



**Vieux Carré
Commission Meeting**

Wednesday, March 16, 2022



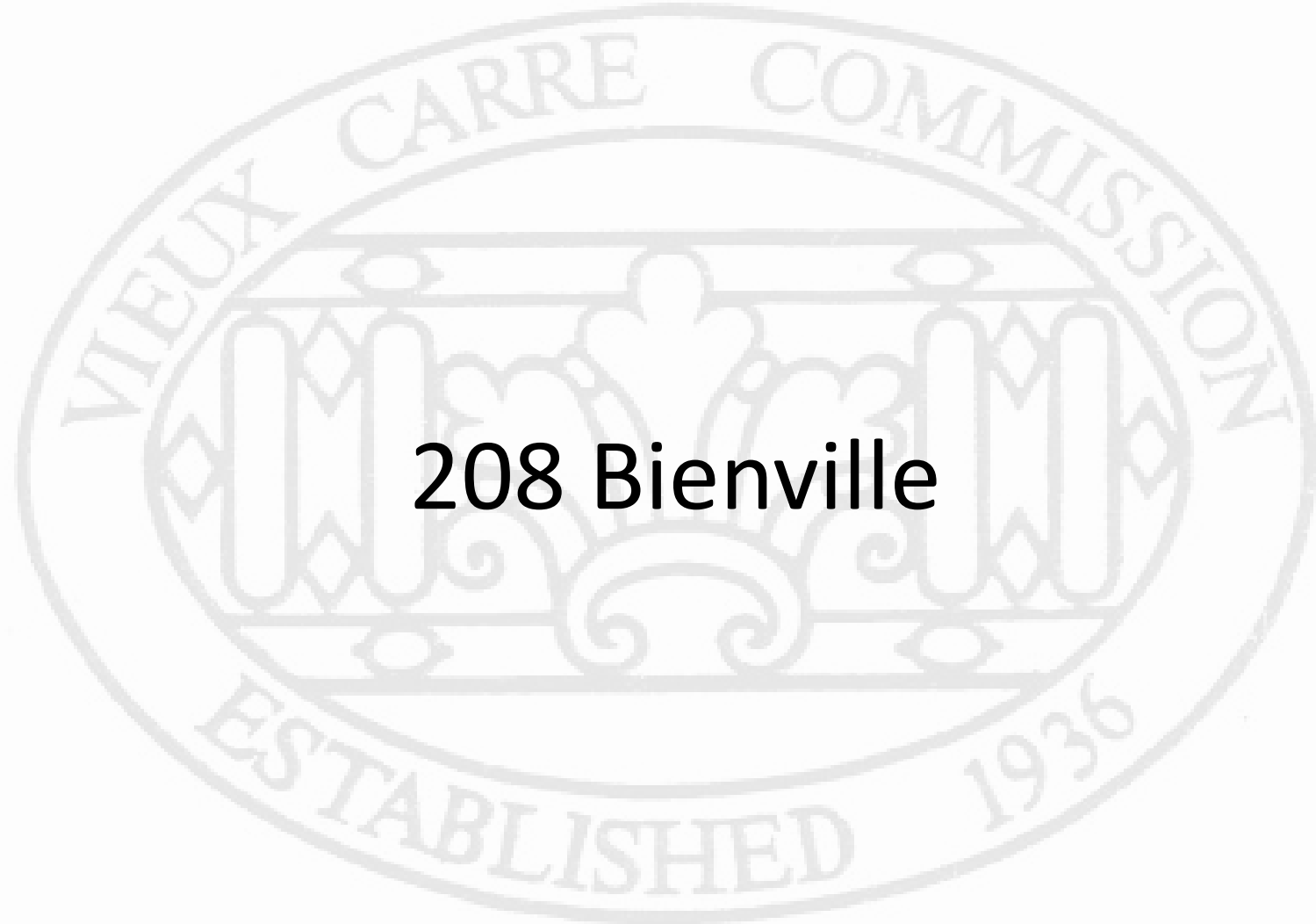
Chairperson's Report



Director's Report



Old Business



208 Bienville

ADDRESS:	208-212 Bienville St	APPLICANT:	David Maise
OWNER:	Badine Land Ltd.	SQUARE:	3A
ZONING:	VCS-1	LOT SIZE:	2,573 sq. ft.
USE:	Residential/Commercial	OPEN SPACE-	
DENSITY-		REQUIRED:	772 sq. ft.
ALLOWED:	4 Units	EXISTING:	1,351 sq. ft. (provided by servitude)
EXISTING:	4 Units	PROPOSED:	1,111 sq. ft.
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Around the turn of the 20th century, the American Sugar Refinery Company, which was the South's largest sugar refinery, constructed this multi-story commercial style structure. Its construction represented an avant-garde use of the most advanced building techniques for the time, including reinforced masonry vaulting between steel beams.

Rating: **Yellow** - contributes to the character of the district.

<u>Vieux Carré Commission Meeting of</u>	03/16/2022
<u>DESCRIPTION OF APPLICATION:</u>	02/22/2022
Permit # 21-21645-VCGEN	Lead Staff: Nick Albrecht

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021 & 02/16/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 02/22/2022

This application was previously on the 01/19/2022 Commission agenda but was deferred prior to the meeting at the applicant’s request to return to the Architecture Committee to explore other alternatives for the proposal. The applicant has attempted to differentiate this proposed construction from a traditional gallery by utilizing heavily industrial inspired elements. Staff and the Architecture Committee found this to be an interesting concept and one that may be compatible with the industrial nature of the building.

The proposed structure utilizes steel wide flange posts, concrete flooring, and a cable system railing design. The shape of the gallery is shown as trapezoidal in plan, mimicking the existing shape of the building. The top of the gallery is shown as being constructed with metal structure and a low sloped standing seam metal roof. A half round gutter is shown at outer edge of the roof but additional details are needed as to how the gutter would drain.

At the last Architecture Committee meeting two options were proposed for the floor of the structure. One option showing the concrete slab of the floor of the gallery exposed on the underside. This option also shows the slab projecting slightly proud of the steel structure. The alternative utilizes a painted steel decking below the slab so the concrete would not be visible from the underside. This option shows the floor flush with the steel structure at the perimeter. Of these two options, the Architecture Committee expressed a preference for the exposed concrete underside, both from an architectural and maintenance perspective.

At the last Architecture Committee meeting, the Committee moved to conceptually approve the application with the proposal to be forwarded to the full Commission for review and the details to return to the Architecture Committee for continued design development pending Commission approval.

VIEUX CARRÉ COMMISSION ACTION: 03/16/2022

Architecture Committee Meeting of	02/22/2022
<u>DESCRIPTION OF APPLICATION:</u>	02/22/2022
Permit # 21-21645-VCGEN	Lead Staff: Nick Albrecht

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021 & 02/16/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 02/22/2022

The applicant has provided two additional designs and provided additional details to attempt to convey the industrial detailing being proposed. The shape of the gallery is shown as trapezoidal in plan, mimicking the existing shape of the building. The proposed railing is shown as a horizontal cable rail system, with ½” x 3” vertical metal posts. Staff questions if the structural posts of the gallery could be utilized to terminate the rail system and further simplify the overall design.

The top of the gallery is shown as being constructed with metal structure and a low sloped standing seam metal roof. A half round gutter is shown at the outside edge of the roof, but there are no notes regarding downspouts or spitters. Given the height of this roof, staff recommends that some kind of downspout be utilized. Overall, staff questions if the proposed roof design aligns with the overall industrial nature of the structure, or if some kind of alternative may be preferred.

The two proposed alternatives are seen at the floor of the gallery with one option showing the concrete slab of the floor of the gallery exposed on the underside. This option also shows the slab projecting slightly proud of the steel structure. The alternative utilizes a painted steel decking below the slab so the concrete would not be visible from the underside. This option shows the floor flush with the steel structure at the perimeter. Of these two options, staff is drawn to the one featuring the painted steel decking.

Staff requests commentary from the Architecture Committee if they find this proposal conceptually approvable.

ARCHITECTURAL COMMITTEE ACTION: 02/22/2022

Mr. Albrecht read the staff report with Mr. Ducote and Mr. Terrell present on behalf of the application. Mr. Ducote stated that yes, they would probably need downspouts. Mr. Terrell agreed that they would likely need them on the rear, so they could turn the gutters around the side. He went on to say probably only one downspout. Mr. Terrell went on to discuss the vertical posts and stated that it would likely not be a problem to remove the end one. He stated that they did it for the ease of construction but simplifying the rail would make it more attractive. Ms. DiMaggio stated that she felt the proposal was very successful when considering it as an addition. She went on to say that she believed it to read in a sensitive way and that she preferred the painted steel option. Mr. Bergeron agreed. He then asked about the perimeter detail on slide 47- 2 alternative designs, one I-beam and one channel. Mr. Fifield stated that the most sustainable would be where the steel is not part of the decking- this would be better for maintenance. Mr. Terrell stated that his idea was that the I-beams would only be visible from the underside and be minimal in appearance so you would really only see the concrete. He went on to say that after talking with staff they seemed to have an issue with the concrete nose, which they would be happy to pull back. Mr. Ducote asked if they could move forward with pricing. Mr. Fifield stated that after motions he would have a better idea. With nothing left to discuss, the Committee moved on to the next agenda item.

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio made the motion or the conceptual approval of the application with the proposal to be forwarded to the full Commission and the details to return to the ARC as developed pending Commission approval. Mr. Bergeron seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of	02/08/2022
<u>DESCRIPTION OF APPLICATION:</u>	02/08/2022
Permit # 21-21645-VCGEN	Lead Staff: Nick Albrecht

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021 & 01/31/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 02/08/2022

The applicant has submitted revised drawings attempting to present a more industrial looking gallery. This was done by noting the use of steel wide flange posts, concrete flooring, and proposing several different railing designs, although the basic form of the gallery remains the same. Staff agrees that cues should be taken more from industrial architecture instead of residential.

Staff envisions even more of a drastic departure from the traditional gallery or balcony form. Something

along the lines of an evenly spaced I-beam framework with decking and a cable rail system, for example, would provide the desired outdoor space while being much more compatible with the industrial nature of the building and immediate area. It appears the proposal is moving in that direction, but perhaps more details are needed to convey that design clearly.

