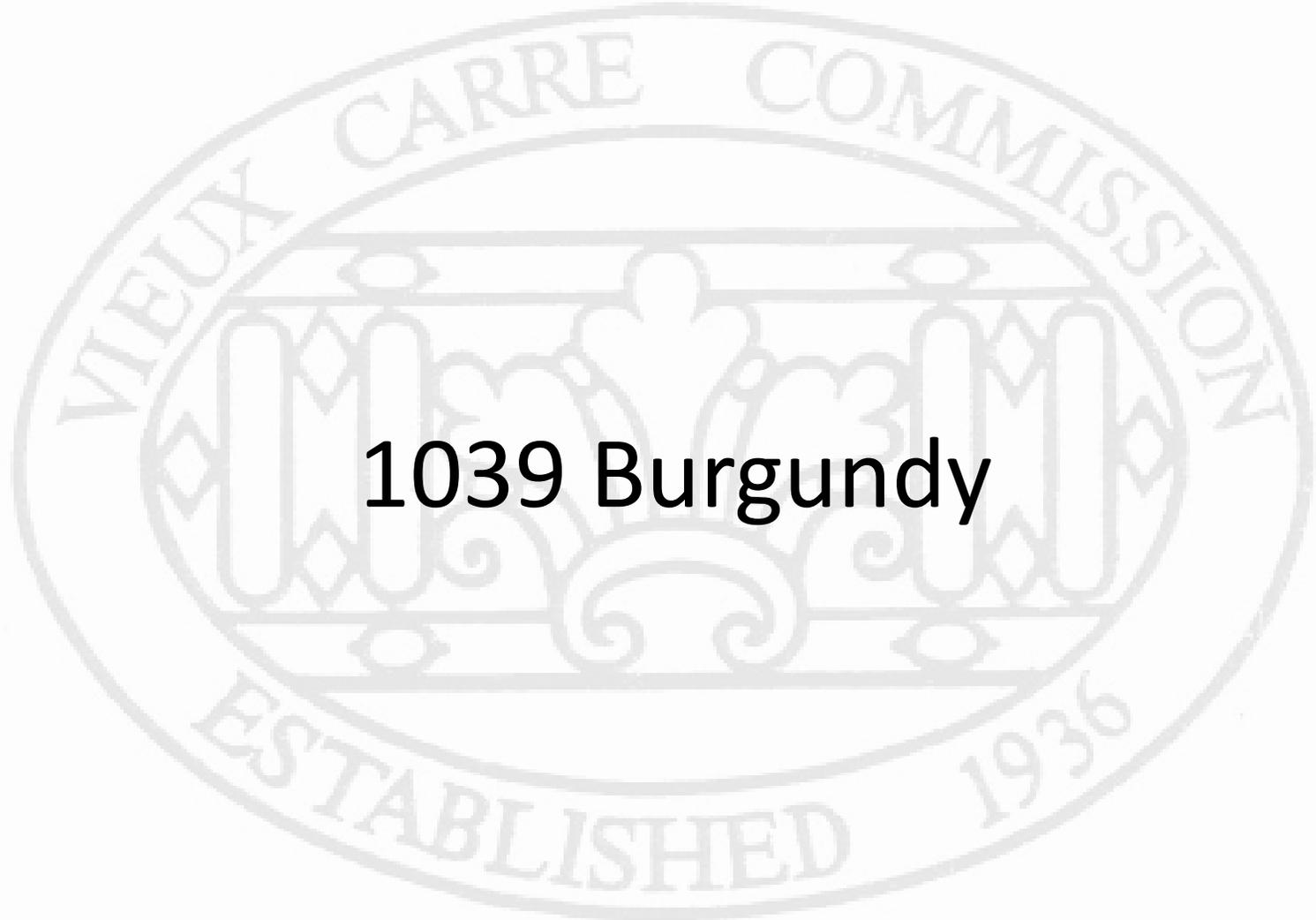


**Vieux Carré
Commission Meeting**

Wednesday, December 9, 2022



Old Business



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 **12/14/2022**

DESCRIPTION OF APPLICATION: 12/14/2022
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: 12/14/2022

See Staff Analysis & Recommendation from 11/16/2022

VIEUX CARRÉ COMMISSION ACTION: 12/14/2022

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:

