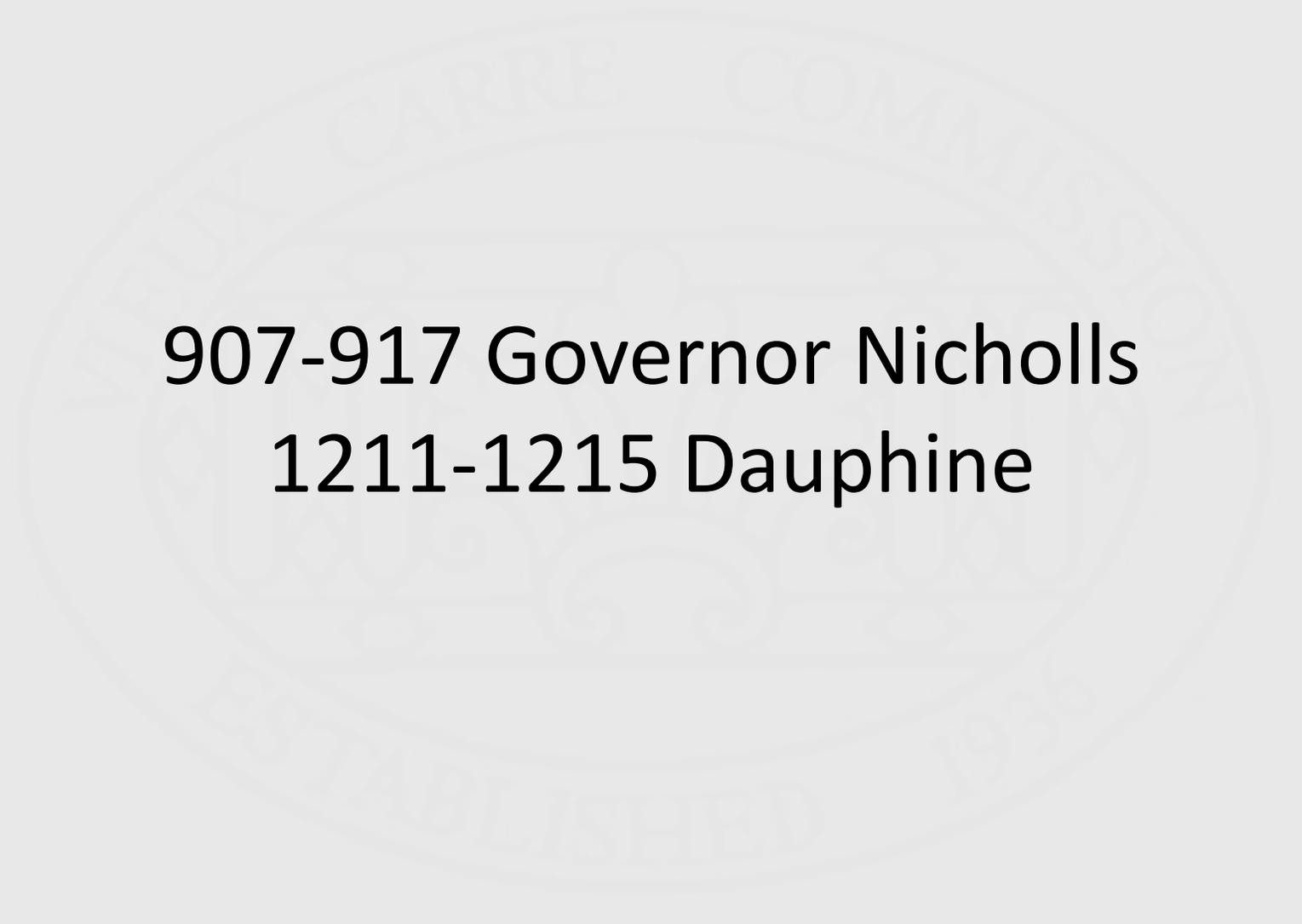


Vieux Carré Commission Meeting

Wednesday, November 16, 2022



Old Business



**907-917 Governor Nicholls
1211-1215 Dauphine**

ADDRESS:	913 Gov. Nicholls, 1215 Dauphine	
OWNER:	913 Gov Nicholls, LLC	APPLICANT: John Williams
ZONING:	VCR-1	SQUARE: 82
USE:	Residential	LOT SIZE: 11,706.6 sq. ft.
DENSITY	OPEN SPACE	
Allowed:	12 units	Required: 3527 sq. ft.
Existing:	4 units	Existing: Unknown
Proposed:	10 units	Proposed: approx. 3692 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.

