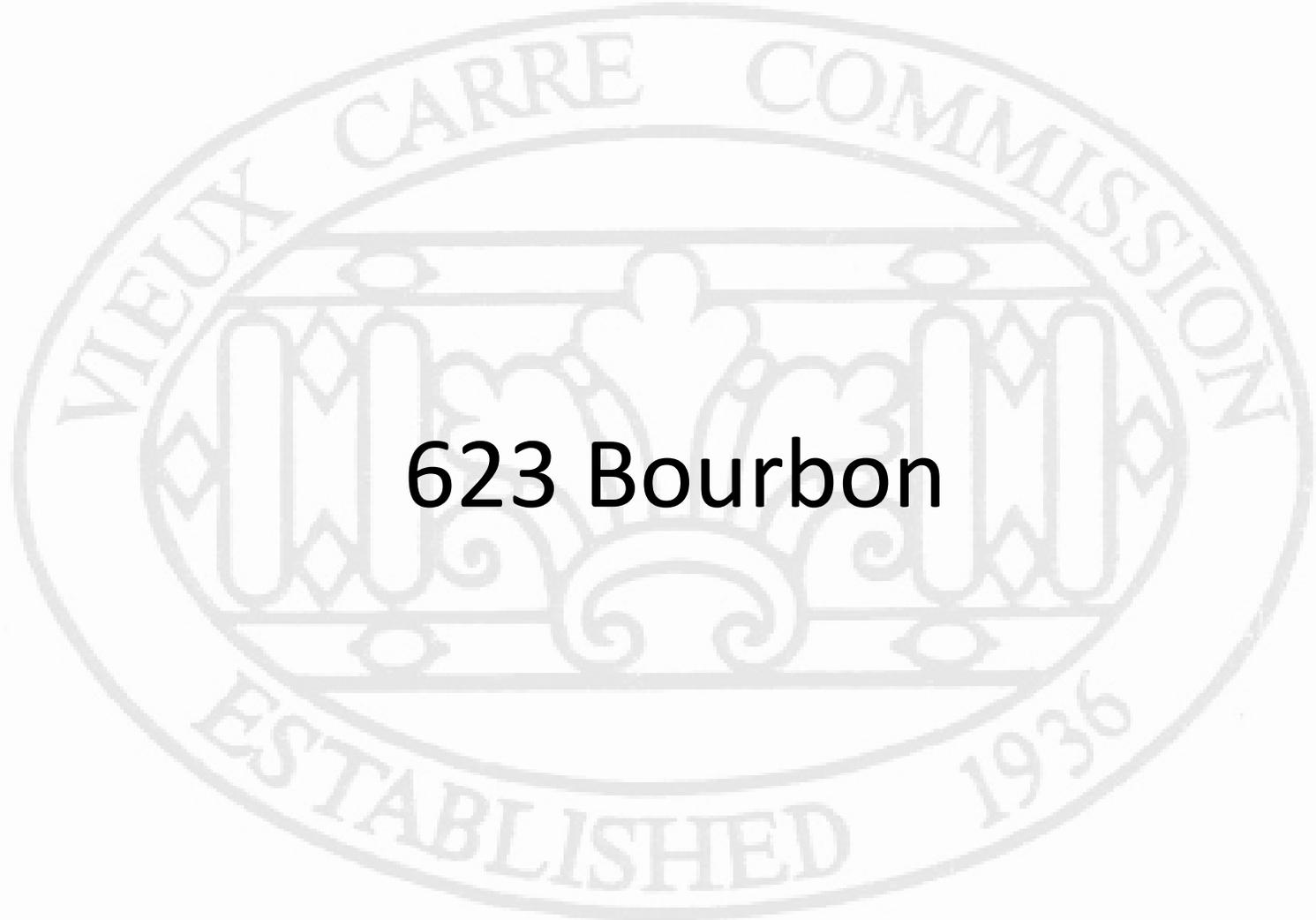


**Vieux Carré
Commission Meeting**

Wednesday, May 18, 2022



Change of Use



623 Bourbon

ADDRESS:	623 Bourbon	APPLICANT:	Smoke Shop
OWNER:	Peri Luscent LTD	SQUARE:	72
ZONING:	VCE	LOT SIZE:	4,445 sq. ft.
USE:	Commercial (Proposed)	OPEN SPACE-	
DENSITY-		REQUIRED:	1,333.5 sq. ft.
ALLOWED:	Seven (7) units	EXISTING:	1,715 sq. ft.
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

For many years the home of Congresswoman Lindy Boggs, this Creole townhouse dates from circa 1828. Salient stylistic features include four arched ground floor openings, the larger one being a porte-cochere entrance, and a delicate wrought iron balcony. The cast iron canopy is a later 19th century addition. From 1897-1924, blacksmith Charles A. Mangin owned the subject property, in which he and his brothers operated an iron-working and locksmith business.

Vieux Carré Commission Meeting of **05/18/2022**

DESCRIPTION OF APPLICATION: 05/18/2022
Permit # 21-32162-VCPNT **Lead Staff: Nick Albrecht**
Violation Case # 21-08342-VCCNOP **Inspector: Marguerite Roberts**

Proposal to renovate carriageway including the installation of new decorative light fixtures and painting, in conjunction with a proposed change of use from *vacant* to *art gallery*, per application & materials received 11/16/2021 & 01/10/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 05/18/2022

Sometime around March 2021 a commercial shop opened in this building which had most recently been vacant but had for decades been residential. Then, on 11/11/2021, staff discovered that considerable work had been done in the formerly vacant carriageway space to convert it into additional retail space, all without benefit of VCC review or approval. The applicant has corrected the unpermitted work and the Architecture Committee approved the proposed new work at the 04/26/2022 meeting.

As noted in the CZO, *“The Vieux Carré Commission shall have no jurisdiction over use, except as provided in the paragraph below.*

Within the Vieux Carré Historic District, no occupancy permit shall be issued by the Director of Safety and Permits, for any change in the use of any existing building until and unless a special permit shall have been issued by the Vieux Carré Commission, except that where no change of exterior appearance is contemplated such permit by the Vieux Carré Commission shall not be required. Where any change in exterior appearance is contemplated, the Vieux Carré Commission shall hold a hearing, and if it approves such change, it shall issue a special permit to continue the same use, or for any other use not otherwise prohibited in the district, subject to the following conditions and safeguards:

- 1. The historic character of the Vieux Carré shall not be injuriously affected.*
- 2. Signs which are garish or otherwise out of keeping with the character of the Vieux Carré shall not be permitted.*
- 3. Building designs shall be in harmony with the traditional architectural character of the Vieux Carré.*
- 4. The value of the Vieux Carré as a place of unique interest and character shall not be impaired.”*
 (New Orleans CZO 2.10)

Although no work is proposed for the primary retail space, staff finds that any work proposed in the carriageway must be carefully done so as not to negatively affect the traditional architectural character of the intact carriageway of this blue-rated building. The previously done, but now corrected, unpermitted work included removing existing light fixtures, installing new fluorescent light fixtures, attaching shelving units to the masonry walls, and inappropriate painting. Staff does not find that this or any similar work could be approved in the future in order to convert the carriageway into a commercial space. Any approved work in the carriageway should be easily reversible and any furniture, shelving, or display cases easily removable.