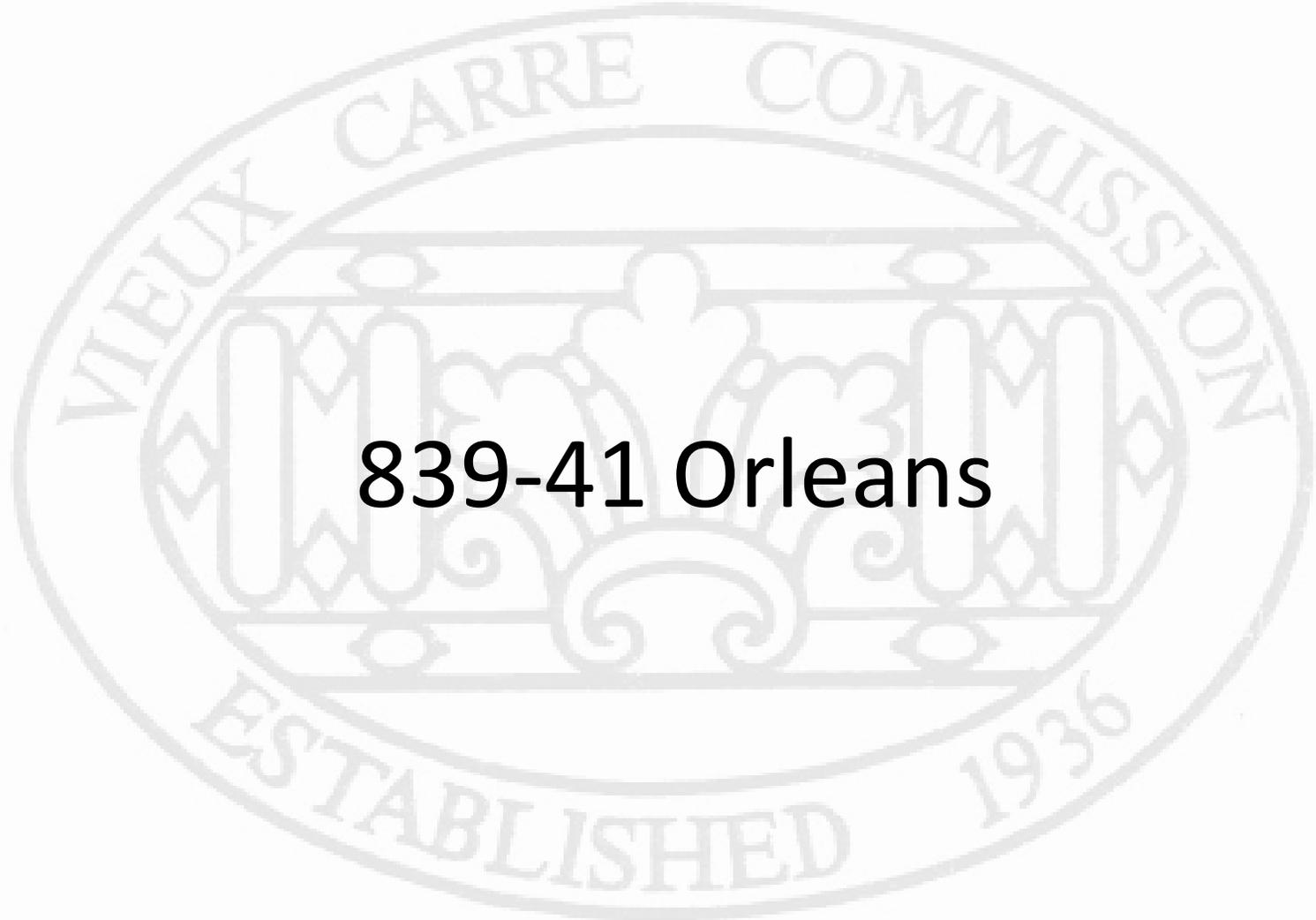
The proposed roof deck was previously reviewed by the Commission and deferred for further Committee review in light of photos submitted by the applicant showing unauthorized use of the roof as a patio. The applicant has since increased the roof deck size slightly compared to when it was presented to 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 enframement. The detached one-story service building (730 Dauphine) still stands.

Vieux Carré Commission Meeting of **12/14/2022**

DESCRIPTION OF APPLICATION: 12/14/2022
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: 12/14/2022

See Staff Analysis & Recommendation dated 11/16/2022

VIEUX CARRÉ COMMISSION ACTION: 12/14/2022

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.

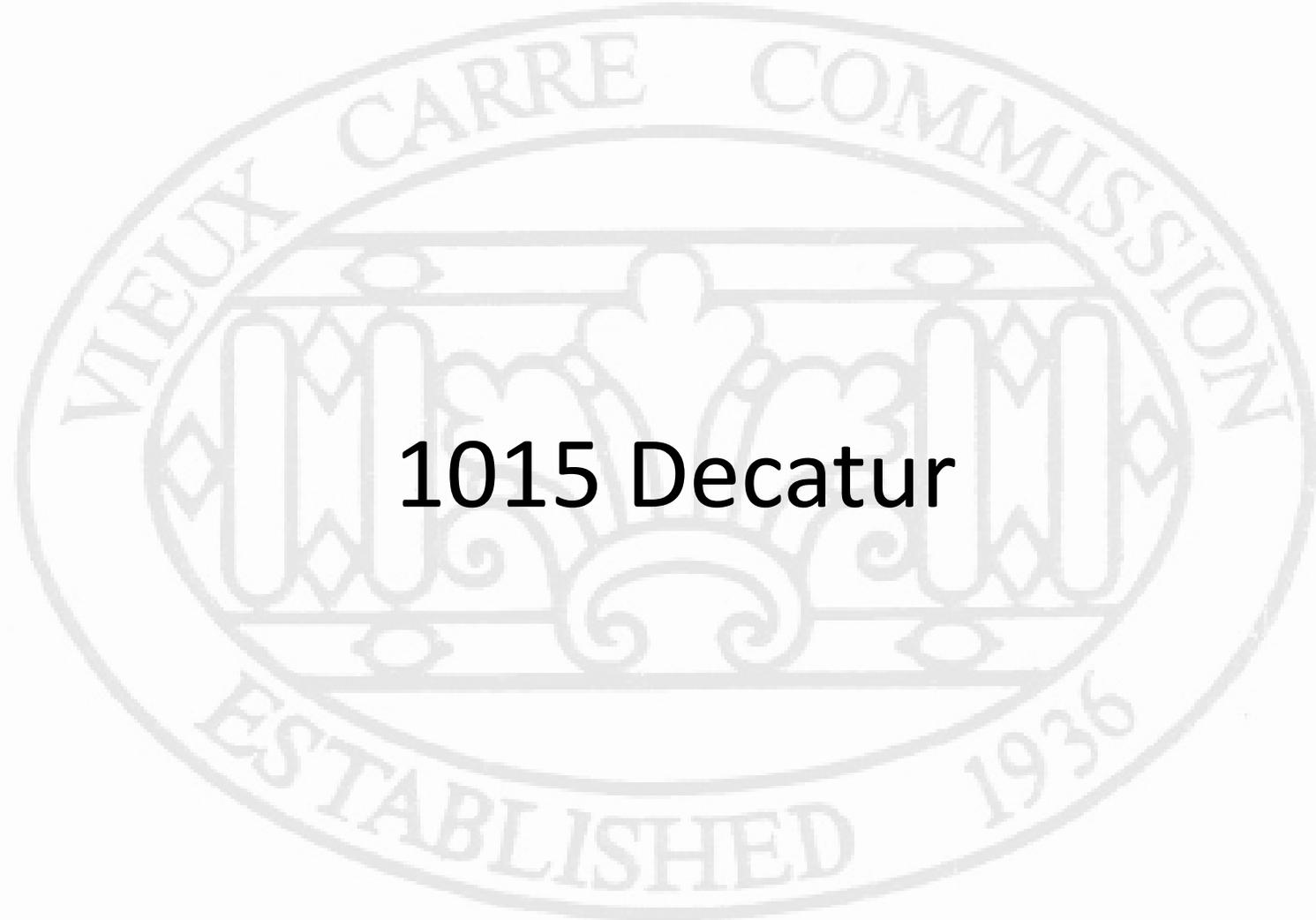
Staff seeks the guidance of the Commission and the Deputy City Attorney.

