



**Vieux Carré
Commission Meeting**

Wednesday, February 16, 2022



Director's Report



Chairperson's Report



New Business

The seal of the Vieux Carre Commission is an oval emblem. It features a central shield with a crown on top. The shield is divided into three horizontal sections. The top section contains a central figure, possibly a person or a symbol, flanked by two vertical elements. The middle section contains a decorative scrollwork pattern. The bottom section contains a central scrollwork element. The shield is surrounded by a circular border containing the text "VIEUX CARRE COMMISSION" at the top and "ESTABLISHED 1936" at the bottom.

721 & 729 Governor Nicholls

ADDRESS:	721-723 Gov. Nicholls	APPLICANT:	Thomas Reagan
OWNER:	Tom Reagan	SQUARE:	54
ZONING:	VCR-1	LOT SIZE:	10,182 sq. ft.
USE:	Residential	(Before Re-Subdivision)	
DENSITY-		OPEN SPACE	
		(Before Re-Subdivision)	
ALLOWED:	7 Units	REQUIRED:	3,054 sq. ft.
EXISTING:	1 Unit	EXISTING:	3,430 sq. ft.
PROPOSED:	No Change		
		LOT SIZE:	14,099.5 sq. ft.
		(After Re-Subdivision)	
		OPEN SPACE	
		(After Re-Subdivision)	
		REQUIRED:	4,229.8 sq. ft.
		EXISTING:	7,248.5 sq. ft.
		PROPOSED:	No Change

721 Gov. Nicholls

Main & rear buildings: **Blue**, or of major importance

In 1814 Benjamin Latrobe's son Henry designed the Thierry House, perhaps the oldest surviving example of the Greek revival style in New Orleans. The front portico was discovered during the 1940 restoration by Richard Koch. This unusual house has an atrium in the center, a placement back from the street to allow for a front garden and a large rear courtyard with raised beds and detached kitchen. Its L-shape was made possible by its original owner, Thierry, buying the rear portion of the adjacent property on the Bourbon Street side.

In 2004-05, with the VCC support, a lot re-subdivision annexed a portion of ground at the rear of 1217 Royal to the rear of 721 Gov. Nicholls. In addition, the VCC approved an addition to the rear of the blue-rated service building in 2005 and again in 2008. This work, however, was not done.

723 Gov. Nicholls

Main & rear buildings: **Green**, or of local architectural and/or historical importance

This side hall plan masonry building in the Greek revival style was used in the 19th century as a fire engine house. There is a building contract from 1853 for alterations and repairs to the house and an 1860 plan book drawing of the original appearance of the building, used by the owners in its restoration.

ADDRESS:	729 Gov. Nicholls	APPLICANT:	Thomas Reagan
OWNER:	Tom Reagan	SQUARE:	54
ZONING:	VCR-1	LOT SIZE:	5,740 sq. ft.
USE:	Residential	(Before Re-Subdivision)	
DENSITY-		OPEN SPACE	
		(Before Re-Subdivision)	
ALLOWED:	6 Units	REQUIRED:	1,722 sq. ft.
EXISTING:	1 Unit	EXISTING:	3,738 sq. ft.
PROPOSED:	No Change		
		LOT SIZE:	1,916 sq. ft.
		(After Re-Subdivision)	
		OPEN SPACE	
		(After Re-Subdivision)	
		REQUIRED:	574.8 sq. ft.
		EXISTING:	703 sq. ft.
		PROPOSED:	No Change

ARCHITECTURAL/HISTORICAL DESCRIPTION:

729 Gov. Nicholls

The buildings at this address are situated on a L-shaped lot which has existed in the present configuration since the early 1900s. A c. 1900 2-bay frame shotgun fronts on Gov. Nicholls; brown-rated construction is located behind the cottage. New construction, begun illegally and inappropriately designed, stands on the portion of the lot extending at a right angle at the back of the lot.

Main Building – Green

Previous Additions Demolished 2020, New Addition: Unrated

Vieux Carré Commission Meeting of

02/16/2022

DESCRIPTION OF APPLICATION:
SD137-20

02/16/2022

Lead Staff: Nick Albrecht

Proposal to re-subdivide the two properties, per application & materials received 12/14/2020 & 12/15/2021, respectively.

STAFF ANALYSIS & RECOMMENDATION:

02/16/2022

According to the City Planning Commission report this is a request to re-subdivide Lot D-3 and Lot 4 into Lot D-3-A and Lot 4-A located in the VCR-1 Vieux Carré Residential District. The proposal would redraw the lot line between the two lots in order to add a yard and driveway to 721 Governor Nicholls Street and create a separate, rectangular lot for 729 Governor Nicholls Street. Proposed Lot D-3-A is an irregularly shaped lot with approximately 14,099.5 square feet and proposed Lot 4-A is a rectangular shaped 1,916 square feet lot.

The history of 729 Gov. Nicholls notes that the existing L-shaped lot configuration has existed since the early 1900s. The property report for 721-723 Gov. Nicholls notes that these properties were previously re-subdivided in 2004, combining the two addresses and annexing additional neighboring property. The current proposal would further enlarge the 721-723 Gov. Nicholls lot.