The current proposal includes reinstallation of the previously existing decorative light fixtures, installation of two new similar decorative light fixtures, and painting the carriageway to match the previously existing colors. The Architecture Committee approved this proposal pending resolutions with any zoning violations. The property was most recently cited as a possible illegal t-shirt shop on 04/19/2022.

Staff recommends approval of the proposed work and change of use and suggests that no permits be issued until the pending Zoning violation is resolved.

VIEUX CARRÉ COMMISSION ACTION:

05/18/2022

Architecture Committee Meeting of**04/26/2022****DESCRIPTION OF APPLICATION:**

04/26/2022

Permit # 21-32162-VCPNT**Lead Staff: Nick Albrecht****Violation Case # 21-08342-VCCNOP****Inspector: Marguerite Roberts**

Proposal to renovate carriageway including the installation of new decorative light fixtures and painting, in conjunction with a proposed change of use from *vacant* to *art gallery*, per application & materials received 11/16/2021 & 01/10/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

04/26/2022

See Staff Analysis & Recommendation of 02/22/2022.

ARCHITECTURAL COMMITTEE ACTION:

04/26/2022

Ms. Bourgogne read the staff report with Mr. Syed present on behalf of the application. Mr. Syed stated that he was unclear about the addresses when he moved in. He went on to give a history of his time occupying the space, what he had done and what he wished to do. Mr. Bourgogne stated that there was a new zoning violation 4/18/22.

Public Comment: Nikki Szalwinski, representing French Quarter Citizens, asked for a deferral until the zoning matters are sorted out.

Ms. DiMaggio made the motion for conceptual approval of the lighting changes pending all resolution with zoning and the change of use with Commission and details at staff. Mr. Bergeron seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of**04/12/2022****DESCRIPTION OF APPLICATION:**

04/12/2022

Permit # 21-32162-VCPNT**Lead Staff: Nick Albrecht****Violation Case # 21-08342-VCCNOP****Inspector: Marguerite Roberts**

Proposal to renovate carriageway including the installation of new decorative light fixtures and painting, in conjunction with a proposed change of use from *vacant* to *art gallery*, per application & materials received 11/16/2021 & 01/10/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

04/12/2022

See Staff Analysis & Recommendation of 02/22/2022.

ARCHITECTURAL COMMITTEE ACTION:

04/12/2022

There was no one present on behalf of the application. Mr. Bergeron moved to defer the application. Ms. DiMaggio seconded the motion, which passed unanimously.

Architecture Committee Meeting of**02/22/2022****DESCRIPTION OF APPLICATION:**

02/22/2022

Permit # 21-32162-VCPNT**Lead Staff: Nick Albrecht****Violation Case # 21-08342-VCCNOP****Inspector: Marguerite Roberts**

Proposal to renovate carriageway including the installation of new decorative light fixtures and painting, in conjunction with a proposed change of use from *vacant* to *art gallery*, per application & materials received 11/16/2021 & 01/10/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

02/22/2022

Staff discovered on 11/11/2021 that considerable work had been done in the formerly vacant carriageway space to convert it into a retail shop, all without benefit of VCC review or approval. The work included removing existing light fixtures, installing new fluorescent light fixtures, attaching shelving units to the masonry walls, and painting. Staff informed the applicant that all this work would need to be reviewed and that much of it was not approvable per VCC Guidelines.

The applicant undid much of the work, also without a permit, and a later inspection revealed notable damage to the masonry where things had previously been bolted onto the wall.

The applicant now proposes to reinstall the previously existing decorative light fixtures, install two new similar decorative light fixtures, and to paint the carriageway to match the previously existing colors. Staff recommends that rather than installing new matching decorative fixtures, that simple and functional light fixtures be installed in addition to the existing decorative fixtures.

All this work would be in order to utilize the carriageway as new commercial space. A temporary business license was issued in March 2021 for an art dealer at this property but has since expired. Zoning opened a violation case on the property in November 2021 for an illegal T-shirt shop.

Although the actual use of the property is out of VCC jurisdiction, any changes to the exterior of the building in order to accommodate a new use is within VCC jurisdiction. As this property was previously vacant and was residential before that, any exterior changes to facilitate a commercial use will need to be reviewed and approved. Staff suggests that additional details may be needed to understand how this proposed commercial space of the carriageway will function. Are shelving units proposed to be bolted to the walls again, for example. If not, how are the walls proposed to be repaired?

Staff recommends deferral of the application to allow for additional information to be submitted to better understand the overall scope at this property.

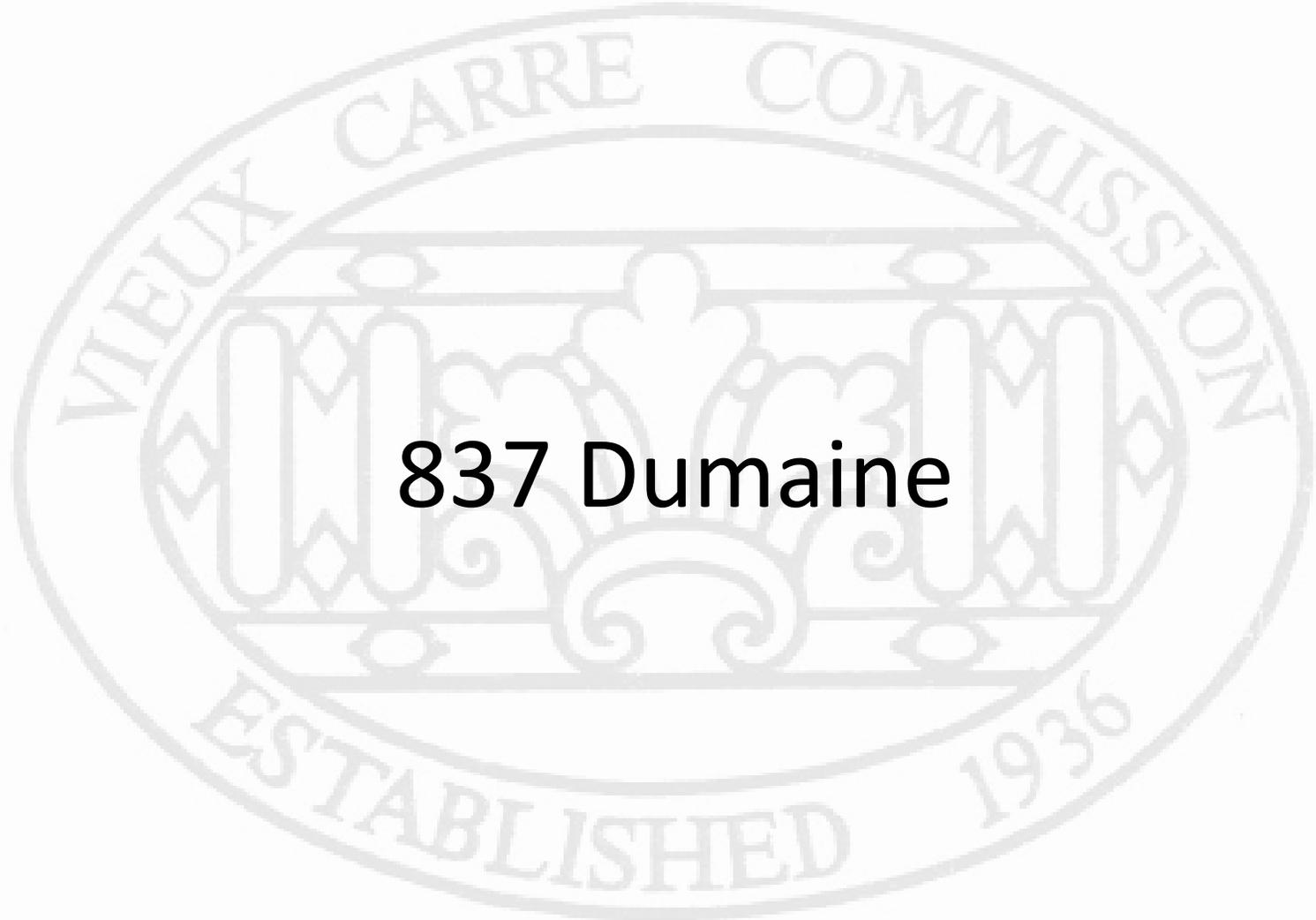
ARCHITECTURAL COMMITTEE ACTION:

