

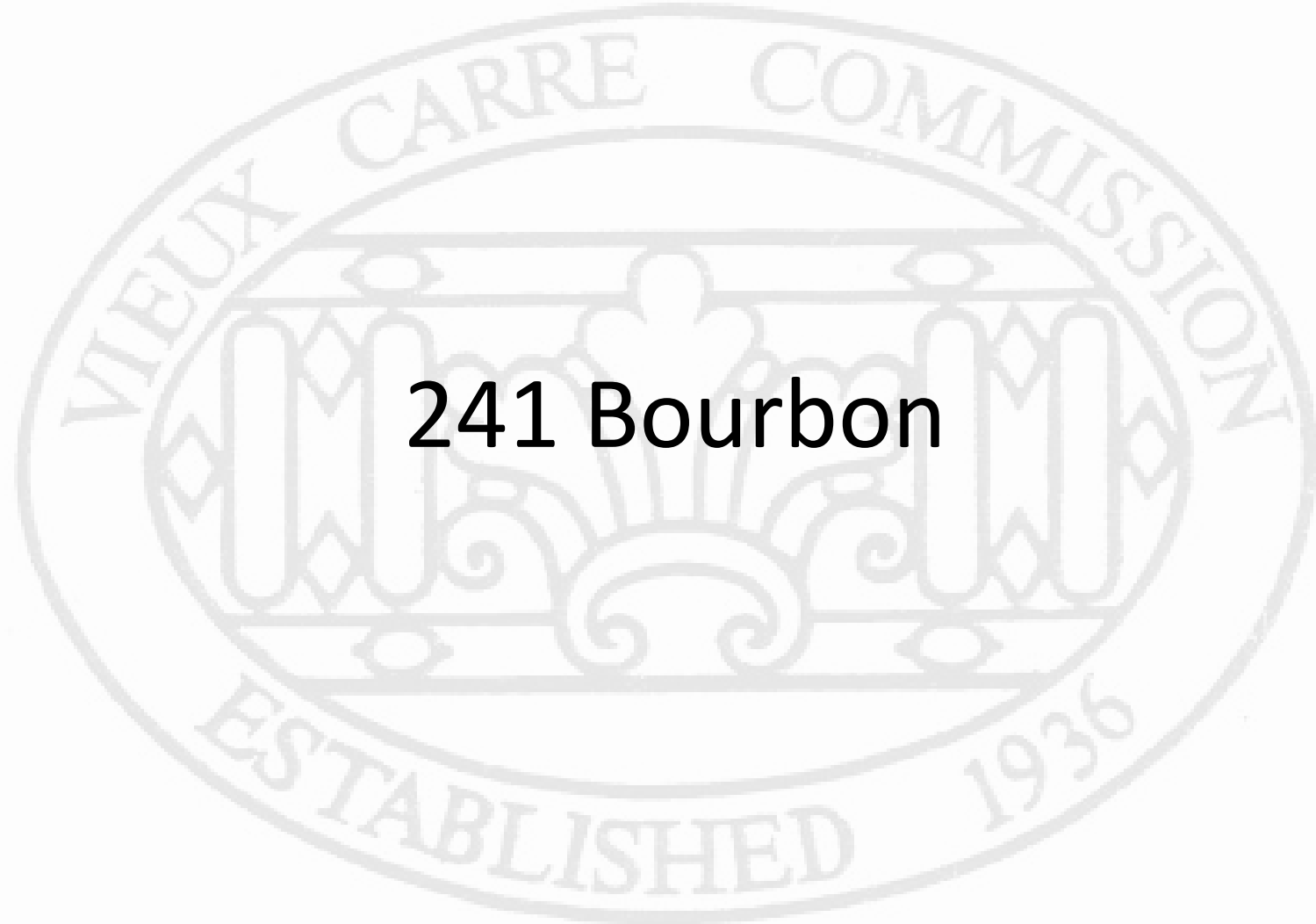


# Vieux Carré Commission Architecture Committee Meeting

Tuesday, December 6, 2022



**Old Business**



241 Bourbon

ADDRESS:	239 - 41 Bourbon Street	APPLICANT:	John C. Williams
OWNER:	241 Holdings LLC	SQUARE:	68
ZONING:	VCE	LOT SIZE:	2725.3 sq. ft
USE:	Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	545 sq. ft.
ALLOWED:	4 Units	EXISTING:	0 sq. ft.
EXISTING:	0 Units	PROPOSED:	No Change
PROPOSED:	3 Units		

**ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY**

Rating: Main and service buildings: green: or of local architectural and/or historical importance.  
Courtyard infill: brown: objectionable, or of no architectural and/or historical importance.

This application pertains to two in a row of three Greek Revival buildings, constructed in 1843 by the builder Benjamin Howard. Constructed for residential use on the upper floors and commercial use on the ground floors, these simply detailed buildings have ground floor openings which were altered in the 20th century while being used as a restaurant.

**Architecture Committee Meeting of** **12/06/2022**

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**DESCRIPTION OF APPLICATION:** 12/06/2022  
**Permit # 22-30621-VCGEN** **Lead Staff: Nick Albrecht**  
**Violation Case #20-22701-VCCNOP** **Inspector: Marguerite Roberts**

Proposal to renovate building (in conjunction with 235-237 Bourbon St.) including a proposed change of use on the third floor from vacant to short term rental, per application & materials received 10/11/2022 & 11/22/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 12/06/2022

The applicant has stated that they will be starting the process of subdividing this property with the neighboring 235-237 Bourbon St. If re-subdivided, it would eliminate the potential building code issues of crossing the property line with doorways or mechanical equipment. That application has not yet been filed but should be forthcoming. Staff would not be able to issue permits until either the properties are re-subdivided, or the building code issues are addressed.