VIEUX CARRÉ COMMISSION ACTION:

11/16/2022



New Business



1015 Decatur

ADDRESS:	1015 Decatur	APPLICANT:	Precision Contractors
OWNER:	Rahim Rashkbar	SQUARE:	20
ZONING:	VCC-1	LOT SIZE:	2987 sq. ft.
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	896 sq. ft.
ALLOWED:	4 units	EXISTING:	0 sq. ft.
EXISTING:	Unknown	PROPOSED:	No change
PROPOSED:	No change		

ARCHITECTURAL / HISTORICAL DESCRIPTION:

One of three buildings constructed in 1828 by builder Joachim Courcelle for Pierre Laurans, Jean Roques and Cyprien Gros, this three-story brick building has French doors on the first and second floor and double-hung windows (originally also French doors), which open onto a wrought iron balcony, on the third floor. The courtyard area, however, is infilled with brown-rated construction. The 1828 building contract called for each building to have two full stories with an intermediate entresol level and an attic above. The original Transitional style detailing included delicately mullioned transoms, interior arched alleyways, five rear windows and 2-story rear service buildings with a two-story ell connecting it to the main building.

Main and rear buildings – Green
Covered patio -- Brown.

Vieux Carré Commission Meeting of

12/14/2022

DESCRIPTION OF APPLICATION:

12/14/2022

Permit # 22-32335-VCGEN

Lead Staff: Nick Albrecht

Proposal to renovate building including the conversion of one existing third-floor double hung window to a side hinged window/door hybrid, per application & materials received 10/25/2022 & 12/07/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

12/14/2022

The Architecture Committee has conceptually approved this overall renovation which will include renovations to the upper floors of this building which have been underutilized for many years. The proposal includes converting one of the existing third floor walkthrough windows to a door. The Guidelines require Commission level review for this kind of conversion on a green rated building.

Although the applicant originally proposed to remove the window and install new French doors, after recommendations from the Committee the proposal has changed to installing essentially a side hinged window that should have a near identical appearance to the existing window but function as a typical side hinged door.

Although originally done without a permit, a similar side hinged window-door hybrid was approved for retention previously at 333 Bourbon St. and a photograph of that condition has been included in the presentation as an example of the finished appearance. Staff believes that this faux window condition will appear nearly identical to a normal window when the “door” is closed and that this condition may be more easily reversible in the future if desired.

Staff recommends approval of the window to door conversion as proposed with any details to be worked out at the staff level.

VIEUX CARRÉ COMMISSION ACTION:

12/14/2022

Architecture Committee Meeting of**12/06/2022****DESCRIPTION OF APPLICATION:**
Permit # 22-32335-VCGEN

12/06/2022

Lead Staff: Nick Albrecht

Proposal to renovate building including the installation of synthetic decking and conversion of one existing third-floor window to new French doors, per application & materials received 10/25/2022 & 11/21/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

12/06/2022

The applicant has made some significant changes to the proposal since this application was deferred at the 11/09/2022 meeting. There is no longer a railing proposed at the second-floor entresol level. The doors to access this area are still shown as functional so it is unclear if there will be a future proposal for a railing. The doors at this level are noted as being repaired except for one leaf that is noted as needing to be replaced to match existing. The proposal still includes the removal of the existing sheet metal at this level and restoration of existing tongue and groove deck boards. If this is truly more of an overhang than a deck surface, staff questions if the existing sheet metal is more appropriate than exposed wood deck boards.

At the third floor, the applicant now proposes to retain windows in the two outer openings. These openings are noted as having the upper sashes repaired and the lower nine lite sashes replaced to match existing. The existing window of the center opening is proposed to be removed completely and new French doors with a transom window installed. Staff questions if installing a transom window in this opening would be successful or if having French doors the full height of the opening without a transom would be better. Alternatively, the Committee has recently commented about the possibility of joining and side hinging the window sashes to open as a door but retain the window appearance when the "door" is closed.

All other work appears to be as previously proposed or staff approvable. Staff welcomes the changes included in this proposal but requests commentary from the Committee regarding the top material of the second-floor overhang (metal vs finished tongue and groove boards) and the proposed window to door and transom conversion at the third floor.

ARCHITECTURAL COMMITTEE ACTION:

12/06/2022

Draft

Mr. Albrecht read the staff report with Ms. Harmon and Mr. Brown present. Ms. Harmon stated that she agreed with staff and that they were fine with eliminating the transom, joining the two leaves and that they would rather have the wood decking. Mr. Bergeron asked about the window as a door on the third floor. Ms. Harmon stated that she had misunderstood but they would be fine with that, perhaps 6/9 but a swinging door.

There was no public comment.

