

**Vieux Carré
Commission Meeting**

Wednesday, October 19, 2022



Other Business



Gate Metal Backings

DESCRIPTION OF APPLICATION:

10/19/2022

Other Business

Lead Staff: Nick Albrecht

Discussion of policy regarding application of solid metal backing to non-historic gates at service alleys and similar utilitarian locations, such as was recently reviewed by the Architecture Committee at 717 Orleans Ave.

STAFF ANALYSIS & RECOMMENDATION:

10/19/2022

The Architecture Committee recently reviewed a proposal which included the installation of a new metal gate at a service alleyway at 717 Orleans. The applicant included the application of a sheet metal backing for the bottom 4-1/2' of the gate. Staff noted during that review that the installation of metal backings on metal gates is typically not allowed but noted that this is a service alley between orange rated buildings, an exception may be appropriate. The Committee requested that this issue be forwarded to the Commission for further discussion. The applicant for 717 Orleans ultimately chose to remove the metal backing from the proposal and staff issued permits for the work. As this issue does occur from time to time, staff felt it important to still present this issue before the Commission.

The previous iteration of the Guidelines clearly stated that, "*Sheet metal, expanded metal mesh, and plastic backings attached to metal gates are not appropriate as security devices or for privacy.*" (1986 VCC DG: 41) The current Guidelines, adopted in 2015, are slightly more vague stating that, "*the VCC does not allow glass, plastic, or Plexiglas applied to a fence or gate.*" (VCC DG: 10-7) Still, staff has maintained that any solid metal or expanded metal mesh is generally inappropriate for metal gates. However, there are certain circumstances, such as the one recently reviewed at 717 Orleans, where exceptions may be appropriate.

Another example of a proposed metal backing to a metal gate occurred at 1008 N. Peters at the beginning of 2021. Although this is a City owned property, and therefore the Architecture Committee review was for a recommendation only, the proposal included the replacement of the existing sheet metal backed vehicular gate with a new metal backed vehicular gate and a new metal backed pedestrian gate. The area serviced by these gates is a completely paved utility area for parking and dumpster storage. Given the circumstances, the Architecture Committee found that a positive recommendation of the proposal was appropriate.

Staff notes that in both of these examples the gates were non-historic, attached to orange-rated buildings, and serviced clearly utilitarian areas rather than landscaped courtyards or similar more refined spaces. Staff maintains that the application of a backing to a historic gate or one that is used to access an area developed for purposes other than purely utilitarian is inappropriate but suggests that the Commission could grant the Committee some leeway for a positive recommendation for the application of solid backing in certain circumstances.