Alternatively, industrial inspired cantilevered balconies and/or decreasing the width so that the addition is only in front of the portion with windows would be less obtrusive and possibly more successful than the current proposal.

Staff requests commentary from the Architecture Committee if they feel any kind of connected outdoor space may be approvable for this building. If so, staff recommends deferral of the application with the applicant to return with several options for alternative connected outdoor space. It is also recommended that the applicant and their designer meet with staff in advance of the next AC presentation so that we can further assist.

ARCHITECTURAL COMMITTEE ACTION:

02/08/2022

Mr. Albrecht read the staff report with Mr. Terrell and Mr. Ducote present on behalf of the application. Mr. Terrell stated that they had tried to steer the proposal to a more industrial style by using the existing arch to direct it. He went on to say that they just wanted to start a dialogue and explore any options that the Committee might believe to be more successful. Mr. Ducote stated that he agreed and that they would be happy to come back with more guidance from staff. Mr. Bergeron stated that he found the proposal to be interesting and that he agreed with staff that the proposal might have “some legs.” Ms. DiMaggio stated that she was trying to decide if the materiality changed her feelings, in other words did it make a good consideration for approval. She went on to say that using the exterior footprint and pulling it back within the exoskeleton made it “less confusing.” Mr. Blocks stated that they had met on site and his take away was that if this could be contemporary and not “faux historic” with more industrial language there was definitely room for discussion. Mr. Fifield stated that he did think the designs on A 1.B and A 1.C were more successful. He went on to say that he agreed the more contemporary or industrial the design the better but for the architect not to detract from the beauty of the buildings. He went on to suggest that perhaps hung balconies might work. He suggested working with staff.

Public Comment:

There was no public comment.

Discussion and Motion:

Mr. Bergeron made the motion to defer the application in order to allow the applicant time to work with staff to further develop this proposal based on today’s discussion and using the guidelines for New Construction and Additions as a guide. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Vieux Carré Commission Meeting of

01/19/2022

DESCRIPTION OF APPLICATION:

01/19/2022

Permit # 21-21645-VCGEN

Lead Staff: Nick Albrecht

Appeal of Architecture Committee denial of proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

STAFF ANALYSIS & RECOMMENDATION:

01/19/2022

Staff reminds the Commission that this proposal was previously before the Commission as an appeal of an Architecture Committee deferral. As the Architecture Committee had never had an opportunity to review the proposal, the Commission sent the proposal back to the Committee for review. This proposal was reviewed by the Architecture Committee at the 12/21/2021 meeting and was found to be inappropriate for the industrial style building and was denied at that meeting. The applicant is now appealing that denial.

The applicant previously stated that this type of industrial building and adaptive reuse was not addressed in the Guidelines and that this makes the Guideline’s position on galleries incomplete or not applicable. Chapter 1 of the Guidelines specifically addresses adaptive reuse and includes several notes that are applicable to this proposal.

The Guidelines state, “in an adaptive reuse project, it may be necessary to use a building for a different purpose than it is used currently or for which it was originally designed. ... Similar to an alteration or renovation, great care must be given to maintain the character of the original building. *Examples of*

Adaptive Reuse in the Vieux Carre:

- Conversion of a house to multiple residences or offices
- Conversion of an industrial or commercial building into housing or an institutional use such as a school or church.”

The portion of the Guidelines concludes, “The VCC Requires:

- Identifying, retaining, and preserving the character defining features of a historic building
- Selecting a compatible new use that does not require substantial removal or modification of historic building fabric, particularly at window and door openings.” (VCC DG: 01-12)

Previous property reports and the SHPO aligned with these Guidelines when the overall renovation of this building was first proposed in 2011 as the proposal for balconies or galleries was found inappropriate at that time. Although modifications were made to the N Front elevation during the renovation with the creation of window openings, these were matched to existing conditions on other elevations and were much less intense than the current proposal. The existing adaptive reuse has been successful in creating a residential building out of the former industrial building and the proposed gallery would only be a feature to benefit these residents rather than to restore any kind of historic architectural feature.

The previously quoted Guidelines (VCC DG: 08-9) list four criteria when reviewing a new balcony or gallery and staff continues to note that none of those four qualifications are satisfied in this instance.

Staff recommends denial of the proposed addition of a gallery to this building.

VIEUX CARRÉ COMMISSION ACTION: 01/19/2022

The applicant requested a deferral of the application prior to the meeting in order to return to the Architecture Committee with a revised proposal.

Architecture Committee Meeting of **12/21/2021**

DESCRIPTION OF APPLICATION: 12/21/2021
Permit # 21-21645-VCGEN **Lead Staff: Nick Albrecht**

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

STAFF ANALYSIS & RECOMMENDATION: 12/21/2021

This application was last on an Architecture Committee agenda for the 08/24/2021 meeting. As there was no one present on behalf of the application to answer questions, the Committee moved to defer the application until a representative could be present. That applicant is appealing that deferral. This proposal was on one previous Architecture Committee agenda but the applicant requested a deferral prior to that meeting. As such, the Committee has never discussed this proposal.

Staff reviewed the full property report for this building and noted several notable prior proposals and reviews:

2011: Various proposals were made to renovate the building and add balconies or galleries. Staff at that time recommended against the addition of balconies or galleries and other work that would alter the building away from its utilitarian form.

2013: After no action was taken after the various 2011 proposals and meetings, a new proposal is made to renovate the building. This new proposal has removed all proposed galleries and balconies noting that this was done “at the recommendation of the SHPO.” Staff noted that, “the elimination of the galleries is a very positive step towards maintaining the warehouse nature of this building.” The proposed renovation was approved after reviews by the Architecture Committee and Commission.

2014: A permit for the renovation (without any balconies or galleries) was issued.

December 2016-January 2017: A proposal was made to create a walled-in courtyard space on the N. Peters elevation of the building. After being reviewed at two Architecture Committee meetings, the proposal gained approval and a permit was issued for the new courtyard in February 2017. The courtyard space was constructed in 2017.

The applicant now proposes to construct galleries at the second, third, and fourth floor, similar to the proposal made in 2011. Staff continues to note that the addition of galleries or balconies would be a severe departure from the industrial nature of this building. Additionally, 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 or 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 the proposal meets any of these criteria. Staff suggests that if additional finished outdoor space is desired that the applicant could propose additional ground level courtyard space, similar to the one recently constructed.

Director Bryan Block had a preliminary conversation with the applicant regarding this proposal. The applicant made the case that the guidelines do not address construction of galleries upon previously industrial buildings and that several other industrial buildings in the vicinity (Jax Brewery complex, etc.) had received approval for balconies and galleries. Mr. Block explained that although the guidelines may not specifically address the addition of galleries on industrial buildings, the spirit of what is explicitly expressed about their addition (prohibitions against installing them where they historically did not exist, etc.) deems them to be inappropriate in this location, at least as currently proposed. He further explained that previous approvals on other buildings does not necessarily imply that this proposal should also be approved. The staff, committee and commission often learn from previous actions that some things approved prove to be less successful than originally thought. Preservation best practices should not be considered a static comprehension.

Staff recommends denial of the proposed addition of a gallery to this building.

ARCHITECTURAL COMMITTEE ACTION:

12/21/2021

Mr. Albrecht read the staff report with Mr. Sherman and Mr. Terrell present on behalf of the application. Mr. Sherman stated the following:

We are looking for a recommendation on modifications that might be ok or if it would be ok as is. He then went on to give a history of the “Sugar District.” Slide 92 and 97- he stated that the residents wished to enjoy the river, they had spent a lot of money and they wished to have this access. He went on to say that the owner had already modified it with windows on this side, so why not add the gallery to the same side.

Mr. Fifield questioned the designation “Sugar District.” Mr. Sherman stated that the period of significance for the Sugar District was mid to later 19th century into the 20th, well after the French Quarter period of significance was over. Ms. DiMaggio stated that the widows were a great addition for an adaptive reuse but the galleries would not be an appropriate addition to an industrial building. Mr. Bergeron agreed and stated that there was a big difference between cutting openings for windows and glomming on an archaistic feature. He went on to say that this gallery would look silly with a building next to it. Mr. Fifield stated that it was not the ARC’s job to provide outdoor space, this was the owner’s job. Mr. Sherman stated that they stood behind the current proposal. With nothing else to discuss, the Committee went to a 30-minute recess for public comment.

Public Comment:

While we welcome the renovation of this structure we agree with Historian Bourgogne’s comment that adding a gallery is a privilege and not a right. We hope test the commission will keep this in mind not just in this instance but thought the district as numerous buildings continue to be altered detrimentally.

Nikki Szalwinski

Discussion and Motion: Ms. DiMaggio moved to deny the proposed gallery with roof overhang on the N Front elevation of the building. Mr. Bergeron seconded the motion, which passed unanimously.

Vieux Carré Commission Meeting of

12/15/2021

DESCRIPTION OF APPLICATION:
Permit # 21-21645-VCGEN

12/15/2021

Lead Staff: Nick Albrecht

Appeal of Architecture Committee deferral of proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

STAFF ANALYSIS & RECOMMENDATION:

12/15/2021

This application was last on an Architecture Committee agenda for the 08/24/2021 meeting. As there was no one present on behalf of the application to answer questions, the Committee moved to defer the application until a representative could be present. That applicant is appealing that deferral. This proposal was on one previous Architecture Committee agenda but the applicant requested a deferral prior to that meeting. As such, the Committee has never discussed this proposal.

Staff reviewed the full property report for this building and noted several notable prior proposals and

reviews:

2011: Various proposals were made to renovate the building and add balconies or galleries. Staff at that time recommended against the addition of balconies or galleries and other work that would alter the building away from its utilitarian form.

2013: After no action was taken after the various 2011 proposals and meetings, a new proposal is made to renovate the building. This new proposal has removed all proposed galleries and balconies noting that this was done “at the recommendation of the SHPO.” Staff noted that, “the elimination of the galleries is a very positive step towards maintaining the warehouse nature of this building.” The proposed renovation was approved after reviews by the Architecture Committee and Commission.

2014: A permit for the renovation (without any balconies or galleries) was issued.