Mr. Bergeron made the motion for conceptual approval of the window to door conversion with details at staff and the conceptual approval of the tongue and groove overhang. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of**11/09/2022****DESCRIPTION OF APPLICATION:**
Permit # 22-32335-VCGEN

11/09/2022

Lead Staff: Nick Albrecht

Proposal to renovate building including the installation of a railing at the second-floor entresol level, the installation of synthetic decking, and conversion of existing third-floor windows to new French doors, per application & materials received 10/25/2022.

STAFF ANALYSIS & RECOMMENDATION:

11/09/2022

A separate application was reviewed back at the 07/26/2022 meeting which included some of the same work now proposed under this new application.

Rear Dormer

The proposed work primarily occurs on the Decatur St. elevation with the exception of one note on the proposed roof plan at the rear dormer that reads, retain existing dormer, restore to match front per details. Staff notes that this property was previously cited for an inappropriate rear dormer window. The window was denied for retention at the 02/11/2020 Architecture Committee meeting but no permits were issued to correct this violation. Staff questions if it is the intent of the applicant to install a new appropriate six over

six window at this dormer.

Entresol Gallery

The remainder of the work is proposed for the Decatur St. elevation and includes some significant changes. The history of this building notes that it, along with 1005 and 1011 Decatur, were all built to have two full stories with an intermediate entresol level. An 1852 plan book drawing of 1005 Decatur shows how that building, and likely 1015 Decatur, originally would have looked. No railings are seen at the entresol level from the time of its construction until 1970 for 1005 Decatur and 1979 for 1011 Decatur. The entresol level feature was historically an awning, possibly walkable to allow for unloading of materials from the street directly into the entresol level, but it was never meant or used as a leisure area for any of these buildings until the 1970s.

Staff did locate records that the VCC reviewed and approved the installation of a railing at 1011 Decatur St. in 1977, calling it, “certainly a twentieth century solution” but was unable to locate any records for the installation of the railing at 1005 Decatur. Regardless, staff does not feel that these existing conditions warrant the repeating of mistakes of the past.

The Guidelines state that, “*in select cases, the VCC might approve the installation of a new balcony, gallery, porch, or overhang provided that:*

- *There is documentary evidence supporting a balcony, gallery, porch, or overhang previously existed*
- *The installation is appropriate for the building type*
- *The installation does not destroy or conceal an important architectural feature of detail*
- *The proposed design is compatible in size, scale, and design to the building and surrounding streetscape.” (VCC DG: 08-9)*

Staff does not find that this proposal satisfies any of these listed requirements.

The plans note the removal of sheet metal membrane and wood deck boards and the replacement with new Aeratis synthetic boards. This existing construction is more typical of an overhang rather than a typical gallery. Perhaps a proposal that was less heavy handed than converting the existing overhang completely to a gallery feature may be a better solution.

Entresol Doors

The applicant proposes to replace the existing entresol level French doors with new matching French doors. French doors are seen in these locations in a 1948 photograph, interestingly also with metal screens, but the plan book drawing of 1005 Decatur shows six over six windows at this level, at least in one opening. The doors do not appear to be in particularly bad condition so staff would recommend repair of the doors rather than replacement.

Third-Floor Door Conversion

At the third-floor level, the applicant proposes to remove the existing six over nine windows and to install new French doors with a transom above in each of the openings. The plan book drawing of 1005 Decatur St. shows this level as having French doors in at least the middle opening; however, staff found no documentation of French doors ever existing at the third floor of this building. The plans note that these existing windows are slip head windows leading staff to believe that this is very likely an original condition given the amount of masonry work that would have been necessary to convert French doors to slip head windows. Therefore, staff recommends revisions to this aspect of the proposal, suggesting that the conversion of only one opening may be more welcome than the conversion of all three openings.

Summary

Although staff welcomes the renovation of this building which has been underutilized on its upper floors for many years, staff is very concerned about aspects of the proposal that would completely change the original character of this building. Staff requests commentary from the Committee regarding the proposal, particularly at the entresol level.

ARCHITECTURAL COMMITTEE ACTION:

11/09/2022

DRAFT

Mr. Albrecht read the staff report with Ms. Harmon and Mr. Brown present on behalf of the application. Ms. Harmon commented that at the third floor they would be happy to do one pair of French doors and repair the other windows. Ms. Harmon continued noting that the sister buildings had converted their overhangs to galleries and that they would be happy to repair the existing second floor doors rather than replace. Mr. Bergeron noted that the Committee had previously discussed side hinging a window at another property to function as a door and questioned if that could be done here. Mr. Brown stated that could be done.

Regarding the roof work, Ms. Harmon commented that the intention was to replace the dormer window on the rear to match the front dormer.

Mr. Fifield noted that the entresol is generally not an occupied level and that he was having trouble with that aspect from an architectural point of view. Mr. Fifield stated that it was confusing the traditional use of the floor.

Erin Holmes, representing VCPORA, expressed opposition to the railing at the entresol level. Ms. Holmes noted that there were only 18 entresol type buildings in the French Quarter and that it was a unique building type to New Orleans.

Nikki Szalwinski, representing French Quarter Citizens, expressed support and agreement with Ms. Holmes comments, adding that this was an opportunity to how this building historically functioned.

Mr. Bergeron moved to defer the application to revise the proposal based on the discussion at the meeting. Mr. Fifield seconded the motion, which passed unanimously.

Architecture Committee Meeting of

07/26/2022

DESCRIPTION OF APPLICATION: **Permit # 22-20581-VCGEN**

07/26/2022

Lead Staff: Nick Albrecht

Proposal to stucco exposed bricks of second and third floor and proposal to convert existing third floor windows to French doors, per application & materials received 07/11/2022.

