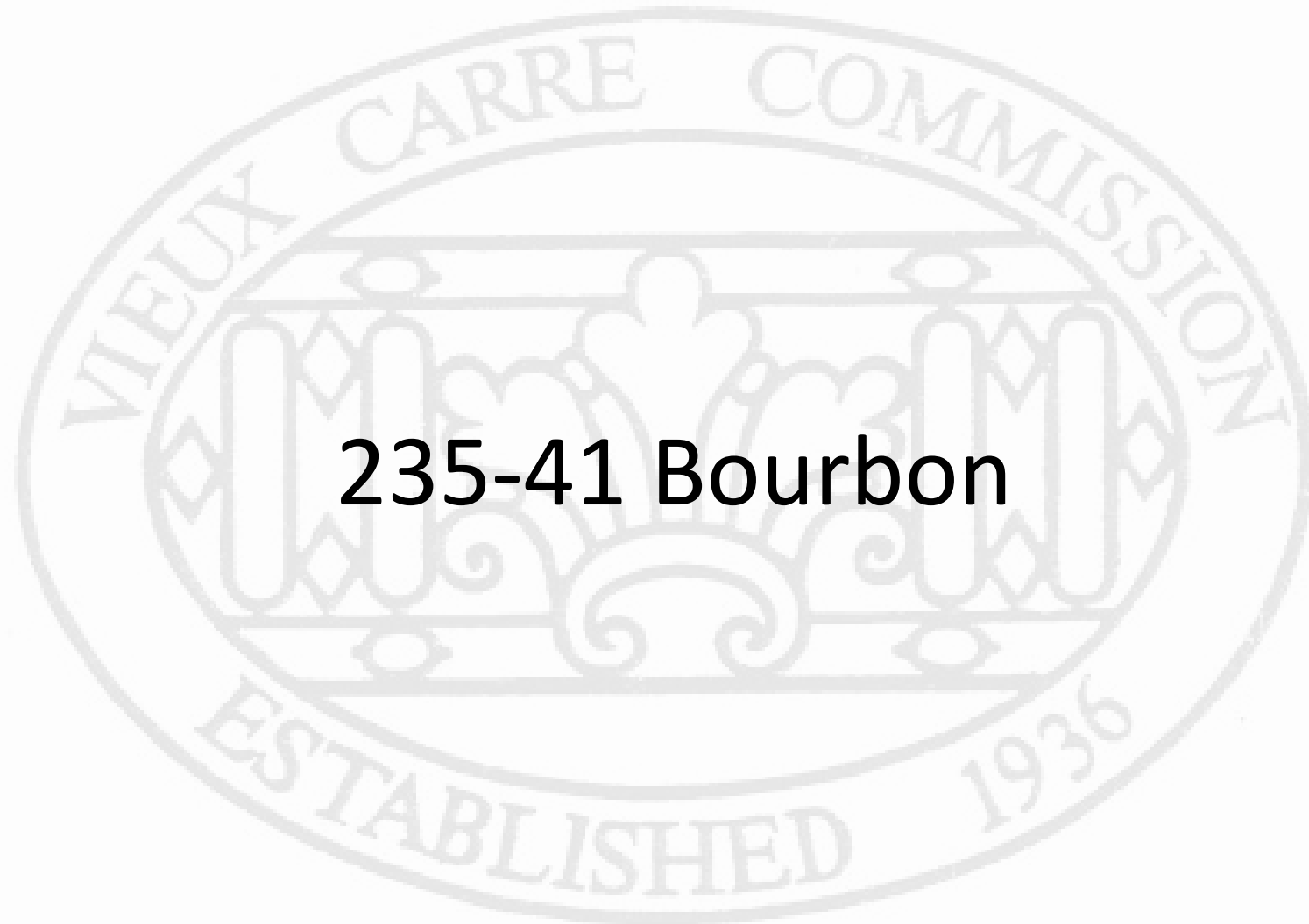


# Vieux Carré Commission Architecture Committee Meeting

Tuesday, August 22nd, 2023



# Old Business



**235-41 Bourbon**

ADDRESS:	235 - 41 Bourbon Street	APPLICANT:	John C. Williams
OWNER:	241 Holdings LLC	SQUARE:	68
ZONING:	VCE	LOT SIZE:	2725.3 sq. ft
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	545 sq. ft.
ALLOWED:	4 Units	EXISTING:	0 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	3 Units		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: Main and service buildings: green: or of local architectural and/or historical importance.  
Courtyard infill: brown: objectionable, or of no architectural and/or historical importance.