Vieux Carré Commission Meeting of **11/16/2022**

DESCRIPTION OF APPLICATION: 11/16/2022
Permit #21-18881-VCGEN **Lead Staff: Erin Vogt**

Appeal of Committee deferral for proposed new two-and-a-half story building until such time that base flood elevation concerns are addressed with BBSA, per application & materials received 06/29/2021 and 10/02/2022.

STAFF ANALYSIS & RECOMMENDATION: 11/16/2022

The following report was presented to the Committee on 11/9/2022:

On 07/13/2021, the Committee approved the previously permitted plans with the proviso that current building code must be met, and forwarded the application to the full Commission. The following day, Safety and Permits returned the application for revision, noting that approvals from other agencies were needed. The Vieux Carré Commission then deferred the application on 08/05/2021, until all outstanding items involving other regulatory agencies were addressed and approved. Since the VCC had no way to know if the applicant would be required to revise or change any elements of the design until these reviews were completed, the Commission found approval to be premature. The applicant has revised minor aspects of the proposal to avoid CPC review, and the IZD that would have required a height variance has since expired. BBSA review is no longer required for approval of helical piles, but Chief Building Official Jay Dufour and Senior Plans Examiner Meghan Murphy have both repeatedly informed the applicant that BBSA waivers for base flood elevation requirements are required before the review of the new construction can proceed.

The applicant requested that this item be placed back on the Committee agenda for review. Considering the Committee already approved the reconstruction with provisos, and the Commission deferred the proposal until these other outstanding items are addressed, staff again finds VCC review to be the least pressing approval needed for this application to move forward. Staff requests that the applicant comply with the Department of Safety and Permits requirement that they apply for a BFE waiver and confirm that no further revisions will be needed prior to final review by the Commission, in order to avoid additional repeated reviews of drawings that may have to change due to the requirements of other agencies.

The Committee deferred the application until a determination on the base flood elevation requirements could be made by the BBSA. The applicant appealed this deferral to the Commission, and submitted the attached revised letter from the BBSA on 11/15. Staff has no recommendation, as the time provided was inadequate to review and respond to this additional information.

VIEUX CARRÉ COMMISSION ACTION: 11/16/2022

DEPARTMENT OF SAFETY AND PERMITS
BOARD OF BUILDING STANDARDS AND APPEALS

CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

TAMMIE JACKSON
DIRECTOR

ORIGINAL DATE: January 29, 2018

Damien W. Serauskas
Chairman

Jay Dufour, Chief Building Official
Department of Safety and Permits
1300 Perdido Street
Suite 7E05, City Hall
New Orleans, LA 70112

John R. Sawyer
Kerwin Julien, Sr.
James Frischhertz
Cameron Duplantier

BBSA No. 17-88
REVISED LETTER 11-14-2022
ADDRESS: 913 Governor Nicholls
1215 Dauphine

Dear Mr. Dufour:

The appellant appeared before the Board of Building Standards and Appeals during its regular monthly meeting on January 18, 2018. Board members present – Damien Serauskas, Kerwin Julien, Jack Sawyer, Cameron Duplantier and James Frischhertz. Mr Seraskas recused himself on this case.

This case includes the renovation of existing building AND a new construction.

- Waiver was requested from the 2012 IBC Section 1029.1 requiring emergency escape rescue openings from all occupied sleeping areas.
- Waiver requested from the City of New Orleans Amendments to the Building Code Section 120.2.1 of Section 26-15. (18” rule) that the top of the finished floor shall not be less than 18” above the highest point of curb in front of the lot or site. (Curb height is +3.15’. Total waiver of .5’ below City requirement for the existing building and 2’ for the new construction.