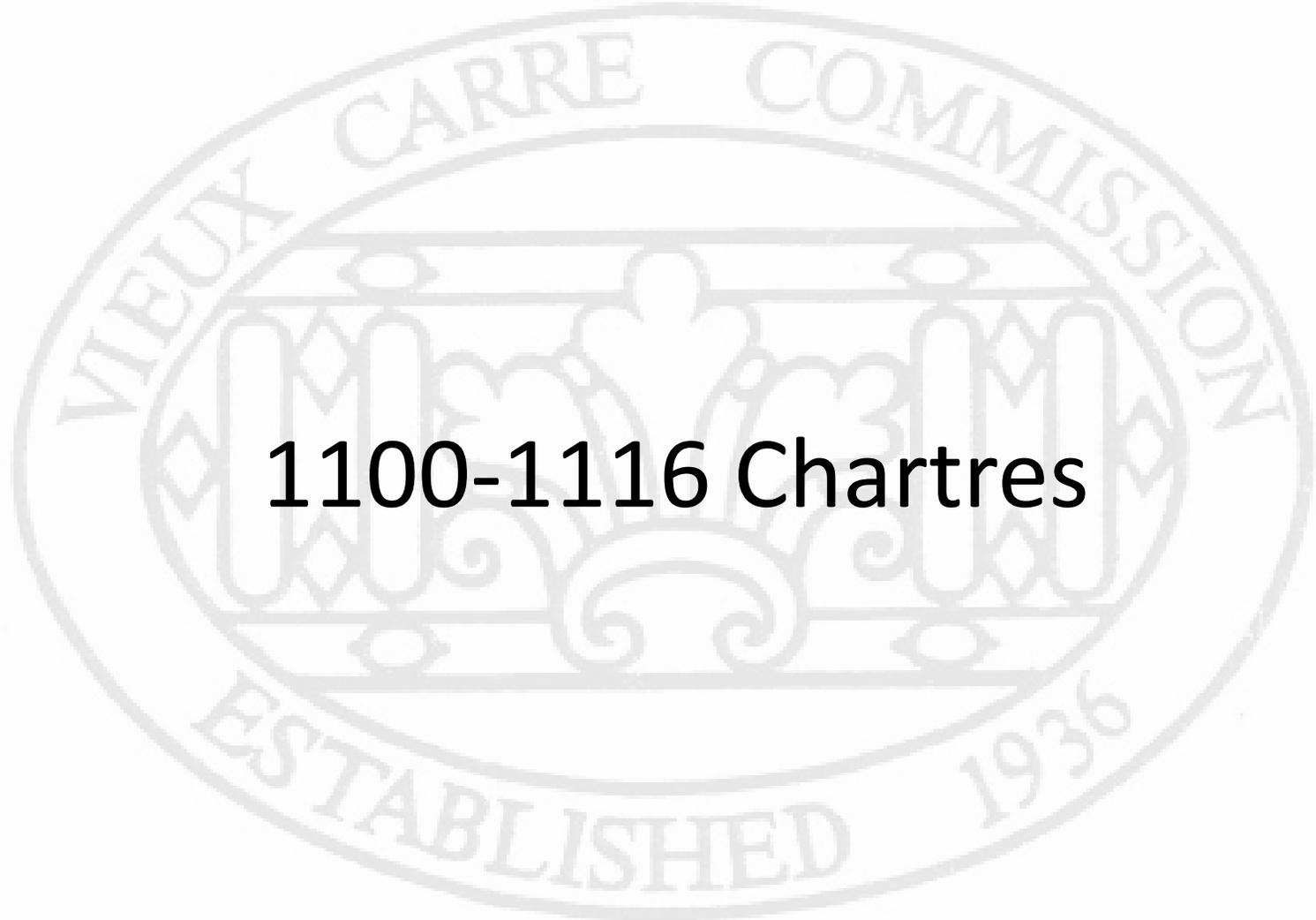
Staff questions if the Commission wishes to codify what those specific circumstances may be or leave it to the Committee to consider each application on a case-by-case basis. Staff requests commentary from the Commission regarding the Guidelines referencing metal backings for metal gates.

VIEUX CARRÉ COMMISSION ACTION:

10/19/2022



New Business



1100-1116 Chartres

ADDRESS:	1100 - 1116 Chartres	
OWNER:	Archdiocese of New Orleans	APPLICANT: Hector Lopez
ZONING:	VCR-2	SQUARE: 19
USE:	Church	LOT SIZE: 52,893 sq. ft.
DENSITY-		OPEN SPACE-
ALLOWED:	N/A	REQUIRED: 10,578 sq. ft.
EXISTING:	0	EXISTING: Unknown
PROPOSED:	No Change	PROPOSED: Unknown

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Ursulines Convent: **Purple**, or of national architectural and/or historical significance.
Church building: **Blue**, or of major architectural and/or historical significance
Connection between convent and church: **Yellow**: contributes to the character of the district.

The c. 1750 Ursuline Convent is the only building in the Mississippi Valley known definitely to date from the early French period in Louisiana.

In 1845, after the closing of the Almonester Chapel and after the Ursulines moved to their new downriver convent, the French born and educated architect J.N.B. DePouilly designed a new church, which was built next to the Nuns' old convent. This church today is known as St. Mary's Church or Our Lady of Victory Church.

Vieux Carré Commission Meeting of **10/19/2022**

DESCRIPTION OF APPLICATION: 10/19/2022
Permit # 22-13026-VCGEN **Lead Staff: Nick Albrecht**

Proposal to install new 30 kw standby generator, per application & materials received 05/02/2022 & 09/27/2022.

STAFF ANALYSIS & RECOMMENDATION: 10/19/2022

This application was reviewed and conceptually approved by the Architecture Committee at their 10/11/2022 meeting, with the application to return to the Committee for review of screening and other details. The Guidelines require Commission level review for the installation of new mounted equipment at Blue and Purple rated buildings.