This application pertains to two in a row of three Greek Revival buildings, constructed in 1843 by the builder Benjamin Howard. Constructed for residential use on the upper floors and commercial use on the ground floors, these simply detailed buildings have ground floor openings which were altered in the 20th century while being used as a restaurant.

**Architecture Committee Meeting of** **08/22/2023**

**DESCRIPTION OF APPLICATION:** 08/22/2023  
**Permit #22-30621-VCGEN & 22-31927-VCGEN** **Lead Staff: Nick Albrecht**

Proposal to renovate buildings, including a proposed **change of use** on the third floor from *vacant* to *short term rental*, per application & materials received 10/11/2022 & 08/17/2023, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 08/22/2023

Staff notes that this project includes the neighboring property at 235-237 Bourbon St. Staff has received word from the City Planning Commission (CPC) that the subdivision of these two properties into one lot of record has been tentatively approved by the CPC, pending some final documentation. As such, this building and project can now be viewed as one property.

When this application was last reviewed at the 02/28/2023 meeting, Mr. Bergeron made the motion for the conceptual approval of the proposed work, excluding the structural work. Mr. Fifield asked to amend the motion to state, “revisions on the Bienville street door.” The applicant has removed the injectable mortar from the proposal but has added a new hood vent to one of the service ell roofs, with the duct to travel on the exterior of the building, penetrating the balcony structure. Staff has not received any updated drawings per the motion regarding the Bienville Street door.

The applicant is now seeking an overall approval for all elements of the proposal, and has submitted a cover letter addressing remaining items:

- The ramp at the Bienville sidewalk: the encroachments working group has informed the applicant that this will only go through DPW.
- The in-swinging French doors at the main entrance to the bar (100D) is shown as an outswinging single leaf door. The applicant responded that “**This is an egress door per Fire Marshal and BBSA.**” Staff is unclear if it will be appropriately detailed, or what plane the door will be installed in.
- A cut sheet has been submitted for new exterior sprinklers at the second and third floor on the Bienville side of the building. As long as they are discretely located near the balcony structure, this may be handled at staff level.
- The current rail extension will be retained.
- Mortar injection has been eliminated from the proposal.