A motion was made, and the Board accepted the appellant’s request to



Page -2- (cont.)
BBSA No. 17-88
913 Governor Nicholls
1215 Dauphine

allow the floor elevation of the building to remain at it's existing elevation and allow the new construction to be built at the same elevation of +4.15 ft NAVD.

The board also voted to allow the existing building 4 bedrooms to be used without operable emergency escape rescue openings. For this, the owner shall provide NFPA 72 compliant early warning detection fire alarm system throughout the structure in all common areas. Full annunciation to all units and levels is required and smoke detectors are required in corridors. The structure shall also have NFPA 13R sprinkler protection.

A minimum of a 2-hour fire rated construction is required between the garages parking area and the upper levels.

A minimum of 1-hour fire rated construction is required between all units and all wall assemblies.

Additionally, all other applicable requirements of the International Building Code 2015 Edition as amended by the City of New Orleans shall be met.

Furthermore, nothing contained herein shall be construed in any way to grant, waive or modify any additional requirements provided by law, including but not limited to, the Comprehensive Zoning Ordinance or the Code of the City of New Orleans.

Sincerely,



Jack Sawyer

Cc: John Williams
All Board Members



1039 Burgundy

ADDRESS:	1039 Burgundy Street	APPLICANT:	John C Williams
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:	3 units	PROPOSED:	No change
PROPOSED:	1 unit		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

Main building: **Green**, of local architectural and/or historic significance.
Attached service building and Garage: **Orange**, post 1946 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 **11/16/2022**

DESCRIPTION OF APPLICATION: 11/16/2022
Permit #22-15634-VCGEN **Lead Staff: Erin Vogt**

Proposal to construct addition on roof of orange rated garage, modify garage doors, modify millwork openings, and install roof deck, per application & materials received 05/24/2022 & 10/25/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 11/16/2022

Staff notes that the only item under review at this hearing is the roof deck. The other items mentioned in the description of application are noted to provide context for the full scope of alterations proposed under this permit application. The roof top addition was already conceptually approved by the Commission on 08/17/2022. The millwork and other minor elements still require revision and further review at the staff and Committee levels. [Staff notes that structural drawings showing any required alterations or reinforcement for the orange rated building must be submitted as part of the construction document set so the Department of Safety and Permits can ensure the structural sufficiency of this 20th century structure. Any resulting exterior modifications would require further Committee and/or Commission review.] A second set of doors at the rear elevation of the historic main building is also proposed by the applicant, but was recently deferred at the Committee level. The Design Guidelines require Commission approval for the addition of new openings, so this item may return to the Commission once the Committee has made a recommendation.

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

Roof deck at Orange rated garage:

The proposed roof deck was previously reviewed by the Commission and deferred for further Committee review in light of photos submitted by the applicant showing unauthorized use of the roof as a patio. The applicant has since increased the roof deck size slightly compared to when it was presented to the

Commission on 8/17. It is set back 3'-0" from the neighboring property at 1012 Ursulines (previously 3'-0 - 1/4" when reviewed at Commission and objected to by the neighboring owner), 4'-0" from Ursulines, and 3'-6" from Burgundy (previously set back 4'-6" when reviewed at Commission). The overall size is noted as 195 sq. ft. The decorative, cast-iron rail is shown.

The parapet is still shown raised approximately 5 courses. Staff notes that the neighboring property owner stated at public hearing that they were no longer concerned about the owner or their intention, but they were still concerned about the precedent, and that the applicant informed them they no longer intended to raise the parapet. Since these drawings do show the parapet raised by approximately 5 courses, staff requests that the applicant clarify whether the parapet height will be altered so the Commission can decide if they find this approvable or not.