The applicant has submitted additional information regarding the proposed placement of the elevator as well as information on why other locations would not work for their overall proposal. A mock-up of the proposed elevator penthouse has also been constructed and staff had an opportunity to view the mock-up. Staff found that although the penthouse would be quite visible from Bienville St., the visibility appeared to be limited to about a 40-yard stretch of Bienville St. only. Staff did not find that the penthouse would be visible from Bourbon St. and because of the arrangement of neighboring buildings, visibility from the upper floors of neighboring buildings should be similar to the visibility from the street.

The applicant submitted plan drawings showing other possible elevator locations if the elevator was shifted towards Iberville St. The plans note that the elevator in these locations would be in conflict with existing balconies or the interior historic stairs. One option that was not explored would be the possibility of shifting the elevator towards Bourbon St. so that the elevator was in the volume of the main building rather than in the volume of the service ell. An elevator in this location would still be able to access the different floor heights of the main building and service ell but because the roof of the main building is taller, the overall exterior volume of the elevator override would be reduced.

Staff notes that some of the other issues noted at the last meeting including some millwork details and possible structural elements have not been addressed in the current proposal and may be in need of additional review. The current submittal is focused primarily on the elevator aspect of the proposal.

Staff seeks commentary from the Committee regarding the proposed elevator penthouse.

**ARCHITECTURAL COMMITTEE ACTION:** 12/06/2022

**Architecture Committee Meeting of****11/09/2022****DESCRIPTION OF APPLICATION:****Permit # 22-30621-VCGEN  
Violation Case #20-22701-VCCNOP**

11/09/2022

**Lead Staff: Nick Albrecht  
Inspector: Marguerite Roberts**

Proposal to renovate building (in conjunction with 235-237 Bourbon St.) including a proposed change of use on the third floor from vacant to short term rental, per application & materials received 10/11/2022 & 10/28/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

11/09/2022

Following the deferral at the 10/25/2022 meeting the applicant submitted a revised proposal that takes into account several of the concerns of staff and the Committee.

**Window and Door Openings**

The existing bi-fold doors on the first floor of the Bourbon St. elevation are still proposed for conversion to new double doors. The existing doors fold into the building while the new doors are shown as out-swinging in plan. Staff again encourages the retention of the existing doors which are more typical but recommends that if this change is being made due to egress requirements that the doors be detailed more typically. The proposed double doors appear to have atypical proportions.

The proposal to convert the existing windows on the first floor of the Bienville elevation to new doors has been removed from the proposal. The existing French doors on this elevation are shown as remaining as typical French doors in the elevation drawing but are shown as a single out swinging door in plan (Door marked 100E on 2.1). Staff seeks clarification from the applicant.

The entrance door to the short-term rental area has been narrowed from the previous proposal and is now shown as a paired French door with each side having three lites over a small lower panel. The top of this door is now aligned with the existing adjacent French doors but without a transom window. The door is still shown at the outer plane of the wall and swinging out. Again, staff would encourage this door to be detailed more typically, mounted at the interior plane of the wall and possibly a solid door rather than a joined French door.

At the second floor of the Bienville elevation the applicant is now proposing to install shutters in order to close the opening at the existing first opening. The existing window is now proposed for retention at the second opening and the third opening is shown as a single leaf door. The note about this door being a paired French door has been removed and the door now appears to be a solid four panel door. The use of a solid wood door in this location is potentially approvable and may be preferred over a faux French door, although the historic precedence is for French doors on this part of the building. The retention of the window at the second opening has eliminated the concern of the previously proposed out swinging door in this location.

A similar treatment is proposed at the third floor with the existing window of the first opening being closed with shutters. The other two openings are shown with four panel doors swinging into the building. Again, the historic precedence is for true French doors in these openings.

**Courtyard Infill Roof**

As noted in the previous staff report, the mechanical equipment currently located on the roof of the courtyard infill is proposed to be relocated to a new rooftop mechanical rack. The applicant is now showing the replacement of the existing railing at the street wall with a new railing. It appears that the intention is to make this an occupiable rooftop space. Although this is an atypical location for an occupiable rooftop, staff finds this proposed condition better than the existing rooftop mechanical equipment. Any work that would be in conjunction with this conversion including built in furniture or lighting will need to be included in the proposal.

**Balcony**

On sheet 1.25 there is a note about restructuring the balcony to prevent sag and references a structural drawing. Those structural drawings were not included in the original submittal, but the applicant did provide them to staff late last week. The detail shows the welding of a new L bracket between two existing balcony support pieces. It is unclear if this bracket would be interior or exterior. Staff seeks clarification from the applicant regarding this aspect.

Staff also noted other elements included in the structural set that do not appear in the architectural set including new tie backs. Staff requests that these relevant structural plans be included in future submittals for adequate review.

**Elevator Override**

No additional information has been provided regarding the proposed elevator override. Staff still has concerns regarding the visual impact of this proposed element.

**Summary**

Staff seeks commentary from the applicant and Committee regarding the items noted above.

**ARCHITECTURAL COMMITTEE ACTION:**

11/09/2022

**Draft**

Mr. Albrecht read the staff reports with Messrs. Levison and Williams present on behalf of the application. Mr. Williams noted the following: the Bourbon St. doors are shown out swinging for egress, they do plan to install the doors at the interior plane of the wall, the previously proposed conversion of windows to doors has been eliminated from the proposal, the French doors shown paired and out swinging are for ADA compliance but also mounted to the interior plane, the four panel doors need to be fire rated, that they were not adding a railing at the Bienville side of the courtyard infill, and that the stairs are strictly for egress purposes.

Mr. Block expressed concern for the proposed elevator override, noting that it would be pretty visible from Bienville St.

Nikki Szalwinski, representing French Quarter Citizens, expressed concern for having access to the flat roof area of the courtyard infill and the proposed changes to the building to suit a short-term rental use.

Mr. Bergeron stated that he found the elevator override the most alarming aspect of the proposal. Mr. Fifield questioned if the proposed use was appropriate for the building noting that the elevator override was in a jarring location and the real issue while the others can be ironed out. Mr. Williams stated that putting an elevator in an older building is always difficult.