The applicant proposes to install a new generator in the Gov. Nicholls and Chartres corner of the rear courtyard, immediately adjacent to the yellow rated construction that connects the purple rated convent to the blue rated church and just outside of an existing mechanical yard. The generator is shown at a distance of about 2' or 3' from the building. The applicant has stated that the generator would sit on a stand that would raise it about 3' off the ground.

From the generator a feed cable would be run along the exterior wall, over the existing mechanical yard fence, and around the building to new equipment in the alleyway on the Gov. Nicholls elevation of the church. Staff and the Committee questioned the possibility of running this cable underground rather than attached to the building and the applicant noted that would involve significant demolition to existing concrete slabs.

There are no notes or indication on the plans of any screening for this equipment, but the applicant has stated that screening would be constructed. Part of the reason the Committee requested this return to the Architecture Committee was to review screening to ensure this equipment is minimally visible from the rest of the important property.

The Architecture Committee found the proposed location of the equipment conceptually approvable and forwarded the proposal to the Commission for review. Staff agrees that this location is one of the most appropriate for new equipment provided that it is adequately screened. Staff recommends approval of the proposal to return to the Architecture Committee for final details.

VIEUX CARRÉ COMMISSION ACTION: 10/19/2022

Architecture Committee Meeting of**10/11/2022****DESCRIPTION OF APPLICATION:**
Permit # 22-13026-VCGEN

10/11/2022

Lead Staff: Nick Albrecht

Proposal to install new 30 kw standby generator, per application & materials received 05/02/2022 & 09/27/2022.

STAFF ANALYSIS & RECOMMENDATION:

10/11/2022

This application was last reviewed at the 07/12/2022 Architecture Committee meeting where staff and the Committee expressed concern for the limited amount of information provided, the proposed location of the generator, and the absence of any screening. The applicant has submitted additional information regarding this proposal.

The location of the proposed generator appears to be the same as previously proposed, immediately adjacent to the yellow rated construction that connects the purple rated convent to the blue rated church and just outside of an existing mechanical yard. The distance from the building is not noted but staff measured the distance as less than 2’.

From the generator a feed cable would be run along the exterior wall around the building and to new equipment in the alleyway on the Gov. Nicholls elevation of the church. There appears to be typo on the plans that staff believes should read that the cable would be routed overhead. Staff questions if this is the intention for the installation. Staff recommends that any wiring be run underground or through the interior of the yellow rated building. The new alleyway equipment would consist of a connection between the new generator feed and the existing electrical system.

There are no notes or indication on the plans of any screening for this equipment. Staff suggests that if the existing mechanical yard fencing was reconstructed to enclose this proposed new equipment, that would significantly improve the proposal. Staff also recommends a greater distance between the equipment and the building.

Staff notes that the Guidelines require Commission level review of mounted equipment for this rating of building if this moves forward. Staff requests commentary from the Committee regarding the proposal.

ARCHITECTURAL COMMITTEE ACTION:

10/11/2022

Mr. Albrecht read the staff report with Mr. Hector Lopez present on behalf of the application. Mr. Lopez stated that they had an electrical engineer draw up the plan. Ms. DiMaggio asked if the line would run overhead. Mr. Lopez said yes, surface mounted to the wall, at the same height as the existing electrical. Mr. Bergeron asked, “mounted to the brick wall.” Mr. Lopez stated yes. Mr. Block asked if it could go underground. Mr. Lopez stated that running underground would involve a lot of demolition work to the existing concrete slab and that it would still need to be run above the existing fence. For clarification Ms. Bourgoigne asked if all current lines were mounted to the church wall. Mr. Lopez stated yes. Mr. Block asked how high. Mr. Lopez stated approximately 8’. Mr. Block asked if it could be located lower. Mr. Lopez stated no. Ms. Bourgoigne asked if the wall could move out. Mr. Lopez stated that they could review that. Mr. Bergeron asked if it would be on a rack. Mr. Lopez stated yes. Mr. Bergeron asked how high? Mr. Lopez stated, “about 3’ up.”

Public comment: Maureen Sherman, with the archdiocese, stated that the whole purpose of the generator was to allow the police to use the power during a hurricane.