Since this is an exterior, activated, elevated space, staff remains concerned about missing the Design Guidelines criteria that a roof deck is not recommended for a building less than three full stories in height, particularly considering its location in the VCR-1 overlay district. Given the potential impact on the *tout ensemble*, which could continue well into future years after the current ownership no longer possesses the building, staff did not find the roof deck sufficiently compatible with the Design Guidelines. On 11/09/2022, the Committee moved to **conceptually approve** the roof deck as proposed and has forwarded a **positive recommendation** to the Commission.

VIEUX CARRÉ COMMISSION ACTION:

11/16/2022



839-41 Orleans

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 enframingent. The detached one-story service building (730 Dauphine) still stands.

Vieux Carré Commission Meeting of **11/16/2022**

DESCRIPTION OF APPLICATION: 11/16/2022
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: 11/16/2022

When last reviewed on 09/21/2022, the Commission deferred the proposed plaque in order to allow for the City Attorney’s representative to attend, as there was some question about whether or not the VCC would have jurisdiction over the content of a plaque (such as historical accuracy), or just architectural issues (size, material, attachment, etc.). This does also raise the question of when the VCC could deny a plaque based on insufficient historic or architectural significance; given that the entire District is significant, they should only be installed in cases that are extraordinarily notable. As noted in the previous report, the Design Guidelines do not directly address commemorative or historic plaques, as the now-defunct Orleans Parish Landmarks Commission used to oversee that process. As this review now falls to the VCC, staff seeks guidance on the parameters which we can place on plaques, in general.

Specifically to this project, staff shared the Commission’s discussion with the applicant following the last meeting. While he continues to be unable to attend due to medical practice outside of the state, he sent the following message in response to questions about alternate locations for installation of the plaque:

You mentioned someone thinking the plaque might go better by the front door (right entrance on Orleans). I've measured the space to the right of the door and it is only slightly smaller but the plaque could probably still fit there (or maybe it could go on the left of the door). However, a downside of placing the plaque there is that it would lead to people standing around reading it right in front of my main entrance to the house and/or the gate to my courtyard alley, potentially obstructing passage there. Also, the street light at the corner of Dauphine and Orleans would allow the plaque to be more easily read at night than the lighting that is near my front door. All things considered, and while I'd rather have the plaque by my front door than have it not mounted at all, I think the originally proposed location would be best.

Staff seeks the guidance of the Commission and the Deputy City Attorney.

VIEUX CARRÉ COMMISSION ACTION: 11/16/2022

Vieux Carré Commission Meeting of**09/21/2022****DESCRIPTION OF APPLICATION:**
Permit #22-28960-VCPNT

09/21/2022

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.

VIEWUX CARRÉ COMMISSION ACTION:

09/21/2022

DRAFT

The Commission deferred the proposal until the City Attorney’s Office could be consulted.



New Business



1009 Burgundy

ADDRESS: 1009 Burgundy
 OWNER: Jeffery C Collins
 ZONING: VCR-1
 USE: Residential

APPLICANT: Michael Reid
 SQUARE: 105
 LOT SIZE: 4090 sq.ft.

DENSITY-
 ALLOWED: 3 Units
 EXISTING: 1 Unit
 PROPOSED: No change

OPEN SPACE-
 REQUIRED: 880 sq.ft.
 EXISTING: 1887 sq.ft.
 PROPOSED: 1777.5 sq.ft.

ARCHITECTURAL/HISTORICAL DESCRIPTION:

Rating:

Main building **Green:** of Local Architectural or Historical Importance.
Rear building **Yellow:** contributes to the character of the district.
Link addition at rear of main building **Brown:** of no Architectural or Historical importance.

Constructed circa 1856, this masonry two-story townhouse is a late example of the Greek Revival style. It features a side-hall floor plan; square-headed, double-hung windows; side gables; and a recessed entrance with simple pilasters and entablature. Its covered balcony, fashioned in cast iron, is similar to ones seen on a number of buildings that date from the 1850s.

An unrated section of infill construction (ca 1990) currently links the main structure to the two story service building on the upriver side of the property. There appears to be a further unrated addition at the Rampart Street end of the service building.