Mr. Bergeron moved to defer that application to allow the applicant time to revise the proposal based on the conversation today. Ms. DiMaggio seconded the motion, which passed unanimously.

**Architecture Committee Meeting of**

**10/25/2022**

**DESCRIPTION OF APPLICATION:**

10/25/2022

**Permit # 22-30621-VCGEN**

**Lead Staff: Nick Albrecht**

**Violation Case #20-22701-VCCNOP**

**Inspector: Marguerite Roberts**

Proposal to renovate building (in conjunction with 235-237 Bourbon St.) including a proposed change of use on the third floor from vacant to short term rental, per application & materials received 10/11/2022 & 10/19/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:**

10/25/2022

*Also see report for 235 Bourbon St.*

The exterior work specific to the 239-241 Bourbon St. property includes proposed changes to window and door openings, relocation of mechanical equipment as previously noted for the 235-237 Bourbon St. property, partial demolition of courtyard infill construction, and the construction of an elevator override.

**Window and Door Openings**

On the ground floor of the Bourbon St. elevation, it appears that existing bi-fold doors are proposed for conversion to new double doors. The existing doors fold into the building while the new doors are shown as out-swinging in plan. Staff encourages the retention of the existing doors which are more typical but notes that all of the ground floor millwork of this building has been changed multiple times over the years.

On the ground floor of the Bienville elevation, two existing window openings are proposed to be converted to new French doors. French doors are actually seen in these two openings from 2008 until 2011 but while preparing this report staff found that this work was done without VCC permits. The VCC cited the property and was able to get the windows reinstalled. Besides this unpermitted condition, staff did not find any documentation of doors existing in these openings historically. As the Guidelines generally do not allow this type of window/door conversion without documentation, particularly in a prominent location, staff recommends that this aspect of the proposal be removed.

Further down on the Bienville elevation there is an existing gate at what was historically the courtyard wall of this property but now accesses the courtyard infill. This will become the primary entrance for the short-term rental units above. The applicant proposed to widen this opening and to install new double doors similar to the ones proposed for installation on the Bourbon St. elevation. Staff finds that a new door in this location could be approvable, but questions the proposal to greatly enlarge the opening. Staff measured the proposed enlarged

opening at 6'10" wide, while the existing is only about 3' wide. The double doors are also shown as out-swinging in the plans.

On the second floor of the service ell, what are shown as a large and small window openings are proposed to be converted to new faux or paired French doors. Once again, the Guidelines discourage this type of conversion for openings, but as this is a less prominent location and the historic photographs may show these two openings as previously being doors, staff finds this aspect of the proposal potentially approvable. The third-floor openings directly above are seen both in historic photographs and today in a window, door, door arrangement. One of these faux French doors is shown as in-swinging, while the other is shown as out-swinging. Staff encourages both doors to be in-swinging, or at least installed at the interior side of the wall. The first opening in this arrangement is proposed to be boarded over as the proposed elevator would be installed directly behind this opening. The existing millwork in this opening appears to be some kind of French doors although it is unclear if this is an original condition. Either way, if approved, staff recommends that the millwork in this opening be retained behind any shutters rather than being completely removed.

The third floor is proposed for a similar treatment, and again staff recommends maintaining the millwork in the first opening. New fused French doors are proposed in the other two openings. All of the proposed new doors on the service ell are shown as two lites over two panels. Staff questions if these paired French doors are approved should they be modeled off of existing French doors on the building, that is six lites over a single panel on each side of the door.

### **Mechanical Equipment**

As previously noted in the property report for 235-237 Bourbon St, the equipment currently located on the roof of the courtyard infill of 241 Bourbon St. will be removed. This equipment is currently readily visible from the street so staff welcomes the proposal but again notes concerns about things crossing the property line.

### **Infill Demolition**

The proposed demolition is limited to what is referred to in the plans as a staircase enclosure, located at the second floor of courtyard infill of the 239 portion of the building. This structure also has mechanical equipment on its roof which will also be relocated to the proposed new rooftop location. Staff has no objection to the proposed demolition.

### **Elevator Override**

An elevator override is proposed near the intersection of the main building and service ell. It is difficult to determine the full impact of the proposed addition from the elevation drawings but a submitted rendering shows that it will be readily visible from Bienville St. The Guidelines encourage this type of addition to be as unobtrusive and minimally visible as possible. The rendering shows the override as being stuccoed and attempting to blend in with the surrounding building. Additional information will be needed to determine the full impact and alternatives either for the location or of the technology used should be explored.

### **Balcony Stairs**

The final aspect of the proposed exterior work is modifications to stairs and openings between the main building and service ell for egress purposes. At the second floor and third floor this includes creating a small alcove and modifying the steps to meet code. Staff believes that the creation of the small alcoves has minimized the visible impact of this work and makes it more easily reversible if needed in the future.

### **Summary**

As noted in the 237 Bourbon St. report, the third floor of this property will become three short term rental units. Units A and B are shown as two-bedroom, two bathroom each and unit D is a studio style apartment. Staff again notes that unit B is shown as having the possibility to join unit C across the property line.

Staff's primary concern with the overall proposal for this building are some of the noted millwork changes, the impact of the elevator override, and the previously noted concerns regarding the property line. Staff recommends deferral of this application to allow the applicant to revise the proposal and submit additional information as noted.

### **ARCHITECTURAL COMMITTEE ACTION:**

10/25/2022

Mr. Albrecht read the staff report with Mr. Williams and Mr. Levison present on behalf of the application. Mr. Williams noted the intention to have the override blend into the building and noted its appearance in the rendering. Mr. Levison noted that they may propose a canopy over the entrance to the rental units and that the elevator required a 13' override above the last stop. Mr. Fifield inquired why the doors to the short term rentals were so wide and squat. Mr. Williams stated they could go narrower and taller.

Mr. Fifield asked if the elevator would be a hydraulic elevator. Mr. Levinson stated it would be a MRL (Machine Room-Less) elevator and that it would need to open on both sides with five stops. Mr. Block asked the Committee what their opinion was regarding the proposed paired French doors.