STAFF ANALYSIS & RECOMMENDATION:

07/26/2022

Stucco

Sometime between 1948 and 1964 the upper two floors of this building lost the majority of the previously existing scored stucco. There are photographs from 1948 and earlier which clearly show this building as fully stuccoed and the neighboring matching buildings at 1011 and 1005 Decatur still retain a fully stuccoed front elevation. Given the historic precedent and the added protection the application of correctly mixed and applied stucco offers, staff finds the application of scored stucco approvable. Staff requests documentation from the applicant indicating the score pattern and stucco details at openings prior to permit issuance.

Window Conversion

The second aspect of the proposal is the conversion of the existing third floor six over nine windows to new French doors with transom windows. This proposed new millwork would be modeled from the existing at 1015 Decatur St. Staff notes that the existing windows in these openings have badly degraded in just the past three years. Historic photographs all show the existing six over nine windows in these openings.

Interestingly, the sister building at 1005 Decatur St. is seen with the transom windows and doors in these comparable openings as early as 1947 and seemingly in a plan book drawing dated to 1852. However, there is no indication that the similar openings at 1015 Decatur ever had this type of millwork. The Guidelines do not allow for this type of conversion of a window to a door. (VCC DG: 07-9 & 07-13) Staff finds it particularly troubling that the proposal is to convert all three opening from windows to doors. Staff suggests that the conversion of only one of the openings to a door and the restoration of the windows in the other two openings may be more palatable.

Summary

Staff recommends approval of the proposed stucco application and deferral of the proposed new French doors.

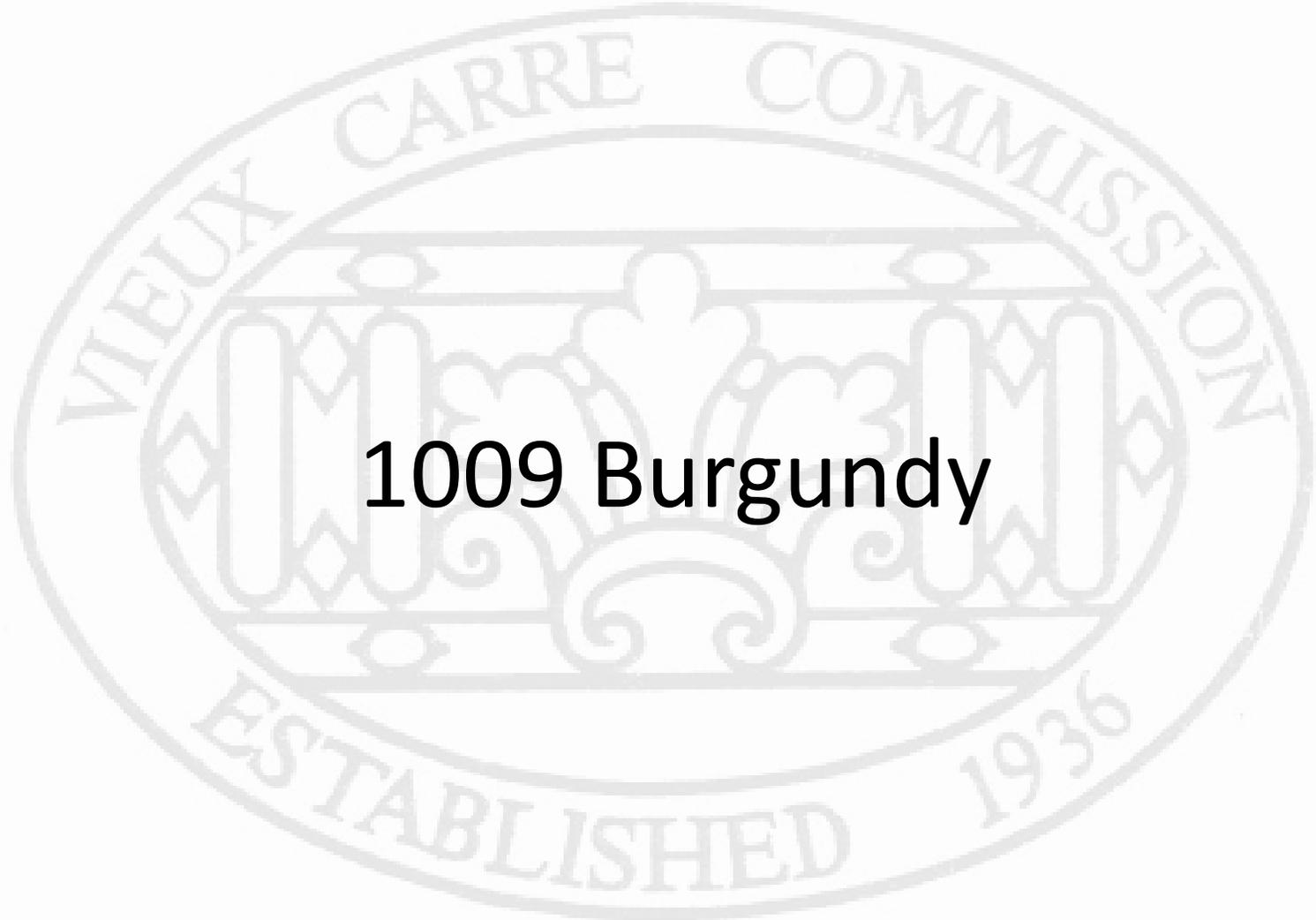
ARCHITECTURAL COMMITTEE ACTION:

07/26/2022

Mr. Albrecht read the staff report with Mr. Brown present on behalf of the application. Ms. DiMaggio asked if there was any interior evidence that the current windows were ever doors. Mr. Brown stated no, there is evidence they were always windows.

There was no public comment.

Mr. Bergeron made the motion for the conceptual approval of the stucco with details at the staff level and the deferral of the window conversion. Ms. DiMaggio seconded the motion and the motion passed unanimously.



