

VIEUX CARRE COMMISSION

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
DIRECTOR

AGENDA

WEDNESDAY, DECEMBER 13, 2023

1:00 PM 7W03 CONFERENCE ROOM A, 7TH FLOOR

1300 PERDIDO ST, NEW ORLEANS, LA 70112

- I. ROLL CALL
- II. REVIEW OF MINUTES
- III. CHAIRPERSON'S REPORT
- IV. DIRECTOR'S REPORT
- V. OTHER BUSINESS
Review of 2022-23 Commissioner attendance report
- VI. OLD BUSINESS
1039 Burgundy St: 22-15634-VCGEN: John C Williams, applicant; Michael Katzenstein, owner; Proposal to install new opening at rear of Green rated main building, per application & materials received 05/24/2022 & 11/21/2023, respectively.
<https://onestopapp.nola.gov/Documents.aspx?ObjLabel=Permit&ID=929037>
- VII. RATIFICATION of Architectural Committee and Staff actions since the Wednesday, November 15, 2023 VCC meeting.

VCC Commissioners- 2022-23 Attendance Record (by Individual)

Table with columns for Position, Appointing Body, Meeting Date, and individual names: Stephen Bergeron, Toni DiMaggio, Angela King, Heather Veneziano, Julia Guichard, Gabriel Virdure, Rob Pearson, LaVerne Toombs.

VCC Commissioners- 2023 YTD Attendance Record (by Position)

Table with columns for Position, Appointing Body, Meeting Date, and individual names: Stephen Bergeron, Toni DiMaggio, Angela King, Heather Veneziano, Julia Guichard, Gabriel Virdure, Rob Pearson, LaVerne Toombs, Vincent Weaver.

VCC Commissioners- 2022-23 Attendance Record (by Appointing Body)

Table with columns for Meeting Date, Present, Absent, Representative, and Appointing Bodies: Louisiana Historical Society, LA State Museum, Chamber of Commerce, AIA 1, AIA 2, AIA 3, At-Large 1, At-Large 2, At-Large 3.

VCC Commissioners- 2023 YTD Attendance Record (by Appointing Body)

Table with columns for Meeting Date, Present, Absent, Representative, and Appointing Bodies: Louisiana Historical Society, LA State Museum, Chamber of Commerce, AIA 1, AIA 2, AIA 3, At-Large 1, At-Large 2, At-Large 3.

ADDRESS:	1039 Burgundy Street	APPLICANT:	John C Williams
OWNER:	Michael Katzenstein	SQUARE:	105
ZONING:	VCR-1	LOT SIZE:	2945 sq. ft.
USE:	Residential	OPEN SPACE:	
DENSITY:		REQUIRED:	589 sq. ft.
ALLOWED:	3 units	EXISTING:	600 sq. ft.
EXISTING:	3 units	PROPOSED:	No change
PROPOSED:	1 unit		

ARCHITECTURAL/HISTORICAL DESCRIPTION OF PROPERTY:

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

The first floor of this 2-story masonry corner commercial building, which has millwork in the Greek Revival style, evidently dates from the mid-19th c. Its second floor, however, was added c. 1880-90. The attached service ell does not appear on any Sanborn maps and is not seen in a 1964 photo.

Vieux Carré Commission Meeting of **12/13/2023**

DESCRIPTION OF APPLICATION: 12/13/2023
Permit #22-15634-VCGEN **Lead Staff: Erin Vogt**

Proposal to install new opening at rear of Green rated main building, per application & materials received 05/24/2022 & 11/21/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION: 12/13/2023

The applicant proposes to install a new 8'-10" tall opening on the rear elevation of the main building, adjacent to an existing opening that has already been approved for modification. The existing opening is atypical and likely dates to the 1960s renovation that included construction of the Orange rated service ell; it will be altered to match the historic square-headed French doors that face Ursulines and Burgundy. While there is no brick scarring to indicate that there was previously an opening here, it would be typical to have one. No shutters will be installed at either opening, which is also typical of openings on the rear of a main building.

The Design Guidelines state that *“the arrangement, size and proportions of window and/or door openings are key components of a building’s style and character. As a result, the modification or addition of a window or door opening is discouraged, particularly on a more prominent building façade.”* (VCC DG: 07-20) The Committee noted that this elevation is not street facing and that the proposed change is a modest one, especially considering how the building has evolved and changed over time. They found the work **conceptually approvable**, with final details to be worked out at the staff level.