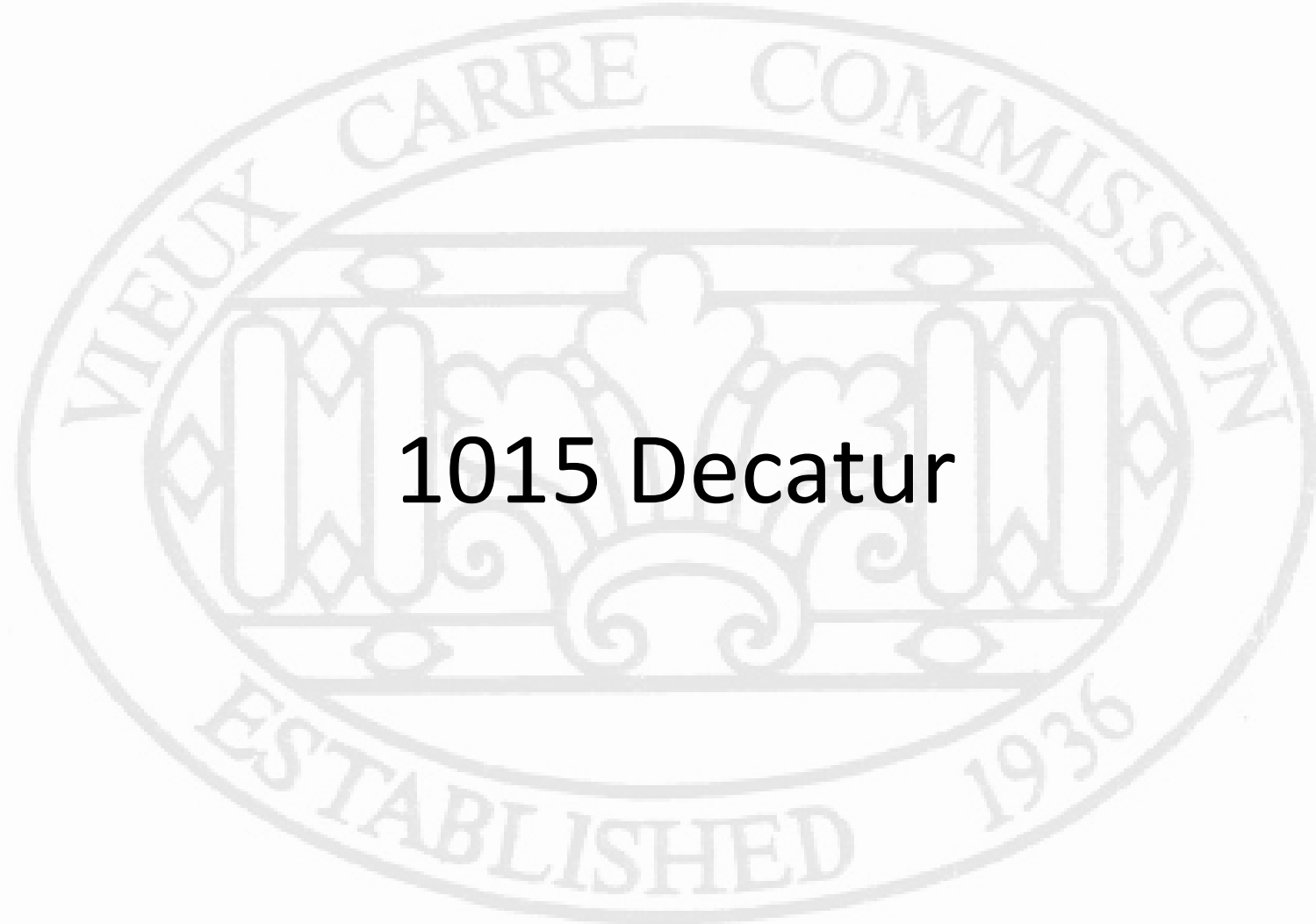
Erin Holmes, representing VCPORA, noted an objection to the proposed conversion of windows to French doors on the ground floor. Ms. Holmes also objected to widening of the doors at the STR entrance and spoke in favor of maintaining the original configuration of openings.

Nikki Szalwinski, representing French Quarter Citizens, reiterated Ms. Holmes comments and recommended keeping the historic conditions.

Mr. Bergeron expressed concern regarding a note that a chimney would be removed. Mr. Fifield stated that the applicants were using a relatively heavy hand with the conversion of the third floor and that perhaps the impact was too great. Ms. DiMaggio stated that there may be an issue with using the upper floors, that the applicants had to do a lot of juggling but there may be some leeway since the buildings are interconnected.

Mr. Bergeron moved to defer the application with the applicant to revise the proposal based on today's conversation. Ms. DiMaggio seconded the motion, which passed unanimously.





**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.

**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

**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**

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**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