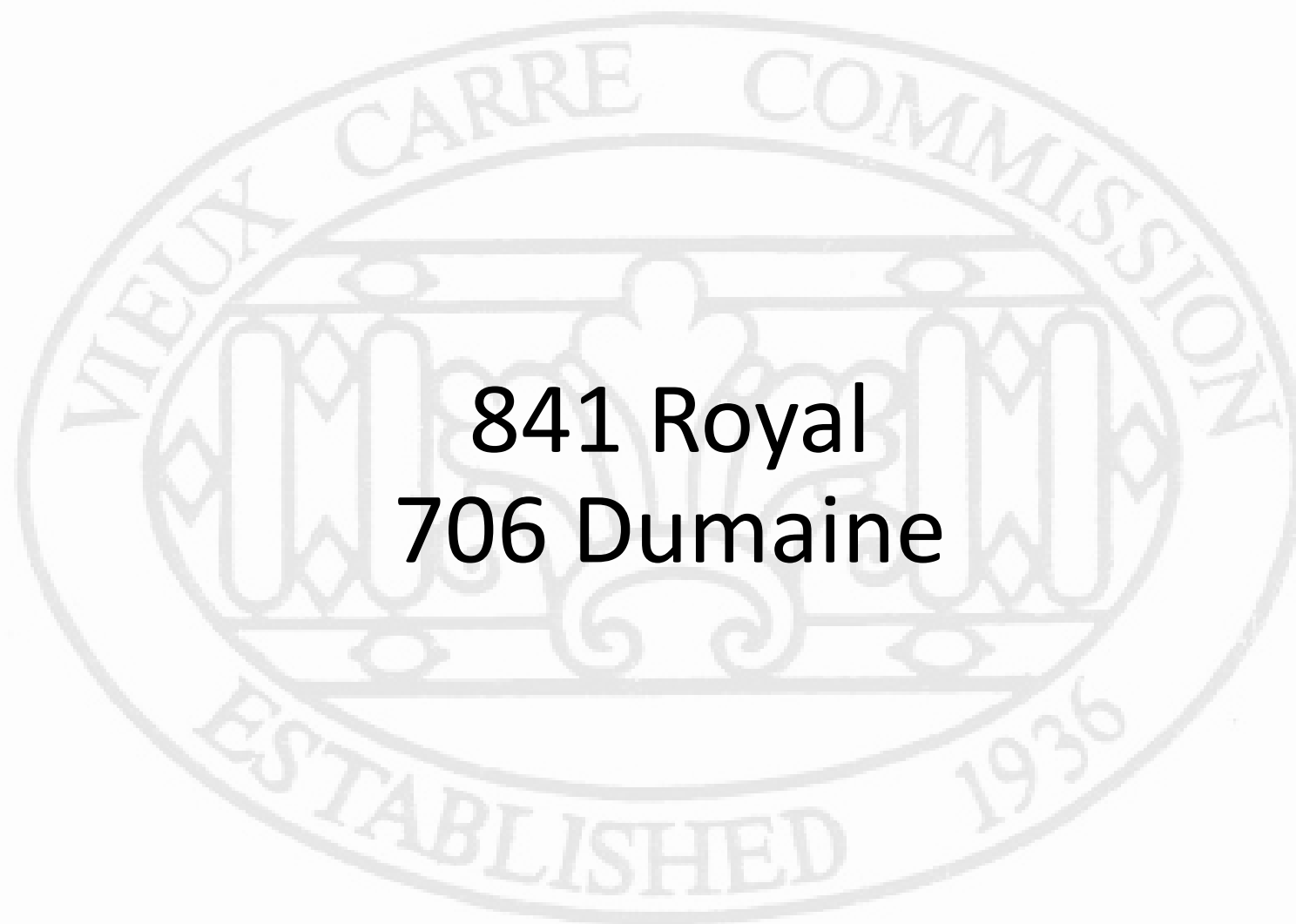
New items:

- The submitted structural details for balcony reinforcement at the Bourbon and Bienville elevations of the main building has been minorly revised to use a flat plate instead of an angle. However, the drawing is difficult to read, and no reflected ceiling plan has been submitted so staff can assess the overall visual impact.
- Four 10” tie back plates are shown in elevation at the party walls splitting the buildings. This was deferred when last heard in February due to absence of an elevation drawing showing their locations.
- The applicant submitted a cut sheet for a hood vent, followed by an undimensioned roof plan and elevation showing the duct penetrating the service ell balcony. The hood vent does not appear to be approvable per mechanical code at this proximity to the rear property line, and the external duct and its interference with the balcony (particularly its structure) is troubling.

**ARCHITECTURAL COMMITTEE ACTION:** 08/22/2023



# New Business



**841 Royal  
706 Dumaine**

ADDRESS:	700-714 Dumaine; 841 Royal	
OWNER:	Royal Dumaine NOLA LLC	APPLICANT: Robert Cangelosi, Jr.
ZONING:	VCC-1	SQUARE: 58
USE:	Residential	LOT SIZE: 3,499 sq. ft.
DENSITY-		OPEN SPACE-
ALLOWED:	5 Units	REQUIRED: 700 sq. ft.
EXISTING:	Unknown	EXISTING: 360 sq. ft.
PROPOSED:	No Change	PROPOSED: No Change

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

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

This address includes one-half of a well-detailed double house with attached 3-story kitchens, which was constructed c. 1833, as described in a building contract of that year between Joseph Peralta, builder, and Paul LaCroix, owner. In many ways the building is a classic Creole style building with a central passageway, arched ground floor openings, narrow wrought iron balconies and curved dormers. Especially fine and unusual are the second-floor arched openings, which are distinguished by their delicate detailing.