02/22/2022

The application was deferred with no one present on behalf of the application.



Appeals and Violations



837 Dumaine

ADDRESS:	837 Dumaine	APPLICANT:	Mary Shaw
OWNER:	Mary Shaw	SQUARE:	76
ZONING:	VCR-1	LOT SIZE:	1,554 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	466 sq. ft.
ALLOWED:	1 Unit	EXISTING:	344 sq. ft. approx..
EXISTING:	Unknown	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

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

Rear Additions: Brown, objectionable or of no Architectural or Historical importance

Description: This 2½-story masonry townhouse is one in a row of three c. 1859 simply detailed Greek Revival buildings (#841, 839, 837 Dumaine). #839 and 837 are separated by a narrow pedestrian passageway in the Creole tradition, and #841 shares a common wall with #839. An ornate c. 1850 cast iron gallery unites the front facades of the three buildings. Although #839 and 837 retain much of their original detailing, which includes granite lintels and sills, #841 has late Victorian millwork on its ground floor. Each building in the row has its attached 2-story service ell. The service ell for #841, which was originally slightly set back from the sidewalk and with an open balcony, was filled in to the sidewalk earlier in the 20th century.

Vieux Carré Commission Meeting of

05/18/2022

Permit # 21-22947-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-07869-VCCNOP

Inspector: Anthony Whitfield

Appeal of Architecture Committee denial of proposal to retain waterproofing sealant applied to stucco without benefit of VCC review or approval, per application & materials received 10/04/2021.

STAFF ANALYSIS & RECOMMENDATION:

05/18/2022

Staff posted a Stop Work Order on this property back on 09/13/2021 for unpermitted work being done to the side masonry wall including the application of an unusual blue tinted product. A proposal to retain the work was heard at the 12/07/2021 Architecture Committee meeting where the Committee moved to deny retention.

The product applied to the wall is called Aguagrip. Staff researched this product and found that it is advertised as a primer for recoating flat roof systems and is used to “re-adhere loose granules on a cap sheet, and to encapsulate difficult to remove dust and dirt.” Staff found no mention on the products website regarding the application of this product to walls, let alone historic masonry walls. The product notes that it dries to a slightly tacky consistency, ready to accept a final roof coating.

The applicant noted that work was being done to try and eliminate water intrusion into the building. The applicant stated that they are no longer experiencing water problems in the area where the Aguagrip was applied but they are experiencing new problems in other location.

Although this application may have accomplished the goal of the applicant for this particular area, staff is at a loss as to why this particular product was used and notes that it may have just created similar problems in other areas. Staff questions if this material can be successfully removed in order to properly weatherize the wall. Staff is particularly concerned regarding the tacky condition and how that might affect paint or other topping materials.

The Committee was concerned about the lack of permeability of the product. The applicant sent a sample of the product to a laboratory for testing of the water vapor permeance. The laboratory results established an average permeance of this product of 3.6 perms. Research indicates that a perm level greater than 1.0 but less than 10.0 is considered vapor semi-permeable. Permeability of traditional stucco appears to be between 4 and 9 perms depending on the thickness and exact ratio of materials used. According to staff’s understanding of the lab results, the permeability of this product is not that dissimilar from traditional stucco.

As the removal of this product may cause additional damage and based off of the lab results, the Commission may find the retention of this product preferable over attempted removal. Staff does not recommend that this product be used anywhere else on the building and any other repairs will need to utilize approvable materials.

Staff requests commentary from the Commission regarding the appeal.

VIEUX CARRÉ COMMISSION ACTION:

05/18/2022

Architecture Committee Meeting of**12/07/2021****DESCRIPTION OF APPLICATION:****Permit # 21-22947-VCGEN
Violation Case #21-07869-VCCNOP**

12/07/2021

**Lead Staff: Nick Albrecht
Inspector: Anthony Whitfield**

Proposal to retain waterproofing sealant applied to stucco without benefit of VCC review or approval, per application & materials received 10/04/2021.

STAFF ANALYSIS & RECOMMENDATION:

12/07/2021

Staff posted a Stop Work Order on this property back on 09/13/2021 for unpermitted work being done to the side masonry wall including the application of an unusual blue tinted product. Photographs of the bucket of the product reveals that it is called Aguagrip. Staff researched this product and found that it is advertised as a primer for recoating flat roof systems and is used to “re-adhere loose granules on a cap sheet, and to encapsulate difficult to remove dust and dirt.” Staff found no mention on the products website regarding the application of this product to walls, let alone historic masonry walls. The product notes that it dries to a slightly tacky consistency, ready to accept a final roof coating.

The applicant noted that work was being done to try and eliminate water intrusion into the building and staff had previously issued staff approvable permits for window repairs at this property. It is possible that this window work has eliminated much of the water intrusion. The applicant stated that they are no longer experiencing water problems in the area where the Aguagrip was applied but they are experiencing new problems in other location.

Although this application may have accomplished the goal of the applicant for this particular area, staff is at a loss as to why this particular product was used and notes that it just created similar problems in other areas. Staff questions if this material can be successfully removed in order to properly weatherize the wall. Staff is particularly concerned regarding the tacky condition and how that might affect paint or other topping materials.

Staff requests commentary from the Committee regarding the best path forward for this building.

ARCHITECTURAL COMMITTEE ACTION:

12/07/2021

Mr. Albrecht read the staff report with Mr. Lipps present on behalf of the application. Mr. Lipps explained why they had used this product and the predicament they were in post-storm. Mr. Fifield inquired if they proposed to put an additional layer of stucco over this product. Mr. Lipps stated no. Ms. Bourgoigne stated that she had met with the applicant on site and asked for them to do a test patch for removal. She also asked the permeability of the product. Mr. Lipps stated that they had not done a test patch and the perm was 3-4%. Ms. DiMaggio stated that she was not familiar with this product per se, but it seemed to not be permeable enough for preservation standards, noting that the standard permeability rating was around 98%. She went on to say that they could reach out to the NCCPT for further advice. Mr. Bergeron stated that he agreed with Ms. DiMaggio. With nothing else to discuss, the Committee moved on to the next agenda item.