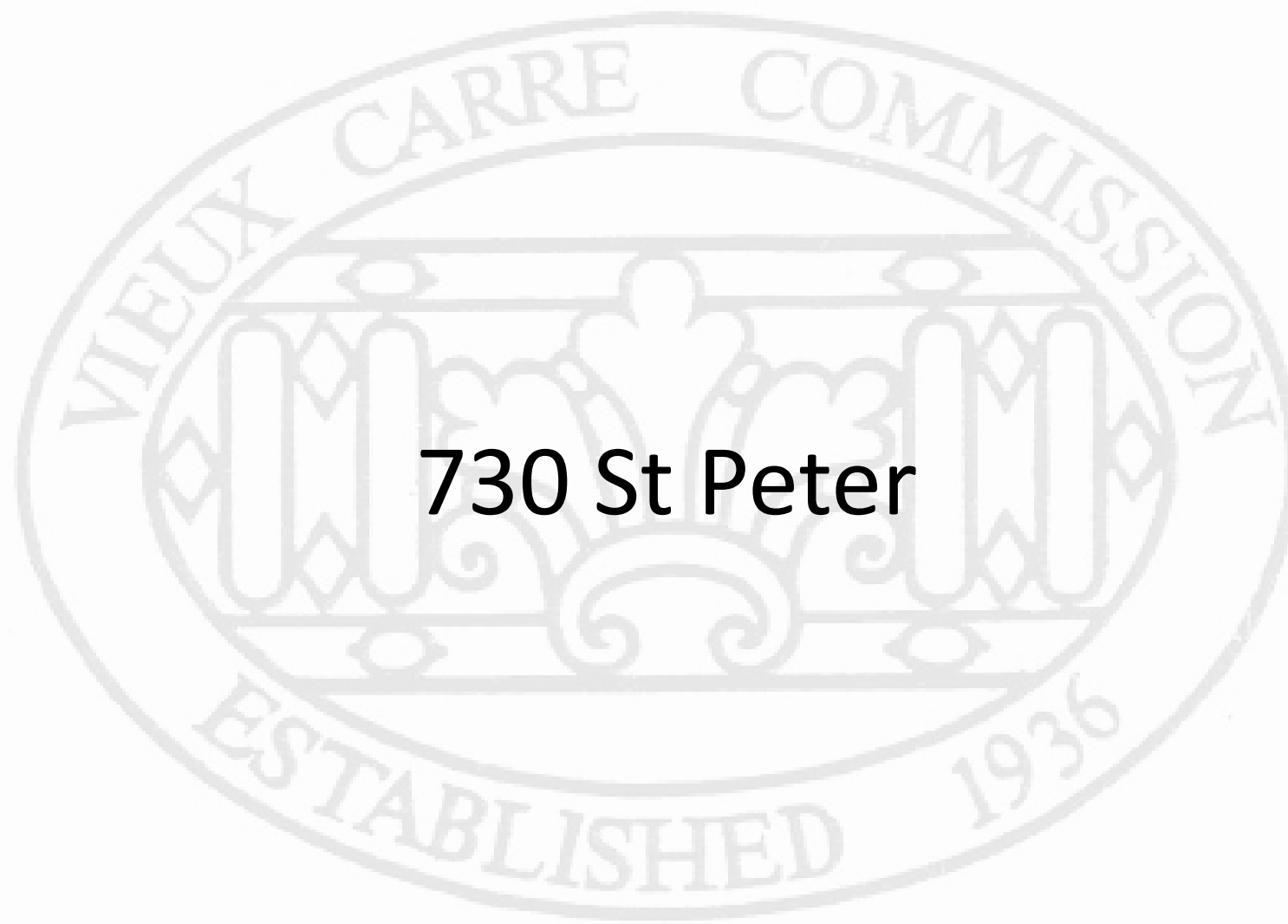
Mr. Albrecht read the staff report with Mr. Brown present on behalf of the application. Ms. DiMaggio asked if there was any interior evidence that the current windows were ever doors. Mr. Brown stated no, there is evidence they were always windows.

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.



**New Business**



730 St Peter

ADDRESS:	730-32 St Peter		APPLICANT:	John C Williams
OWNER:	St Peter FQ Holdings LLC		SQUARE:	61
ZONING:	VCC-2		LOT SIZE:	3937 sq. ft.
USE:	Restaurant/vacant		OPEN SPACE:	
DENSITY:			REQUIRED:	1181 sq. ft.
ALLOWED:	6 units		EXISTING:	Unknown
EXISTING:	None		PROPOSED:	Unknown
PROPOSED:	Unknown			

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main building & service building: **Blue**, of major architectural and/or historic significance.

In 1821 the builders Maurice Pizetta and Felix Pinson bought this site of New Orleans's first theatre, which burned in the great fire of 1816. By 1826 they had constructed this high style house, which from 1827-37 served as the city residence of the St. Charles Parish planter, Jean Baptiste LaBranche. Described in an 1826 auction notice as having an "upper floor elegantly finished with plastering and cornices," the building, according to an 1860 plan book drawing, was distinguished by a handsome pedimented cornice and frieze windows detailed in iron. Although they are known primarily for their work in the Quarter, Pizetta and Pinson also designed and built structures in other parts of town, including the extant granite stores on Canal Street, built in 1825 for the painter Degas's grandfather, Germain Musson.

**Architecture Committee Meeting of** **12/06/2022**

**DESCRIPTION OF APPLICATION:** 12/06/2022  
**Permit #22-35393-VCGEN** **Lead Staff: Erin Vogt**

Proposal to demolish courtyard structures, modify millwork, install new balcony, and modify roof to accommodate HVAC equipment, in conjunction with a **change of use**, per application & materials received 11/30/2022 & 11/29/2022, respectively.

**STAFF ANALYSIS & RECOMMENDATION:** 12/06/2022

The proposed work at this property is being undertaken in conjunction with a change of use for the upper floors, which will allow them to be used as archive storage, classrooms for music lessons and workshops, offices, and artist-in-residence units for Preservation Hall, next door at 726 St. Peter. On the first floor, a new restaurant will occupy the space that has been used as a restaurant for decades. Staff notes that the applicant has not specified exactly what use these upper floors will be defined as, per the CZO. This will have to be clarified prior to any further Committee hearings so staff may give proper public notice and so the Committee can make a recommendation to the Commission.

The upper floors have been vacant for some significant time. The first floor had been used as two restaurants for years, with several miscellaneous one-story courtyard structures holding equipment and the hood vent. It is unclear when these structures were built, and no information was included in the submittal so they could be evaluated for demolition. Staff doubts that they will be found to be significant but requests additional documentation prior to making a recommendation.

The submittal is still in a very conceptual stage and staff has already met with the applicant to discuss the next steps for development so a complete review can be undertaken. The scope of work includes millwork restoration and replacement, demolition of the courtyard structures, installation of a large balcony on the second floor, rear elevation of the main building, and significant removal of the Blue rated service ell roof for the installation of mechanical equipment. A hood vent for the restaurant is also proposed for the roof. Further development of the drawings is needed for adequate review and recommendations for this scope of work, but staff welcomes the restoration of the service ell. This application will also be expanded to include all open violations on the property when the drawings are next revised.