#### **Architecture Committee Meeting of**

**08/22/2023**

#### **DESCRIPTION OF APPLICATION:** **Permit #23-21403-VCGEN**

08/22/2023

**Lead Staff: Erin Vogt**

Proposal to restore millwork to five infilled openings on the Dumaine elevation, per application & materials received 08/04/2023.

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

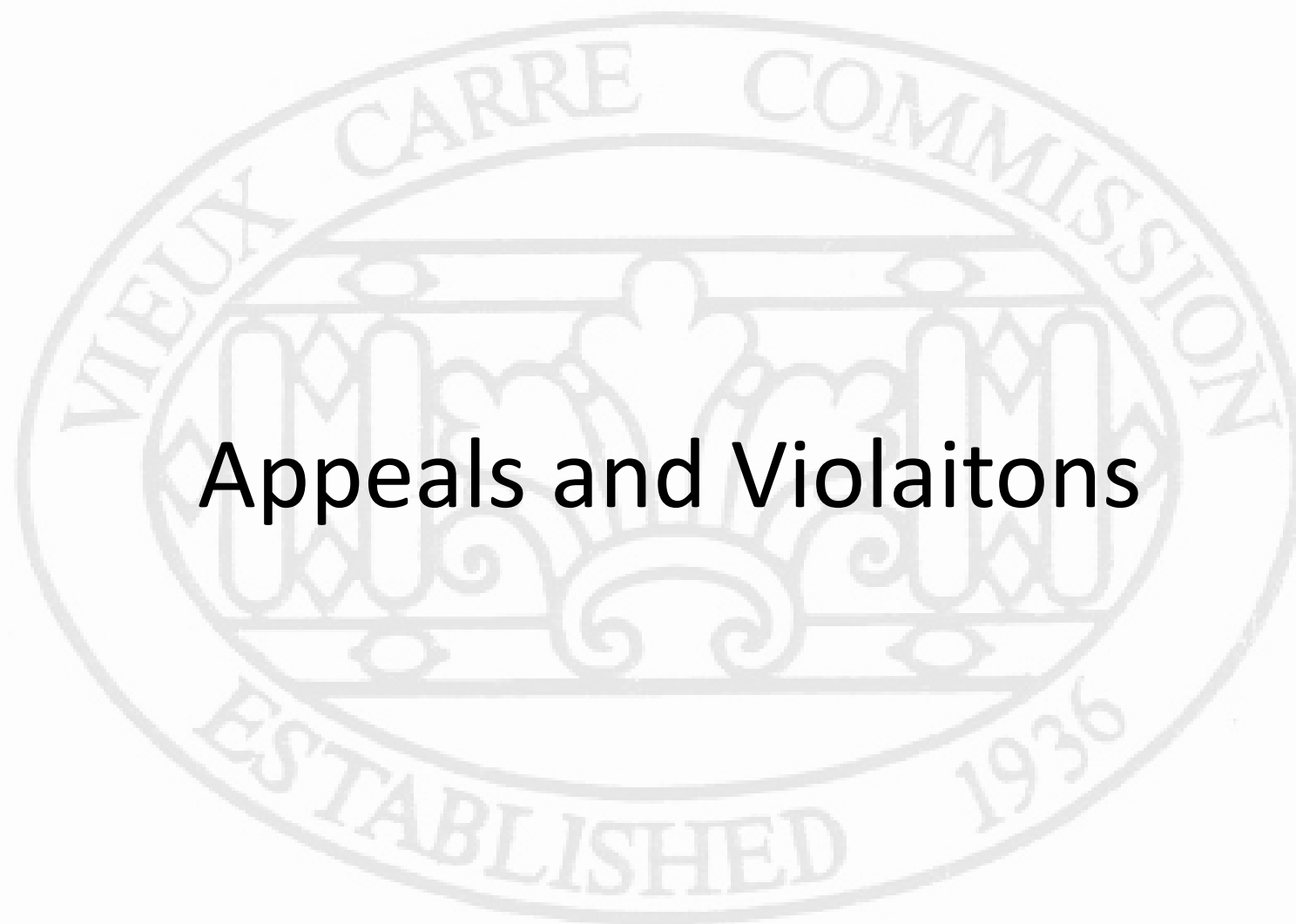
08/22/2023

The applicant has submitted an elevation and millwork profiles for the restoration of millwork in five infilled openings on the Dumaine elevation of the service ell. The elevation shows the first and fifth openings with paneled shutters matching those on the second floor, while the three middle openings have two lite, single panel wood French doors consistent with those on the main building. The transom will not be restored, and is shown as remaining stucco infill. No transom section has been provided, but it has been drawn simpler in elevation than the historic millwork, which returns at the jamb before dying into the wall.

Since no plan has been provided, is not clear if the doors and shutters will be restored at all openings, or if the shutters will only be present at the two indicated in elevation. Staff notes that both interior and exterior elevations of the shutters must be provided, as well as a transom detail showing the plane of the stucco in relation to all millwork. Staff finds the proposed work **conceptually approvable**, with additional drawings to be submitted prior to permit issuance. Since openings clearly existed in these locations prior to their infill and this could be considered a restoration, Commission review is not necessary.

#### **ARCHITECTURAL COMMITTEE ACTION:**

08/22/2023



# Appeals and Violations



The seal of the Vieux Carre Commission is a large, faint watermark in the background. It is an oval shape with a decorative border. The text "VIEUX CARRE COMMISSION" is written along the top inner edge, and "ESTABLISHED 1936" is written along the bottom inner edge. In the center of the seal is a heraldic crest featuring a crown on top, a shield with a central figure, and decorative flourishes below.

**913 Governor Nicholls/  
1215 Dauphine**

ADDRESS: 913 Gov. Nicholls, 1215 Dauphine  
 OWNER: Gov Nichols Properties LLC APPLICANT: John Williams  
 ZONING: VCR-1 SQUARE: 82  
 USE: Residential LOT SIZE: 11,706.6 sq. ft.