There was no Public Comment.

Discussion and Motion: Mr. Bergeron moved to deny the proposal to retain the roofing primer applied to the stucco with the applicant to perform a test patch removal for staff review prior to full removal and with the applicant to propose and implement a stucco repair method that meets the guidelines. Ms. DiMaggio seconded the motion, which passed unanimously.

Architecture Committee Meeting of**11/23/2021**

DESCRIPTION OF APPLICATION:

11/23/2021

Permit # 21-22947-VCGEN**Lead Staff: Nick Albrecht****Violation Case #21-07869-VCCNOP****Inspector: Anthony Whitfield**

Proposal to retain waterproofing sealant applied to stucco without benefit of VCC review or approval, per application & materials received 10/04/2021.

STAFF ANALYSIS & RECOMMENDATION:

11/23/2021

The owner has requested a deferral to the next meeting to allow for the contractor to be in attendance to answer questions.

ARCHITECTURAL COMMITTEE ACTION:

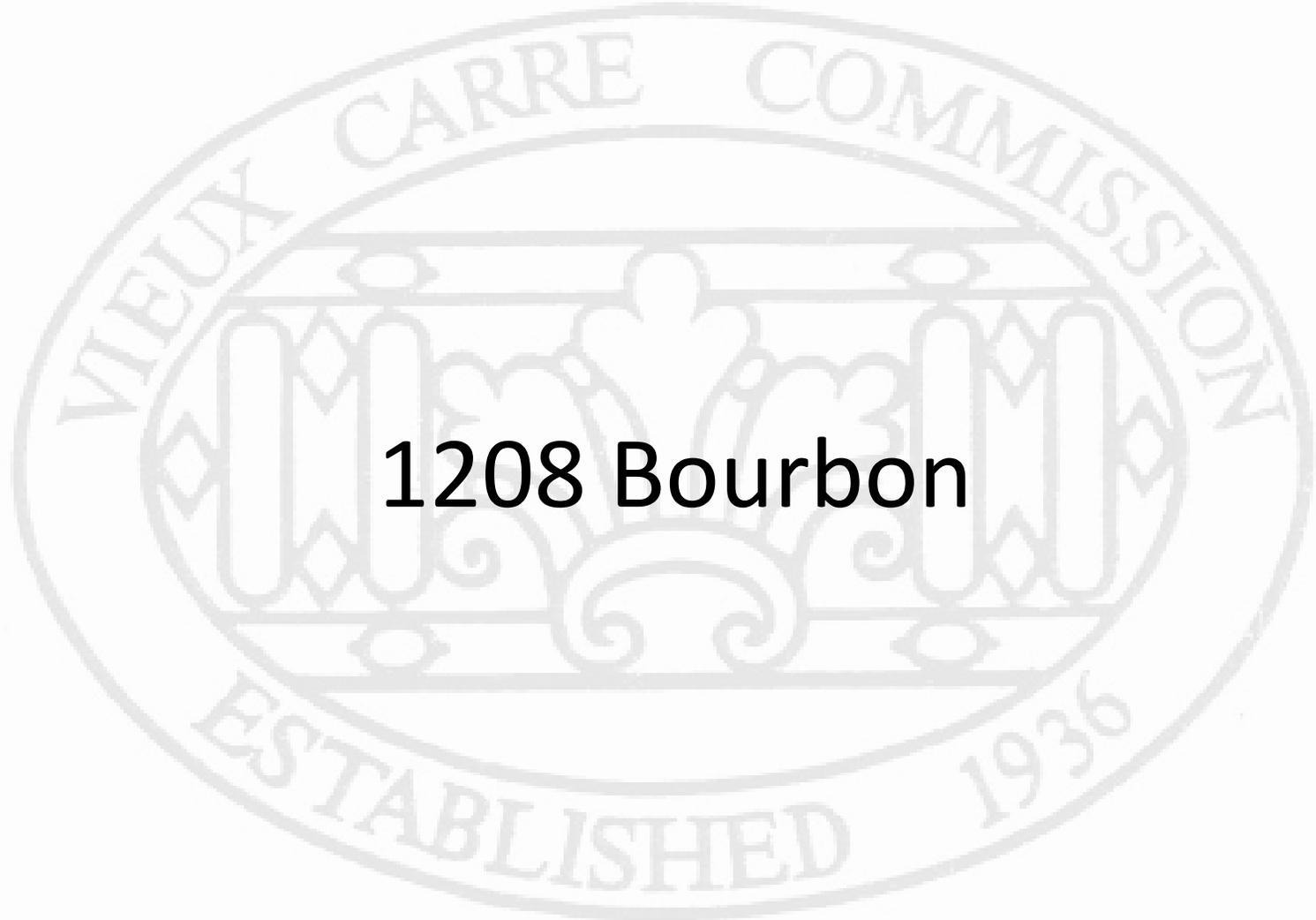
11/23/2021

Staff noted that the applicant had requested a deferral prior to the meeting.

There was no public comment.

Discussion and Motion:

Mr. Bergeron moved to defer the application, noting that applicant's request to do so prior to the meeting. Ms. DiMaggio seconded the motion, which passed unanimously.



1208 Bourbon

ADDRESS:	1208 Bourbon	APPLICANT:	Pierre W Mouldoux
OWNER:	Rex F Toole Jr	SQUARE:	54
ZONING:	VCR-1	LOT SIZE:	3,328 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	998 sq. ft.
ALLOWED:	3 Units	EXISTING:	1248 sq. ft.
EXISTING:	2 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

This and the neighboring building at 1204-06 Bourbon are two identical, 4-bay c. 1890 frame shotgun cottages.

Ratings: Main Building: **Green**, of local architectural and/or historical significance.

Vieux Carré Commission Meeting of **05/18/2022**

<u>DESCRIPTION OF APPLICATION:</u>	05/18/2022
Permit # 21-33198-VCGEN	Lead Staff: Nick Albrecht
Violation Case #21-07943-DBNVCC	Inspector: Marguerite Roberts

Appeal of Architecture Committee denial of proposal to replace existing fiberglass shingle roof with new Timberline Fiberglass Asphalt Architectural Shingles, per application & materials received 12/01/2021 & 03/11/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 05/18/2022

This application was last heard at the 03/16/2022 Commission meeting where the Commission moved to defer the application in order to allow the applicant time to consider other materials that were guideline approvable. The applicant has submitted an additional estimate for a synthetic slate roof from the same contractor who has provided the first two estimates for asphalt shingles and natural slate. The estimate for the synthetic slate roof is approximately \$20,000 more than the estimate for the natural slate at a cost of \$86,625. The estimate for natural slate was \$66,165, although staff notes that there were some possible inaccuracies with this estimate as one of the line items included "removal of slate roof" at a cost of \$9,900. As there is currently not a slate roof on this building the removal cost of all three estimates should be the same. Finally, the original estimate for the installation of asphalt shingles was \$15,570.