Two openings are proposed in the property line fence between 730 St. Peter and 726 St. Peter, which is under separate ownership. Staff informed the applicant that an application for this part of the scope must also be submitted for 726 St. Peter before it can be reviewed by the Committee, and this has not yet been done, so these openings cannot be included in any conceptual approval at this time. Two interior openings are proposed between the second floor of 726 and the second floor of 730. These are out of VCC jurisdiction, but do add several significant steps to the overall review process. The applicant has already applied to the BBSA to request variances allowing these openings at the property line. If they are approved, a cross-easement for the courtyard will be required. If the BBSA denies these openings at the second floor, the lot lines would have to be removed and the properties would have to be resubdivided. If a resubdivision is required, the Commission would then be asked to review the proposal and make a recommendation to the City Planning Commission. All of this is unclear until the BBSA makes their determination on the interior openings.



Similarly, it is unclear how much open space is currently on the property, and whether or not demolition of the courtyard structures would bring them into compliance with CZO requirements. Calculations must be provided for current open space, open space without the structures, and proposed open space with the addition of the large rear balcony. At first glance, without the submittal of any detailed drawings of the balcony, it appears that it may not be allowed due to open space requirements. However, staff also notes that this balcony would be, at the very least, highly discouraged by the Design Guidelines, as it is atypically deep and there is no evidence that it previously existed at the rear of this Blue rated building.

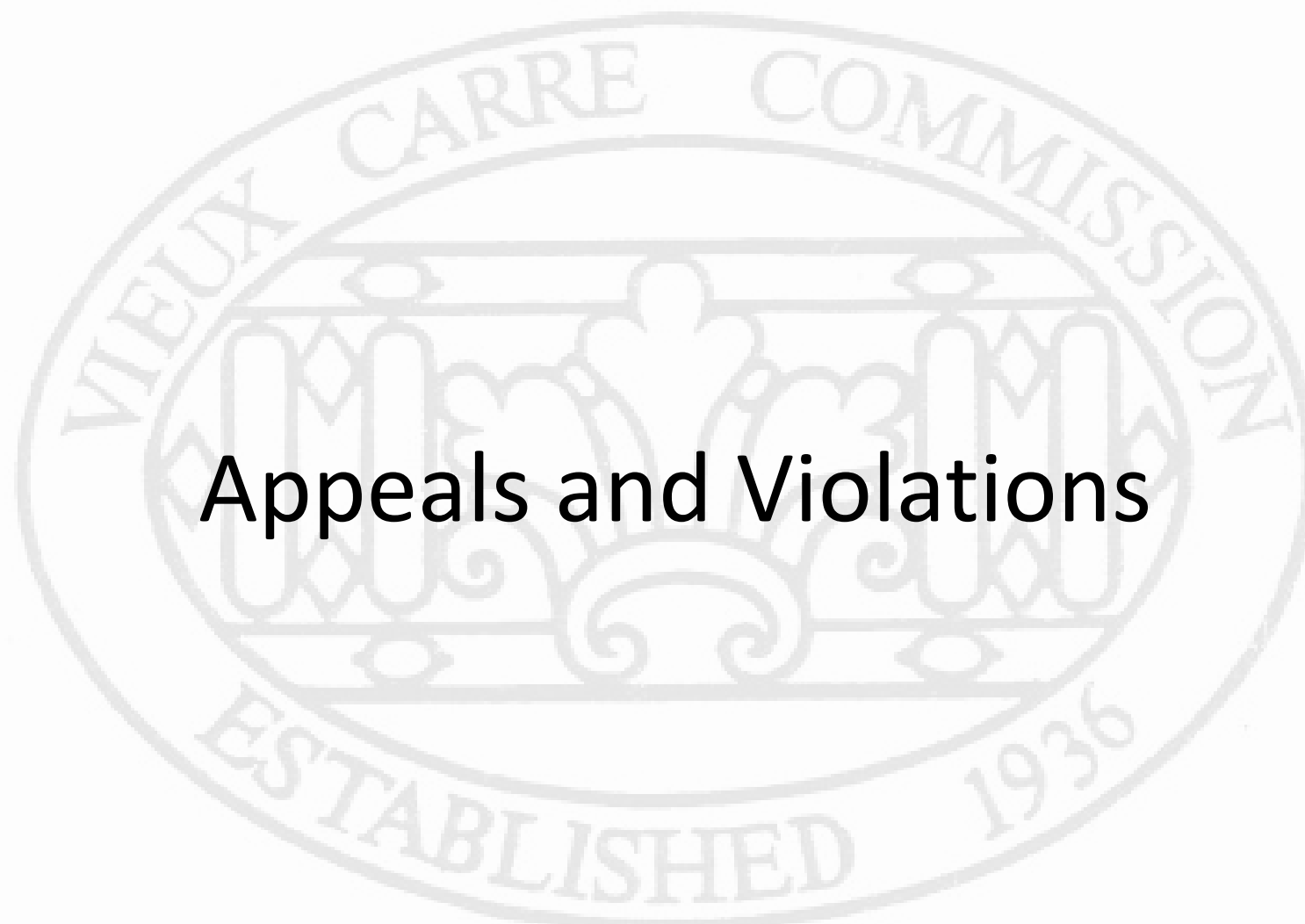
Staff finds the mechanical equipment location, which scoops out almost 1/3 of the Blue rated service ell roof to create a flat portion at the Toulouse side, to be a non-starter. This would require substantial structural modification and would entail the complete removal of historic fabric for almost 1/3 of the Blue rated service ell roof. It is not known what kind of structural intervention would be needed to support the equipment, but it would drastically alter the drainage at this portion of the building, and how the equipment would be accessed for maintenance or repair is unclear. It would inflict the unsightly equipment, and the roof disfigurement, on many surrounding viewsheds in the square, including the highly visited courtyard at Pat O'Brien's. Most importantly, approval would set a horrible precedent for this type of alteration; given its second-highest rating at Blue (of major architectural and/or historic importance), this would set the stage for significant rooftop modification at most buildings in the Quarter.