December 2016-January 2017: A proposal was made to create a walled-in courtyard space on the N. Peters elevation of the building. After being reviewed at two Architecture Committee meetings, the proposal gained approval and a permit was issued for the new courtyard in February 2017. The courtyard space was constructed in 2017.

The applicant now proposes to construct galleries at the second, third, and fourth floor, similar to the proposal made in 2011. Staff continues to note that the addition of galleries or balconies would be a severe departure from the industrial nature of this building. Additionally, the Guidelines state that, “in select cases, the VCC might approve the installation of a new balcony, gallery, porch, or overhang provided that:

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- *The installation does not destroy or conceal an important architectural feature or 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 the proposal meets any of these criteria. Staff suggests that if additional finished outdoor space is desired that the applicant could propose additional ground level courtyard space, similar to the one recently constructed.

Staff recommends denial of the proposed addition of a gallery to this building.

VIEUX CARRÉ COMMISSION ACTION:

12/15/2021

Mr. Albrecht read the staff report with Mr. Sherman present on behalf of the application. Mr. Sherman gave a brief presentation on the "Sugar District," highlighting the adaptive reuse of some of the buildings still there. He went on to say that ALL buildings in the district that were currently in use had balconies or galleries added at some point. Mr. Fifield stated that the proposal needed to go before the Architecture Committee. He went on to say that the Committee had never had the chance to review this and due to that fact he was not adequately prepared to comment on the proposal's architectural merit. With nothing left to discuss, the Commission moved on to the next agenda item.

Public Comment:

Discussion and Motion:

Mr. Reeves made the motion to defer the matter and send it back to the Architecture Committee for proper review. Mr. Fifield seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

08/24/2021

DESCRIPTION OF APPLICATION:

08/24/2021

Permit # 21-21645-VCGEN

Lead Staff: Nick Albrecht

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

STAFF ANALYSIS & RECOMMENDATION:

08/24/2021

See Staff Analysis & Recommendation of 08/10/2021.

ARCHITECTURAL COMMITTEE ACTION:

08/24/2021

Mr. Albrecht read the staff report. There was no one present on behalf of the application. The Committee agreed to defer the matter until the next meeting.

Public Comment:

There was no public comment.

Discussion and Motion: Ms. DiMaggio moved to defer the application to allow an applicant to be present. Mr. Bergeron seconded the motion, which passed unanimously.

Architecture Committee Meeting of

08/10/2021

DESCRIPTION OF APPLICATION:
Permit # 21-21645-VCGEN

08/10/2021

Lead Staff: Nick Albrecht

Proposal to construct a new three-story gallery with roof overhang on the N. Front elevation of the building, per application & materials received 07/29/2021.

STAFF ANALYSIS & RECOMMENDATION:

08/10/2021

Staff reviewed the full property report for this building and noted several notable prior proposals and reviews:

2011: Various proposals were made to renovate the building and add balconies or galleries. Staff at that time recommended against the addition of balconies or galleries and other work that would alter the building away from its utilitarian form.

2013: After no action was taken after the various 2011 proposals and meetings, a new proposal is made to renovate the building. This new proposal has removed all proposed galleries and balconies noting that this was done “at the recommendation of the SHPO.” Staff noted that, “the elimination of the galleries is a very positive step towards maintaining the warehouse nature of this building.” The proposed renovation was approved after reviews by the Architecture Committee and Commission.

2014: A permit for the renovation (without any balconies or galleries) was issued.

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The applicant now proposes to construct galleries at the second, third, and fourth floor, similar to the proposal made in 2011. Staff continues to note that the addition of galleries or balconies would be a severe departure from the industrial nature of this building. Additionally, 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 or 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 the proposal meets any of these criteria. Staff suggests that if additional finished outdoor space is desired that the applicant could propose additional ground level courtyard space similar to the one recently constructed. Staff recommends denial of the proposed addition of a gallery to this building.

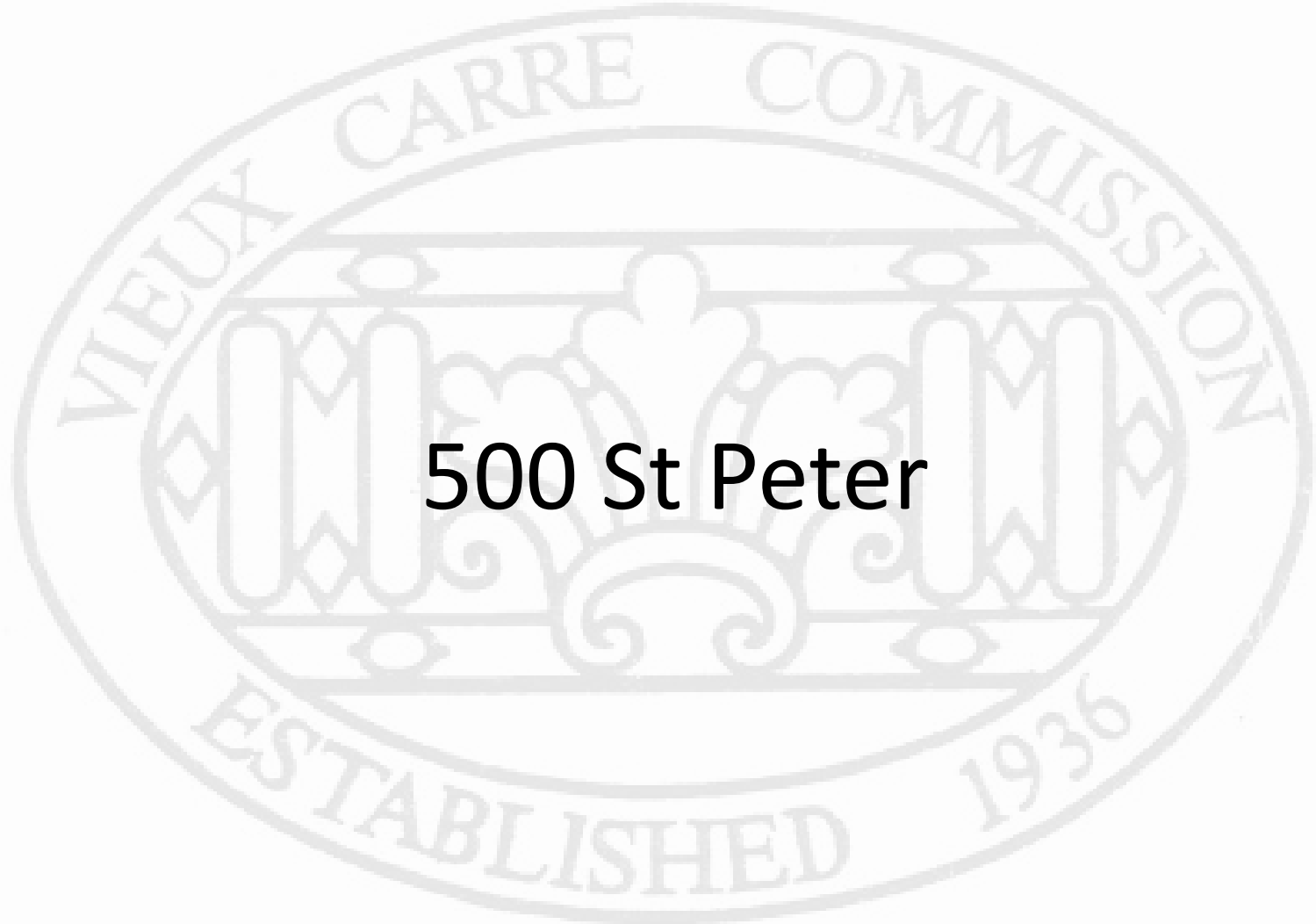
ARCHITECTURAL COMMITTEE ACTION:

08/10/2021

This item was deferred at the applicant’s request prior to the meeting.



New Business



500 St Peter

ADDRESS:	500-40 St. Peter		
OWNER:	City of New Orleans (Upper Pontalba Building Restoration Corp.)		
ZONING:	VCC-1	APPLICANT:	Blake Kidder
USE:	Commercial / Residential	SQUARE:	25
DENSITY		LOT SIZE:	32,543 sq. ft.
Allowed:	54 units	OPEN SPACE	
Existing:	50 Units	Required:	8,514 sq. ft.
Proposed:	No Change	Existing:	1,704 sq. ft.
		Proposed:	No change

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Purple** - of national architectural and/or historical importance.

Baroness de Pontalba's lasting contribution to the architectural landscape of the city remains the two ca. 1850 block-long Philadelphia red brick structures that flank the upper and lower sides of the square, with sixteen elegant townhouses in each on the upper floors and separate commercial spaces on the ground floors. Henry Howard finalized James Gallier Sr.'s plans for these twin structures, known as the Upper and Lower Pontalba buildings.

Vieux Carré Commission Meeting of

03/16/2022

DESCRIPTION OF APPLICATION:

03/16/2022

Permit #21-04902-VCGEN

Lead Staff: Erin Vogt

For recommendation only: Proposal to install mechanical safety equipment including access ladders and service platforms, per application & materials received 02/23/2021 & 01/11/2022.