Vieux Carré Commission Meeting of **11/16/2022**

DESCRIPTION OF APPLICATION: 11/16/2022
Permit # # 22-12103-VCGEN **Lead Staff: Erin Vogt**

Proposal to construct new storage shed and install generator on roof, per materials received 04/12/2022 & 11/02/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 11/16/2022

The applicant proposes to demolish a small, non-historic shed, construct a larger storage shed in the same location and install mechanical equipment, including a generator, on the roof of the new construction. An adjacent, non-historic brick fence will be increased in height.

The new storage shed will be installed on the Burgundy side of the rear service ell and addition, and is shown sharing a wall with the adjacent detached dependency at 1011 St. Philip. It measures approximately 12'-0" x 9'-0" and will have brick and VCC stucco walls and a five-ply built up roof system. A single louvered wood door, detailed to match the shutters installed by Frank Masson in a previous renovation, will be installed to provide passive ventilation on the inside of the storage building, with a leaded copper awning above. The applicant stated that there is a three-wythe brick wall separating the new building from 1011 St. Philip, with a Brick Industry Association sound transmission class of 59; he estimates that "the sound transmission through the party wall should be roughly 11 dB, which is less than 25 dB whisper." The structural system runs in the opposite direction so the new structure will not bear on the neighboring historic dependency.

The Design Guidelines state that "new construction in the Vieux Carre is a sensitive matter. As such, six to eight weeks is the minimum time required from the submission of a complete application for new construction and/or an addition until the issuance of a permit." (VCC DG: 14-2] Full Commission review is required for new construction for secondary buildings and structures, such as this storage shed. Staff notes that setbacks from the property line are not required in the French Quarter by the CZO, but construction against an adjacent building must be carefully undertaken. Since the shed will not be conditioned but passively ventilated through a louvered door and roof vent, there should not be any changes in temperature, or humidity concerns for the adjacent building. The provided survey shows the rear dependency wall is entirely on the 1009 Burgundy property.

Regarding construction of a new secondary building, the Design Guidelines state:

SECONDARY BUILDINGS & STRUCTURES GUIDE

THE VCC REQUIRES:

- Maintaining a historically and/or architecturally significant secondary building or structure as carefully as the principal building

THE VCC RECOMMENDS:

- Designing a new secondary building or structure to complement the period and style of the principal building and other buildings on the site – This includes using similar form, materials, colors and simplified detailing
- Locating a secondary building or structure, including a garage, storage building, shed, animal shelter or pool house away from the principal entrance or street elevation
- Constructing a new secondary building in a manner that does not damage other resources on the site and respects the footprints and foundation of all prior secondary structures, as well as potential archaeological resources
- Adapting a functionally obsolete building for new use such as converting a service building into additional living space or a shed into a laundry facility
- Referencing the *Small Structures, Sheds & Enclosures, Guidelines for Site Elements & Courtyards*, page 10-10, for structures or enclosures under 100-square feet in size

THE VCC DOES NOT RECOMMEND:

- Constructing a new secondary building or structure in a location that is highly visible from the street when a less prominent location is available

THE VCC DOES NOT ALLOW:

- Demolishing a Purple, Blue, Green, Pink or Yellow secondary building or structure – All alternatives to demolition must be explored
- Adding a pre-manufactured or metal shed, carport, enclosure or outbuilding

The Committee found the proposed storage shed to meet the requirements and recommendations established for new construction by the VCC, per chapter 14. [chart above: **VCC DG: 14-19**] Staff noted that the Guidelines for new construction do not directly address new construction against an adjacent historic wall, but it does specify that demolition of a structure that shares a party wall with an adjacent site should include details of a plan to protect the adjacent property. The Committee included a proviso in their motion that a temporary protection plan must be submitted. The applicant has submitted a plan referencing the National Park Service *Preservation Tech Notes* for the temporary protection of historic structures during adjacent construction, which involves extensive documentation, surveying, communication, and protection measures such as the use of hand tools or only small power tools.