There is currently no other work proposed in conjunction with this re-subdivision but there has been mention of creating openings through the masonry wall that currently divides the two properties. Additionally, there is no separation proposed between the driveway and the building of 729 but this may be something that is proposed in the future. These or any other changes would require AC review.

Based on the submitted survey, the open space of both properties would be sufficient. Although the existing lot of 729 Gov. Nicholls will be reduced in size, the resulting rectangular lot is not atypical in size or shape for the district. The existing 721-723 Gov. Nicholls lot is irregular and will become larger and possibly more irregular given the proposed size of the new lot. Still, staff does not find the proposed re-subdivision to be concerning or objectionable.

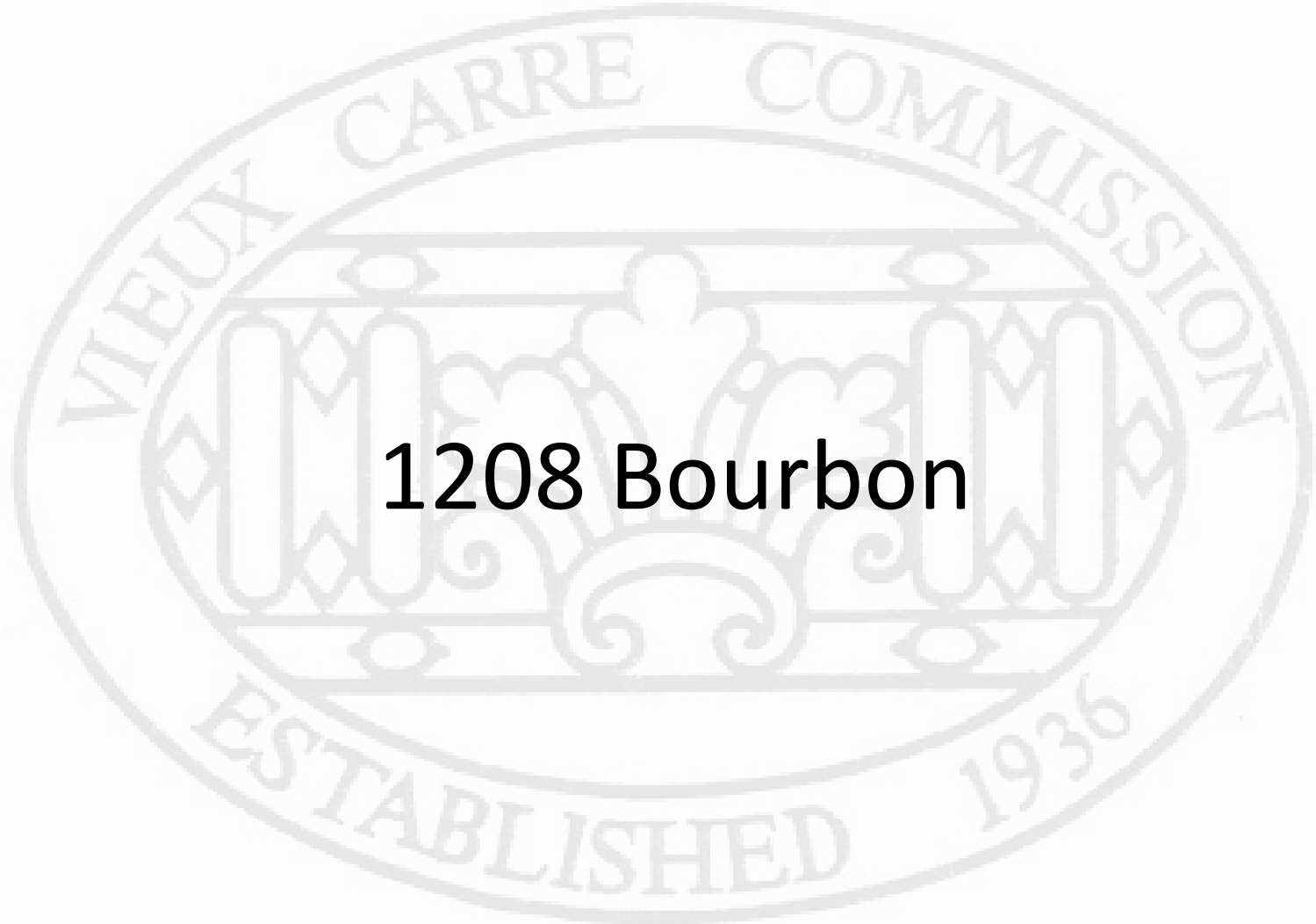
Staff recommends approval of the proposal with any future architectural work to be reviewed by the Architecture Committee.

VIEUX CARRÉ COMMISSION ACTION:

02/16/2022



Appeals and Violations



1208 Bourbon

ADDRESS:	1208 Bourbon	APPLICANT:	Pierre W Mouldoux
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 **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

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 lesser 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.