Mr. Bergeron stated that the location was most appropriate but that they would need to see screening and conduit information. Ms. DiMaggio added “and photographic info on the existing mechanical.” Mr. Bergeron made the motion for the conceptual approval of the location and to forward the proposal to the full Commission for review with screening and conduit routing details to be worked out back at the Committee level. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of**07/12/2022****DESCRIPTION OF APPLICATION:**
Permit # 22-13026-VCGEN

07/12/2022

Lead Staff: Nick Albrecht

Proposal to install new 30 kw standby generator, per application & materials received 05/02/2022.

STAFF ANALYSIS & RECOMMENDATION:

07/12/2022

The applicant proposes to install a new generator in the Gov. Nicholls and Chartres corner of the rear courtyard at a distance of only 3’ from the building. A representative for the Archdiocese stated that a fence would be constructed around the generator but no information was included in the original

submittal regarding any screening.

Staff reached out to the contractor requesting additional information including photographs of the proposed installation location and photos showing the visibility into this area, the specs on the generator, and details on an aluminum stand that was noted in the proposal.

Staff recommends that the applicant revise the proposal to be more consistent with the Guidelines, specifically locating the equipment in a more discrete location farther away from any buildings and provide details on any proposed screening.

Staff recommends deferral of the proposal to allow the applicant time to submit the requested information and make revisions as necessary.

ARCHITECTURAL COMMITTEE ACTION:

07/12/2022

Mr. Block gave the staff presentation with Mr. Lopez present on behalf of the application. Mr. Fifield inquired what other equipment would need to be installed in addition to the generator itself. Mr. Lopez replied that the transfer switch near the electric meters would be needed. Mr. Fifield inquired how the conduit and wires would be run from one to the other. Mr. Lopez replied that it would have to go between the boiler room and come out near the meters. Mr. Fifield commented that the conduit run was not indicated on the proposal.

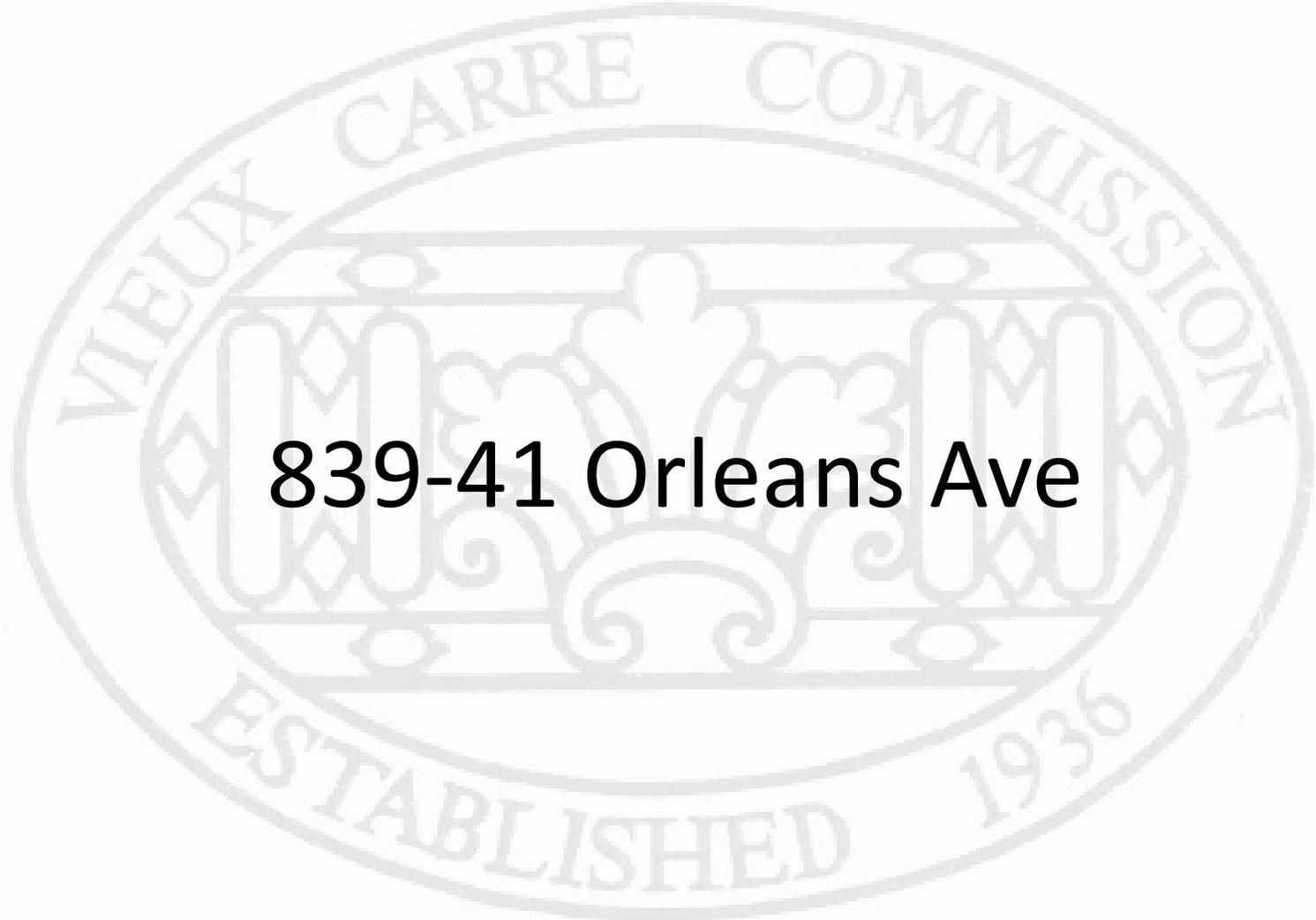
Mr. Fifield stated the importance of this building as one of the top five in the city, if not the entire Mississippi River Valley and limited and insufficient materials submitted for review. He recommended that an electrical engineer be involved in the project to ensure that the overall proposal created no potential of fire.