STAFF ANALYSIS & RECOMMENDATION:

03/16/2022

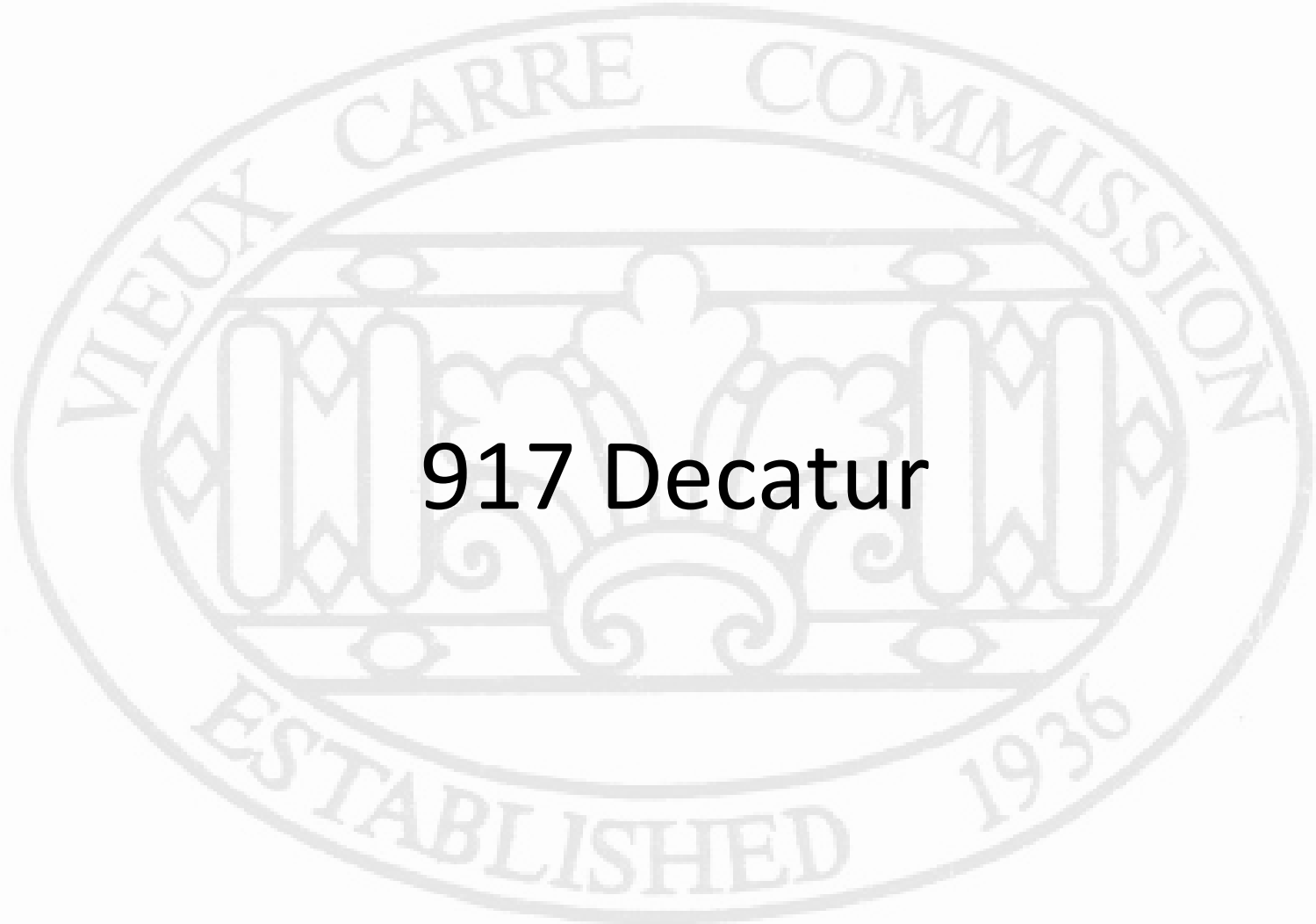
Service platforms are needed to serve two existing rooftop vents, both of which were installed on the Wilkinson-side dependency roofs and exhaust the HVAC equipment for the residential apartments. The applicant proposes to install two metal platforms, which will be accessed from the courtyard via wall-mounted ladders attached to the wall with anchor bolts and metal plates. The caged ladders are unfortunately very invasive to these two small service courtyards but should not be visible to any surrounding properties. Additionally, because of the lower height of the dependency roof and the location along the roof slope, the platforms should not have much impact on the roofscape, if any. Staff is unsure how many attachment points the ladders will need to have, and requests additional information from the applicant so the impact on the historic masonry can be evaluated.

The new platforms are required by building code and safety requirements for access to rooftop mechanical equipment installed more than 16'-0" above grade. As part of their due diligence in reviewing the proposed work, the Committee asked the applicant to explore options for accessing the new platforms other than the wall-mounted ladder. At their request, the applicant provided drawings showing two code-compliant alternatives; one with a roof hatch, and one that would access a new catwalk across the roof through casement windows on one of the upper floors. The Committee found both alternatives to be more invasive than the caged ladder and ended up supporting the initial application as proposed.

Staff notes that VCC approval is not required for this property as the Upper Pontalba Building is owned by the City of New Orleans. As such, all motions are non-binding and for recommendation only. The Committee recommends **support** of the platform and ladder installation as proposed by the applicant.

VIEUX CARRÉ COMMISSION ACTION:

03/16/2022



917 Decatur

ADDRESS:	917-19 Decatur Street		
OWNER:	Bopp Enterprises IV, LLC	APPLICANT:	Cory Foster
ZONING:	VCC-1	SQUARE:	21
USE:	Mixed Use	LOT SIZE:	6,603 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	11 Units	REQUIRED:	2,043 sq. ft.
EXISTING:	10 Units	EXISTING:	2,044 sq. ft.
PROPOSED:	No Change	PROPOSED:	No Change

ARCHITECTURAL / HISTORICAL DESCRIPTION:

Rating: Main Building - **Pink**, of potential local or major architectural significance, but with detrimental alterations
 Service Building - **Green**, of local architectural/historical importance

Distracting alterations have obscured the original design of this c. 1822 Creole style brick structure which was identical to 921-23 Decatur. A plan book drawing from 1866 shows the early 19th century appearance of the building. It has arched entrances and a carriageway with fanlights on the ground floor and French doors on the second floor. Located on a deep key lot, the property still retains its historic two-story outbuilding.

Vieux Carré Commission Meeting of
DESCRIPTION OF APPLICATION:
Permit # 21-28888-VCGEN

03/16/2022

03/16/2022

Lead Staff: Nick Albrecht
Inspector: Marguerite Roberts

Proposal to install new skylights, per application & materials received 10/14/2021 & 03/03/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

03/16/2022

This is one building in a row of three which suffered significant damage from Hurricane Ida. Repairs to the two neighboring buildings are underway. During the course of repairs of this building, the applicant proposes the installation of two new skylights. The Guidelines note that the installation of new skylights requires Commission level review.

The two new skylights are proposed for the flat roof of the main building. These skylights measure approximately 4'2" x 2'3". Regarding skylights, the Guidelines state, "*occasionally, a skylight is approved...on a roof slope where it can be visually minimized or on a low-sloped or flat roof where it will be concealed behind a parapet.*" (VCC DG: 04-10) Staff finds the proposed skylights in this location potentially approvable as they will be minimally visible and are limited in number.

The Architecture Committee reviewed this proposal at the 03/08/2022 meeting and agreed with the staff report. The Committee forwarded this aspect of the proposal to the Commission with a positive recommendation for approval. Staff recommends approval of the proposed skylights with any final details to be worked out at the staff level.

VIEUX CARRÉ COMMISSION ACTION:

03/16/2022

Architecture Committee Meeting of
DESCRIPTION OF APPLICATION:
Permit # 21-28888-VCGEN

03/08/2022

03/08/2022

Lead Staff: Nick Albrecht
Inspector: Marguerite Roberts

Proposal to renovate hurricane damaged building including proposed installation of new skylights, per application & materials received 10/14/2021 & 03/03/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

03/08/2022

Following the 02/22 meeting, the applicant scaled back the scope of work and no longer proposes to relocate mechanical equipment to the roof. The proposed work now consists of the storm related repairs, two new skylights, and masonry tie backs on the Decatur St. elevation.

Regarding skylights, the Guidelines state, “occasionally, a skylight is approved...on a roof slope where it can be visually minimized or on a low-sloped or flat roof where it will be concealed behind a parapet.” (VCC DG: 04-10) Staff finds the proposed skylights in this location potentially approvable as they will be minimally visible and are limited in number. The Guidelines note that any new skylights require Commission level review.

Two tie backs are shown on the Decatur St. elevation at just below the parapet. It appears these match the locations and number of existing tie backs on the building. Provided there is no significant changes proposed to the tie backs, staff has no objections to this aspect of the proposed work.

Overall, staff recommends approval of the proposal with the new skylights to be forwarded to the Commission for review.

ARCHITECTURAL COMMITTEE ACTION:

03/08/2022

Mr. Albrecht read the staff report with Ms. Delahouse present on behalf of the application. Ms. Delahouse had no comments. Mr. Bergeron and Mr. Fifield agreed with the staff report. With nothing left to discuss, the Committee moved on to the next agenda item.

There was no Public Comment.

Discussion and Motion: Mr. Bergeron moved for the conceptual approval of the skylights with the proposal to be forwarded to the full Commission with a positive recommendation. Mr. Fifield seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of

02/22/2022

DESCRIPTION OF APPLICATION:

02/22/2022

Permit # 21-28888-VCGEN

Lead Staff: Nick Albrecht

Inspector: Marguerite Roberts

Proposal to renovate hurricane damaged building including proposed relocation of mechanical equipment to the roof of the main building, the installation of new skylights, and the installation of a roof hatch, per application & materials received 10/14/2021 & 02/08/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

02/22/2022

Staff notes that the other two buildings in this row of three badly hurricane damaged buildings were reviewed at the 02/08/2022 meeting. Unlike those two buildings, some more significant changes are proposed in conjunction with the repairs of this building. Staff finds the proposed repair work which includes repairs to gutters, downspouts, windows, shutters, etc. approvable. A few items were noted as proposed changes including relocated mechanical equipment, new skylights, a new roof hatch, and new masonry tie backs, all of which require at least Committee review.

Mechanical Equipment

The existing plans show a total of four mechanical units, with two located at grade and two located on the roof of a one-story storage building. The proposed plan shows all four units relocated to the flat roof of the main building, all grouped together. The units are located near the back parapet. Although this is a flat roof with a parapet, the parapet is very low above the flat roof and staff finds the units will be visible from neighboring properties. This visibility may be reduced if the units are shifted towards the middle of the building but some visibility will likely remain. The Guidelines state that, “the installation of rooftop mechanical equipment, such as an air conditioner compressor unit, generator or similar equipment, is not permitted where it will be visibly obtrusive.” (VCC DG: 04/11)

Skylights

Two new skylights are proposed for the flat roof of the main building. These measure approximately 4’2” x 2’3”. Regarding skylights, the Guidelines state, “occasionally, a skylight is approved...on a roof slope where it can be visually minimized or on a low-sloped or flat roof where it will be concealed behind a parapet.” (VCC DG: 04-10) Staff finds the proposed skylights in this location potentially approvable as they will be minimally visible and are limited in number.