While not required by the Design Guidelines, staff is aware that generator setbacks are required by Zoning and Plan Review to ensure life safety. Safety and Permits Plans Examiner Meghan Murphy reviewed their previous permit application and informed staff of the following placement requirements at that time. The proposed generator placement nearly meets all clearance requirements, but will need to move 3” away from St. Philip to provide 2’-0” clear space to the sky between the generator and the adjacent dependency wall. Both the generator and the proposed HVAC condenser will be installed on Thybar vibration isolation curbs to inhibit noise and vibration. The equipment will be hidden behind lattice screening on the Ursulines side and a brick parapet on the Burgundy side. The generator is a Generac model. Sound emissions are noted by the manufacturer as 61 dBA at 23’ in exercise mode, and 70 dBA at 23’ when operating at normal load. At the neighboring property owner’s request, the applicant investigated use of a sound shield for the unit, but found that Kohler and Generac do not offer them for residential units of this size.

The Committee recommended **conceptual approval** of the new shed and equipment, with provisos that:

- the structural details must be reviewed by the Committee, and
- a plan must be submitted for protection of the neighboring building, with the overall new construction proposal to be forwarded to the Commission.

If found approvable by the Commission, the application will be forwarded to the Committee for final review of these items prior to permit.

VIEUX CARRÉ COMMISSION ACTION:

11/16/2022

The background features a large, faint, circular seal of the Florida State Board of Education. The seal contains the text "FLORIDA STATE BOARD OF EDUCATION" around the top and "ESTABLISHED 1901" around the bottom. In the center of the seal is a depiction of a building, likely the Florida State Capitol.

Change of Use Hearing



723-25 St Peter

ADDRESS:	723-25 St. Peter Street	APPLICANT:	Emily Flagler, Architect, LLC
OWNER:	FQ Voodoo LLC	SQUARE:	60
ZONING:	VCC-2	LOT SIZE:	– sq. ft.
USE:	Commercial	OPEN SPACE:	
DENSITY:		REQUIRED:	– sq. ft.
ALLOWED:	Unknown	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.

A c. 1817 double masonry Creole cottage with dormers with arched glazing and a detached 2-story service building.

Vieux Carré Commission Meeting of

11/16/2022

DESCRIPTION OF APPLICATION: **Permit #22-30724-VCGEN**

11/16/2022

Lead Staff: Erin Vogt

Proposal to modify alley gate and install light fixtures in conjunction with a **change of use** from *retail* to *restaurant (standard)*, per application & materials received 10/11/22.

STAFF ANALYSIS & RECOMMENDATION:

11/16/2022

Very little exterior work is being proposed in conjunction with this change of use, as no cooler or hood vents will be installed. The kitchen will be located on the first floor of the rear dependency, where no work is proposed. In the courtyard, brick pavers will be removed and reinstalled to allow for the installation of subsurface electrical service. A metal gate at the rear of the Royal-side alley will be removed. The jamb of the wooden front gate on this side will be modified to allow the gate to swing out for egress. Staff notes that the Departments of Property Management and Public Works will have to review and approve this change, as it will swing into the public right of way.

Two small light fixtures are shown installed on the Royal elevation of the main building, over the alleyway. Fixture specs and lamping information must be submitted for review, but can be handled at staff level. Staff notes that the applicant indicated that existing historic millwork will be restored by modifying the interior, as the rear dormers and doors on the Royal and Chartres elevations were blacked out with unpermitted paneling on the interior.

Multiple demolition by neglect violations are present on this property and additional work without permit violations were discovered during a recent site visit, which was the first time VCC staff had inspected the full site since 2011. The property recently changed hands, and the new owner stated intent to address these violations, but they will not be handled as part of this scope of work as they are unrelated to the proposed change of use.