VIEUX CARRÉ COMMISSION ACTION: 12/13/2023

Architecture Committee Meeting of**12/05/2023****DESCRIPTION OF APPLICATION:**
Permit #22-15634-VCGEN

12/05/2023

Lead Staff: Erin Vogt

Proposal to install new opening at rear of Green rated main building, per application & materials received 05/24/2022 & 11/21/2023, respectively.

STAFF ANALYSIS & RECOMMENDATION:

12/05/2023

This new opening has been presented to the Committee and deferred several times, and did not proceed to full Commission review with the rest of the proposed work. The applicant is requesting a determination regarding the door, as they are currently preparing construction documents after pausing the project for some time.

The existing rear door at the service ell is not original and poorly proportioned; it is still unclear when it was added or if the opening itself is historic. The opening's shape and size will be modified, and the door will be replaced with a pair of French doors to match those on the side and front elevations of the main building, at 8'-10" tall. Despite a site visit for this purpose, Staff still has not fully seen the French doors at the main building as the shutters have been secured closed, but they have several odd features including raised trim around the lites and an extremely shallow kick rail. Staff will need to be given access to the existing doors prior to review of construction documents in order to compare these details, and to verify that the millwork to be matched is appropriate and historic, since they should not be copied if they are not.

The Design Guidelines state that *"the arrangement, size and proportions of window and/or door openings are key components of a building's style and character. As a result, the modification or addition of a window or door opening is discouraged, particularly on a more prominent building façade."* (VCC DG: 07-20) If this new pair of doors is found conceptually approvable by the Committee, the Guidelines require Commission review and approval for a new opening on a Green rated building.

ARCHITECTURAL COMMITTEE ACTION:

12/05/2023

Ms. Vogt read the staff report with Messrs. Capella and Williams present on behalf of the application. Mr. Capella stated that the doors had been included in previous submittals at 8'-0" tall but that they had been increased to 8'-10" to match the other doors on the Ursulines and Burgundy elevations of the main building. He noted that the doors on the orange rated building were shorter. He added that the new opening would not have shutters, and that the existing atypical opening had been there since at least 1945. Mr. Williams stated that the opening was consistent with the rhythm of openings around the building and that the blank wall disrupted that. Mr. Capella added that they would reuse the Green rated bricks and keep them on site.

Mr. Bergeron asked if there was any indication of a previous opening in this location; Ms. Vogt stated that this was something that had been discussed during the first review, but that the applicant had not been able to provide anything that indicated that. Mr. Capella stated that there were no photos that showed anything, and that sealant had been applied to the inside, making the masonry very dark and difficult to read. Mr. Block asked if the modifications to the existing opening had already been approved; Ms. Vogt responded yes, and that there were indications on site that the opening and its millwork had been added during the mid-20th century renovation that added the Orange rated service ell. Mr. Capella agreed, stating that the 1966 plans showed the doors.

Mr. Williams stated that they were hoping to have the construction documents finished so work could begin in January. Ms. Bourgoigne stated that the elevator was still an issue; Mr. Williams stated that they believed they had found an interior solution that would not require partial demolition of the outer wall as previously proposed.

Mr. Bergeron asked if the openings were typical, noting that the openings on the street facing elevations were further apart and included room for shutters. Mr. Capella stated that they were not proposing shutters on the rear openings. Mr. Block stated that it was not atypical to have this arrangement at the rear of a building going into a courtyard, adding that these were narrower but that it was unusual to only have one. Ms. Vogt added that the arrangement of the elevation was unusual because of the service ell added later and the lack of a passageway but agreed that a window or door would usually be found in this location. Mr. Fifield asked if the motivation for this was to make the building more connected to the courtyard and increase light and air; Mr. Williams responded yes. Mr. Fifield noted that the building was highly evolved from its original conditions and that the street facing elevations would be unchanged. He found that the added opening would have no impact on the *tout ensemble* and that it was a modest change compared to others.

Mr. Bergeron moved to **conceptually approve** the additional opening and forward it to the VCC with a **positive recommendation**. Mr. Fifield seconded the motion, which passed unanimously.