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Blue**, of major architectural and/or historic significance.

Plantation type dwelling, which may be one of the Quarter's earliest buildings, was constructed (or reconstructed from an earlier building on Bayou St. John according to an extant contract) perhaps as early as 1787 for Gabriel Peyroux, who moved into town from Bayou St. John. Owned from 1795-1878 by Josquin Ossorno, Captain of the regiment stationed in the Plaza, and his heirs, the structure was remodeled in the 1830s, most significant of which is the alteration of the original steep pitched, hipped roof. Additionally, the rear gallery area has been enclosed.

**Architecture Committee Meeting of** **08/22/2023**

**DESCRIPTION OF APPLICATION:** 08/22/2023  
**Permit #23-21765-VCGEN** **Lead Staff: Erin Vogt**  
**Violation #23-04258-VCCNOP** **Inspector: Noah Epstein**

Proposal to address demolition by neglect and work without permit violations, including structural repairs at the gallery, and a proposal to stabilize gallery stair rail, per application & materials received 08/08/2023 & 08/15/2023, respectively. [Notices of Violation sent 03/10/2021, 08/05/2021 & 07/27/2023]

**STAFF ANALYSIS & RECOMMENDATION:** 08/22/2023

[NOTE: This application is limited to the existing Blue rated building and does not include review of the proposed new construction at this lot.]

On 07/27/2023, staff opened a new violation case for the work without permit and demolition by neglect issues at the historic Blue rated main building, with a few other issues elsewhere on the site. The applicant proposes the following work:

Main building gallery:

Much of the wood at the columns and horizontal structure has deteriorated significantly in a short period, excepting the second-floor handrail. The Dauphine-side beam between the main building and masonry post was removed without permit in 2021, causing the second-floor column and much of the attached millwork to slump. Staff issued an emergency stabilization permit, a SWO was posted, and engineer Walter Zehner was consulted regarding needed repairs. While an application to repair the gallery was initiated, it was found to be insufficient for review and was returned for revision. No revised materials were submitted, and the beam was replaced without permit. Detail 1/030 shows the structural connections for the beam replacement, which the applicant is appealing to retain.