Angie Bowlin, noted that she shares a piece of the courtyard wall with the convent and noted that she cannot tell from the submittal where exactly they want to put the generator, any information about how often it has to run, and that she would like more information on these aspects of the proposal.

Nikki Szalwinski voiced her concern for the generator and location and possible code compliance issues with the proximity of the generator to existing air conditioning units. Ms. Szalwinski noted the large yard of the property and encouraged a location away from neighboring walls.

Mr. Lopez noted that the maintenance cycle would be programmed to only run once a month.

Mr. Bergeron moved to defer the application to allow the applicant to submit the materials requested in the staff report and in today's discussion. Mr. Fifield seconded the motion, which passed unanimously.



839-41 Orleans Ave

ADDRESS:	839-41 Orleans, 722-26 Dauphine Street		
OWNER:	Keith E Tansey	APPLICANT:	Keith Tansey
ZONING:	VCR-1	SQUARE:	74
USE:	Residential	LOT SIZE:	2436.27 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	2 Units	REQUIRED:	487.27 sq. ft.
EXISTING:	1 Unit	EXISTING:	480 sq. ft. (approx.)
PROPOSED:	No change	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building & service building: **Green**, of local architectural and/or historic significance.
Shed: **Brown**, detrimental, or of no architectural and/or historic significance

Early (c. 1860) example of a shotgun cottage, this one having three bays on the front façade, brick construction and a Greek Revival entrance enframement. The detached one-story service building (730 Dauphine) still stands.

Vieux Carré Commission Meeting of **09/21/2022**

DESCRIPTION OF APPLICATION: 09/21/2022
Permit #22-28960-VCPNT **Lead Staff: Erin Vogt**

Proposal to install historic plaque commemorating Reverend Père Antoine de Sedella, per application & materials received 09/25/2022.

STAFF ANALYSIS & RECOMMENDATION: 09/21/2022

The applicant proposes to install a 14” x 11” brass plaque on the Dauphine side of the Orleans elevation, commemorating Reverend Père Antoine de Sedella, who owned this property from 1811 until 1824. At that time, the property had a 60’ front on Orleans and 80’ of frontage on Dauphine. It included the present day addresses 839-41 Orleans/722-26 Dauphine, 835-37 Orleans, and 831 Orleans. 835-37 Orleans is noted as the likely location of Père Antoine’s famous palm tree on the larger overall site. The applicant stated in their application that they found no plaques commemorating Père Antoine at the Cathedral, in Père Antoine Alley, or at the restaurant bearing his name, and that they chose this location as it is across from the Gardette-Le Pretre House, where many French Quarter tours already stop.