Based on the higher price of the approvable options and the existence of the current fiberglass shingle roof, the applicant is seeking approval of the proposed asphalt single roof. The Guidelines note that green-rated buildings, such as this one, shall receive no roof of lower rank than cement, slate-type shingles or Ludo slate. As staff is bound by Guidelines, staff cannot recommend approval of this material. Staff notes that there have been several instances recently where insurance companies have provided additional funds for better materials when owners and/or the VCC has provided documentation that lessor materials are not approvable in the historic district. Staff suggests this may be an option in this situation as well.

Staff recommends denial of the proposal with the applicant to revise the proposal to something that conforms to the Guidelines.

VIEUX CARRÉ COMMISSION ACTION: 03/16/2022

Vieux Carré Commission Meeting of **03/16/2022**

<u>DESCRIPTION OF APPLICATION:</u>	03/16/2022
Permit # 21-33198-VCGEN	Lead Staff: Nick Albrecht
Violation Case #21-07943-DBNVCC	Inspector: Marguerite Roberts

Appeal of Architecture Committee denial of proposal to replace existing fiberglass shingle roof with new Timberline Fiberglass Asphalt Architectural Shingles, per application & materials received 12/01/2021 & 03/11/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/16/2022

This application was deferred at the 02/16/2022 meeting to allow the applicant to gather some additional

information regarding the proposal. The applicant has submitted two estimates from the same contractor, one for the installation of an asphalt shingle roof and one for the installation of a new traditional slate shingle roof. The estimate for the asphalt shingle roof notes the following: *“After further inspection of the roof, it cannot be repaired. It has too many missing tiles, amongst possible plywood damage. I lifted up some tiles, and can see that the roof has never had a slate roof prior to the shingled roof. Therefore, I would be very concerned adding that amount of weight to a roof when it has never had that kind of load. Slate is very heavy, and will add thousands of pounds to the roof, if the house was not framed to handle such load, the roof could possibly cave in.”*

Staff notes that this roof was framed to support a slate roof. Sanborn maps from 1896 and 1908 indicate that this building had a slate roof at the time of original construction. Additionally, the neighboring building at 1204-1206 Bourbon St. is identical to this one. That building received a Slate2 roof which was installed in 2006. The Slate2 roof is a contemporary slate roof system which utilizes natural slate and is advertised as being lighter and cheaper than a traditional slate roof. Contemporary slate roof systems are approvable for green-rated buildings.

The estimate for a traditional slate roof is a little over four times more expensive than the estimate for asphalt shingles. However, staff questions the accuracy of the estimate as one of the line items is “removal of slate roof” at a cost of \$9,900. As there currently is not a slate roof on this building staff does not understand this charge.

Staff suggests that there are many other materials available that may be an option that are between traditional slate and asphalt shingles in the spectrum of roofing materials. Although Guidelines call for the installation of traditional slate, contemporary slate, or cement, slate-type shingles on green-rated buildings, staff suggests that even the installation of a non-cement, synthetic slate-type shingle roof which is typically only approvable for yellow, orange, or brown-rated buildings would be an improvement for this building. Staff again notes that asphalt shingles are not an approvable material for anywhere in the Vieux Carré. Although not typically approvable for green-rated buildings, non-cement, synthetic slate-type shingles are at least an approvable material for the district and may alleviate the weight and cost concerns of the applicant.

Staff recommends deferral of the application to allow the applicant an opportunity to explore additional materials that are typically approvable for installation in the Vieux Carré. Staff encourages the applicant to tarp the roof if there is active water intrusion while details of the new roof are finalized.

VIEUX CARRÉ COMMISSION ACTION:

03/16/2022

Mr. Albrecht read the staff report with Mr. Mouledoux and the roofer Mr. Graves present on behalf of the application. Mr. Mouledoux asked if this was a violation. Ms. Bourgogne stated yes, “I believe that is how this all started.” Mr. Albrecht agree. Ms. Gasperecz noted that the last time this was reviewed there was some question if the entire roof needed to be replaced and that it was now clear that the entire roof indeed needed to be replaced.

Ms. Bourgogne stated that she had emailed the applicant with roofing options noting that it could not be asphalt per Guidelines but it didn’t have to be slate but had not heard back. Mr. Mouledoux referenced various legal issues he felt were applicable to this proposal. Ms. Bourgogne asked Ms. Quigley to step in. Ms. Quigley stated that this was not a criminal proceeding, this was a civil proceeding. The Commission agreed.

There was no public comment.

Mr. Bergeron made the motion to defer the application in order to allow the applicant time to consider other materials that were guideline approvable. Mr. Fifield seconded the motion and the motion passed unanimously.

Vieux Carré Commission Meeting of

02/16/2022

DESCRIPTION OF APPLICATION:

02/16/2022

Permit # 21-33198-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-07943-DBNVCC

Inspector: Marguerite Roberts

Appeal of Architecture Committee denial of proposal to replace existing fiberglass shingle roof with new Timberline Fiberglass Asphalt Architectural Shingles, per application & materials received 12/01/2021.

STAFF ANALYSIS & RECOMMENDATION:

02/16/2022

Staff found that a permit was issued in 1981 for the removal of an existing asphalt shingle roof and the

installation of a new fiberglass shingle roof. Staff was unable to locate any additional information or documentation regarding this atypical approval. Hurricane Ida recently damaged the now 40-year-old roof and the applicant proposes to replace the existing roofing with another asphalt shingle roof. The applicant has cited hardship as a reason to replace with the proposed material.

The Guidelines note that green-rated buildings, such as this one, shall receive no roof of lower rank than cement, slate-type shingles or Ludo slate. As such, staff recommends that a material of at least this quality be proposed. As the owner has enjoyed the use of this lessor material for approximately forty years, staff cannot encourage the replacement with a similar material. Asphalt shingles are not an approvable material for any buildings in the district. Additionally, this roof is readily visible from the public right of way and from neighboring properties.

The Architecture Committee reviewed this application at their 12/21/2021 and denied the proposal. The motion from that meeting noted that the full Commission may review an appeal on the basis of hardship. The applicant is appealing that motion on the basis of hardship. The estimate submitted with the application quoted the price of the proposed new roof at just over \$12,000. Although the installation of slate is certainly more expensive, no quotes were submitted for alternative, approvable materials. The submitted quote also includes the installation of ridge venting and asphalt shingle ridge caps. Staff notes that the existing roof features appropriate V style ridge caps and these should be salvaged and reinstalled regardless of the roofing material. Additionally, ridge venting as proposed in the application is not approvable per the Guidelines. (VCC DG: 04-8)

Staff recommends denial of the proposal with the applicant to revise the proposal to something that conforms to the Guidelines.

VIEUX CARRÉ COMMISSION ACTION:

02/16/2022

Mr. Albrecht read the staff report with Mr. Mouledoux present as the attorney for the owner. Mr. Mouledoux stated that the current owner had acquired the property in 1978 with a shingled roof and in the 1980s had changed it to match therefor the roof should be grandfathered as a non-conforming use. Mr. Fifield stated that they were here today to hear the hardship and he was not hearing the basis for a hardship appeal. Mr. Mouledoux stated that the owner was elderly and simply couldn't afford the new roof. Mr. Fifield asked if the \$60,000 was an actual bid. Mr. Mouledoux stated yes. Ms. Gasperecz asked if they got more than one bid. Mr. Mouledoux stated no. Mr. Block asked if Ms. Quigley could clarify the definition of replacement. Ms. Quigley gave the CZO clarification and stated that if it was full replacement it must conform to VCC guidelines. Ms. Bourgogne asked if they really needed a full replacement. Mr. Mouledoux state that he was unsure. Ms. Tombs agreed with Ms. Bourgogne, perhaps repair was all that was needed.