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 **12/14/2022**

DESCRIPTION OF APPLICATION: 12/14/2022
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: 12/14/2022

VIEUX CARRÉ COMMISSION ACTION: 12/14/2022

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:	
<ul style="list-style-type: none"> • Maintaining a historically and/or architecturally significant secondary building or structure as carefully as the principal building 	
THE VCC RECOMMENDS:	
<ul style="list-style-type: none"> • 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 <i>Small Structures, Sheds & Enclosures, Guidelines for Site Elements & Courtyards</i>, page 10-10, for structures or enclosures under 100-square feet in size 	
THE VCC DOES NOT RECOMMEND:	
<ul style="list-style-type: none"> • 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:	
<ul style="list-style-type: none"> • 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.

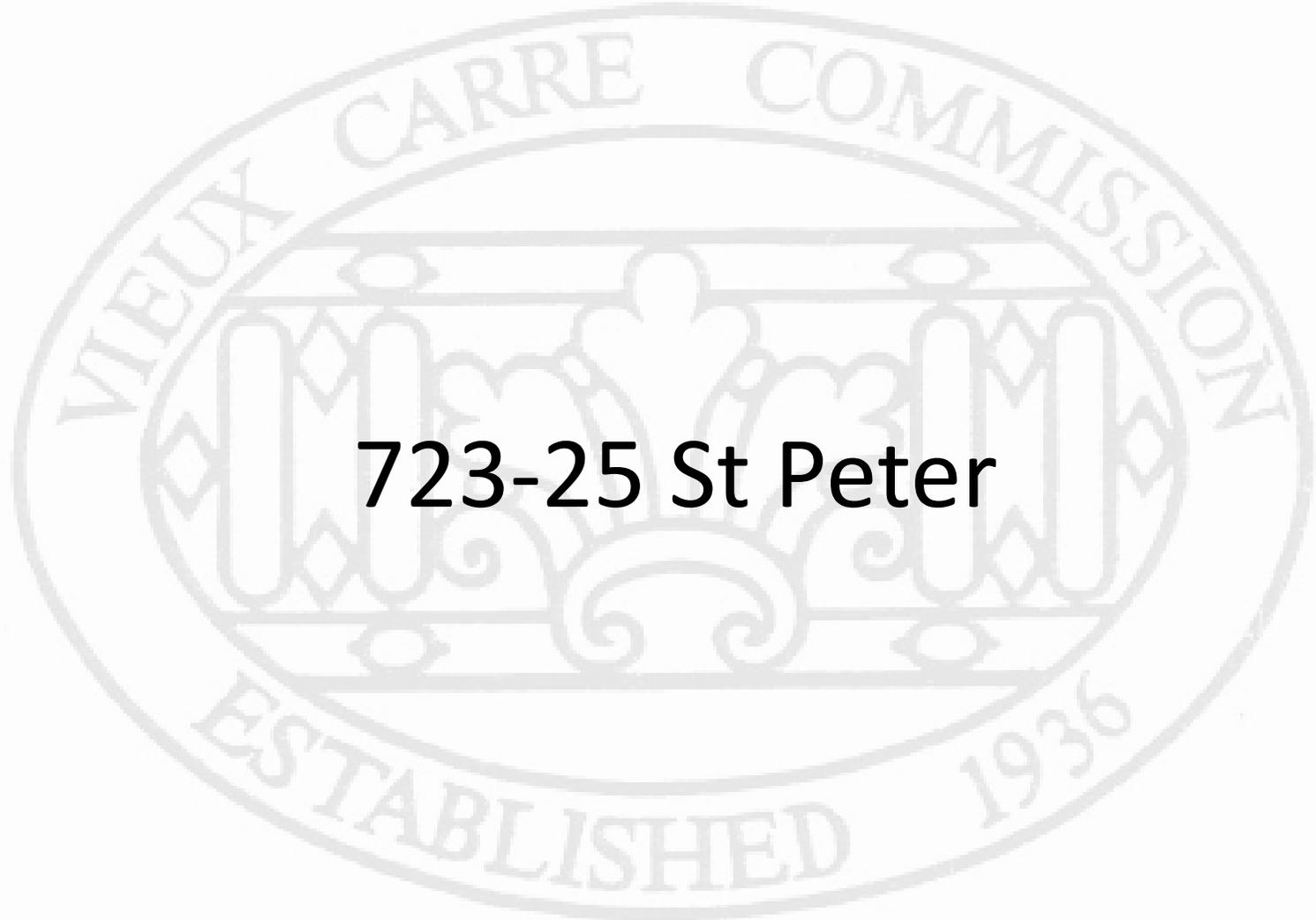
If found approvable by the Commission, the application will be forwarded to the Committee for final review of these items prior to permit.

VIEUX CARRÉ COMMISSION ACTION:

11/16/2022



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 **12/14/2022**

DESCRIPTION OF APPLICATION: 12/14/2022
Permit #22-30724-VCGEN **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: 12/14/2022

VIEUX CARRÉ COMMISSION ACTION: 12/14/2022

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

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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.*