The applicant stated that they would defer to mounting methods recommended by the Vieux Carré Commission, but “most sources recommend inserting plastic anchors in the stucco and then insert into them the screws from the back of the plaque. Other methods, designed to avoid drilling into the structure, suggest using an industrial adhesive over the back surface area of the plaque.” Staff does not find the use of an industrial adhesive appropriate as it would not likely be easily reversable, but found several resources from other state SHPO offices that recommend the use of anchors and hydraulic cement. The proposed location is 6’-0” above grade, centered on approximately 20” of wall between the Orleans/Dauphine corner and the open shutter.

The proposed plaque states:

“Reverend Père Antoine de Sedella (1748-1829), Spanish Capuchin friar and Rector of St. Louis Cathedral, lived on this and the adjacent two lots (1811-1824) under his famous palm tree. During the first French Quarter fire (1788), he declined to ring the church bells in warning as it was Good Friday and prohibited on religious grounds. He baptized (1801) and later presided over the wedding of (1819) Marie Laveau, who became the famous voodoo priestess. Three days after his death, he was laid to rest in the cathedral, where he had baptized the bell *Victorie* (1819) that still rings today. The current home on this lot (839 Orleans) was built when Union soldiers entered New Orleans (1862) and, for some time, had a corner store/restaurant in the front room (1930s-1940s).”

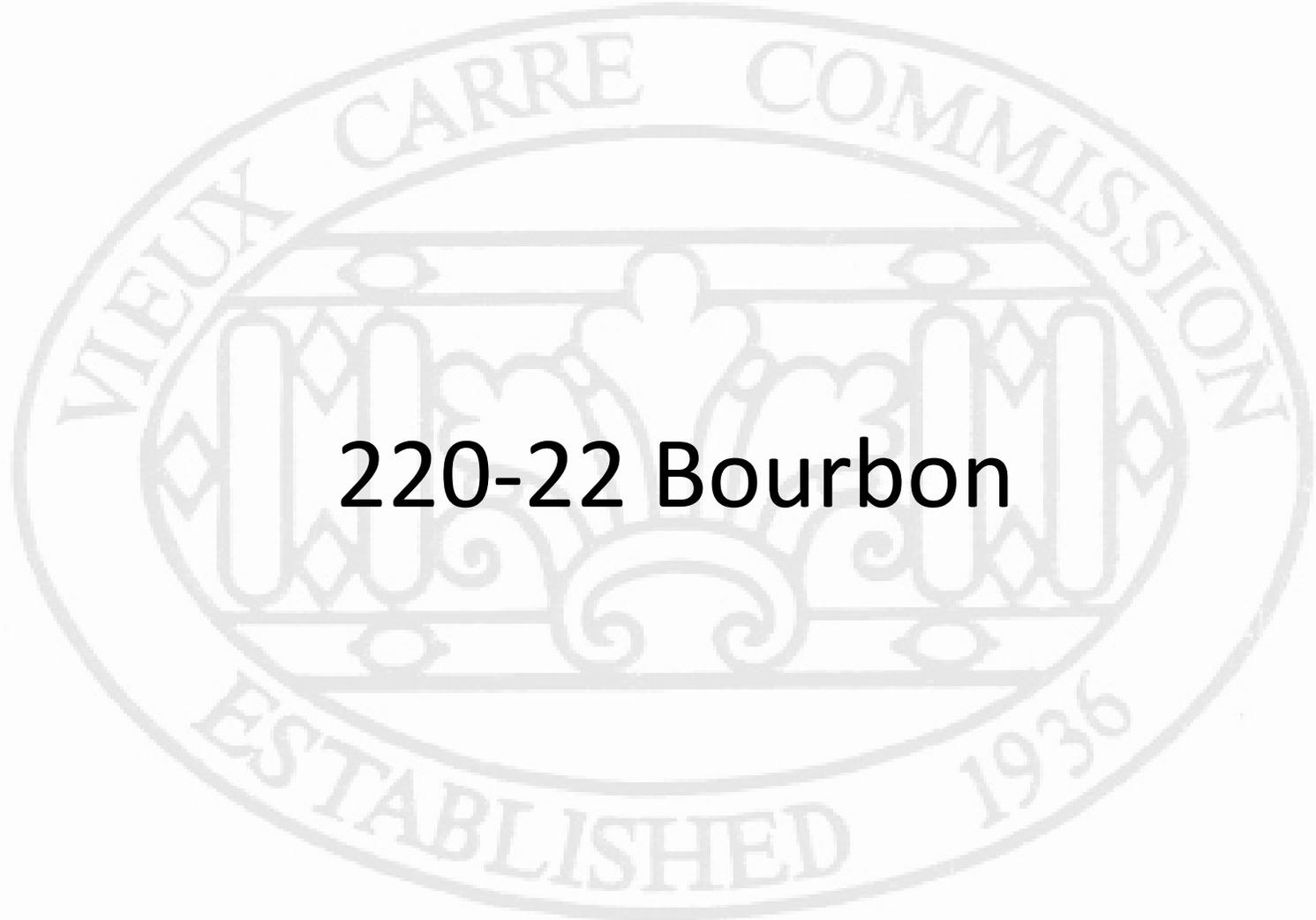
Several online sources reference the relationship between Père Antoine and Marie Laveau and claim that it is documented in church records and his own journals. However, staff was not able to confirm it from any reputable historic sources by the time of this hearing. Staff recommends that the applicant research this aspect further prior to fabrication and permit.