Roof Hatch

A new roof hatch measuring approximately 3’ square is proposed for the roof of the slightly shorter rear appendage of the building. Staff finds this location potentially approvable but is concerned that other City departments may require additional safety features, such as safety railings and/or a permanent ladder from this roof to the main roof, that would dramatically increase the visibility of this feature. Staff assumes this new roof hatch would be to provide access to the proposed rooftop mechanical

equipment. If the units remain in their current or similar locations, a roof hatch may not be necessary. Alternatively, a roof hatch in the roof of the main building may not require the same level of additional safety equipment. Staff questions if the applicant has discussed this aspect of the proposal with other City departments.

Masonry Tie Backs

The last item in need of review is in regard to a note to add masonry tie backs to the Decatur St. elevation. Staff requests additional information about this element of the proposal including number, location, plate size and design, etc. Provided these details are typical with similar tie back installations, this aspect of the proposal is likely approvable.

Summary

Staff finds the mechanical equipment, skylights, roof hatch, and masonry tie backs all potentially approvable but finds that some revisions and additional information may be needed prior to granting approval. Staff recommends deferral of the application to allow the applicant time to revise or provide additional information as noted.

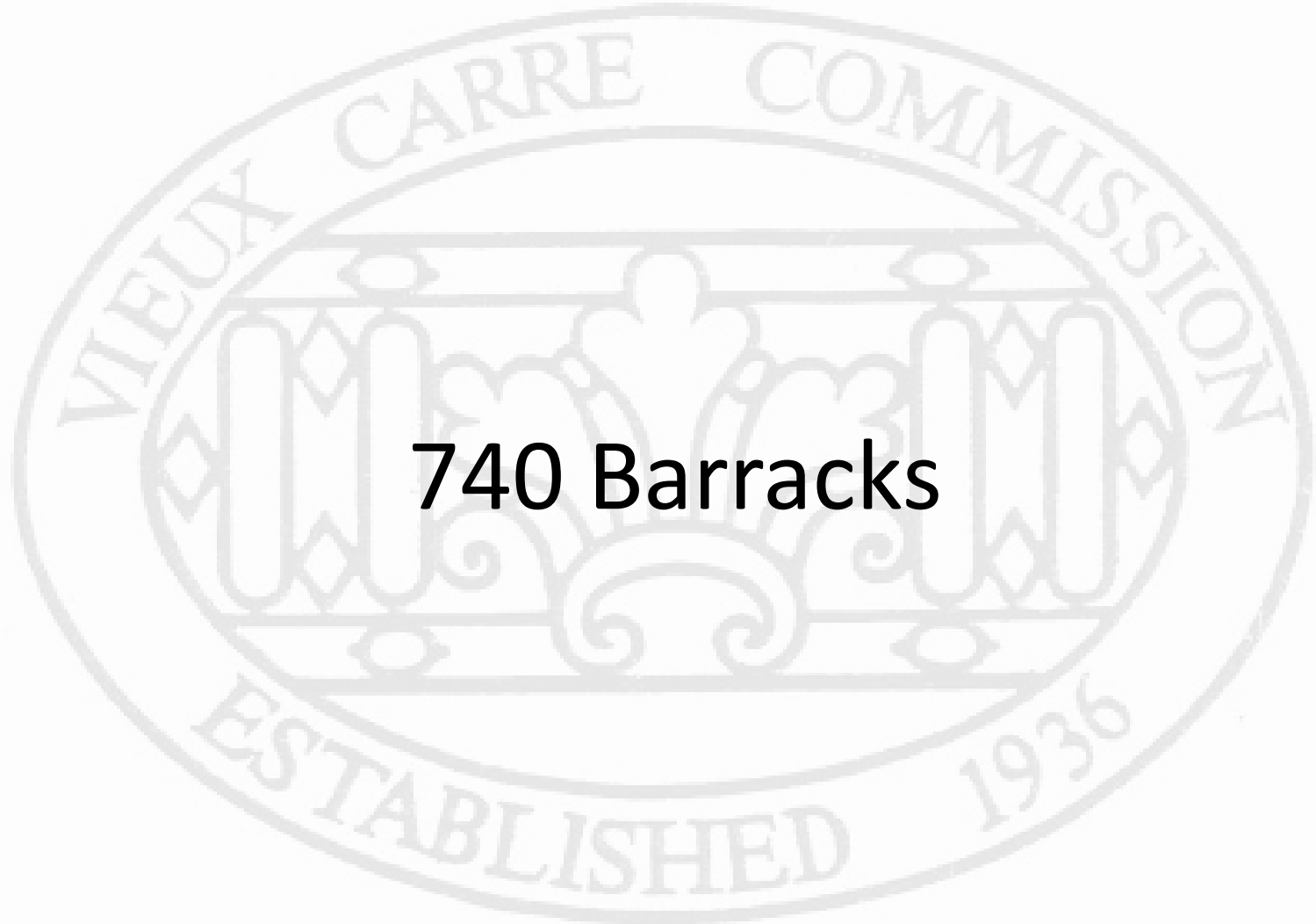
ARCHITECTURAL COMMITTEE ACTION:

02/22/2022

Mr. Albrecht read the staff report with Ms. Maggio present on behalf of the application. Ms. Maggio clarified that the tiebacks would be on the second floor and that no new tiebacks would be visible. As for the roof equipment she stated that they had not met with any other city departments yet and that the roof hatch was to provide access. She went on to say that they understood they might have to revisit this. She then asked if it was necessary for the HVAC to go to full Commission or if the ARC could provide feedback. Mr. Albrecht stated that the skylights and the HVAC on the roof would trigger full Commission review. Ms. Maggio stated that they would discuss with the owners. With nothing left to discuss, the Committee moved on to the next agenda item.

There was no Public Comment.

Discussion and Motion: Mr. Bergeron moved to defer this matter to allow the applicant time to revise the proposal based on staff recommendations and today's discussion. Ms. DiMaggio seconded the motion, which passed unanimously.



740 Barracks

ADDRESS:	740 Barracks	APPLICANT:	Corbett Scott
OWNER:	Brad Michael Williams Irrevocable Trust		
ZONING:	VCR-1	SQUARE:	54
USE:	Vacant/Residential	LOT SIZE:	1,197 sq. ft.
DENSITY-		OPEN SPACE-	
ALLOWED:	0 Units	REQUIRED:	359 sq. ft.
EXISTING:	1 Unit	EXISTING:	449 sq. ft.
PROPOSED:	No Change	PROPOSED:	

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Rating: **Green**, of local architectural and/or historical significance.

C. 1898 frame 2-bay shotgun camelback, which has brackets and Eastlake detailing over its front openings.

<u>Vieux Carré Commission Meeting of</u>	03/16/2022
<u>DESCRIPTION OF APPLICATION:</u>	03/16/2022
Permit # 21-32681-VCGEN	Lead Staff: Nick Albrecht
Violation Case #21-08088-DBNVCC	Inspector: Marguerite Roberts

Proposal to renovate building and to enlarge existing camelback, per application & materials received 11/22/2021 & 02/22/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION: 03/16/2022

This long-neglected property thankfully recently sold to a new owner who is proposing a complete renovation. As part of the overall renovation of the property, the applicant proposes to enlarge the existing camelback. This work requires the approval of the full Commission.

The applicant proposes to bring the front wall of the camelback forward by 20'1". This would slightly more than double the depth of the existing camelback. The existing camelback front wall is currently setback from the front wall of the first floor by approximately 37' and this dimension would be reduced to 19'3" if the camelback was enlarged. Staff notes that the proposed enlargement would cover the one existing chimney of this property and no chimney is proposed for the addition.

The existing camelback features a single window on the Barracks St. elevation while the proposed enlarged camelback shows two equally sized windows. On the Bourbon St. elevation there is currently one six over six window. The applicant proposes to add three additional windows to this elevation of the camelback, adding two, four over four windows and one, six over six window, in addition to restoring the existing window. The Royal St. elevation currently does not feature any openings and no new openings are proposed on this elevation as part of the proposed work. The applicant has been working with the Architecture Committee on the details of these window and door openings.

The Architecture Committee expressed a preference for locating the building's mechanical equipment on the roof of a small bump out behind the existing camelback.

Overall, staff finds the proposed renovation a very positive thing for this previously neglected building. Staff finds the proposed camelback enlargement appropriate and in keeping with Guidelines. Staff recommends approval of the enlarged camelback and overall renovation with the applicant to continue to work with staff and the Architecture Committee as needed to finalize remaining details.

VIEUX CARRÉ COMMISSION ACTION: 03/16/2022

Architecture Committee Meeting of **03/08/2022**

<u>DESCRIPTION OF APPLICATION:</u>	03/08/2022
Permit # 21-32681-VCGEN	Lead Staff: Nick Albrecht
Violation Case #21-08088-DBNVCC	Inspector: Marguerite Roberts

Proposal to renovate building to enlarge existing camelback, per application & materials received 11/22/2021 & 02/22/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

03/08/2022

When this application was at the 02/22 meeting, the Committee voted to conceptually approved the proposed mechanical equipment location on the rear of the building and to defer millwork alterations. The applicant has submitted revised plans taking into account the comments regarding the millwork.

The window on the first floor of the Bourbon St. elevation near the back of the house is no longer proposed to be relocated. The sill height is proposed to be lowered to match other windows on this elevation.

On the rear elevation at the second floor, the applicant proposes three different options to replace the existing inappropriate bay window. Option A eliminates the opening completely and covers it with matching siding. Option B shows a six over six window measuring approximately 2'10" wide by 4'2" tall. Staff is concerned regarding the proportions of this window as it appears somewhat squat. Option C shows a four over four window measuring approximately 2' wide by 4'2" tall. Staff finds the proportions of this window more typical.

Staff does not object to removing this opening completely as shown in option A or installing one or two windows in this wall. Of the two window options shown, staff prefers option C as the proportions present as more typical.

Staff requests commentary from the Architecture Committee regarding the proposed millwork.