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*

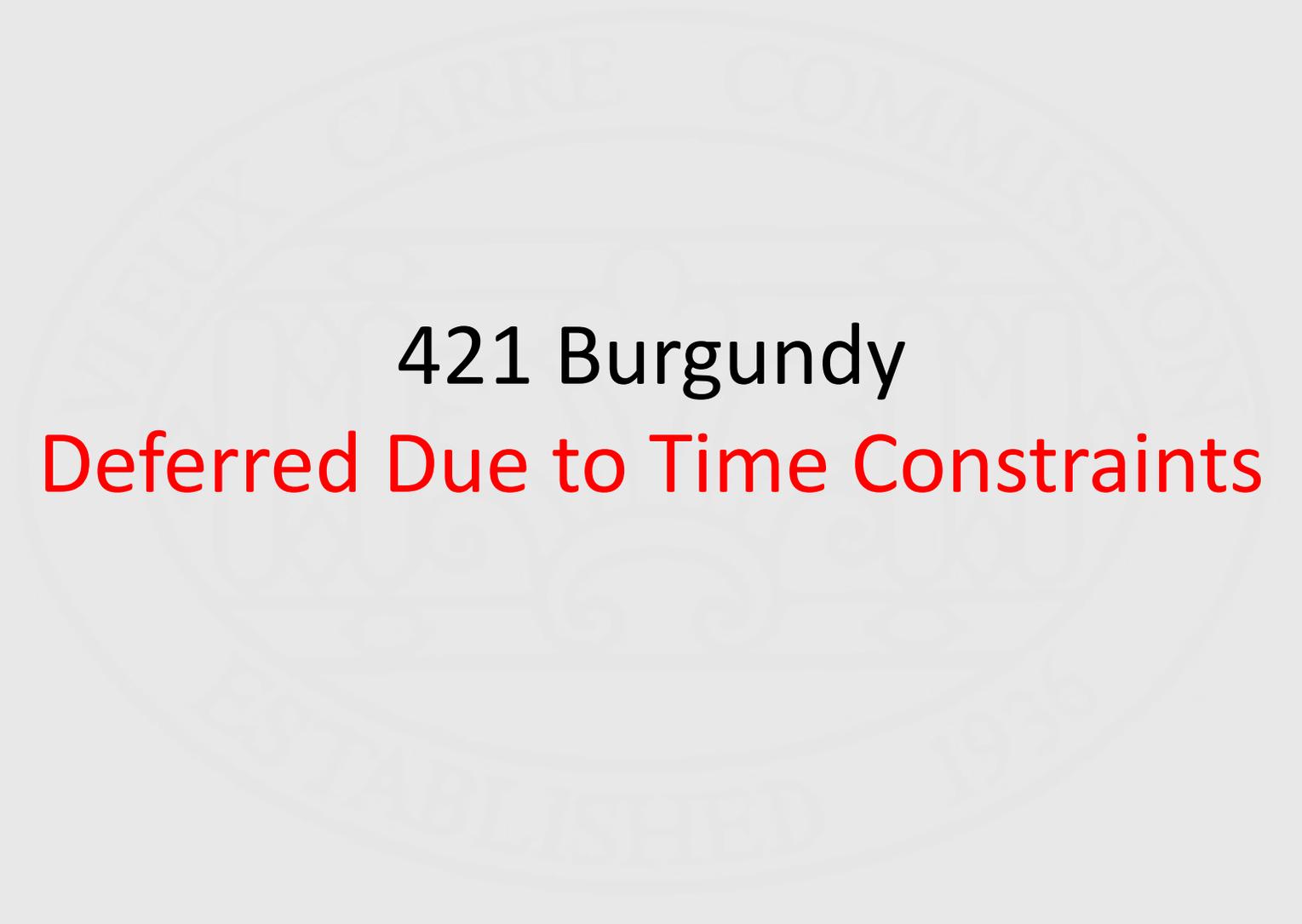
The Committee found the work **conceptually approvable**, with lighting to be handled at staff level and with clear notes indicating which openings on the side elevations will be restored to remove interior paneling. Since the work in conjunction with the **change of use** is much less invasive than typically needed for a *restaurant (standard)*, the Committee recommends the Commission forward a **positive recommendation** to the Director of Safety and Permits.

VIEUX CARRÉ COMMISSION ACTION:

11/16/2022



Appeals and Violations



421 Burgundy
Deferred Due to Time Constraints