

ADDRESS:	1039 Burgundy Street	APPLICANT:	N/A
OWNER:	Michael Katzenstein	SQUARE:	105
ZONING:	VCR-1	LOT SIZE:	2945 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	589 sq. ft.
ALLOWED:	3 units	EXISTING:	600 sq. ft.
EXISTING:	2 units	PROPOSED:	No change
PROPOSED:	1 unit		

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building: **Green**, of local architectural and/or historic significance.  
Garage: **Orange**, post 1946 construction.  
Attached service building: **Unrated**, post 1960 construction

The first floor of this 2-story masonry corner commercial building, which has millwork in the Greek Revival style, evidently dates from the mid-19th c. Its second floor, however, was added c. 1880-90. The attached service ell does not appear on any Sanborn maps and is not seen in a 1964 photo.

**Vieux Carré Commission Meeting of** **06/22/2022**

**DESCRIPTION OF APPLICATION:** 06/22/2022  
**Lead Staff: Erin Vogt**

Review of Staff and Committee recommendation to upgrade attached service ell building from “unrated” to “Orange rated,” per 06/16/2022 Committee review.

**STAFF ANALYSIS & RECOMMENDATION:** 06/22/2022

While reviewing a recent application, staff discovered that the two-story attached service ell was not specifically noted with its own rating and history in its property record or the Diboll survey. It is shown as Green rated in the Vieux Carré Digital Survey. However, staff inspected the property and noted that the millwork was not historic, and the hard brick appeared to be typical of the mid-twentieth century. Upon further research, staff found that this structure does not appear in any Sanborn maps up to and including 1940, and there is a still one-story building where the courtyard is located as of a 1964 photo. As such, staff and the Committee recommend this two-story service ell be officially rated **Orange**, as it is post-1946 construction in the French Quarter Revival style, a twentieth-century mode characterized by copying architectural elements of earlier French Quarter buildings and combining them in new structures.

**VIEUX CARRÉ COMMISSION ACTION:** 06/22/2022

ADDRESS:	410 Bourbon		APPLICANT:	Loretta Harmon
OWNER:	410 Bourbon Street LLC		SQUARE:	63
ZONING:	VCE		LOT SIZE:	3000.9 sq. ft.
USE:	Vacant		OPEN SPACE:	
DENSITY:			REQUIRED:	900.3 sq. ft.
ALLOWED:	5 units		EXISTING:	Unknown
EXISTING:	None		PROPOSED:	No change
PROPOSED:	No change			

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

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

The building at this address is one of two twin 3-story Greek Revival townhouses constructed c. 1840 for the Irish merchant, Randall Currell, who also owned the row of townhouses around the corner on Conti Street. The ground and upper floors of this individual building have received distracting alterations and, on the ground floor, originally had two double-hung windows and a grand recessed entrance consisting of a fine crossette enframing topped with an anthemion crest. If these alterations had not occurred, this would be a blue-rated building, as is its twin.

**Vieux Carré Commission Meeting of** **06/22/2022**

**DESCRIPTION OF APPLICATION:** 06/22/2022  
**Permit #21-31193-VC GEN** **Lead Staff: Erin Vogt**

Proposal to correct demolition by neglect violations in conjunction with a **change of use** from *vacant* to *bar*, per application & materials received 11/05/2021 & 05/27/2022, respectively. **[Notices of Violation sent 10/23/2019, 11/30/2020, & 04/20/2021]**

**STAFF ANALYSIS & RECOMMENDATION:** 06/22/2022

Staff has issued several violations over the last few years for longstanding demolition by neglect at this property. The applicant is proposing to address these myriad violations with an overall renovation, including structural repair of a crack at the front parapet which requires the installation of tiebacks. As part of this scope of work, the building, which has been vacant since at least June 2021, will resume operation as a bar.

Article 2.10 of the Comprehensive Zoning Ordinance states that:

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

*[...] 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.*

Staff does not find any of the work in conjunction with the proposed change of use to be detrimental and welcomes the renovation to address the longstanding demolition by neglect issues. Staff recommends the Commission forward a **positive recommendation** for the **change of use** from *vacant* to *bar* to the Director of Safety and Permits.

**VIEUX CARRÉ COMMISSION ACTION:** 06/22/2022