There was no public comment.

Mr. Fifield made the motion to defer until the next meeting when the applicant could confirm the information asked today. Ms. DiMaggio amended the motion to include all the items mentioned in the staff report. Mr. Fifield accepted the amendment. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

12/21/2021

DESCRIPTION OF APPLICATION:

12/21/2021

Permit # 21-33198-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-07943-DBNVCC

Inspector: Marguerite Roberts

Proposal to replace existing fiberglass shingle roof with new Timberline Fiberglass Asphalt Architectural Shingles, per application & materials received 12/01/2021.

STAFF ANALYSIS & RECOMMENDATION:

12/21/2021

Staff found that a permit was issued in 1981 for the removal of an existing asphalt shingle roof and the installation of a new fiberglass shingle roof. Staff was unable to locate any additional information or documentation regarding this atypical approval. Hurricane Ida recently damaged the now 40-year-old roof and the applicant proposes to replace the existing roofing with another asphalt shingle roof. The applicant has cited hardship as a reason to replace with the proposed material.

The Guidelines note that green-rated buildings shall receive no roof of lower rank than cement, slate-type shingles or Ludo slate. As such, staff recommends that a material of at least this quality be proposed. As the owner has enjoyed the use of this lessor material for approximately forty years, staff cannot encourage the replacement with a similar material.

Staff recommends denial of the proposal with the applicant to revise the proposal to something that conforms to the Guidelines.

ARCHITECTURAL COMMITTEE ACTION:

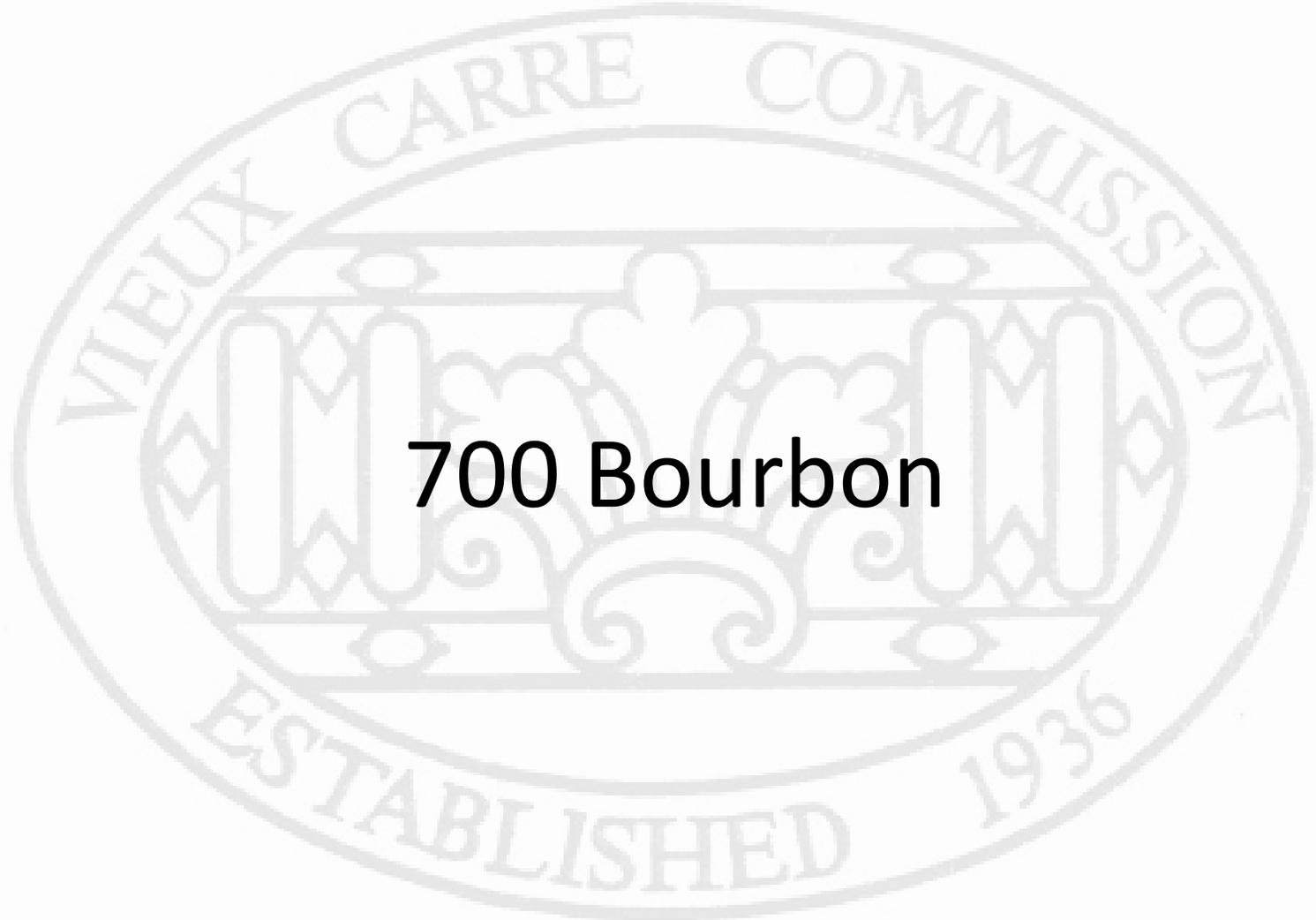
12/21/2021

Mr. Albrecht read the staff report with Mouledoux present on behalf of the application. Mr. Mouledoux stated that the owner was an older gentleman who could not afford this.

Mr. Fifield stated that hardships were a matter for the full Commission and not a concern for the ARC. He went on to say that the ARC was here to deal with architectural merit and the VCC guidelines. Mr. Bergeron stated that if this did go to the full Commission he believed it would be helpful for the ARC to have the product present for review. Mr. Mouledoux stated that they could do that. With nothing else to discuss, the Committee moved on to the next agenda item.

There was no Public Comment.

Discussion and Motion: Mr. Bergeron moved to deny the proposal to install asphalt shingles with the applicant to revise the proposal to meet the guidelines; noting that the full commission may review an appeal on the basis of hardship. Ms. DiMaggio seconded the motion, which passed unanimously.



700 Bourbon

ADDRESS:	700-04 Bourbon Street	APPLICANT:	Erika Gates
OWNER:	McConnell Enterprises	SQUARE:	60
ZONING:	VCE	LOT SIZE:	2405.94 sq. ft.
USE:	Commercial	OPEN SPACE:	
DENSITY:		REQUIRED:	481.2 sq. ft.
ALLOWED:	4 units	EXISTING:	0
EXISTING:	None	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building and service building: **Green:** of Local Architectural or Historical Importance.