ARCHITECTURAL COMMITTEE ACTION:

03/08/2022

Mr. Albrecht read the staff report with Mr. Scott present on behalf of the application. Mr. Scott stated that they agreed with staff, that they would prefer the removal completely but were ok with option C as well. There was some discussion of the window size and the removal of a window that was added around the time of the large bay window. Mr. Fifield stated that as it was not a principle façade, he was ok with this. Mr. Bergeron asked for clarification on the fireplace removal. Mr. Scott stated that this was approved at a previous meeting when the camelback was extended. With nothing left to discuss, the Committee moved on to the next agenda item.

Public Comment:

First of all I know we are all extremely grateful that this property is being renovated and I appreciate the applicant taking comment on board in regards to moving the side window. However I wonder if the applicant has considered restoring the rear camelback balcony rather than continuing to retain the awkward enclosure and mechanical rack on top. While I realize teh committee previously approved this I am concerned that the structure wasn't built to hold thsi additional weight,. Plus teh additional outdoor space would be lovely.

Nikki Szalwinski
1011 St Philip

Discussion and Motion: Mr. Bergeron made the motion for the conceptual approval of the application with the preference for option A or C. Mr. Fifield seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of**02/22/2022****DESCRIPTION OF APPLICATION:**

02/22/2022

Permit # 21-32681-VCGEN
Violation Case #21-08088-DBNVCC

Lead Staff: Nick Albrecht
Inspector: Marguerite Roberts

Proposal to renovate building to enlarge existing camelback, per application & materials received 11/22/2021 & 02/15/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

02/22/2022

This overall proposal to renovate the building and enlarge the existing camelback was conceptually approved at the 12/07/2021 meeting with the applicant to continue to develop the drawings and proposal. Revised and expanded plans have been submitted for review. The first item noted as in need of Architecture Committee review is the proposed location of mechanical equipment seen on sheet A 1.2.

Mechanical Equipment

The equipment is shown on the roof of the projecting element at the rear of the building at the second floor. Staff is concerned that equipment, and the associated guardrail, in this location would be highly visible from Bourbon St. Staff appreciates the desire not to install the equipment in the small courtyard space but is unsure this proposed rooftop location would be successful.

An alternative location is seen on sheet A2.2 proposing to locate the units on the Royal St. slope of the main building at the camelback. Given the close proximity of the neighboring buildings, a location on this roof may be more successful. A mechanical well in the enlarged camelback may also be worth exploring.

A tankless water heater is now shown at the first-floor level of the rear elevation on sheet A2.1. This equipment is likely approvable in this location.

Millwork

The windows on the Barracks elevation of the proposed enlarged camelback have been moved closer to center as previously recommended. One window on the first floor of the Bourbon St. elevation is proposed to be shifted closer to the existing adjacent door, to the point that it appears the shutters of the two openings would overlap. Staff finds this aspect of the proposal somewhat atypical and request commentary from the Architecture Committee.

The existing atypical window at the rear elevation at the second floor is proposed to be removed. In elevation on sheet A2.1 this opening is shown as being completely infilled, however, it appears a window is in place on the plan seen on sheet A1.2 with a note to either infill or replace in kind. Staff requests commentary from the applicant regarding this aspect of the proposal.

Temporary Bracing

The final sheet of the plans is to install interior temporary bracing, to help facilitate interior demolition work. The applicant is seeking approval of this element of the proposal, noting that they have a contractor ready and willing to begin some of the interior demolition work. Staff has no objection to approval of this element of the proposal, provided that the work is limited to the interior of the building only.

Summary

Overall, staff is pleased with the overall proposal and submitted materials. Staff requests commentary from the Architecture Committee and applicant concerning some of the items noted above with the applicant to continue developing the drawings, taking into account the items discussed today.

ARCHITECTURAL COMMITTEE ACTION:

02/22/2022

Mr. Albrecht read the staff report with Mr. Scott present on behalf of the application. Mr. Scott stated that they had proposed the HVAC in the rear because they didn't think it would be a big deal on the expanded camelback. As for the large window, Mr. Scott stated that it was prefab and was to be removed. Mr. Bergeron stated that he was inclined to leave openings where they were currently located. Mr. Scott asked if Mr. Bergeron would object to lowering the sill to match the others. Mr. Bergeron stated no. Mr. Fifield agreed. Mr. Fifield then stated that he believed the proposed rear HVAC location might be the best. He asked the applicant if this was the solution they might prefer. Mr. Scott stated yes. With nothing else to discuss, the Committee moved on to the next agenda item.

Public Comment

We are relieved that this long-neglected contributing shotgun will be renovated and returned to the community. The forward extension of the camelback will provide increased space and usability while maintaining the historic character of the original building and streetscape. However, we do wish to voice concerns regarding the various reconfigurations, additions, and removal of existing openings, specifically the relocation of the window on the first floor at the rear and the removal of the 2nd floor window in the rear facing wall. We suggest that, rather than modifying the placement of these openings, the applicants proceed with repair or replacement as they are visible from the public right of way on Bourbon Street. Lastly, we share the staff's concerns regarding the placement and visibility of the mechanical equipment at the roof of the second floor.

Erin Holmes
Executive Director
Vieux Carré Property Owners, Residents and Associates

Discussion and Motion: Mr. Bergeron made the motion to conceptually approve the proposed mechanical equipment location, take no objection to the temporary bracing provided the work is limited to the interior of the building, and deferral of millwork alterations to allow the applicant to further develop the proposal based on today's discussion. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of**12/07/2021****DESCRIPTION OF APPLICATION:**

12/07/2021

Permit # 21-32681-VCGEN**Lead Staff: Nick Albrecht****Violation Case #21-08088-DBNVCC****Inspector: Marguerite Roberts**

Proposal to renovate building to enlarge existing camelback, per application & materials received 11/22/2021.

STAFF ANALYSIS & RECOMMENDATION:

12/07/2021

Long neglected and subject of an extremely questionable homestead exemption by the previous owner, this property thankfully recently sold to a new owner who is proposing a complete renovation. The biggest aspect of the proposal is the enlargement of the existing camelback. The applicant proposes to bring the front wall of the camelback forward by 20'1". This would slightly more than double the depth of the existing camelback. The existing camelback front wall is currently setback from the front wall of the first floor by approximately 37' and this dimension would be reduced to 19'3" if the camelback was enlarged. Staff notes that the proposed enlargement would cover the one existing chimney of this property and no chimney is proposed for the addition.

The existing camelback features a single window on the Barracks St. elevation while the proposed enlarged camelback shows two equally sized windows. The new windows are shown closer to the side walls compared to the original. Staff finds this spacing atypical and recommends the windows be brought slightly closer to center, comparable to the position of the existing. Besides this spacing, staff does not find the introduction of a second window objectionable.

The Bourbon St. elevation of the camelback currently features one six over six window. Two additional six over six windows are proposed on this elevation as part of the proposed addition. Staff finds the proposed new windows appropriate.

Staff notes that this building is neighbored by two, two-story buildings and the proposed addition would only be slightly visible from Barracks St. as the side elevation would remain obscured. The applicant shows both a gabled roof and a hipped roof alternative. Although the hipped roof variation would slightly reduce visibility of the addition, given that the existing camelback has a gabled roof, staff prefers the proposed gabled roof design.

The Guidelines go into far fewer details regarding camelback additions compared to other rooftop additions, noting "*a traditionally designed camelback proposed for a wood-framed shotgun building is not subject to the more rigorous submittal requirements for rooftop additions.*" (VCC DG: 14-16) Additionally, as this is the enlargement of an existing camelback, rather than a brand-new camelback, staff finds the proposal potentially approvable.

Staff only noted two areas of changes on the first floor of the building. On the Bourbon St. elevation, the applicant proposes to slightly move and enlarge an existing window. The proposed new six over six window appears to match others on this elevation in both size and positioning. The existing window appears to be out of line compared to the adjacent openings. A small side porch is also shown on this elevation to access both of the side doors on this elevation. Currently one of the doors is accessed by simple steps, while the other is essentially inaccessible and simply drops to the alleyway below. No notes are including regarding the materials of this side porch but staff finds the concept approvable.

The final noted work on the first floor occurs on the rear elevation where another atypical opening is marked for removal and another six over six window is shown. These openings are partially obscured in the drawings and staff requests additional details regarding this aspect of the work but again finds the concept likely approvable.

Overall, staff is enthusiastic to see a proposal for this long-neglected property. Although a great deal of additional information will be required prior to the issuance of permits, staff finds the proposed concepts submitted for review today to be conceptually approvable. Staff notes that if any permits are needed in the interim to weatherize or stabilize the building, staff is available to issue permits for this work.

Staff recommends conceptual approval of the enlarged addition and renovation with the applicant to develop more detailed drawings for additional review.

ARCHITECTURAL COMMITTEE ACTION:

12/07/2021

Mr. Albrecht read the staff report with Mr. Scott present on behalf of the application. Mr. Scott stated