The Design Guidelines do not directly address commemorative or historic plaques; the Orleans Parish Landmarks Commission used to oversee that process, but no longer exists. Since the entire District is historically significant, Staff’s approach has been to recommend that they be minimal in size and sparingly installed. Since Père Antoine is one of the most significant figures in the history of the Quarter, staff has no objection to the plaque as proposed.

VIEUX CARRÉ COMMISSION ACTION: 09/21/2022



Change of Use Hearing



220-22 Bourbon

ADDRESS:	220-22 Bourbon Street	APPLICANT:	Heather Cooper
OWNER:	220-222 Bourbon Street LLC		
ZONING:	VCE	SQUARE:	65
USE:	T-shirt shop	LOT SIZE:	5383.52 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	8 units	REQUIRED:	1615 sq. ft.
EXISTING:	None	EXISTING:	Unknown, service alley only
PROPOSED:	No change	PROPOSED:	No change

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Pink**, detrimentally altered, but could be upgraded to local or major architectural importance if properly restored

Rear addition: **Brown**, detrimental, or of no architectural and/or historic significance

C. 1825-30 1½-story masonry double Creole cottage with brown-rated construction replacing the rear courtyard and service building. Its ground floor openings were altered in the 1940s and again in 1990. The building was owned by Samuel Kohn and Hart Schiff (1830), Levi Pierce (1830-35) and John Slidell (1835-39).

Vieux Carré Commission Meeting of **10/19/2022**

DESCRIPTION OF APPLICATION: 10/19/2022
Permit #22-24310-VCGEN **Lead Staff: Erin Vogt**

Proposal to install mechanical equipment in conjunction with a **change of use** from *t-shirt shop* to *restaurant*, per application & materials received 08/24/2022 & 09/01/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 10/19/2022

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*

The work includes the installation of mechanical equipment on the roof of the Brown rated rear addition in conjunction with the proposed **change of use** from *t-shirt shop* to *restaurant*. The Committee conceptually approved this work at the 09/27/2022 hearing, with provisos for certain revisions and items to be handled at staff level.

The exterior work is mostly limited to the installation of mechanical equipment on the brown rated roof of the rear courtyard infill. Three condensing units (2.5, 12.5 and 15 tons) will be added, along with a hood vent, hood make up air fan, and a gravity intake ventilator. This equipment is typical for work of this scope and will not be visible from surrounding properties. Four daiquiri compressors are also shown on the roof, serving 20 daiquiri machines. A roof hatch will be added above the refuse room at the back.

The only exterior work that appears to be taking place at the Pink rated main building a note indicating the installation of an 18” x 8” vent in the Bienville side wall adjacent to the alley. Staff requests information on this vent, including height above grade and setback from the street. Given the height of the existing masonry wall above the alley gate, it is unlikely that this vent would be visible from the right of way.

Overall, staff found the proposed work typical for a change of use to restaurant and largely limited to the Brown rated courtyard infill. The Committee conceptually approved the proposed work with the provisos that the applicant provide more information on the alley vent and revise the roof plan to show

the roof hatch and provide a spec. Committee recommends the Commission forward a **positive recommendation** for the **change of use** from *t-shirt* shop to *restaurant* to the Director of Safety and Permits.

VIEUX CARRÉ COMMISSION ACTION:

10/19/2022