The surrounding millwork has continued to rot at an alarming rate, and staff is concerned that the pier beneath this column and beam has been listing, particularly since the 2018 renovation. Its proximity to the live oak tree adds to staff's concern that there may be active movement. The applicant has stated that they intend to place a monitor on the pier to observe it over several months, and will propose more substantial repairs if it is found to be moving.

Regarding the deteriorated columns and trim, the applicant proposes to splice the three columns closest to Dauphine, removing the lower portions of the column above the wooden handrail (which is to be salvaged and reinstalled). The structural repair is shown as two (2) 5/8" through bolts, installed 6" apart and routed to be hidden (detail 2/030). The upper portion of the column and trim are to remain, with the trim to be reattached and repaired as needed, and any replacement work to match existing.

Four copper downspouts are missing at the front and rear elevations. The applicant proposes to temporarily replace the stolen sections with aluminum, replacing them with copper once the property line fences are built. Staff notes that aluminum is not compatible with copper, but stainless steel can be used if the lower downspouts are painted to match the adjacent surface. Staff believes that the missing downspouts may have directly contributed to the gallery deterioration, as the wood elements became spongy with rot, and water was no longer being directed at the foundation of the pier (potentially exacerbating the impact of the tree, given its removal of water from the ground). If allowing a different material for the downspouts prevents their theft, and therefore allows them to perform their function, staff finds this to be an acceptable compromise. The applicant calls for the downspouts to kick out and extend

1-2' away from the base of the masonry pier; staff seeks any recommendations or comment the Committee may find appropriate, given the structural observations that will take place in this location.

Other violations:

The applicant has submitted a letter with a narrative and timeline to address the remainder of the violations cited in the most recent case:

- WwoP, paint: Staff notes that this violation was not in regard to paint applied to the unpermitted beam replacement, but refers to the haint blue paint at the gallery soffit. Staff does not find it approvable for the age and style of building, nor allowable per the Design Guidelines, and recommends the applicant be required to paint the soffit white.
- WwoP, chain link fence: the applicant states that the fence will be replaced under the permit for the new construction. It is conceptually approved in the new construction set, but the violation for the chain link fence must continue until this work is done in order to ensure that the chain link does not become inadvertently prescribed. As is typical when a violation is not approvable for retention, but the Committee agrees to delay enforcement for whatever reason, staff recommends denial with 18 months to be allowed for compliance.
- WwoP, security cameras: cameras were observed on the parking structure that is set to be demolished as part of the scope of new construction. Similar to the chain link fence, this violation must continue until that work is completed so it does not become inadvertently prescribed.
- WwoP, lighting: flood lights were installed on the back of the main building due to security issues with the neighboring park, which the applicant states will be removed when the new construction is done.
- DbyN, gallery pier: the applicant requests to measure/document the gallery pier over several months to determine if active settling is occurring. Staff requests a submittal detailing what observation will be done and a determinate amount of time, so this violation can be enforced if observation does not take place, or if conditions worsen.
- All other DbyN violations are addressed under this scope of work.

The applicant also proposes work that was not cited as a violation. The railing at the front stair leading to the second-floor gallery is extremely unstable, as there is no attachment preventing lateral movement. An existing post supports the stringer, but the railing is in a different plane. The applicant proposes to extend the post up by splicing and anchoring a new post to the stringer. The bottom rail (which is not a historic profile) will be cut and will die into the new post, which will in turn die into the top rail. Staff finds this solution to be the least invasive method for stabilizing the railing, as it will leave historic fabric in place.

Overall, staff:

- Seeks the guidance of the Committee regarding the proposed structural repairs,
- **Conceptual approval** of the proposed pier monitoring, with a detailed plan to be submitted to staff and updates to be provided at frequent intervals,
- **Denial** of the appeals to retain the unpermitted soffit paint, chain link fence, security cameras, and lighting, with enforcement to be delayed 18 months, or until the new construction is permitted and begins.
- **Conceptual approval** of the temporary downspout replacement, with the proviso that stainless steel must be used instead of aluminum,
- **Conceptual approval** of the proposed rail reinforcement.

ARCHITECTURAL COMMITTEE ACTION:

08/22/2023