Overall, staff welcomes this proposal and looks forward to further reviews, as annexation by Preservation Hall will bring long-neglected vacant square footage of this property back into commerce. However, the mechanical plan needs rigorous study, as the proposed work is not something the VCC can allow. Additional development of the drawings is needed so staff can make specific recommendations for millwork alteration, etc. Open space calculations as noted above must also be included in the next submittal. A permit application must be submitted for 726 St. Peter before the property line fence openings can be considered, and the proposed use for the upper floors at 730 St. Peter must be clarified so the change of use review can be properly noticed.

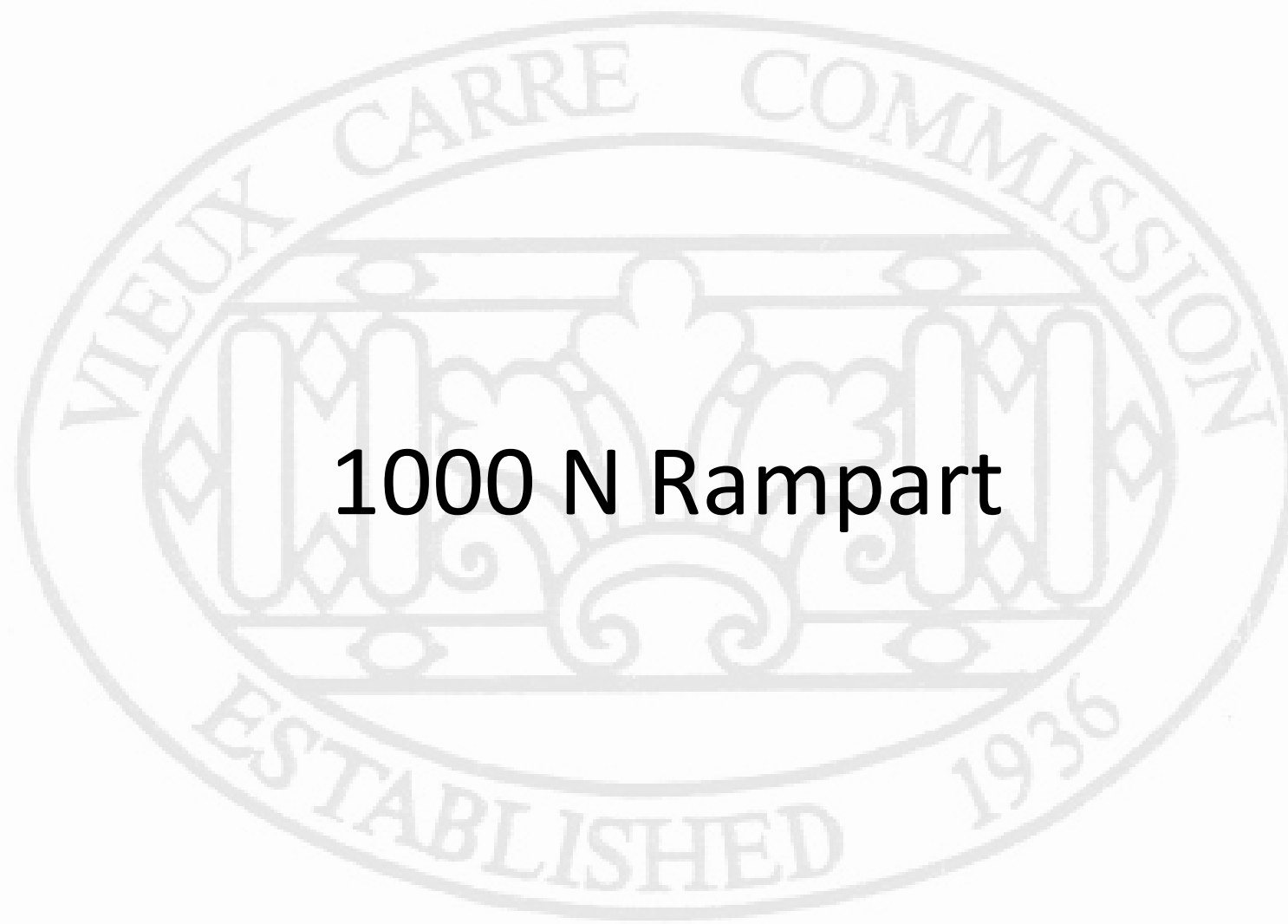
Commission review will be required for consideration of multiple aspects of this proposal (including the new balcony, change of use, any cross-easement or resubdivision that may be needed, and all roof alterations [including the hood vent]). The determination by the BBSA may also have significant impact on the overall scope, as well as next steps for review by VCC and CPC/BZA. Staff recommends **deferral**, with revisions and additions as noted above and requested by the Committee.

**ARCHITECTURAL COMMITTEE ACTION:**

12/06/2022



# Appeals and Violations



**1000 N Rampart**

ADDRESS:	1000 N. Rampart, 1029-35 St. Philip Street		
OWNER:	DCR7LA LLC	APPLICANT:	Verges Rome Architects
ZONING:	VCC-2	SQUARE:	105
USE:	Vacant	LOT SIZE:	6560 sq. ft.
DENSITY:		OPEN SPACE:	
ALLOWED:	10 units	REQUIRED:	1312 sq. ft.
EXISTING:	Unknown	EXISTING:	Unknown
PROPOSED:	No change	PROPOSED:	No change

**ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:**

Main buildings & service buildings: **Green**, of local architectural and/or historic significance.  
Courtyard infill, rear addition: **Brown**, detrimental, or of no architectural and/or historic significance

This two-story masonry building, which originally housed three units, was constructed in 1845. Among the changes made to the buildings over the years are a cast iron gallery, added in the late 19th century; ground floor openings, altered in the 20th century for commercial use; and 20th century construction which inappropriately covers the original courtyard area.