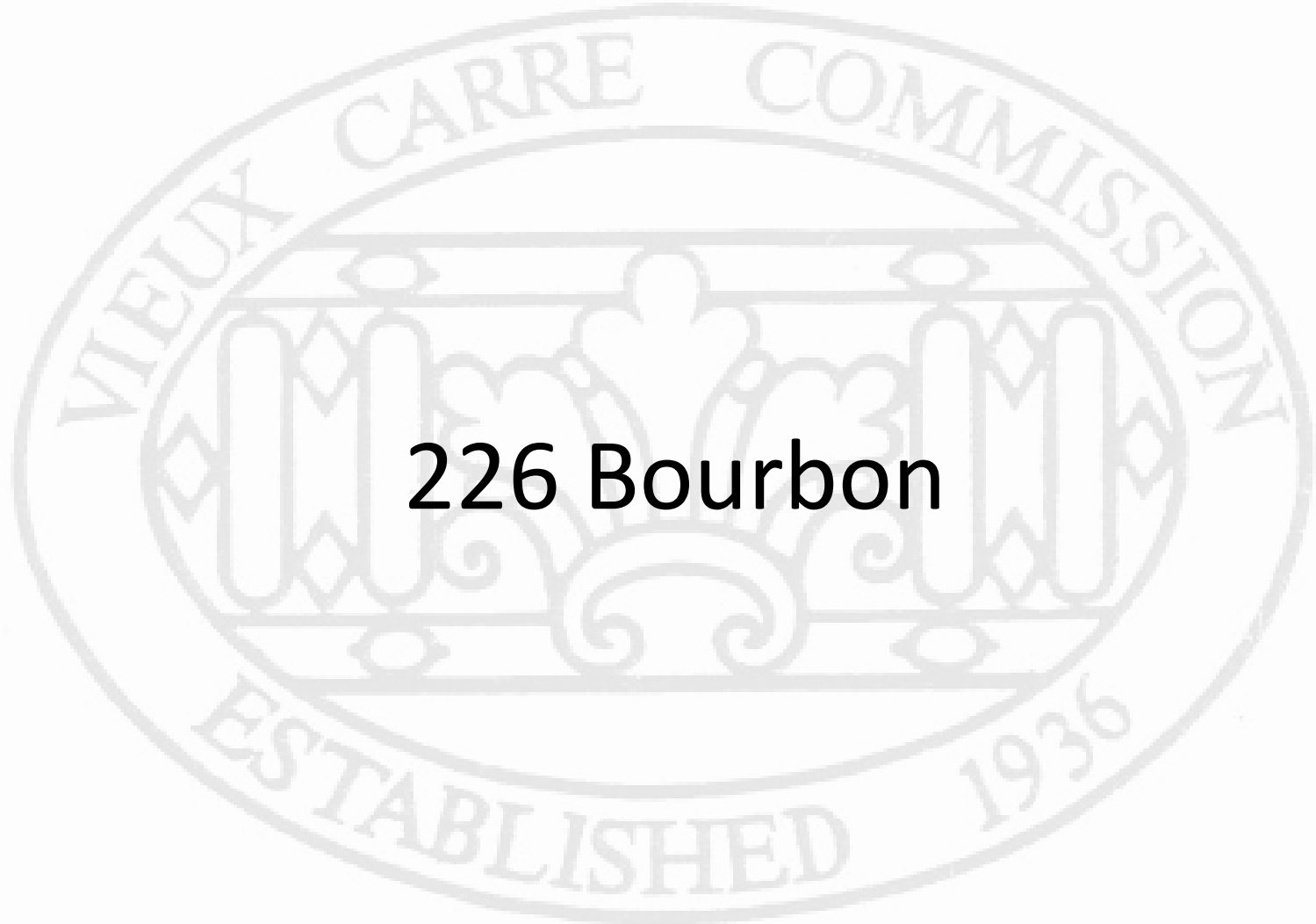
that they were ok with moving the widow and they agreed with just about everything else presented. Ms. DiMaggio stated that she agreed with the staff report. Mr. Fifield stated that the size of the camelback and its proximity to the street were things the Committee should be aware of but as pointed out, the house was quite small and this would make it much more livable. Mr. Bergeron asked if the ARC could require them to leave the corner boards to mark the new from the old. Mr. Fifield stated "Great idea!" Mr. Scott stated that they were ok with this as well. With nothing else to discuss, the Committee moved on to the next agenda item.

There was no Public Comment.

Discussion and Motion: Ms. DiMaggio moved to conceptually approve the enlarged addition and renovation with the applicant to proceed to development of more detailed drawings incorporating the comments in the staff report and the Committee commentary. Mr. Bergeron seconded the motion, which passed unanimously.



Change of Use



226 Bourbon

ADDRESS:	226-28 Bourbon Street	APPLICANT:	John C Williams
OWNER:	226-28 Bourbon Street, LLC	SQUARE:	65
ZONING:	VCE	LOT SIZE:	4748 sq. ft.
USE:	Commercial	OPEN SPACE	
DENSITY		Required:	1424 sq. ft.
Allowed:	7 residential units	Existing:	429 sq. ft.
Existing:	0 units	Proposed:	No change
Proposed:	No change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

Main building & attached: **Green**, of local architectural and/or historic significance.
Downtown side one-story addition and attached rear three-story addition: **Brown**, detrimental, or of no architectural and/or historic significance

When this three-story brick Greek revival style townhouse was constructed in 1856, there was a side bay that overlooked the spacious yard on the downtown side, now filled in by new construction. The ground floor of the townhouse was outfitted for commercial usage in the early 20th c., and when the building was renovated in 1977, a bay window was added to the brown-rated one-story addition.

Vieux Carré Commission Meeting of **03/16/2022**

DESCRIPTION OF APPLICATION: 03/16/2022
Permit #22-02154-VCGEN **Lead Staff: Erin Vogt**

Proposal to install new millwork and mechanical equipment and renovate courtyard in conjunction with a **change of use** from *vacant* to *nightclub*, per application & materials received 01/21/2022 & 02/09/2022, respectively

STAFF ANALYSIS & RECOMMENDATION: 03/16/2022

Courtyard:
 The Brown rated buildings that previously occupied most of the courtyard have been demolished, opening the space up considerably for use by patrons. 12” x 24” flagstone pavers will be installed.

Mechanical:
 The roof plan shows a new access hatch, hood vent, and 30”x30” railed service platform installed on the rear roof of the main building, and a gravity roof vent on the service ell roof. Staff found the proposed roof plan typical and approvable for a change of use of this type. The exterior mechanical equipment is also typical in size and discreetly located on the roof of the side addition, where it will not be visible to any surrounding properties or the courtyard.

Millwork:
 Front elevation:
 New doors were reviewed and approved under a different permit and a different applicant. The current applicant has stated that the operation of these doors does not meet their egress needs. Instead of fixing the first and fourth bays and making bays 2 and 3 operational, the center two openings will be fixed and the outer bays left operational.

Rear elevation:
 New millwork will be installed in two openings on the rear elevation of the main building; a set of wood panel double doors with a fixed leaf, and a single four panel door. Both doors have tall transoms with two rows of lites, with the remaining portion of the openings infilled with brick.

Service ell:
 Demolition of the courtyard infill revealed six extremely tall and narrow openings and one window opening. The applicant proposes to modify the window opening and install seven (7) four-panel wood doors to match the existing second and third floor millwork and six lite transoms. The doors will be fixed in place as the kitchen will be located behind. Staff has no objection to fixing the millwork as long as it is reversable so the doors can be made operable if the occupancy changes. Head, jamb and sill details are needed for this millwork to make sure the depth within the openings is appropriate, the transom bars are properly articulated, and must show the infill behind the transoms in section.

Egress:
 A new fire door will be installed on the Iberville elevation to access the side alley. The door is discreetly located and the alley is not visible from any surrounding properties.

A fire stair will be added at the rear of the service ell, with a new masonry wall, four panel door (unclear if wood or metal), and copper roof.

Article 2.10 of the Comprehensive Zoning Ordinance states that:

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

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

- 1. The historic character of the Vieux Carré shall not be injuriously affected.*
- 2. Signs which are garish or otherwise out of keeping with the character of the Vieux Carré shall not be permitted.*
- 3. Building designs shall be in harmony with the traditional architectural character of the Vieux Carré.*
- 4. The value of the Vieux Carré as a place of unique interest and character shall not be impaired.*

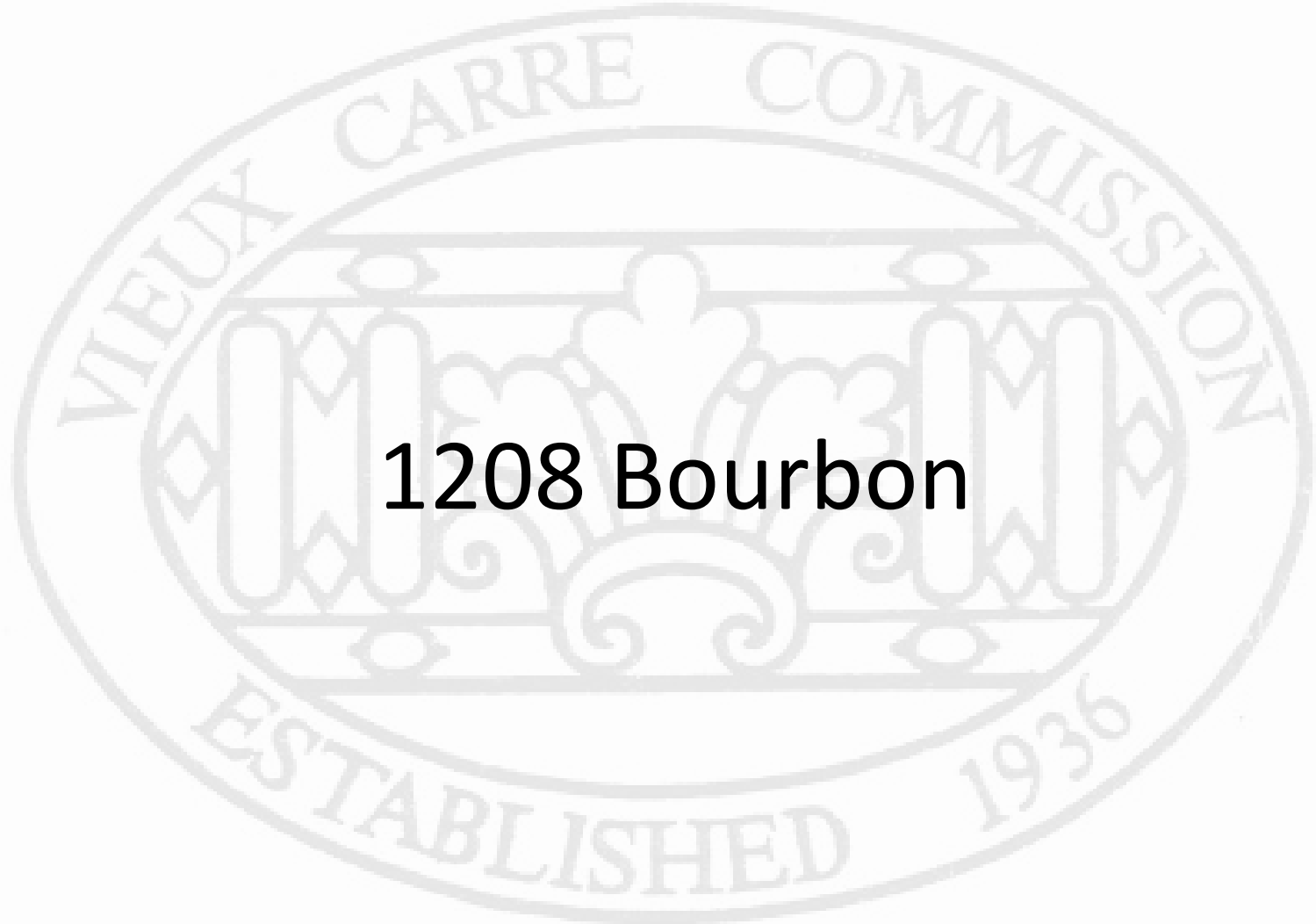
Staff welcomes the substantial renovation returning this building to commerce, and recommends **approval** of the proposed work, with a **positive recommendation** for the **change of use** from *vacant* to *nightclub* to be forwarded to the Department of Safety and Permits.