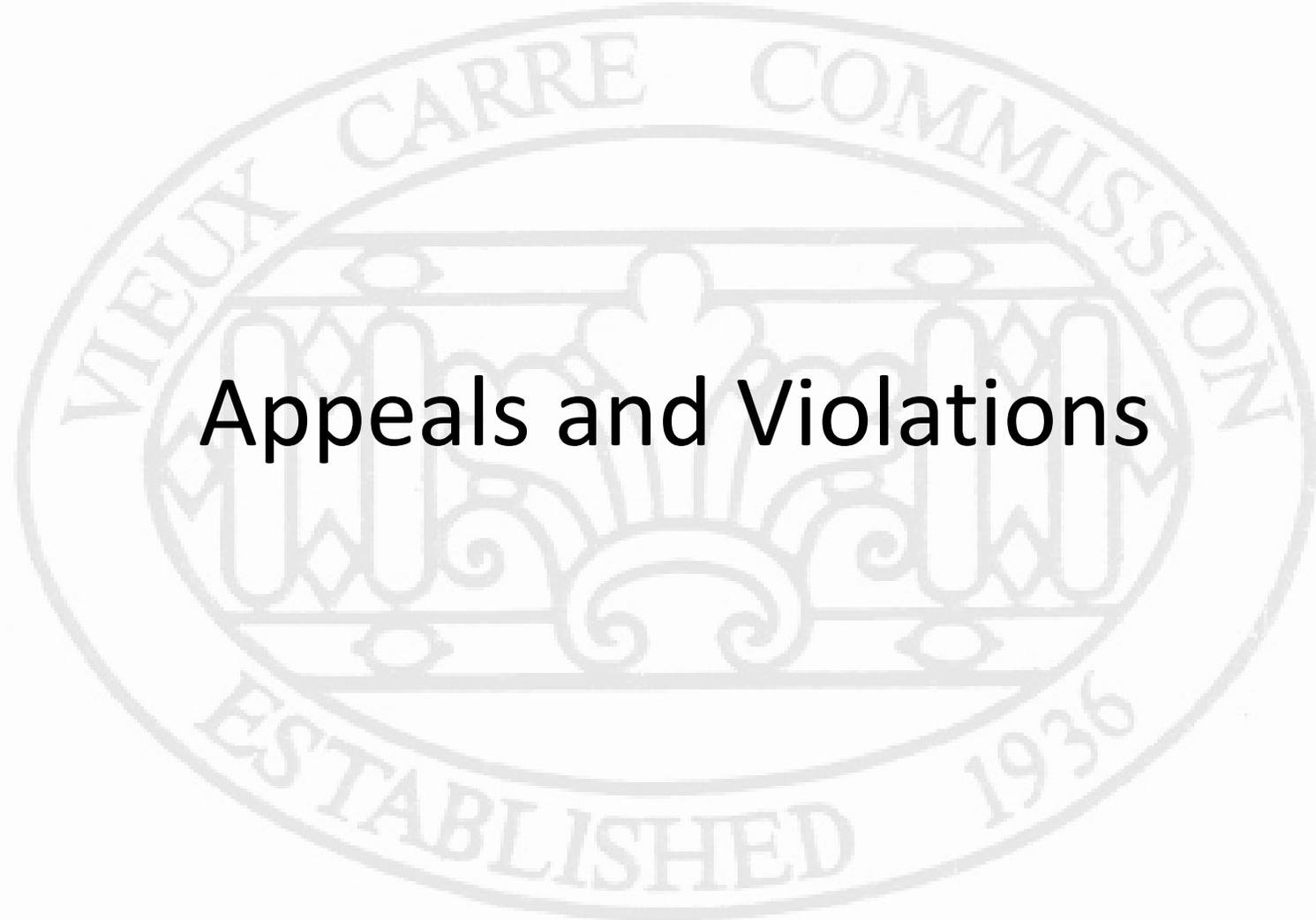
[...] Where any change in exterior appearance is contemplated, the Vieux Carré Commission shall hold a hearing, and if it approves such change, it shall issue a special permit to continue the same use, or for any other use not otherwise prohibited in the district, subject to the following conditions 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*

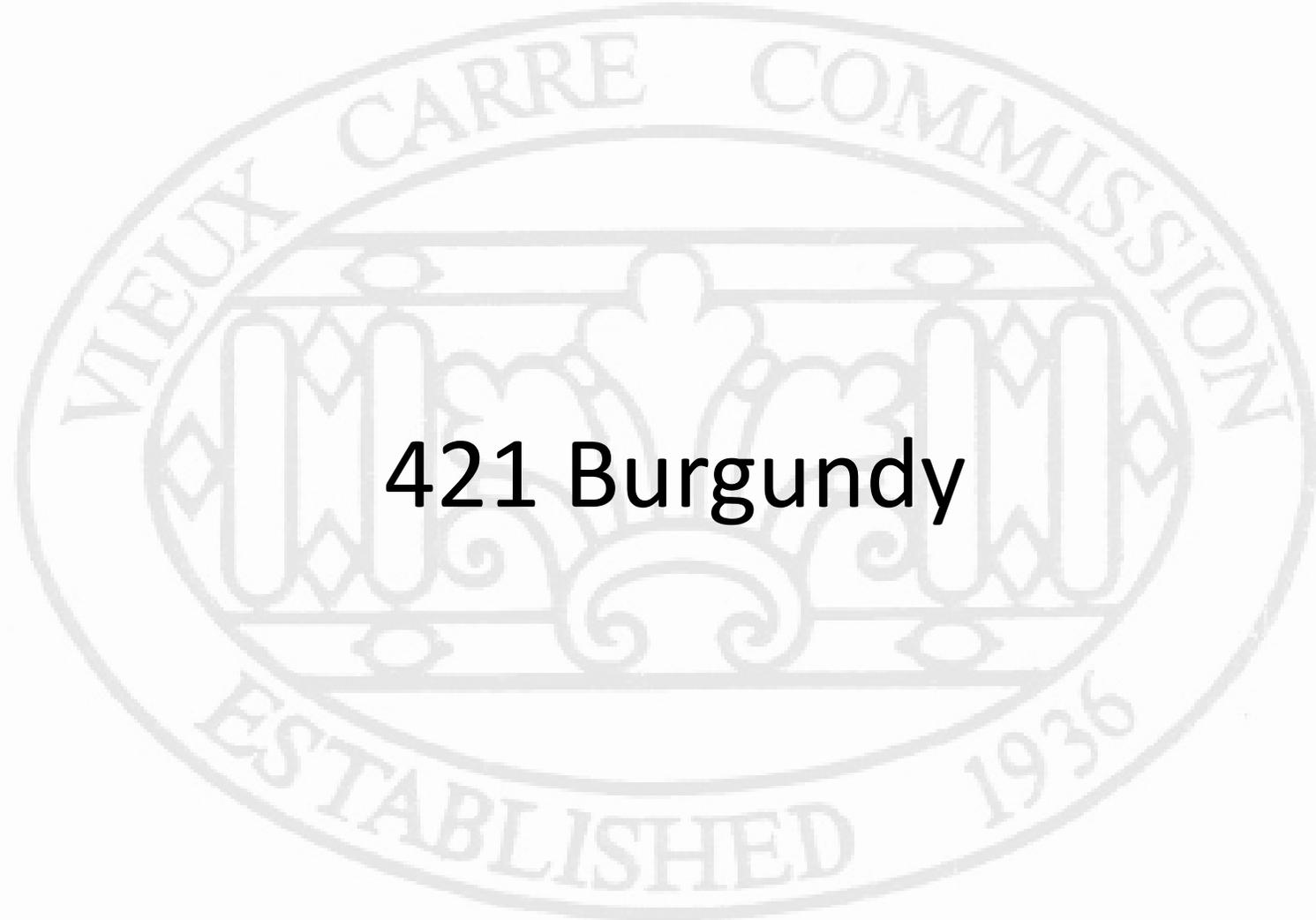
The Committee found the work **conceptually approvable**, with lighting to be handled at staff level and with clear notes indicating which openings on the side elevations will be restored to remove interior paneling. Since the work in conjunction with the **change of use** is much less invasive than 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