**Architecture Committee Meeting of** **12/06/2022**

**DESCRIPTION OF APPLICATION:** 12/06/2022  
**Permit #22-32969-VCGEN** **Lead Staff: Erin Vogt**

Appeal to retain altered door and window openings and demolished courtyard stair, in conjunction with a renovation to address demolition by neglect and work without permit violations, per application & materials received 11/01/2022. [**Notices of Violation sent 05/19/2014, 02/21/2017, & 10/30/2020**]

**STAFF ANALYSIS & RECOMMENDATION:** 12/06/2022

The applicant has submitted plans to address the longstanding demolition by neglect and work without permit violations at this property. The current ownership came into possession of the building following a bankruptcy, and will be looking to sell the property at a future date. Therefore, this scope of work is not a full renovation plan, but rather a violation abatement plan. No occupancy is proposed at this time.

Most of the proposed work can be reviewed and approved at staff level. The following items require Committee review:

**Masonry:**

Extensive masonry damage is present on all of the green rated structures. An engineer’s report from Jonathan Sofranko at Morphy, Makofsky suggests widespread repointing, and two areas where the masonry should be rebuilt and reinforced with helical joint reinforcement. Additional information, including detail drawings, will be needed prior to approval of this repair method. It is unclear if this will be the simple installation of helical ties in the existing mortar joints, or if it will involve grout injection. The submitted materials also call for treating the low first floor masonry with dampcoursing fluid; this is not a typically approved method per the Design Guidelines, so additional information, including manufacturer’s spec sheets of the particular product that would be needed and a full explanation of how it would be applied/installed would be needed.

Overall masonry repair notes brick will be replaced as needed, throughout the property. This may end up being quite extensive, due to significant scarring and loss of face on much of the brick. Staff requests an assessment of each building so the estimated percentage of brick replacement can be evaluated.

The applicant is requesting to retain a recess in the St. Philip side wall of the service ell belonging to 1000 N Rampart. Staff has no objection to retention in case this recess is needed for future residential use, as this might avoid cutting another hole in the wall later. However, the rough cut in the brick currently is unsightly and has allowed water and vegetation to accumulate. The opening should be finished with a parge coat on the top, back and sides, with a sloped mortar cap at the bottom to allow it to shed water.

**Doors and windows:**

Openings have been modified from their original state. A new door opening was added at the St. Philip side of the N. Rampart elevation of the service ell facing that elevation. The applicant is appealing to retain the opening, remove the plywood covering, and “install new plywood covering per details.” Staff did not receive details on how this would be done, but does not consider plywood to be an option. The opening itself was never reviewed or approved by the Committee or Commission, as would be required

by the Design Guidelines. As the Guidelines find this to be a substantial modification that should only be done under very compelling circumstances, staff does not find retention of this opening to be approvable, and recommends the wall be bricked back and the lintel removed. It appears from brick scarring that several other openings on this elevation may have also been altered, but no photos of previous conditions could be found.

On the rear of the Green rated dependency at 1029 St. Philip, a window opening was infilled with exposed CMU. This opening appears to have been split and made inoperable when the rear addition was added, and photos from the 1990s show a paneled door or shutter in this location. Since it is bisected by a wall, staff has no objection to enclosing the opening, but the applicant should propose a how the wall would be treated, since exposed CMU is not allowable per the Design Guidelines.

On this same elevation, a second door opening was cited as a work without permit violation, but staff found photos that prescribe the opening. However, the current millwork is not proscribed and is totally inappropriate. The applicant should propose an alternate door style and provide details for further review.

#### Millwork:

Throughout the property, windows have been removed in their entirety, leaving only shutters. The applicant proposes to replace them, but drawings will be needed. A transom was removed from one of the doors on the second floor of the N. Rampart-facing service ell; this was not included in the scope of work and must be restored. Shutters have been replaced with plywood in several locations, and multiple windows have had their shutters removed, including in areas where the applicant has not proposed to reinstall them. Two windows on the rear elevation of the main building must also have their shutters restored. Staff requests revision to include these openings, and details for review and approval. Several soffits will also need repair and should be included in the drawings.

#### Courtyard stair

A stair was added at the rear of the Green rated dependency at 1029 St. Philip in the 1990s to provide egress. The applicant is appealing to install a rail at that landing instead of restoring the stair. Since it was not historic, and the applicant is not currently seeking occupancy, staff has no objection to leaving the stair demolished, for now. However, staff notes that the conditions at the soffit, fascia, and trim have been detrimentally modified, and a detail should be submitted showing how these elements will be repaired.

#### Columns:

Also at the rear elevation of 1029 St. Philip, a metal pipe column has been removed and the applicant is seeking to reinstall it. Another replacement column will be needed at the main building on N. Rampart, following a traffic accident. Staff welcomes this work, but detail drawings are needed for all structural attachments, and the column fronting on 1000 N. Rampart needs to be documented and fully drawn in order to ensure that it will be an appropriate match for the 19<sup>th</sup> century gallery.

Overall, staff finds the work close to conceptual approval, but needs detail drawings for additional review as noted above. The helical ties and columns must return to the Committee. With the exception of the window that has been bisected with a wall and infilled with CMU, staff does not find the proposed appeals to retain new or modified openings to be approvable, and requests revised details. The window infill may be approvable since it has not been a window for some significant amount of time, but the applicant should propose an alternative treatment instead of leaving the CMU exposed. Staff does not find reconstruction of the stair necessary at this time, as it is not historic and the building is not in use.

Staff recommends **deferral** of the overall application, with the applicant to revise as noted above. Staff notes that all structural details must return to the Committee; whether or not any of the millwork details or other items can be handled at staff level is at the Committee's discretion.

#### ARCHITECTURAL COMMITTEE ACTION:

12/06/2022