VIEUX CARRÉ COMMISSION ACTION:

03/16/2022



Appeals and Violations



1208 Bourbon

ADDRESS:	1208 Bourbon	APPLICANT:	Pierre W Mouledoux
OWNER:	Rex F Toole Jr	SQUARE:	54
ZONING:	VCR-1	LOT SIZE:	3,328 sq. ft.
USE:	Residential	OPEN SPACE-	
DENSITY-		REQUIRED:	998 sq. ft.
ALLOWED:	3 Units	EXISTING:	1248 sq. ft.
EXISTING:	2 Units	PROPOSED:	No Change
PROPOSED:	No Change		

ARCHITECTURAL / HISTORICAL DESCRIPTION OF PROPERTY

This and the neighboring building at 1204-06 Bourbon are two identical, 4-bay c. 1890 frame shotgun cottages.

Ratings: Main Building: **Green**, of local architectural and/or historical significance.

Vieux Carré Commission Meeting of

03/16/2022

DESCRIPTION OF APPLICATION:

03/16/2022

Permit # 21-33198-VCGEN

Lead Staff: Nick Albrecht

Violation Case #21-07943-DBNVCC

Inspector: Marguerite Roberts

Appeal of Architecture Committee denial of proposal to replace existing fiberglass shingle roof with new Timberline Fiberglass Asphalt Architectural Shingles, per application & materials received 12/01/2021 & 03/11/2022, respectively.

STAFF ANALYSIS & RECOMMENDATION:

03/16/2022

This application was deferred at the 02/16/2022 meeting to allow the applicant to gather some additional information regarding the proposal. The applicant has submitted two estimates from the same contractor, one for the installation of an asphalt shingle roof and one for the installation of a new traditional slate shingle roof. The estimate for the asphalt shingle roof notes the following: *“After further inspection of the roof, it cannot be repaired. It has too many missing tiles, amongst possible plywood damage. I lifted up some tiles, and can see that the roof has never had a slate roof prior to the shingled roof. Therefore, I would be very concerned adding that amount of weight to a roof when it has never had that kind of load. Slate is very heavy, and will add thousands of pounds to the roof, if the house was not framed to handle such load, the roof could possibly cave in.”*

Staff notes that this roof was framed to support a slate roof. Sanborn maps from 1896 and 1908 indicate that this building had a slate roof at the time of original construction. Additionally, the neighboring building at 1204-1206 Bourbon St. is identical to this one. That building received a Slate2 roof which was installed in 2006. The Slate2 roof is a contemporary slate roof system which utilizes natural slate and is advertised as being lighter and cheaper than a traditional slate roof. Contemporary slate roof systems are approvable for green-rated buildings.

The estimate for a traditional slate roof is a little over four times more expensive than the estimate for asphalt shingles. However, staff questions the accuracy of the estimate as one of the line items is “removal of slate roof” at a cost of \$9,900. As there currently is not a slate roof on this building staff does not understand this charge.

Staff suggests that there are many other materials available that may be an option that are between traditional slate and asphalt shingles in the spectrum of roofing materials. Although Guidelines call for the installation of traditional slate, contemporary slate, or cement, slate-type shingles on green-rated buildings, staff suggests that even the installation of a non-cement, synthetic slate-type shingle roof which is typically only approvable for yellow, orange, or brown-rated buildings would be an improvement for this building. Staff again notes that asphalt shingles are not an approvable material for anywhere in the Vieux Carré. Although not typically approvable for green-rated buildings, non-cement, synthetic slate-type shingles are at least an approvable material for the district and may alleviate the weight and cost concerns of the applicant.

Staff recommends deferral of the application to allow the applicant an opportunity to explore additional materials that are typically approvable for installation in the Vieux Carré. Staff encourages the applicant to tarp the roof if there is active water intrusion while details of the new roof are finalized.

VIEUX CARRÉ COMMISSION ACTION:

03/16/2022

Vieux Carré Commission Meeting of**02/16/2022****DESCRIPTION OF APPLICATION:**

02/16/2022

Permit # 21-33198-VCGEN**Lead Staff: Nick Albrecht****Violation Case #21-07943-DBNVCC****Inspector: Marguerite Roberts**

Appeal of Architecture Committee denial of proposal to replace existing fiberglass shingle roof with new Timberline Fiberglass Asphalt Architectural Shingles, per application & materials received 12/01/2021.

STAFF ANALYSIS & RECOMMENDATION:

02/16/2022

Staff found that a permit was issued in 1981 for the removal of an existing asphalt shingle roof and the installation of a new fiberglass shingle roof. Staff was unable to locate any additional information or documentation regarding this atypical approval. Hurricane Ida recently damaged the now 40-year-old roof and the applicant proposes to replace the existing roofing with another asphalt shingle roof. The applicant has cited hardship as a reason to replace with the proposed material.

The Guidelines note that green-rated buildings, such as this one, shall receive no roof of lower rank than cement, slate-type shingles or Ludo slate. As such, staff recommends that a material of at least this quality be proposed. As the owner has enjoyed the use of this lesser material for approximately forty years, staff cannot encourage the replacement with a similar material. Asphalt shingles are not an approvable material for any buildings in the district. Additionally, this roof is readily visible from the public right of way and from neighboring properties.

The Architecture Committee reviewed this application at their 12/21/2021 and denied the proposal. The motion from that meeting noted that the full Commission may review an appeal on the basis of hardship. The applicant is appealing that motion on the basis of hardship. The estimate submitted with the application quoted the price of the proposed new roof at just over \$12,000. Although the installation of slate is certainly more expensive, no quotes were submitted for alternative, approvable materials. The submitted quote also includes the installation of ridge venting and asphalt shingle ridge caps. Staff notes that the existing roof features appropriate V style ridge caps and these should be salvaged and reinstalled regardless of the roofing material. Additionally, ridge venting as proposed in the application is not approvable per the Guidelines. (VCC DG: 04-8)

Staff recommends denial of the proposal with the applicant to revise the proposal to something that conforms to the Guidelines.

VIEUX CARRÉ COMMISSION ACTION:

02/16/2022

Mr. Albrecht read the staff report with Mr. Mouledoux present as the attorney for the owner. Mr. Mouledoux stated that the current owner had acquired the property in 1978 with a shingled roof and in the 1980s had changed it to match therefor the roof should be grandfathered as a non-conforming use. Mr. Fifield stated that they were here today to hear the hardship and he was not hearing the basis for a hardship appeal. Mr. Mouledoux stated that the owner was elderly and simply couldn't afford the new roof. Mr. Fifield asked if the \$60,000 was an actual bid. Mr. Mouledoux stated yes. Ms. Gasperecz asked if they got more than one bid. Mr. Mouledoux stated no. Mr. Block asked if Ms. Quigley could clarify the definition of replacement. Ms. Quigley gave the CZO clarification and stated that if it was full replacement it must conform to VCC guidelines. Ms. Bourgogne asked if they really needed a full replacement. Mr. Mouledoux stated that he was unsure. Ms. Tombs agreed with Ms. Bourgogne, perhaps repair was all that was needed.

There was no public comment.

Mr. Fifield made the motion to defer until the next meeting when the applicant could confirm the information asked today. Ms. DiMaggio amended the motion to include all the items mentioned in the staff report. Mr. Fifield accepted the amendment. Ms. DiMaggio seconded the motion and the motion passed unanimously.

Architecture Committee Meeting of**12/21/2021****DESCRIPTION OF APPLICATION:**

12/21/2021

Permit # 21-33198-VCGEN**Lead Staff: Nick Albrecht****Violation Case #21-07943-DBNVCC****Inspector: Marguerite Roberts**

Proposal to replace existing fiberglass shingle roof with new Timberline Fiberglass Asphalt Architectural

Shingles, per application & materials received 12/01/2021.

STAFF ANALYSIS & RECOMMENDATION:

12/21/2021

Staff found that a permit was issued in 1981 for the removal of an existing asphalt shingle roof and the installation of a new fiberglass shingle roof. Staff was unable to locate any additional information or documentation regarding this atypical approval. Hurricane Ida recently damaged the now 40-year-old roof and the applicant proposes to replace the existing roofing with another asphalt shingle roof. The applicant has cited hardship as a reason to replace with the proposed material.

The Guidelines note that green-rated buildings shall receive no roof of lower rank than cement, slate-type shingles or Ludo slate. As such, staff recommends that a material of at least this quality be proposed. As the owner has enjoyed the use of this lessor material for approximately forty years, staff cannot encourage the replacement with a similar material.

Staff recommends denial of the proposal with the applicant to revise the proposal to something that conforms to the Guidelines.

ARCHITECTURAL COMMITTEE ACTION:

12/21/2021

Mr. Albrecht read the staff report with Mouledoux present on behalf of the application. Mr. Mouledoux stated that the owner was an older gentleman who could not afford this.

Mr. Fifield stated that hardships were a matter for the full Commission and not a concern for the ARC. He went on to say that the ARC was here to deal with architectural merit and the VCC guidelines. Mr. Bergeron stated that if this did go to the full Commission he believed it would be helpful for the ARC to have the product present for review. Mr. Mouledoux stated that they could do that. With nothing else to discuss, the Committee moved on to the next agenda item.

There was no Public Comment.

Discussion and Motion: Mr. Bergeron moved to deny the proposal to install asphalt shingles with the applicant to revise the proposal to meet the guidelines; noting that the full commission may review an appeal on the basis of hardship. Ms. DiMaggio seconded the motion, which passed unanimously.