This address actually consists of two c. 1848 Greek Revival two-story brick commercial buildings, the facades of which are unified by a covered cast iron gallery.

Vieux Carré Commission Meeting of **05/18/2022**

<u>DESCRIPTION OF APPLICATION:</u>	05/18/2022
Permit #22-03726-VCGEN	Lead Staff: Erin Vogt
Violation #18-07079-VCCNOP	Inspector: Anthony Whitfield

Appeal to retain work completed without benefit of VCC review and approval, per application & materials received 02/07/2022. [Notice of Violation sent 07/30/2018]

STAFF ANALYSIS & RECOMMENDATION: 05/18/2022

Staff inspected the property on 7/27/18 and noted multiple demolition by neglect and work without permit violations, including the installation of new ceiling fans with integrated light kits. After this violation case was opened on the property, the fans were replaced with new models that likewise include prohibited light kits, also installed without benefit of VCC review and approval despite the open violation case for work without permit.

All light fixtures and exterior fixtures or equipment require VCC permit prior to installation, and lamped ceiling fans are prohibited within VCC Design and Lighting Guidelines (VCC DG: 8-8). The Guidelines recommend discrete fixtures that are centered either over door and window openings or between gallery bays, drawing attention to the architectural features of the building and presenting it in the best light. At the Committee hearing on 03/29/2022, Ms. Gates stated that the owner was frustrated with the Design Guidelines and noted that the reference to no lighting kits in fans was “only one line” of the Guidelines. Mr. Fifield stated that the Guidelines were clear and unambiguous on this issue. Ms. Gates asked “but why?” Mr. Fifield responded that there were numerous bad ways to introduce light so that’s why it was simply easier to prohibit it in certain cases, but that there were plenty of good alternatives.

Staff understands the desirability of fans in occupied exterior spaces and is willing to work with the applicant on a plan to provide both adequate light *and* fans without light kits. The applicant has stated that they are unable to access the soffit to install new recessed fixtures, and do not wish to run additional conduit for surface mounted fixtures. This second option was recommended by the Committee, as it would allow for retention of lightless fans and would be easily reversible without requiring access to the soffit.

In keeping with the Design Guidelines, staff recommends the Commission uphold the Committee’s motion to **deny** the appeal to retain the existing fans with internal light kits, with the applicant to work with staff on compliant alternatives.

VIEUX CARRÉ COMMISSION ACTION: 05/18/2022

Architecture Committee Meeting of**03/29/2022****DESCRIPTION OF APPLICATION:**

03/29/2022

Permit #22-03726-VCGEN**Lead Staff: Erin Vogt****Violation #18-07079-VCCNOP****Inspector: Anthony Whitfield**

Appeal to retain work completed without benefit of VCC review and approval, per application & materials received 02/07/2022. [Notice of Violation sent 07/30/2018]

STAFF ANALYSIS & RECOMMENDATION:

03/29/2022

Staff inspected the property on 7/27/18 and noted multiple demolition by neglect and work without permit violations, most of which can be addressed at the staff level. The applicant is appealing to retain the unpermitted ceiling fans, including light kits.

All light fixtures and exterior fixtures or equipment require VCC review and approval prior to installation, and lamped ceiling fans are prohibited within VCC Design and Lighting Guidelines (VCC DG: 8-8). The Guidelines recommend discrete fixtures that are centered either over door and window openings or between gallery bays. Staff also understands the desirability of fans in occupied exterior spaces. Staff is willing to work with the applicant on a plan to provide adequate light and fans without light kits but must recommend **denial** of the appeal to retain the existing fans as-is.

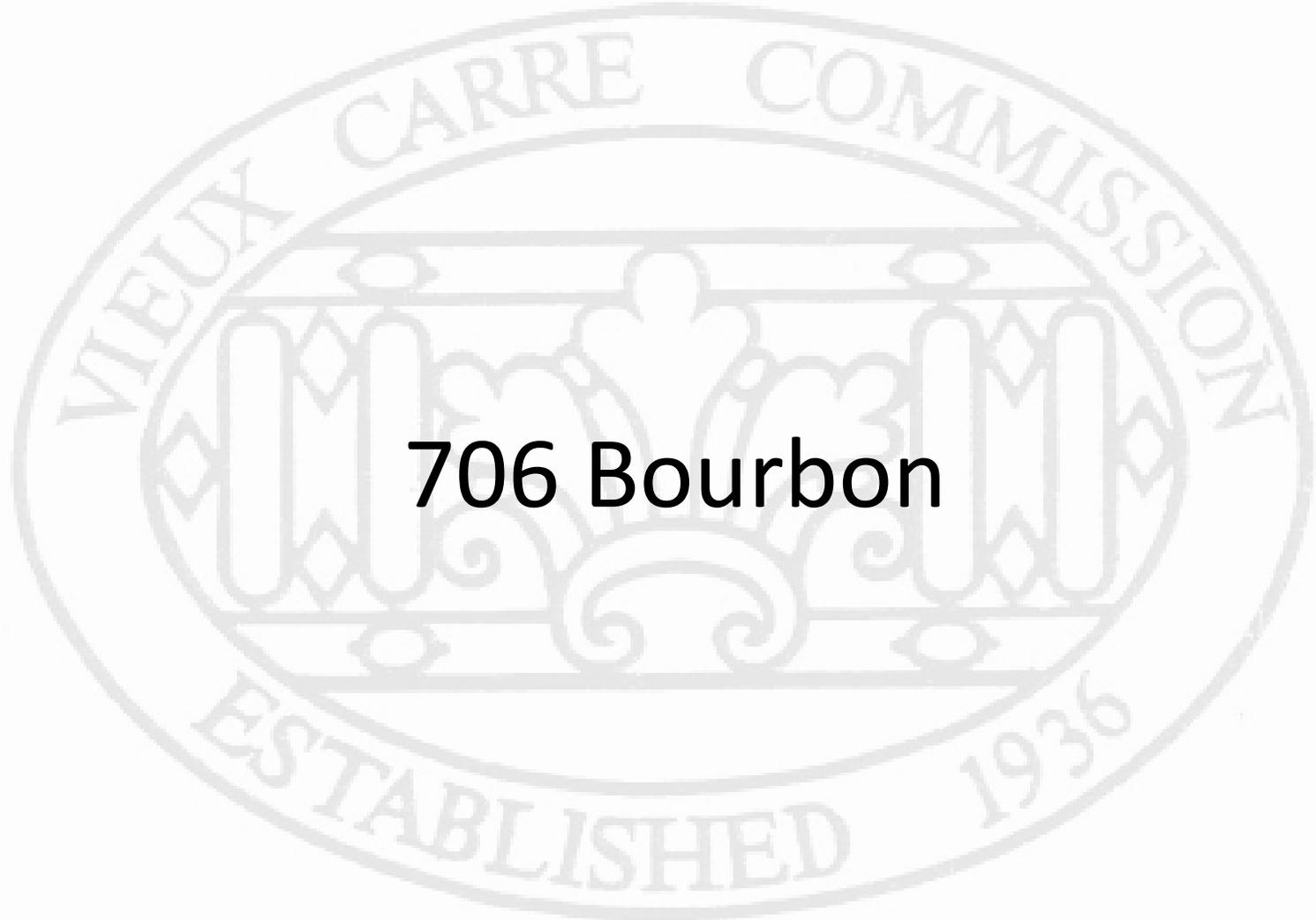
ARCHITECTURAL COMMITTEE ACTION:

03/29/2022

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that the owner was frustrated with the Design Guidelines and the reference to no lighting kits in fans was “only one line.” She went on to say that they would have to replace the fans and run a separate conduit or do new penetrations for separate lights. Mr. Fifield stated that the Guidelines were clear and unambiguous on this issue. Ms. Gates asked “but why?” Mr. Fifield responded that there were numerous bad ways to introduce light so that’s why it was simply easier to prohibit it in certain cases, but that there were plenty of good alternatives. Ms. Vogt asked if soffit lighting was a possibility. Ms. Gates stated that they had tried that, and it was “too tight.” Ms. Bourgogne noted that the fans had been replaced twice in ten years without permits. Mr. Fifield asked, so they replaced the fans with full knowledge. Ms. Gates stated the last time was before the violation case was opened. Ms. Bourgogne stated “but they were still installed without permit. If they had asked staff, we could have told them no in advance.” Mr. Bergeron noted that the soffit vents were not original to the building and asked what the roof structure was like; Ms. Gates responded beadboard soffit with roof, too tight for the electrician. Mr. Bergeron asked “so applied to the joists?” Ms. Gates responded yes. Mr. Fifield asked if the ceiling was sloped; Ms. Gates responded that it appeared to be level. Mr. Bergeron stated that it must be furred out. Mr. Fifield stated that they would review alternative proposals to light the galleries. Ms. Gates again stated that they were frustrated with the lack of explanation for this position in the Guidelines, stated that they did not want to add another conduit line to the ceiling. Mr. Bergeron argued that they could discretely modify it and it would be reversible. Mr. Fifield noted that there was no such compunction about the gas lines already running there.

There was no public comment.

Mr. Bergeron made the motion to **deny** the appeal to retain the fans and invited the applicant to work with staff on a proposal that would be approvable per the Design Guidelines. Mr. Fifield seconded the motion, which passed unanimously.



706 Bourbon

ADDRESS:	706-708 Bourbon	APPLICANT:	Erika Gates
OWNER:	706-08 Bourbon Real Estate	SQUARE:	60
ZONING:	VCE	LOT SIZE:	2,407 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	722 sq. ft.
ALLOWED:	3 Units	EXISTING:	318 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL/HISTORICAL DESCRIPTION:

This c. 1848 2-story Greek Revival brick building, which was originally divided into two units, each with a detached service building, is the twin of 700-04 Bourbon, with which it is unified by a covered cast iron gallery.

Main and rear building – **Green:** Of Local Architectural or Historical Importance

Vieux Carré Commission Meeting of **05/18/2022**

<u>DESCRIPTION OF APPLICATION:</u>	05/18/2022
Permit #22-03727-VCGEN	Lead Staff: Erin Vogt
Violation #18-07154-DBNVCC	Inspector: Anthony Whitfield

Appeal to retain work completed without benefit of VCC review and approval, per application & materials received 02/07/2022. [Notice of Violation sent 07/31/2018]

STAFF ANALYSIS & RECOMMENDATION: 05/18/2022

Staff inspected the property on 7/27/18 and noted multiple demolition by neglect and work without permit violations, including the installation of new ceiling fans with integrated light kits. After this violation case was opened on the property, the fans were replaced with new models that likewise include prohibited light kits, also installed without benefit of VCC review and approval despite the open violation case for work without permit.

All light fixtures and exterior fixtures or equipment require VCC permit prior to installation, and lamped ceiling fans are prohibited within VCC Design and Lighting Guidelines (VCC DG: 8-8). The Guidelines recommend discrete fixtures that are centered either over door and window openings or between gallery bays, drawing attention to the architectural features of the building and presenting it in the best light. At the Committee hearing on 03/29/2022, Ms. Gates stated that the owner was frustrated with the Design Guidelines and noted that the reference to no lighting kits in fans was “only one line” of the Guidelines. Mr. Fifield stated that the Guidelines were clear and unambiguous on this issue. Ms. Gates asked “but why?” Mr. Fifield responded that there were numerous bad ways to introduce light so that’s why it was simply easier to prohibit it in certain cases, but that there were plenty of good alternatives.

Staff understands the desirability of fans in occupied exterior spaces and is willing to work with the applicant on a plan to provide both adequate light *and* fans without light kits. The applicant has stated that they are unable to access the soffit to install new recessed fixtures, and do not wish to run additional conduit for surface mounted fixtures. This second option was recommended by the Committee, as it would allow for retention of lightless fans and would be easily reversible without requiring access to the soffit.

In keeping with the Design Guidelines, staff recommends the Commission uphold the Committee’s motion to **deny** the appeal to retain the existing fans with internal light kits, with the applicant to work with staff on compliant alternatives.

VIeux Carré Commission Action: 05/18/2022

Architecture Committee Meeting of**03/29/2022****DESCRIPTION OF APPLICATION:**

03/29/2022

Permit #22-03727-VCGEN**Lead Staff: Erin Vogt****Violation #18-07154-DBNVCC****Inspector: Anthony Whitfield**

Appeal to retain work completed without benefit of VCC review and approval, per application & materials received 02/07/2022. [Notice of Violation sent 07/31/2018]

STAFF ANALYSIS & RECOMMENDATION:

03/29/2022

Staff inspected the property on 7/27/18 and noted multiple demolition by neglect and work without permit violations, most of which can be addressed at the staff level. The applicant is appealing to retain the unpermitted ceiling fans, including light kits.

All light fixtures and exterior fixtures or equipment require VCC review and approval prior to installation, and lamped ceiling fans are prohibited within VCC Design and Lighting Guidelines (VCC DG: 11-9). The Guidelines recommend discrete fixtures that are centered either over door and window openings or between gallery bays. Staff also understands the desirability of fans in occupied exterior spaces. Staff is willing to work with the applicant on a plan to provide adequate light and fans without light kits but must recommend **denial** of the appeal to retain the existing fans as-is.

Staff notes that several minor aspects of the work to enclose the underside of the courtyard stair to provide an ADA accessible restroom were not completed per stamped materials. The new enclosure wall was supposed to be capped with copper, but only a temporary material has been installed. Additionally, all exposed millwork must be painted. These outstanding items should be corrected as part of this permit.

ARCHITECTURAL COMMITTEE ACTION:

03/29/2022

Ms. Vogt read the staff report with Ms. Gates present on behalf of the application. Ms. Gates stated that their argument for these fans was the same as just heard for 700 Bourbon. Ms. Bourgoigne explained that the second floor of this property was used by Cornet, which was very odd. Ms. Gates agreed to correct the cap flashing and paint, as requested by staff.

Ms. Szalwinski asked if the properties were separate lots of record; Ms. Vogt stated that they were, but that it was unclear if this was “official” or allowed by other departments that would have jurisdiction over these issues.

Mr. Bergeron moved to **deny** the appeal to retain the fans as recommended by staff, with correction of the other items listed by staff in the property report. Mr. Fifield seconded the motion, which passed unanimously.