ADDRESS:	421 Burgundy Street	APPLICANT:	Ernest Goodwin William
OWNER:	Scott Brown, et. Al	SQUARE:	98
ZONING:	VCR-1	LOT SIZE:	2,708 sq. ft.
USE:	Residential (Condominiums)	OPEN SPACE-	
DENSITY-		REQUIRED:	812 sq. ft.
ALLOWED:	3 Units	EXISTING:	679 sq. ft.
EXISTING:	6 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: Green - of local architectural and/or historical importance.

One of two 2½ story brick buildings in the Greek Revival style built by builder Francis Gott in 1840. The building has an attached service ell and a detached building at the rear of the property. Its details include attic frieze windows, double-hung windows on the first and second floors, a carriageway entrance, and a post-supported cast iron gallery that was added after the original construction date.

Vieux Carré Commission Meeting of **12/14/2022**

DESCRIPTION OF APPLICATION: 12/14/2022
Permit # 22-31875-VCPNT **Lead Staff: Nick Albrecht**

Proposal to install alternative roofing material to natural slate as per application & materials received 10/21/2022.

STAFF ANALYSIS & RECOMMENDATION: 12/14/2022

See Staff Analysis & Recommendation of 11/16/2022.

VIEUX CARRÉ COMMISSION ACTION: 12/14/2022

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

DESCRIPTION OF APPLICATION: 11/16/2022
Permit # 22-31875-VCPNT **Lead Staff: Nick Albrecht**

Proposal to install alternative roofing material to natural slate as per application & materials received 10/21/2022.

STAFF ANALYSIS & RECOMMENDATION: 11/16/2022

Staff placed a stop work order at this property back on September 30, 2022, as roof work was observed and no permits were in place. In discussions with the applicant, it was revealed that a contractor had been hired to install a new slate roof, the contractor removed the existing roof, the majority of the funds were paid to the contractor, and the contractor disappeared before the installation of the new roof. The insurance company for the property had paid a large sum intended for the replacement roof but that money was paid to the contractor who did not complete the job. The property owners have hired an attorney and are taking action to attempt to recoup money from the contractor but in the meantime the entire property is sitting with only underlayment acting as roofing. It is unclear when or if any money may be recovered.

A permit was issued back in September 2000 for the installation of a new natural slate roof but evidently this work was not done at that time. A permit was then issued in 2013 to replace broken or missing Fire Free synthetic slates with new natural slate shingles. Typically, once repairs are begun using natural slate the expectation is for the entire roof to eventually be replaced with natural slate. Being a green-rated property that did not have a full slate roof, the Guidelines specify that any new roof should be traditional slate, contemporary slate, or a cement, slate-type shingle.

Given the series of events with the contractor and funding for this project, the applicant is seeking a hardship and proposes to install an alternative material. The applicant has stated that they do not have the funds available to pay for a new slate roof. No specifics were presented in the submittal except for the

mention of receiving an estimate for a standing seam metal roof that may be within budget for the condo association.

Staff surveyed the visibility of these roofs and found that the Burgundy facing slope of the main building was not visible from the street, although it is likely visible from neighboring properties. The rear slope of the main building is visible from N. Rampart and the roof of the service ell is visible from Conti. Additionally, staff notes that both the main building and rear building form continuous roof slopes with the neighboring building at 425 Burgundy St. The neighboring 425 Burgundy was previously permitted for the installation of a new slate roof in 2019. If an alternative material is installed at 421 Burgundy, it is unclear how these two materials would meet and transition.

Staff is concerned that if a lessor material is approved for installation on a temporary basis, it may be difficult to enforce the end date of any such temporary approval. In the interest of the preservation of the building, staff would like to see this building be watertight but given the requirements of the Guidelines any material less than a cement, slate-type shingle is not approvable for installation on these roofs. Staff recommends that the Commission uphold the Guidelines and that the applicant returns with a proposal for an approvable roofing material.

VIEUX CARRÉ COMMISSION ACTION:

11/16/2022

This item was deferred due to time constraints on the meeting.



625 Dauphine

Deferral Requested by Applicant